

Lot 2 DP 1160080, Crookwell:
Historical Heritage Assessment and Statement of Heritage
Impact

FINAL REPORT

Prepared for Cardno

22 June 2018

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Glossary

c.	Circa
CHL	Commonwealth Heritage List
DA	Development Application
DP	Deposited Plan
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
Heritage Act	<i>Heritage Act 1977</i>
LEP	Local Environment Plan
m	Metre
mm	Millimetre
NHL	National Heritage List
NSW	New South Wales
OEH	NSW Office of Environment and Heritage
SoHI	Statement of Heritage Impact
SHR	State Heritage Register
SHI	State Heritage Inventory
Study area	The area of impact for the proposed works

Summary

Biosis Pty Ltd was commissioned by Cardno to undertake a heritage assessment and statement of heritage impact of for Crookwell District Hospital, (study area). The study area is located at 19 Kialla Rd, Crookwell NSW 2583 (Lot 2 DP 1060080) approximately one kilometres south of the centre of Crookwell town.

The study area is encompassed by a semi-rural landscape with Crookwell District Hospital complex forming the eastern boundary and Macdonald Street the southern boundary. The lot is semi vegetated with its western boundary formed by un-named creek which is a tributary of Crookwell River to the north. The planning proposal seeks the rezoning of Lot 2, DP 1160080 from SP2 Infrastructure (Health Services Facility) to E3 – Environmental Management to enable future development of the site.

This assessment approach has been undertaken to allow for assessment of both the study area as well as any additional areas in the broader study area which are likely to be affected by the proposal, either directly or indirectly. Identified constraints will be used to guide detailed design, with an emphasis on avoiding impacts where feasible.

Heritage values

Significant heritage values identified within the vicinity of the study area include:

- One heritage item listed as significant at a local level – Crookwell District Hospital Complex

Impact to heritage values

The study area does not contain any built or archaeological items of significance nor is it part of a conservation area therefore there are no heritage items within the study that will be impacted. However, there is one item of heritage significance located to the east of the study area on the adjoining lot. The proposed rezoning will not have any immediate impacts to the heritage item. Should future development occur in the study area such as building of residential housing or other built structures then visual impacts are likely to occur to the adjacent heritage item.

These recommendations have been formulated to respond to client requirements and the significance of the site. They are guided by the ICOMOS *Burra Charter* with the aim of doing as much as necessary to care for the place and make it useable and as little as possible to retain its cultural significance.¹

Recommendation 1 No further heritage requirements

The study area has been assessed as not containing any heritage significance, either built or archaeological. Therefore, no further heritage works are required for the proposed rezoning of the study area.

Recommendation 2 Unexpected finds procedure

An unexpected finds procedure should be developed to mitigate any impacts to any unknown heritage within the study area. The procedure should outline the requirements and steps to follow should suspected heritage items be identified. Should any unexpected heritage items be uncovered during future work then the unexpected finds procedure should be implemented.

¹ Australia ICOMOS 2013

1 Introduction

1.1 Project background

Biosis Pty Ltd was commissioned by Cardno to undertake a heritage assessment and statement of heritage impact of for Lot 2 DP 1160080, (study area). The study area is located at 19 Kialla Rd, Crookwell New South Wales 2583 approximately one kilometre south of the centre of Crookwell town, (Figure 1 and Figure 2), referred to as the 'study area' herein. The planning proposal seeks the rezoning of Lot 2, DP 1160080 from SP2 Infrastructure (Health Services Facility) to E3 – Environmental Management to enable future development of the site. The proposed development will be assessed in accordance with Part 5 of the *Environmental Planning and Assessment Act 1979 NSW* (EP&A Act).

1.2 Location of the study area

The study area is located within the town of Crookwell Local Government Area Upper Lachlan Shire, Parish of Crookwell, County of King (Figure 1). It comprises Lot 2 DP 1160080 and is encompassed by a semi-rural landscape with Crookwell district Hospital Complex forming the eastern boundary and Macdonald Street the southern boundary. The lot is semi vegetated with its western boundary formed by un-named creek which is a tributary of Crookwell River to the north.

1.3 Scope of assessment

This report was prepared in accordance with current heritage guidelines including *Assessing Heritage Significance, Assessing Significance for Historical Archaeological Sites and "Relics"* and the *Burra Charter*.² This report provides a heritage assessment to identify if any heritage items or relics exist within or in the vicinity of the study area. The heritage significance of these heritage items has been investigated and assessed in order to determine the most appropriate management strategy.

The following is a summary of the major objectives of the assessment:

- Identify and assess the heritage values associated with the study area. The assessment aims to achieve this objective through providing a brief summary of the principle historical influences that have contributed to creating the present – day built environment of the study area using resources already available and some limited new research.
- Assess the impact of the proposed works on the cultural heritage significance of the study area.
- Identifying sites and features within the study area which are already recognised for their heritage value through statutory and non – statutory heritage listings.
- Recommend measures to avoid or mitigate any negative impacts on the heritage significance of the study area.

² NSW Heritage Office 2001; NSW Heritage Branch, Department of Planning 2009; Australia ICOMOS 2013

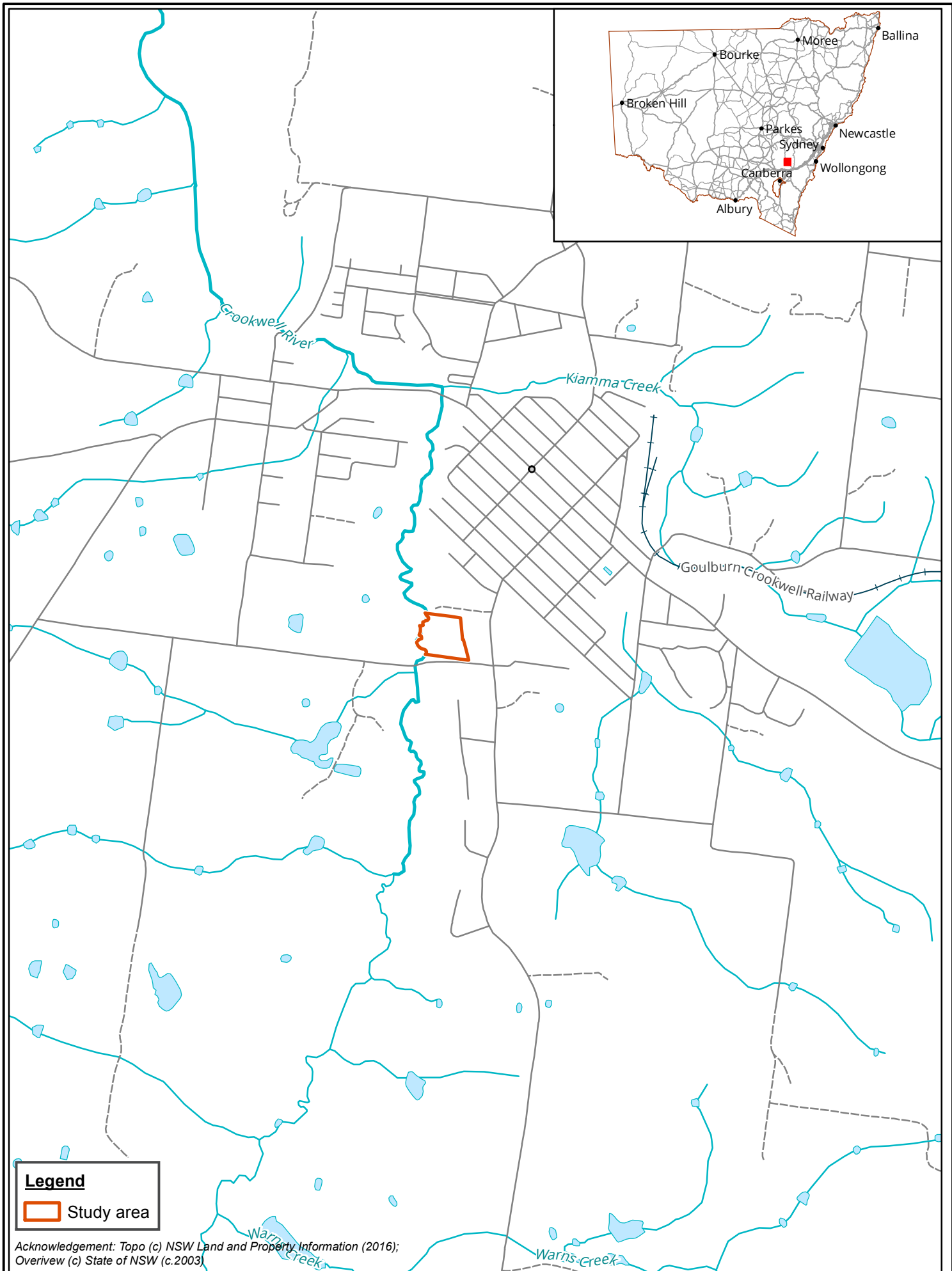
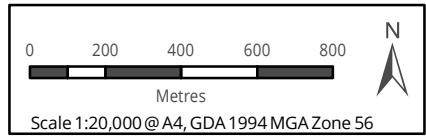


