

A stylized, light green topographic map with concentric contour lines, resembling a hill or mountain range, positioned on the left side of the page.

56 Hilldowns Road, Kalkite,
Historic Heritage Assessment

John Sacco Enterprise Pty Ltd

DOCUMENT TRACKING

Project Name	56 Hilldowns Road, Kalkite, Historic Heritage Assessment
Project Number	20099
Project Manager	Karyn McLeod
Prepared by	Jessica Horton
Reviewed by	Karyn McLeod
Approved by	Karyn McLeod
Status	Final
Version Number	V1
Last saved on	7 March 2022

This report should be cited as 'Eco Logical Australia Click here to enter a year. *56 Hilldowns Road, Kalkite Historic Heritage Assessment*. Prepared for John Sacco Enterprise Pty Ltd.'

ACKNOWLEDGEMENTS

This document has been prepared by Eco Logical Australia Pty Ltd with support from Dino Sacco, John Sacco Enterprise Pty Ltd.

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Template 2.8.1

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Abbreviations

Abbreviation	Description
ELA	Eco logical Australia
DPIE	NSW Department of Planning, Industry & Environment
SHI	State Heritage Inventory
SRLEP	Snowy River Local Environmental Plan 2013

1. Introduction

1.1. Background

Eco logical Australia (ELA) has been commissioned by John Sacco Enterprise Pty Ltd to prepare a Historic Heritage Assessment to support a Planning Proposal for 56 Hilldowns Road, Kalkite NSW 2627 (study area).

The NSW Department of Planning, Industry & Environment (DPIE) are currently in discussions with Snowy Monaro Council in relation to the Planning Proposal. The intended preferred zonings and development standards for the Planning Proposal at the study area are not known at this stage, however the proposed land uses are likely to include R2 – Low Density Residential and E4 – Environmental Living as well as some areas of B2 – Local Centres and RE1 – Public Recreation.

There are no heritage items located within the study area. There is one conservation area within 100 metres of the study area, and one heritage item within 1 kilometre of the study area, listed on the Snowy River Local Environmental Plan (SRLEP) 2013 ('Lake Jindabyne' SRLEP 2013 Item no. C4 & 'Wee Wah' SRLEP 2013 Item no. 139).

Under clause 5.10 of the Snowy River Local Environmental Plan 2013, submission of a heritage assessment is required for works to heritage listed items, items, in conservation areas and items in the vicinity of heritage items.

This Historic Heritage Assessment will identify and assess any potential heritage constraints in relation to the Planning Proposal for the study area. Where necessary, recommendations for the long-term conservation of heritage values will be provided.

1.2. Study area location

The study area is known as 56 Hilldowns Road, Kalkite NSW 2627, within Lot 5 Deposited Plan (DP) 529579 & Lot 190 DP756727 (Figure 1). The study area is located within the Snowy Monaro Local Government Area (LGA), within the Parish of Townsend, and County of Wallace. Located approximately 400 kilometres southwest of Sydney, the study area is bounded by Lake Jindabyne to the west, Kalkite Road to the south and east, and Taylors Creek to the north.