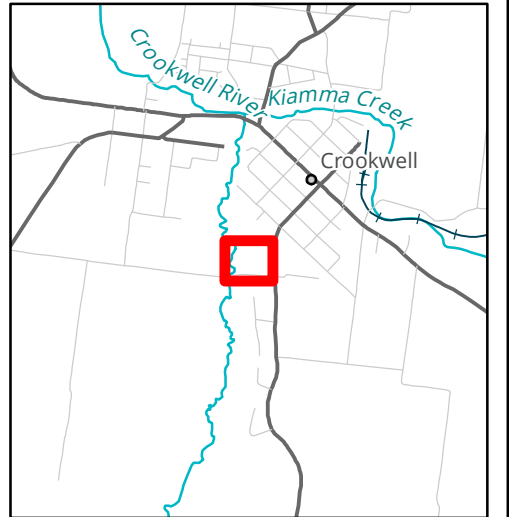
Figure 1: Location of the study area



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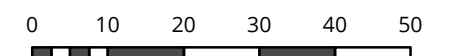




Legend

- Study area
- Cadastre

Figure 2: Detail of the study area (proposed works)



Scale: 1:1,000 @ A3
 Coordinate System: GDA 1994 MGA Zone 56



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2 Statutory framework

In NSW cultural heritage is managed in a three-tiered system: national, state and local. Certain sites and items may require management under all three systems or only under one or two. The following discussion aims to outline the various levels of protection and approvals required to make changes to cultural heritage in the state.

2.1 Environmental Protection and Biodiversity Conservation Act 1999

The *Environmental Protection and Biodiversity Act 1999* (EPBC Act) is the national Act protecting the natural and cultural environment. The EPBC Act is administered by the Department of Environment and Energy (DEE). The EPBC Act establishes two heritage lists for the management of the natural and cultural environment:

- The National Heritage List (NHL) contains items listed on the NHL have been assessed to be of outstanding significance and define "critical moments in our development as a nation".³
- The Commonwealth Heritage List (CHL) contains items listed on the CHL are natural and cultural heritage places that are on Commonwealth land, in Commonwealth waters or are owned or managed by the Commonwealth. A place or item on the CHL has been assessed as possessing "significant" heritage value.⁴

A search of the NHL and CHL did not yield any results associated with the study area.

2.2 NSW Heritage Act 1977

Heritage in NSW is principally protected by the *Heritage Act 1977* (Heritage Act) (as amended) which was passed for the purpose of conserving items of environmental heritage of NSW. Environmental heritage is broadly defined under Section 4 of the Heritage Act as consisting of the following items: "*those places, buildings, works, relics, moveable objects, and precincts, of State or Local heritage significance*". The Act is administered by the NSW Heritage Council, under delegation by the Heritage Division, Office of Environment and Heritage. The Heritage Act is designed to protect both known heritage items (such as standing structures) and items that may not be immediately obvious (such as potential archaeological remains or 'relics'). Different parts of the Heritage Act deal with different situations and types of heritage and the Act provides a number of mechanisms by which items and places of heritage significance may be protected.

2.2.1 State Heritage Register

Protection of items of State significance is by nomination and listing on the State Heritage Register (SHR) created under Part 3A of the NSW *Heritage Act*. The Register came into effect on 2 April 1999. The Register was established under the *Heritage Amendment Act 1998*. It replaces the earlier system of Permanent Conservation Orders as a means for protecting items with State significance.

A permit under Section 60 of the Heritage Act (NSW) is required for works on a site listed on the SHR, except for that work which complies with the conditions for exemptions to the requirement for obtaining a permit. Details of which minor works are exempted from the requirements to submit a Section 60 Application can be

³ "About National Heritage" <http://www.environment.gov.au/heritage/about/national/index.html>

⁴ "Commonwealth Heritage List Criteria"

<http://www.environment.gov.au/heritage/about/commonwealth/criteria.html>

found in the Guideline “Standard Exemptions for Works requiring Heritage Council Approval”. These exemptions came into force on 5 September 2008 and replace all previous exemptions.

There are no items listed on the SHR within the study area.

2.2.2 Archaeological relics

Section 139 of the Heritage Act protects archaeological 'relics' from being 'exposed, moved, damaged or destroyed' by the disturbance or excavation of land. This protection extends to the situation where a person has 'reasonable cause to suspect' that archaeological remains may be affected by the disturbance or excavation of the land. This section applies to all land in NSW that is not included on the State Heritage Register.

Amendments to the Heritage Act made in 2009 changed the definition of an archaeological 'relic' under the Act. A 'relic' is defined by the Heritage Act as:

“Any deposit, object or material evidence:

- (a) which relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and*
- (b) which is of State or Local significance”*

It should be noted that not all remains that would be considered archaeological are relics under the NSW Heritage Act. Advice given in the Archaeological Significance Assessment Guidelines is that a “relic” would be viewed as a chattel and it is stated that *“In practice, an important historical archaeological site will be likely to contain a range of different elements as vestiges and remnants of the past. Such sites will include ‘relics’ of significance in the form of deposits, artefacts, objects and usually also other material evidence from demolished buildings, works or former structures which provide evidence of prior occupations but may not be ‘relics’.”*⁵

If a relic, including shipwrecks in NSW waters (that is rivers, harbours, lakes and enclosed bays) is located, the discoverer is required to notify the NSW Heritage Council.

Section 139 of the Heritage Act requires any person who knows or has reasonable cause to suspect that their proposed works will expose or disturb a 'relic' to first obtain an Excavation Permit from the Heritage Council of NSW (pursuant to Section 140 of the Act), unless there is an applicable exception (pursuant to Section 139(4)). Excavation permits are issued by the Heritage Council of NSW in accordance with sections 60 or 140 of the Heritage Act. It is an offence to disturb or excavate land to discover, expose or move a relic without obtaining a permit. Excavation permits are usually issued subject to a range of conditions. These conditions will relate to matters such as reporting requirements and artefact cataloguing, storage and curation.

Exceptions under Section 139(4) to the standard Section 140 process exist for applications that meet the appropriate criterion. An application is still required to be made. The Section 139(4) permit is an exception from the requirement to obtain a Section 140 permit and reflects the nature of the impact and the significance of the relics or potential relics being impacted upon.

If an exception has been granted and, during the course of the development, substantial intact archaeological relics of state or local significance, not identified in the archaeological assessment or statement required by this exception, are unexpectedly discovered during excavation, work must cease in the affected area and the Heritage Office must be notified in writing in accordance with section 146 of the Heritage Act. Depending on the nature of the discovery, additional assessment and, possibly, an excavation permit may be required prior to the recommencement of excavation in the affected area.

⁵ NSW Heritage Branch, Department of Planning 2009, 7

2.2.3 Section 170 Heritage and Conservation Registers

Section 170 of the *Heritage Act* requires that culturally significant items or places managed or owned by Government agencies are listed on departmental Heritage and Conservation Register. Information on these registers has been prepared in accordance with Heritage Division guidelines.

Statutory obligations for archaeological sites that are listed on a Section 170 Register include notification to the Heritage Council in addition to relic's provision obligations. There is one registered item adjacent to the study area that are entered on a State government instrumentality Section 170 Register.

- Crookwell District Hospital, Kialla Road, Crookwell 2625

2.3 Environmental Planning and Assessment Act 1979

2.3.1 Upper Lachlan Shire Local Environmental Plan

The Upper Lachlan Shire Local Environment Plan (LEP) 2010 contains schedules of heritage items that are managed by the controls in the instrument. As the project is being undertaken under Part 5 of the *EP&A Act*, council is responsible for approving controlled work via the development application system. Heritage items in the vicinity of the study area are identified in Figure 3.

The study area is not listed as an item of significance on the ULS LEP 2010 Schedule 5.

The study area is situated within the vicinity of one heritage item of local significance:

- Crookwell District Hospital (Item No. I64), 13-17 Kialla Road, lot 1 and DP 1160080. Built heritage item located in the easterly adjoining lot to the study area.

2.3.2 Upper Lachlan Shire Development Control Plan

The Upper Lachlan Shire Development Control Plan 2010 (DCP) outlines built form controls to guide development. The DCP supplements the provisions of the LEP.

The proposed rezoning of the study area to R3 – Environmental Management will allow for one dwelling to be constructed within the study area. The controls specifically addressing heritage that will relate to the future development of the study area in the Upper Lachlan Shire DCP outline where new development is proposed that has the potential to impact on an item of European (non-Indigenous) heritage, the values of the item must be conserved and managed. The proposed rezoning and probable future construction of one dwelling will result in the need for heritage values of the identified heritage items in the vicinity to be addressed.

A Heritage Impact Study must be prepared by a suitably qualified person which considers the proposed development and the potential impact. The Study must identify recommendations (after considering development options) for undertaking the development in a way that minimises the potential for impact and conserves and manages the heritage item. The Heritage Impact Study must include:

- a description of the item and its setting including a location plan showing the proposed development, adjoining development and the immediate locality as well as photographs accompanied by an annotated location map,
- plans and elevations of the proposed development in the context of the heritage item,
- an assessment of the heritage values of the existing place (the assessment should demonstrate an understanding of the significance of the place),
- strategies for conservation and management, with timing costs and other resources required, and the conservation principles and processes that will be relied upon,

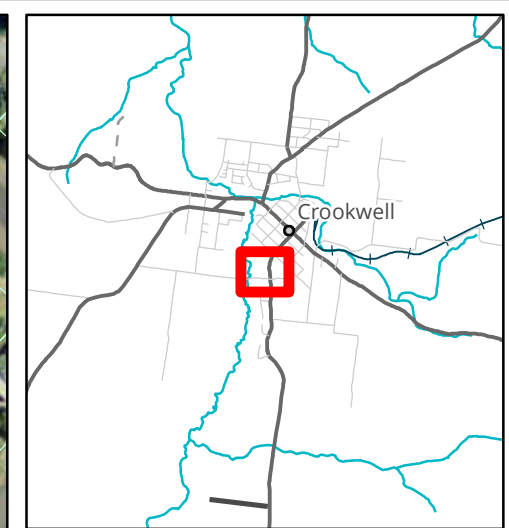
- a list of people responsible for carrying out actions of the plan,
- the measures proposed for the conservation and management of the place,
- ongoing maintenance and monitoring plan and who is responsible for this, and
- any other issues or actions that may affect the place or its cultural heritage significance.

2.4 Summary of heritage listings

A summary of heritage listings within and in the vicinity of the study area is presented in Table 1 and Figure 3.

Table 1 Summary of heritage listings within and adjacent to the study area


Site number	Site name	Address / Property description	Listings		Significance
			Individual item	As a Conservation Area	
I64	Crookwell District Hospital Complex	13-17 Kialla Road	Built item	N/A	Local



- Legend**
- Study area
 - Local heritage item
 - Item - General
 - Cadastre

Figure 3: Location of heritage items within the study area and the vicinity

0 20 40 60 80 100
Metres
Scale: 1:2,000 @ A3
Coordinate System: GDA 1994 MGA Zone 56



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3 Historical context

Historical research has been undertaken to identify the land use history of the study area, to isolate key phases in its history and to identify the location of any built heritage or archaeological resources which may be associated with the study area. The historical research places the history of the study area into the broader context of the Crookwell Region.

3.1 Aboriginal past

It is generally accepted that people have inhabited the Australian landmass for at least 65,000 years.⁶ Dates of the earliest occupation of the continent by Aboriginal people are subject to continued revision as more research is undertaken. Few records exist for the greater Goulburn area. By the time the first non-Indigenous explorers were moving through the district, the Indigenous population had already suffered considerable disruption and had been greatly reduced by the effects of disease. Smallpox, reported as an epidemic in Sydney in 1789, had likely already spread to the Goulburn area.⁷ The records that do remain, however, give some insight into the lifestyle of the people of the region. Bennett recorded observations in the 1830s of bark huts being built on the Goulburn plains. These were made of tree branches with bark sheets. He also recorded people making and wearing possum skin cloaks.⁸

Two major language groups were identified in the region by Norman Tindale in his seminal work on Aboriginal tribal boundaries. There were the Gundungurra (Gandangara) to the north of Goulburn, and the Ngunawal (Ngunnawal) also known as the Yass tribe, Lake George Blacks or Molonglo tribe to the south. The boundaries of the Ngunawal ran to the south east where they met the Ngarigo at the Molonglo and the Wiradjuri in the Yass region.⁹

Linguists have observed that a majority of the word lists from the Ngunawal and Gundungurra languages are identical¹⁰ with a difference in syntax. This similarity can either be a result of long contact between the two groups or as a result that Matthews, one of Tindale's main source of information, was not working in the region until the 1890s when the Aboriginal people of the area had already been impacted by the results of white settlements.¹¹

Many early explorers and later settlers to the Goulburn district noted the absence of a visible Aboriginal population. This may have been due to a number of factors including the active efforts on the part of the local population to remain undetected. An additional smallpox epidemic in 1846-1847 devastated much of the remaining population. Following the outbreak the Bench of Magistrates estimated that there were 25 Aboriginal people remaining in Goulburn.¹² However, this does not take into account the people who may have moved to other parts of the region.

⁶ Clarkson et al. 2017

⁷ Lance et al. 1986

⁸ McDonald et al. 1998

⁹ Tindale 1974

¹⁰ Koettig et al. 1986

¹¹ Flood 1999

¹² Steele 2003

3.2 Upper Lachlan Shire – historical development

3.2.1 Exploration

In 1798 the first Europeans to explore towards the area of Upper Lachlan Shire were John Wilson, John Price and Roe journeying to the area of present day Mittagong with Wilson proceeding further south, reaching as far as Towrang near the Goulburn Plains later that same year. In 1814 Hamilton Hume commenced his journey to explore the country to the south of the established Colony. On this first expedition he travelled through the region which later became known as Argyle. In 1818 Hume again explored the southern region along with Deputy Surveyor James Meehan and arrived at Lake Bathurst on 3rd March, after which Meehan journeyed north-west with a smaller party and reached that area of Mulwaree Chain of Ponds. Other subsequent exploration parties to the district were led by Charles Throsby in 1818, Throsby-Smith and Joseph Wild in 1820 and Kearns in 1822. Following the reports of these explorations, including that the Argyle region was most suitable for pastoral expansion, settlers began to take advantage of these larger fertile areas. When Throsby journeyed from Wingecarribee in 1819, he had an Aboriginal guide and two interpreters with him. They passed through the Taralga area and crossed the Abercrombie River southwest of Mount Werong. Meehan, a year later, made his way southwest from the Wingecarribee to the junction of the Paddys and Wollondilly Rivers. They then travelled due west to the headwaters of the Wollondilly within the vicinity of Crookwell. Meehan camped at Grabben Gullen where he reported a light frost on the morning of 25th April 1820. Following European settlement of the area, the Durack, Costello and Tully families made their famous trek to the Kimberly. Squatting commenced on the land around Crookwell although the names of many of these earliest settlers were not recorded.