Figure 1: Location of the study area

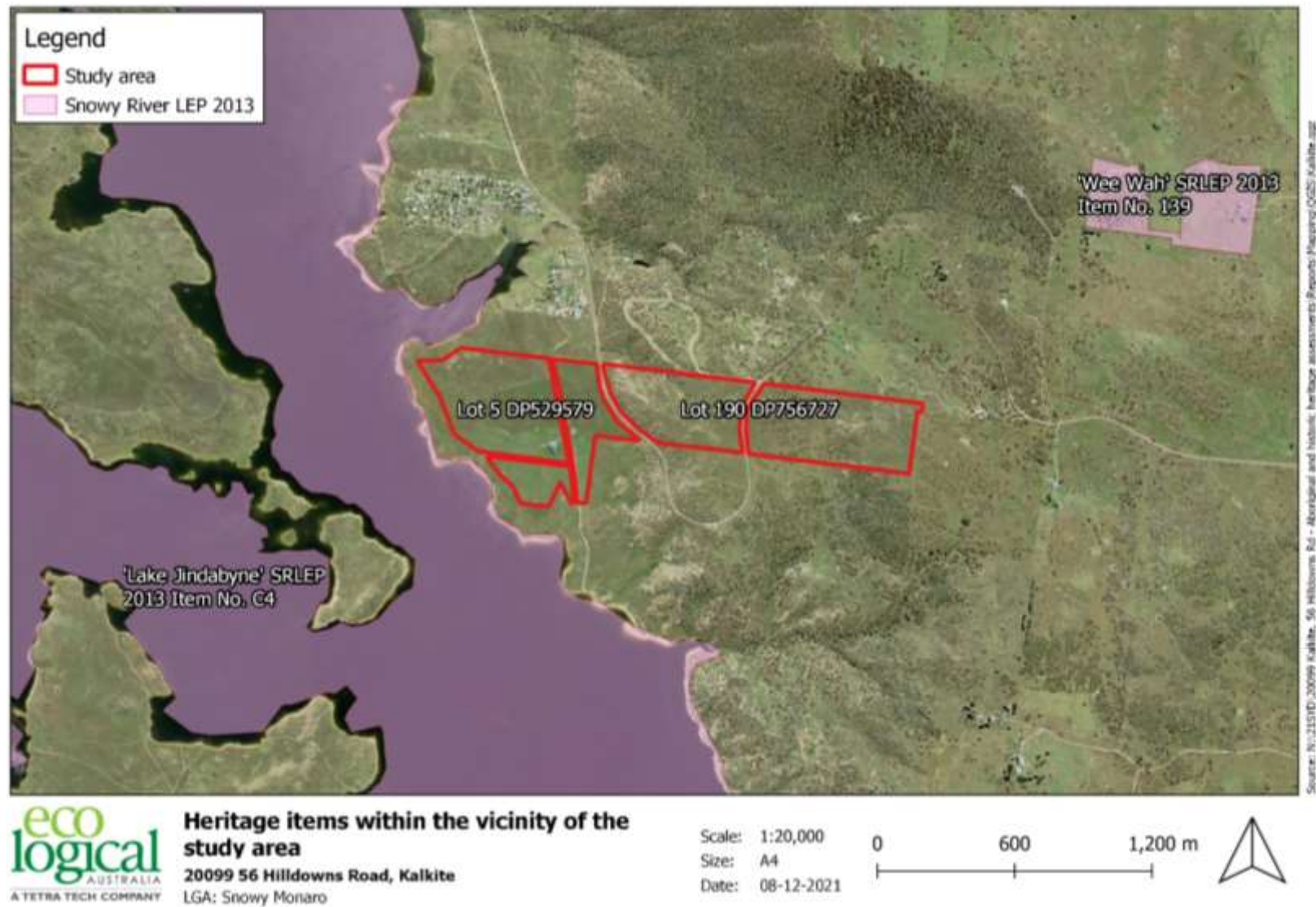


Figure 2: Heritage items within the vicinity of the study area

1.3. Proposal

Under the SRLEP, the study area is zoned RU1 Primary Production (Figure 3) and is within a Scenic Protection Area (Figure 4). It has a prescribed maximum building height of 9 metres and a minimum lot size of 40 ha.

DPIE are currently in discussions with Snowy Monaro Council in relation to the Planning Proposal. United Surveyors have prepared a zoning plan (Figure 5).