Overseers were placed on outstations in the area before 1828, the year in which the Crookwell River was named, possibly by William Stephenson, a former convict from Yorkshire.¹³ It is also reported that he was from Crookhall in the County of Durham. There are many versions of how the region was named although none have provided conclusive evidence either way. In 1849 Crookwell was known as Oaks Station and later when marked on the map of the County of Georgiana it was labelled Kiama and declared a village reserve (Figure 4).¹⁴

Stephenson was transported on the ship *Marquis of Wellington* in 1814 and was assigned to Samuel Terry at *Llandilo* and subsequently became the licensee for the *Square and Compass Hotel* near Brickfield Hill in George Street, Sydney.¹⁵ Later he established one of the many unrecorded squatting stations in Crookwell where he is regarded as one of the early pioneer settlers. He is recorded as the licensee of the 'Goulburn Hotel' in Goulburn located on the corner of Bourke and Clifford Streets but then moved onto the 'Salutation' in 1874.¹⁶

¹³ Tracey 2007

¹⁴ Bayley 1950

¹⁵ Tracey 2007

¹⁶ Wyatt 1941

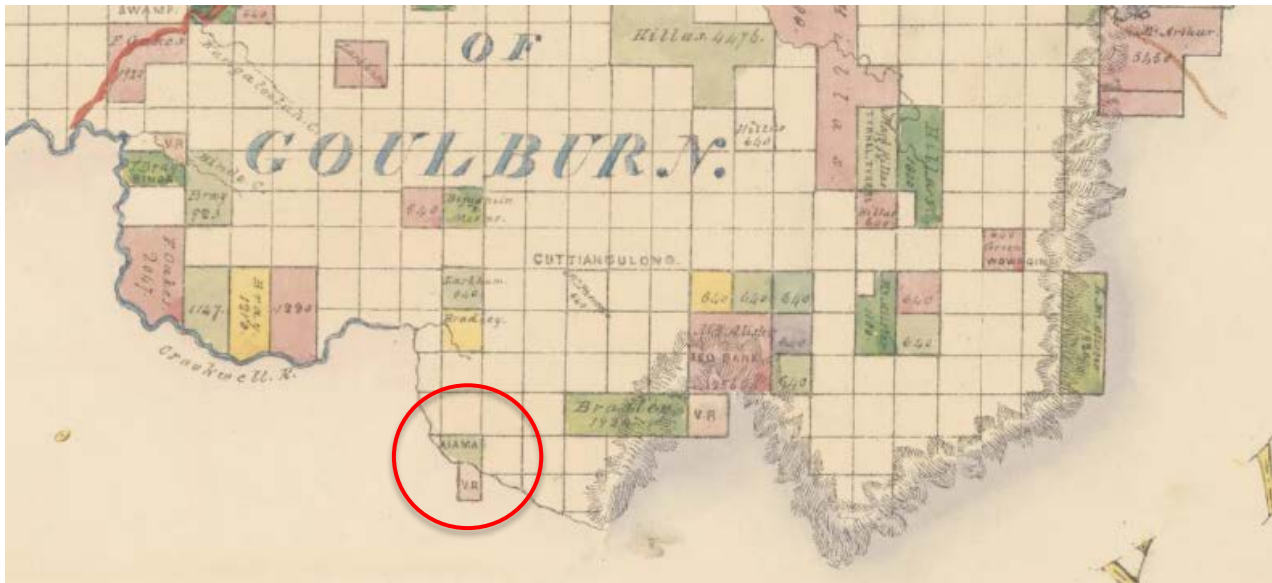


Figure 4 Baker's Australian Atlas 1848. The approximate location of Crookwell is indicated by the red circle. Note the designation of the area as 'Kiama'. The V.R. denotes the area reserved as a village reserve. (source: Trove; MAP RaA 8 Plate 4)

3.2.2 Early development of Crookwell and district

Among the early grants of the Crookwell region are those of Thomas Bray of Goulburn in 1834 – 1,104 acres, and in 1836 Francis Oaks, granted 1,160 acres on the Crookwell River and another 1,090 acres bounded west and south by the Crookwell River.¹⁷ It is likely that Francis Oaks was already squatting there as the Sydney Herald advertised the sale of land at Crookwell in December 1832 referring to the land as Oakes Station:

8. Georgiana, 640, six hundred and forty acres, comprising Oakes' Station on the Crookwell, bounded on the east by that river; on the north by a creek about a quarter of a mile north of the hut on that station; and on the west and south by the section lines. Applied for by Francis Oakes. Price, five shillings per acre.¹⁸

The early settlers began to clear the area and establish their squatting runs. Some wheat and potatoes were grown and native grasses were cut for hay but mostly these grants were used as runs for cattle without any formal fencing.¹⁹ In 1843 it was noted by James Gormley that Oak Station had no houses at the time this is however contradictory to the sales report previously mentioned from the sale of land at Oakes Station which described a hut on the station.²⁰ It is likely however that Gormley was referring to more formalised housing, these 'huts' were generally very crudely built and were for the use of the stockman running the lands for the absentee landlords.

By 1849 the district was being formally surveyed with small farming lots at Crookwell being laid out on occupied lands with homesteads already built. The request was made for the town allotments to also be surveyed at that time:

We understand that a surveying party, headed by Mr. Armstrong, of Sydney, and which is under the auspices of the Government, has commenced laying out small agricultural farms at the Crookwell, and will measure out small farms on which homesteads have been erected, with the view of putting them up for sale; it is also necessary that a number of these small farms should be ready for immigrants who may come

¹⁷ Bayley 1950

¹⁸ <https://trove.nla.gov.au/newspaper/article/12845913?searchTerm=Crookwell%20%20%20%20%20%20%20%20%20%20%20%20%20%20%20&searchLimits=l-category=Article|||decade=183|||year=1832> viewed 03/06/2018

¹⁹ <https://www.upperlachlan.nsw.gov.au/snapshot-crookwells-history> viewed 02/06/2018

²⁰ Gormley 1823

possessed of a little means, and who may be directed to the localities where small farms are for sale, without waiting for months till they are surveyed. In former communication we suggested the propriety of putting up the town allotments for sale in the several towns in which they are situated, or in the principle towns of the district, and we would humbly suggest that the same may be done with the small farms, to save a world of trouble and unnecessary expense to purchasers.²¹

However it wasn't until 1869 that Goulburn Street was laid out and the first 28 Crookwell town allotments were sold in the same year to Warne and Stephenson at Yass, and in 1870, half-acre blocks were sold in Crookwell for 20 pound each.²²

In 1851 gold was discovered in the district at the 'head of the Crookwell' (Figure 5) after an advertisement in the *The Goulburn Herald and County of Argyle Advertiser* ran a story regarding the discovery of gold in the district. The advertisement detailed a reward of £200 for the discovery of gold in the Goulburn Police district.²³ Later that same year 70 men were working the Abercrombie Gold field and a year later another 200 people were working the Tuena Goldfield, small amounts of gold were mined in the river three to four miles from Crookwell up until 1872. The gold fields however never yielded substantial finds and gold mining did not become of great importance to the Crookwell district.²⁴

²¹<https://trove.nla.gov.au/newspaper/article/12914300?searchTerm=Crookwell%20%20%20%20%20%20%20%20%20%20%20%20%20%20%20%20%20%20%20&searchLimits=l-title=35||l-category=Article||l-decade=184||l-year=1849||l-month=5#> viewed 03/06/2018

²² <https://www.upperlachlan.nsw.gov.au/snapshot-crookwells-history> viewed 03/06/2018

²³<https://trove.nla.gov.au/newspaper/article/101736186?searchTerm=Crookwell%20gold%20%20%20%20%20%20%20%20%20%20%20%20%20%20%20%20%20%20%20&searchLimits=l-decade=185||l-sortby=dateAsc||l-category=Article> viewed 03/06/2018

²⁴ Bayley 1950

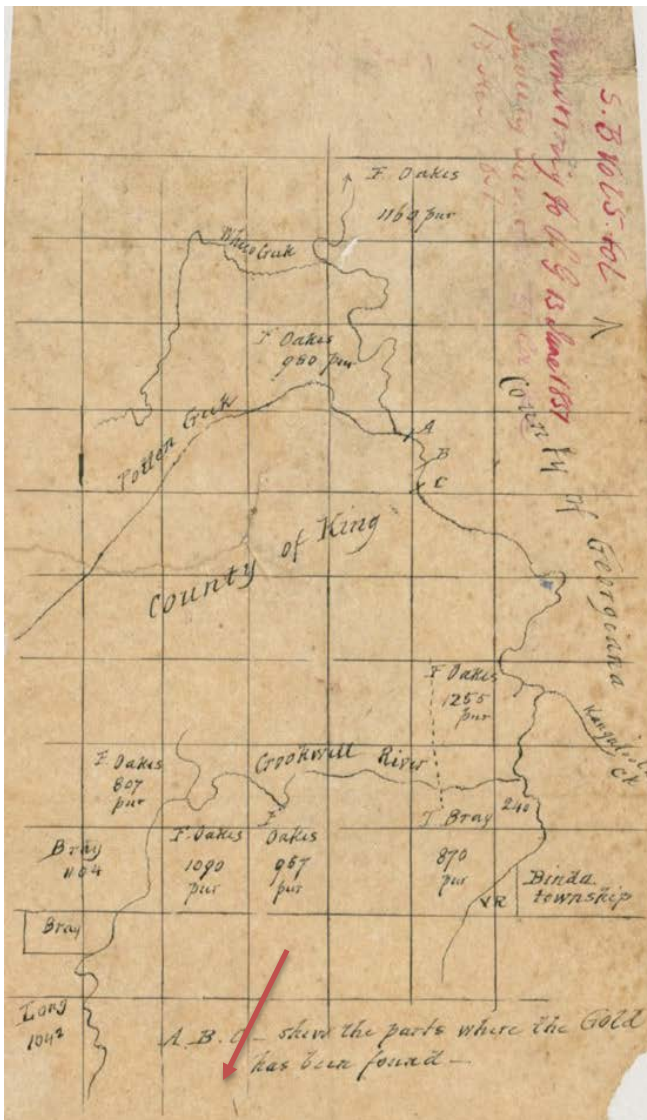


Figure 5 1851 map of the Crookwell district indicating where gold had been discovered – see A, B and C notations. Note the approximate location of the study area is 5 kilometres south of the Crookwell River and Oakes’ land grants, see red arrow. (source: NSW state archives, Surveyor General sketch book 5 folio 96)

By the 1860’s wheat growing was the staple product of the Crookwell district. At this time Crookwell was just a small agricultural village and the district centre was at Laggan, located five and a half miles south west from Crookwell. Laggan was a pastoral township containing four stores, a national school, a court house, a lock up, police barracks and three hotels. By 1869 the wheat crop of the district was so great that the mill at Laggan couldn’t keep up with demand and a second mill at Crookwell was built. The mill was commissioned by Anthony Stephenson and in March 1871 the mill was opened with much ceremony with 250 people attending the opening.²⁵

In 1879 the first Annual Show was held at Crookwell on land owned by Horatio Roberts, north east of the study area on what is now known as Crookwell Heights. The show was held there for the first three years but in 1882 the show was held on a twenty one acre reserve granted for the show purposes by the government on Kialla Road just south of the study area (Figure 6). The land was cleared and a seventy foot long and eighteen foot wide shed with iron roof was constructed of bush timber, a ring was cleared and log fences and pens erected. The show was attended by over 1,200 people that year and improvement to the show ground

²⁵ Bayley 1950

were made over the years with a new pavilion being built in 1884 with another built in 1900. This pavilion was later relocated to the new show grounds in 1927.²⁶

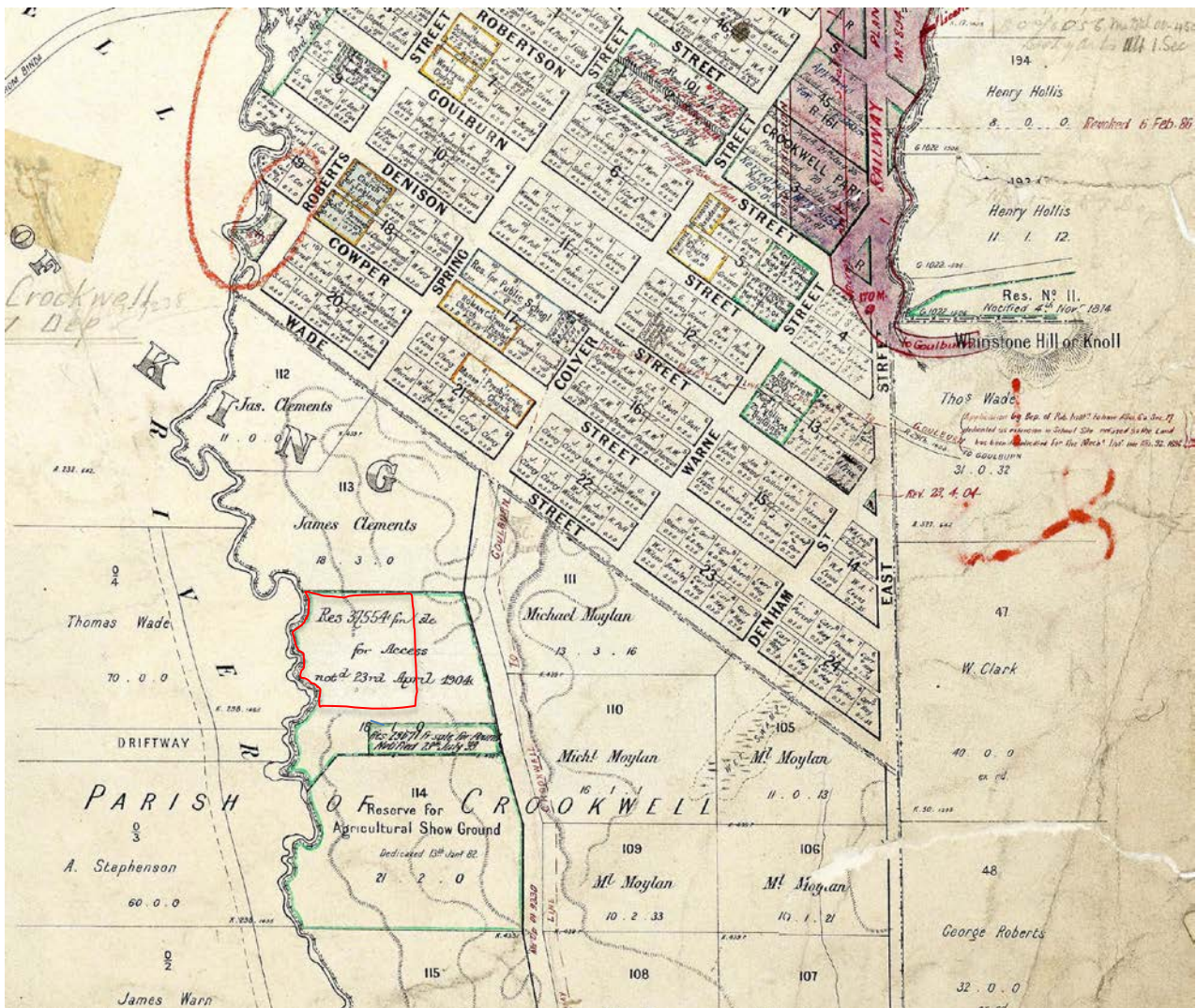


Figure 6 1882 Parish Map of Crookwell showing the area reserved for the 1882 Annual Show, located in the lot immediately south of the study area. Study area location indicated by the red lines. (source: hlv)