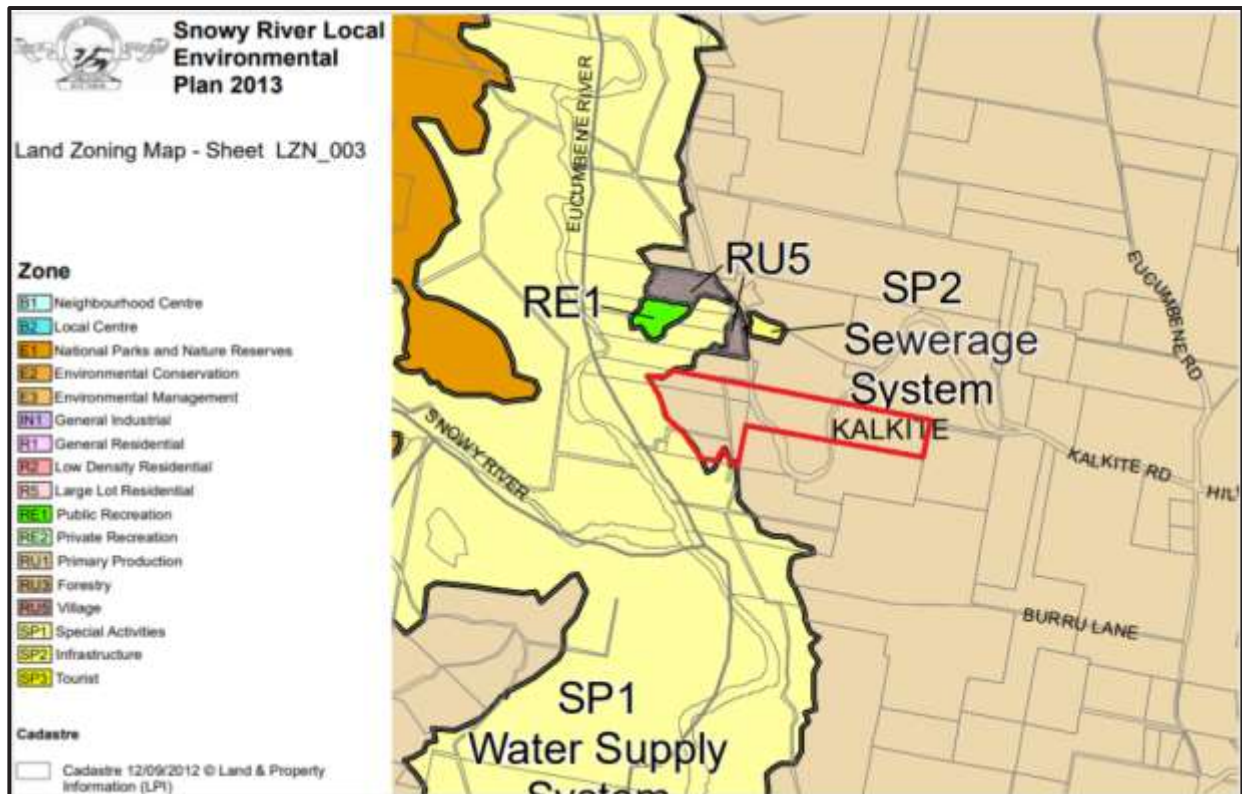


Figure 3: Extract of current Snowy River LEP Land Zoning Map, study area outlined in red