By the late 1890s pastoral activities, particularly wool growing began to replace wheat production. By 1899 it was estimated that there were 37,000 head of cattle in the district. Wool prices declined during the 1930s and some farmers found dairying more lucrative and butter production became important in the area. When wool prices rose, cream supplies to the butter factory in Crookwell declined and butter production ceased in 1956. The butter factory then operated as a cheese factory, before becoming a freezing works for rabbits and poultry. Several butter factories had been established in the district in the 1890s. The Kialla factory was established in 1892 and the Crookwell factory became the central butter manufacturing plant. Honey production was also important in the area.²⁷

²⁶ Bayley 1950

²⁷ Tracey 2007

In 1869 it was reported that the village of Crookwell lay in a central position and was traversed by many crossroads leading from the southern to western districts. The main street, named Goulburn Street had been laid out along a bushman's track which was the main road to Goulburn at the time.²⁸ By 1872 the town was officially surveyed and made available for public viewing. Land sales followed and the building of houses, stores and public buildings on the town site began in earnest. The Wesleyan Church was the first building in the village, the foundation stoned being laid in 1865. The first town lots were purchased by Robert Stephenson and James Warne in 1869.²⁹

The Commercial Hotel (now the Horse & Hound Hotel) was built in 1874, the Bank of NSW in 1875 (now the Crookwell Visitor Information Centre), the Court House and Police Station in 1878, and the tannery, cordial factory, flour mill, five stores two chemists, saddler, butcher and blacksmiths.³⁰ The first school opened in May 1864 at a slab hut in 'Brooklands' near the river crossing and in 1867 twelve boys and six girls were enrolled.³¹ In 1874 a new school was built, then on the highest point of the town replacing the slab hut school.

In 1880 to 1890 the Temperance Hall (now the front section of the Memorial Hall) was built and the telegraph was connected in 1881. In 1884 the Crookwell Hotel was built, and in 1885 the Masonic Hall was erected. The shopping block between Roberts Street and the Uniting Church was first built in the 1890's but was burnt down later. Goulburn Street was often a quagmire as bullock wagons trundled through carrying wool, wheat and flour to Goulburn. Traction engines soon took this job on, but their weight did nothing to improve road conditions.³²

In 1900 work began on the survey for the Goulburn to Crookwell rail line and the first sod was turned on the 24th May 1900 at Crookwell.³³ The official opening of the rail line took place on the 22 April 1902 with a banquet held in the afternoon and then a ball in the evening.³⁴ As a result, bullock teams, followed by steam traction engines and later by motor lorries, hauled their produce to the rail head at Crookwell rather than through to Goulburn³⁵ as had been the previous mode of transporting goods from Crookwell. The first passenger trains to use the rail line were special excursions for the Crookwell Show from 18th - 20th March 1902. The line was formally handed over to the Railway Commissioners on 22nd April 1902 and public services began operating. The Taralga branch line extended off the Crookwell line. It was opened on 23rd February 1926. Australian Iron and Steel Ltd., established an iron-ore mine at Back Creek near Crookwell, and a siding was constructed in association with the project. This resulted in two ore trains daily running to Port Kembla, probably the heaviest and most active traffic the line ever experienced. After the war this operation ceased. A rail motor service ran in addition to the normal mixed loco hauled service, c.1926-1944.³⁶ The rail line was never officially closed but by the mid-1980's rail traffic ceased as the line had become unprofitable.³⁷

3.2.3 History of the study area and Crookwell District Hospital

The study area encompasses portion 118 of the town of Crookwell. The study area would have been cleared and used for grazing and then farming in the early period of occupation of Crookwell. When the land was

²⁸ Bayley 1950

²⁹ Bayley 1950

³⁰ <https://www.upperlachlan.nsw.gov.au/snapshot-crookwells-history> viewed 03/06/2018

³¹ Bayley 1950

³² <https://www.upperlachlan.nsw.gov.au/snapshot-crookwells-history> viewed 03/06/2018

³³ Wyatt 1941

³⁴ <https://trove.nla.gov.au/newspaper/article/221348187?searchTerm=crookwell%20railway%20opening%20%20%20%20%20%20%20%20%20%20&searchLimits> viewed 03/06/2018

³⁵ Tracey 2007

³⁶ <https://www.upperlachlan.nsw.gov.au/snapshot-crookwells-history> viewed 03/06/2018

³⁷ <https://www.nswrail.net/lines/show.php?name=NSW:crookwell> viewed 03/06/2018

dedicated by the government for the use of a hospital in the early 1900's it was still Crown Land and had not been previously granted to any of the early land owners of the region.

The early residents in the Crookwell district did not have access to medical facilities unless they travelled to Goulburn and by 1870 it was advertised in the Goulburn papers that Crookwell wanted a doctor, over the ensuing years there have been several local doctor practices in the town.³⁸ In 1900 the Australian Town and Country Journal noted that the Crookwell Progress Association was to call a public meeting for the purpose of initiating the construction of a local hospital.³⁹ In 1905 the Government was requested to set aside a 10 acre site on Kialla Road, Crookwell for the purpose of such construction (Plate 1). The Government grant contributed £500 towards building costs, however the remainder was funded by the local community.⁴⁰

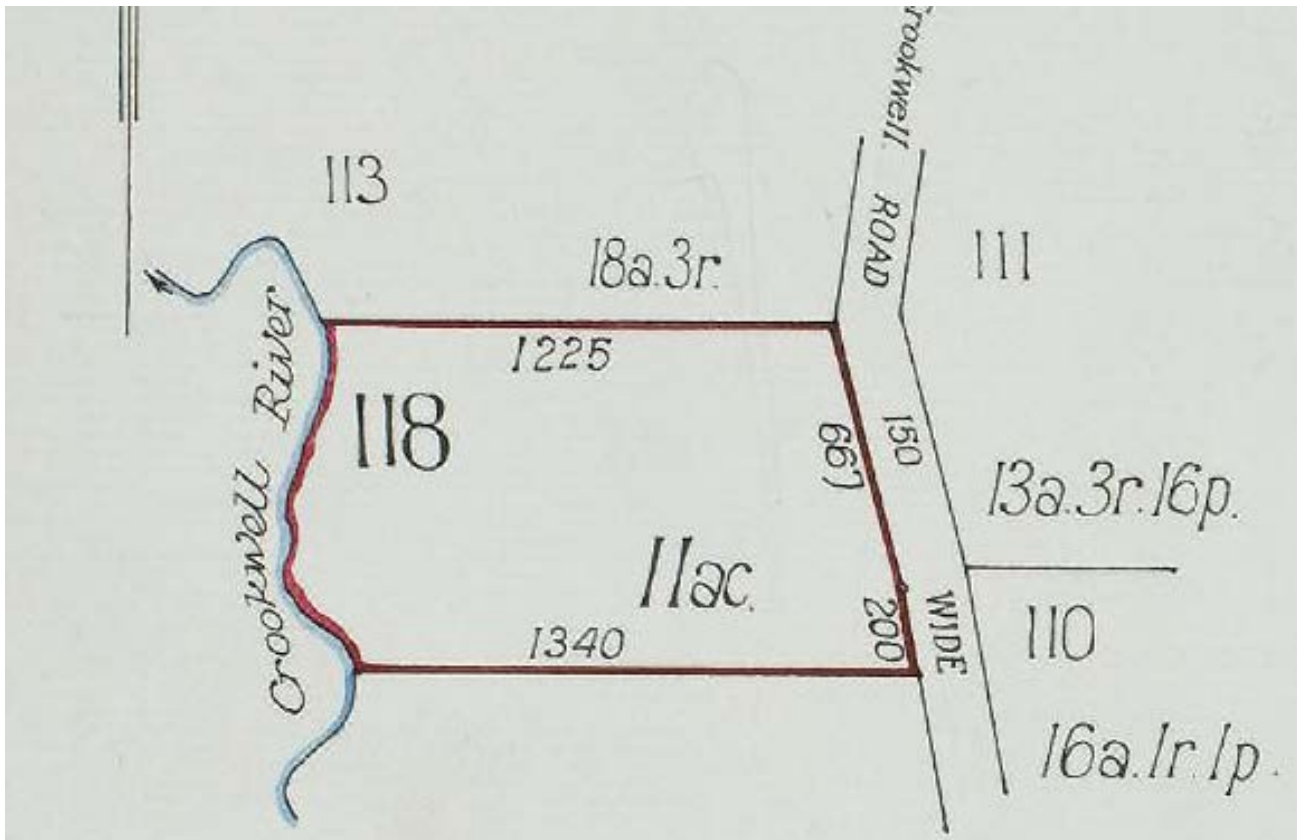


Plate 1 1906 Certificate of title for Lot 118 dedicated for the site of Crookwell District Hospital. (Source: Historical Lands Viewer)

In 1906 the "Goulburn Evening Penny Post" reported that the Hospital Committee considered tenders for construction of the hospital with the decision to accept the tender of Messrs. King & Armstrong, Goulburn. The tender for completing the work was £1,592.⁴¹ The Foundation Stone was laid in 1906. Construction was completed at a cost of £1,800, and the hospital commenced operation in 1907 (Plate 2). A Foundation Stone for a new block was laid in 1933 however the name of the hospital was cause for a lengthy rigorous debate. The Hospital Board held that the name was to be Crookwell and District Community Hospital, while the

³⁸ Bayley 1950

³⁹ <https://trove.nla.gov.au/newspaper/article/71383462?browse=ndp%3Abrowse%2Ftitle%2FA%2Ftitle%2F52%2F1900%2F12%2F08%2Fpage%2F5335825%2Farticle%2F71383462> viewed 05/06/2018

⁴⁰ Tracey 2007

⁴¹ <https://trove.nla.gov.au/newspaper/article/104771938?browse=ndp%3Abrowse%2Ftitle%2FG%2Ftitle%2F368%2F1906%2F06%2F19%2Fpage%2F9596876%2Farticle%2F104771938> viewed on 05/06/2018

Department of Lands held to the name as 'Crookwell and District Cottage Hospital'. The Hospital Commission supported the Department as the name appears in the "Second Schedule of the Public Hospitals Act, 1929-1936". A decision was finally made and the name was to be the "Crookwell District Hospital".⁴²



Plate 2 Crookwell Cottage Hospital c. 1910 (source: NSW State Heritage Register)

The shrubbery and rose garden marking the circular drive from Kialla Road in front of the hospital were planted in 1910. The Nurses Quarters were erected in 1943 and it was noted by C. A Kelly, the minister for health when opening the new quarters that the hospital block was out of date. As a result a new two storey 60 bed building was constructed⁴³ and in 1952 three more units were constructed for the new hospital complex. The construction of the chimney stack adjoining the boiler house was also undertaken at this time.⁴⁴

The hospital complex buildings have only ever encompassed the eastern section of portion 118. In 2007, Greater Southern Area Health Service sought development consent for the subdivision of the site to create two allotments. The development application was submitted in accordance with the provisions of the *Crookwell Local Environmental Plan 1994*, and at the time the site was within the 2(v) Urban Zone. Upper Lachlan Shire Council granted conditional consent to the subdivision of the land on 4 June 2007, and a subsequent modification on 14 November 2007. The subdivision works were completed and the Plan was registered by the Department of Lands on 14 April 2010.

⁴² <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageltemDetails.aspx?ID=1480099> viewed on 05/06/2018

⁴³ Bayley 1950

⁴⁴ <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageltemDetails.aspx?ID=1480099> viewed on 05/06/2018

3.3 Research themes

Contextual analysis is undertaken to place the history of a particular site within relevant historical contexts in order to gauge how typical or unique the history of a particular site actually is. This is usually ascertained by gaining an understanding of the history of a site in relation to the broad historical themes characterising Australia at the time. Such themes have been established by the Australian Heritage Commission and the NSW Heritage Office and are outlined in synoptic form in New South Wales Historical Themes.⁴⁵

There are 38 State Historical Themes, which have been developed for NSW, as well as nine National Historical Themes. These broader themes are usually referred to when developing sub-themes for a local area to ensure they complement the overall thematic framework for the broader region.

A review of the contextual history has identified one historical theme which relates to the occupational history of the study area. This is summarised in Table 2.

Table 2 Identified historical themes for the study area

Australian Theme	NSW Theme	Local Theme
3. Economy-Developing local, regional and national economies	Health-Activities associated with preparing and providing medical assistance and/or promoting or maintaining the well being of humans	None

⁴⁵ NSW Heritage Council 2001

4 Physical inspection

A physical inspection of the study area was undertaken on 06/06/2018 by Lian Flannery. The principal aims of the survey were to identify heritage values associated with the study area; this included any heritage items (Heritage items can be buildings, structures, places, relics or other works of historical, aesthetic, social, technical/research or natural heritage significance. 'Places' include conservation areas, sites, precincts, gardens, landscapes and areas of archaeological potential).

4.1 Site setting

The study area is encompassed by a semi-rural landscape with the town of Crookwell located to the north and residential housing and recreational spaces to the east and south. The landscape still maintains some residual elements of Crookwells agricultural past with paddocks and orchards still present in the wider landscape (Plate 3). A tributary of The Crookwell River forms the western boundary and represents the original western setting for the study area with pastures on the opposite side of the creek. The study area is vacant of any buildings and so does not contain any built heritage. The study area however does form part of a significant view corridor to the west (Plate 4, Plate 5 and Plate 6) from Crookwell Hospital which is located on the top of a rise with the study area sloping downhill towards the creek. The view from the hospital towards the west encompasses the creek, pastures and orchards located in the west and south west. The view to the east from the study area is dominated by the hospital complex from the eastern boundary however the topography of the site is such that from the centre and western boundary of the study area the hospital complex is not in view. During the site inspection a brick and mortar structure was identified near the creek at the western boundary of the study area (Plate 7 and Plate 8). This measured approximately one meter x one meter, there was no other identified structures or deposits within the study area. It has been assessed that this is most likely a c1950-2000 unidentified former agricultural structure as the study area is currently being used to stable horses.

4.2 Archaeological assessment

The potential archaeological resource relates to the predicted level of preservation of archaeological resources within the study area. Archaeological potential is influenced by the geographical and topographical location, the level of development, subsequent impacts, levels of onsite fill and the factors influencing preservation such as soil type. An assessment of archaeological potential has been derived from the historical analysis undertaken during the preparation of this report.

This section discusses the archaeological resource within the study area. The purpose of the analysis is to outline what archaeological deposits or structures are likely to be present within the study area and how these relate to the history of land use associated with the study area. The historical context presented in this report indicates that the study area was not previously occupied prior to dedication as a hospital site in 1906. The hospital complex is contained within Lot 1, therefore there is no potential for any archaeological deposits to exist in the study area.

Archaeological research potential refers to the ability of archaeological evidence to provide information about a site that could not be derived from any other source and which contributes to the archaeological significance of that site. Archaeological research potential differs from archaeological potential in that the presence of an archaeological resource (i.e. archaeological potential) does not mean that it can provide any

additional information that increases our understanding of a site or the past (i.e. archaeological research potential).

The research potential of a site is also affected by the integrity of the archaeological resource within a study area. If a site is disturbed, then vital contextual information that links material evidence to a stratigraphic sequence may be missing and it may be impossible to relate material evidence to activities on a site. This is generally held to reduce the ability of an archaeological site to answer research questions.

Assessment of the research potential of a site also relates to the level of existing documentation of a site and of the nature of the research done so far (the research framework), to produce a 'knowledge' pool to which research into archaeological remains can add.

The study area does not contain any potential to hold archaeological deposits, however it was part of the original portion (118) of the town of Crookwell dedicated from the government for a district hospital in 1906. With the adjacent lot the study area then forms the original curtilage of the hospital complex. The research themes associated with the study area includes Health-Activities associated with preparing and providing medical assistance and/or promoting or maintaining the well-being of humans. All built heritage associated with Crookwell Hospital is located in the lot adjacent to the study area therefore there is no further information that the study area can provide for the significance of the hospital complex.



Plate 3 View of the creek from the western boundary of the study area with the pasture land opposite the creek visible.



Plate 4 View toward Crookwell Hospital from the eastern boundary of the study area.



Plate 5 View towards Crookwell hospital from the western boundary of the study area. Note the topography is such that the hospital complex is not visible.



Plate 6 View from the top of the rise at the eastern edge of the study area looking west.



Plate 7 Unidentified structure located near the creek.

Plate 8 Close up of the bricks and mortar. Note the modern two hole bricks used and modern mortar mix.

5 Significance assessment

An assessment of heritage significance encompasses a range of heritage criteria and values. The heritage values of a site or place are broadly defined as the 'aesthetic, historic, scientific or social values for past, present or future generations'⁴⁶. This means a place can have different levels of heritage value and significance to different groups of people.

5.1 Levels of heritage significance

Items, places, buildings, works, relics, movable objects or precincts can be of either local or State heritage significance, or have both local and State heritage significance. Places can have different values to different people or groups.

Local heritage items

Local heritage items are those of significance to the local government area. In other words, they contribute to the individuality and streetscape, townscape, landscape or natural character of an area and are irreplaceable parts of its environmental heritage. They may have greater value to members of the local community, who regularly engage with these places and/or consider them to be an important part of their day-to-day life and their identity. Collectively, such items reflect the socio-economic and natural history of a local area. Items of local heritage significance form an integral part of the State's environmental heritage.

State heritage items

State heritage items, places, buildings, works, relics, movable objects or precincts of State heritage significance include those items of special interest in the State context. They form an irreplaceable part of the environmental heritage of NSW and must have some connection or association with the State in its widest sense.

The following statement of significance has been previously developed for the Crookwell Hospital Complex which previously encompassed the study area.

5.1 Statements of Significance

The study area was subdivided from the Hospital Complex in 2010 creating two separate lots, the western lot of which encompasses the study area. This area does not contain any form of built heritage and does not contain any potential for archaeological deposits to be present. The study area, with the adjacent lot containing the Crookwell Hospital Complex forms the original lot curtilage dedicated for the district hospital in 1906 however all of the hospital buildings were confined to the eastern portion of the original lot.

This assessment has not encountered any further information relating to the hospital site and the original lot boundaries therefore the current statement of significance for Crookwell District Hospital Complex does not need updating. The following is the current statement of significance for the hospital;

Crookwell District Hospital Complex is highly significant for its association with the provision of health services in Crookwell since 1907. It is demonstrative of efforts by the Crookwell Progress Association to have a hospital built to support their community and for the ongoing care provided by local

⁴⁶ NSW Heritage Office, 2001

medical, nursing, service and administrative personnel to Crookwell and district. The complex includes the original Crookwell Cottage Hospital c.1907. Additional buildings are representative of 1930s government hospital architecture and 1950s post WWII period. There is additional heritage significance associated with the construction techniques of the chimney stack, and the craftsmanship of Master Bricklayer, Alec Rogers.⁴⁷

⁴⁷ <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageltemDetails.aspx?ID=1480099> viewed 06/06/2018

6 Impact of the proposed rezoning

This SoHI has been prepared to address impacts resulting from the proposed rezoning of the study area. The study area has been assessed as not containing any heritage values, either built or archaeological. The study area does sit adjacent to a locally listed item, Crookwell Hospital Complex and the significant views to and from the hospital from the surrounding area include the study area. The SoHI identifies the level of impact arising from the proposed rezoning and possible future development and discusses mitigation measures which must be taken to avoid or reduce those impacts. This section of the report has been prepared in accordance with the Heritage Manual guideline *Statements of Heritage Impact*.⁴⁸

6.1 Proposal details

In 2007, Greater Southern Area Health Service sought development consent for the subdivision of the site to create two allotments. The development application was submitted in accordance with the provisions of the *Crookwell Local Environmental Plan 1994*, and at the time the site was within the 2(v) Urban Zone. Upper Lachlan Shire Council granted conditional consent to the subdivision of the land on 4 June 2007, and a subsequent modification on 14 November 2007. The subdivision works were completed and the Plan was registered by the Department of Lands on 14 April 2010. The current planning proposal seeks the rezoning of Lot 2, DP 1160080 from SP2 Infrastructure (Health Services Facility) to E3 – Environmental Management to enable future development of the site.

6.2 Assessing impact to heritage item(s)

The discussion of impacts to heritage can be centred upon a series of questions which must be answered as part of a SoHI which frame the nature of impact to a heritage item. The Heritage Manual guideline *Statements of Heritage Impact* includes a series of questions in relation impacts that can occur for different types of works either on or near a listed heritage item. Whilst the specific works addressed in this SoHI (rezoning) are not outlined in these guidelines there are criterion addressing new developments next to a heritage item.⁴⁹ These are:

- How is the impact of the new development on the heritage significance of the item or area to be minimised?
- Why is the new development required to be adjacent to a heritage item?
- How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?
- How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?
- Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected? •
- Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?

⁴⁸ Heritage Office and Department of Urban Affairs & Planning 1996

⁴⁹ *ibid*

- Will the additions visually dominate the heritage item? How has this been minimised?
- Will the public, and users of the item, still be able to view and appreciate its significance?

6.3 Statement of heritage impact

The study area does not contain any built or archaeological items of significance nor is it part of a conservation area. The proposed rezoning of the study does not currently present any impacts. The study area is surplus to requirements for the department of health therefore the lots were subdivided and it is proposed that rezoning of the site will enable future development to occur.

Should construction of residential structures occur within the study area the rezoning is approved then impacts will occur. These impacts are assessed as visual, whereby the heritage item; Crookwell Hospital Complex has significance at a local level with part of the contributory significance of the hospital being its visual relationship with the relatively unchanged views to the west. The study area forms the western boundary of the hospital complex and therefore visual impacts could occur should development occur in the study area. Future development in the study area should respect the current curtilage of the study area as this, with the adjacent lot forms the original curtilage of the listed heritage item. New development should not be located within the strong visual corridors to and from the hospital and the study area, they should be designed to be visually harmonious with the site setting and located near to the existing roads either to the north or south of the study area. These mitigation measures will enable visitors of the Hospital Complex to still enjoy the heritage landscape associated with the hospital.

7 Conclusions and recommendations

7.1 Conclusions

The proposed rezoning of the study area from SP2 Infrastructure (Health Services Facility) to E3 – Environmental Management will not result in any impacts as the study area does not contain any built or archaeological items of significance nor is it part of a conservation area. However, there is one item of heritage significance located to the east of the study area on the adjoining lot. Should future development occur in the study area such as building of residential housing or other built structures then visual impacts are likely to occur to the adjacent heritage item.

7.2 Recommendations

These recommendations have been formulated to respond to client requirements and the significance of the site. They are guided by the ICOMOS *Burra Charter* with the aim of doing as much as necessary to care for the place and make it useable and as little as possible to retain its cultural significance.⁵⁰

Recommendation 1 No further heritage requirements

The study area has been assessed as not containing any heritage significance, either built or archaeological. Therefore, no further heritage works are required for the proposed rezoning of the study area.

Recommendation 2 Unexpected finds procedure

An unexpected finds procedure should be developed to mitigate any impacts to any unknown heritage within the study area. The procedure should outline the requirements and steps to follow should suspected heritage items be identified. Should any unexpected heritage items be uncovered during future work then the unexpected finds procedure should be implemented.

⁵⁰ Australia ICOMOS 2013

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