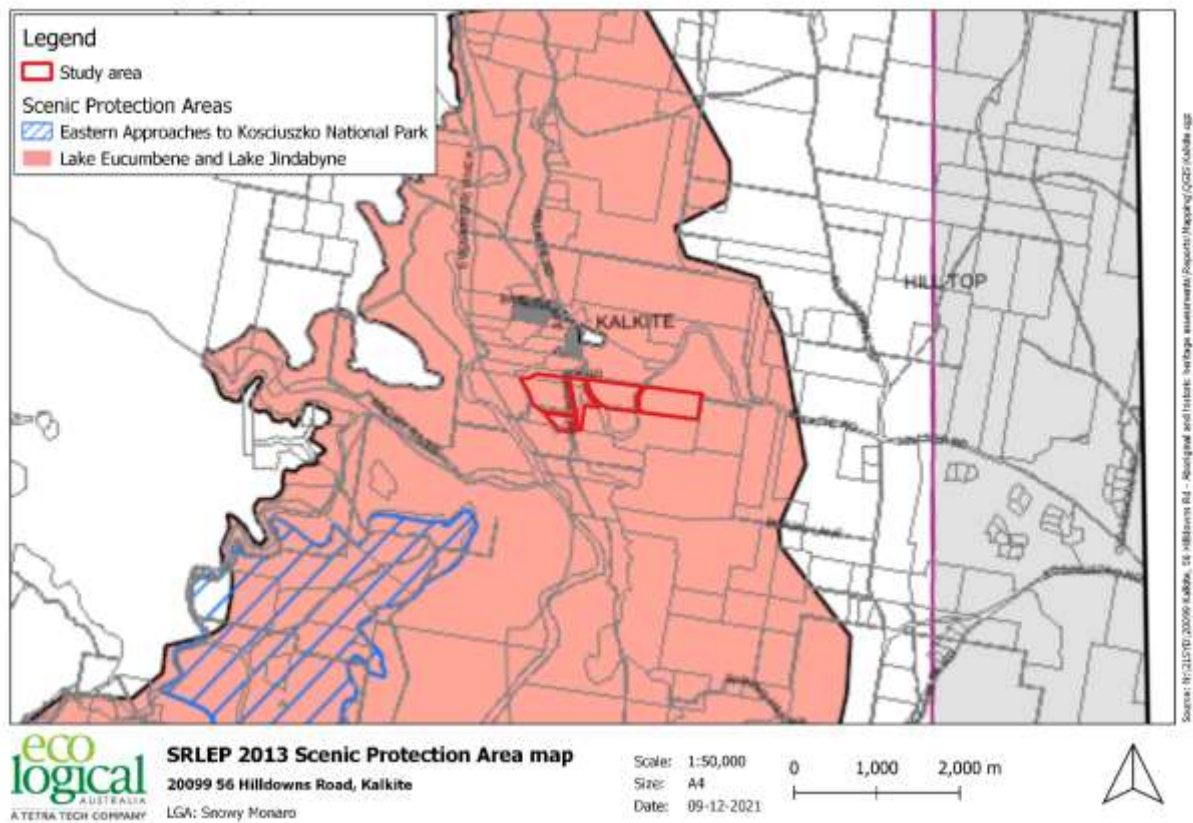


Figure 4: Snowy River LEP 2013 Scenic Protection Area map

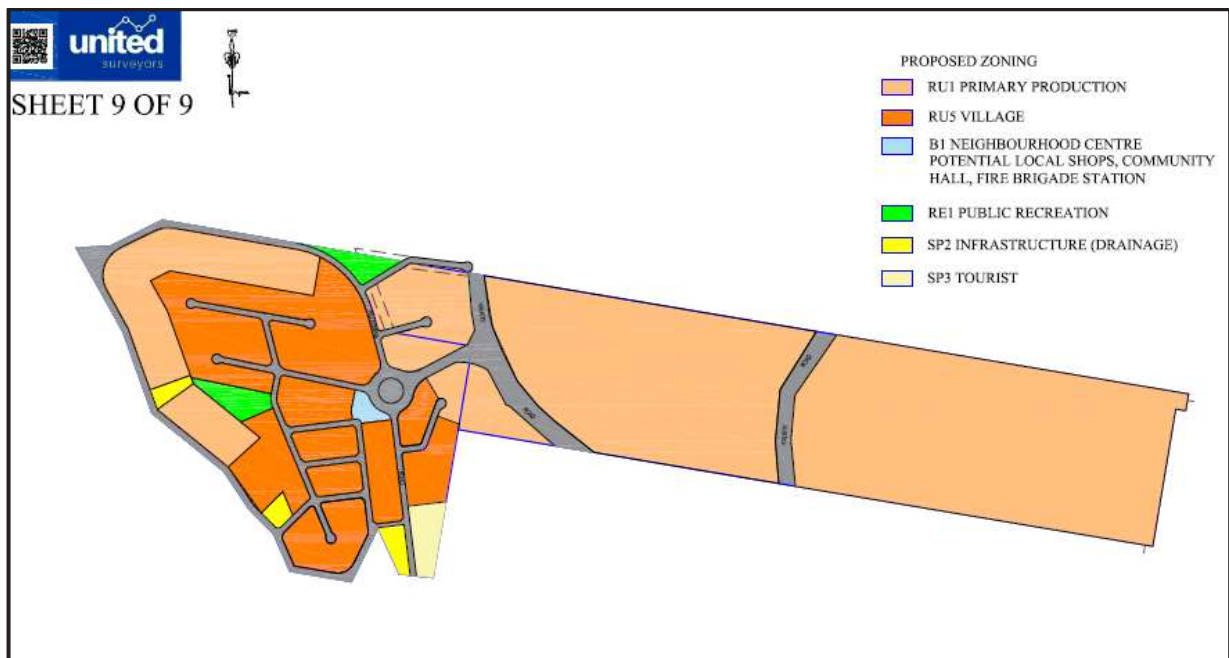


Figure 5: Proposed zoning plan (Source: United Surveyors [no date])

1.4. Methodology

This Historic Heritage Assessment has been prepared in accordance with the NSW Heritage Manual 'Statements of Heritage Impact' (2002) and 'Assessing Heritage Significance' (2001) guidelines. The philosophy and process adopted is that guided by the *Australia ICOMOS Burra Charter* 1999.

The subject proposal has been assessed in relation to the Snowy River LEP 2013, the Snowy River Development Control Plan 2013 (SRDCP).

1.5. Author identification

This report has been prepared by Jessica Horton, ELA Heritage Consultant (*BA [Archaeology & History], University of Sydney*) with input and review by Karyn McLeod, ELA Principal Heritage Consultant (*BA Hons [Archaeology], University of Sydney, MA [Cultural Heritage], Deakin University*).

2. Site context

2.1. Site history

2.1.1. Jindabyne

The earliest European settlement at Jindabyne is known to have been undertaken by the Ryrie and Pendergast families during the 1820s. The families had each established cattle runs between Monaro and Gippsland, wheat crops, and sheep flocks by the 1830s. Stewart Ryrie Jnr. constructed the district's first flour mill in 1847, utilising water from the Snowy River (*The Bulletin* 1954, p. 12). It was during this period that Banjo Paterson's character, 'The Man from Snowy River' emerged, the pioneering pastoral hero becoming synonymous with the region's history (Selden 2011, p. 4).

Polish explorer and scientist, Sir Paul Edmund Strzelecki, arrived in Sydney in April 1839. Between 1839 and 1843 Strzelecki explored and surveyed vast regions of NSW, Victoria, and Tasmania, and naming Mt. Kosciuszko near Jindabyne as Australia's highest mountain. Throughout his travels, Strzelecki discovered gold and silver within NSW, undertaking soil analysis and collecting fossils and minerals (Sydney Morning Herald 2007).

The goldrush came to the region in 1859-60, facilitating the establishment of a general store and post office at Jindabyne, with a school opened in 1882, and a police station constructed the following year. Rainbow Trout were released into the Snowy River in 1894, beginning a strong fishing tradition which continues within the region today (Sydney Morning Herald 2007). The township continued to develop, defined by agricultural activities and open pastoral land, and by the post-WWII period, Jindabyne had grown to a population 300-strong.

The Federal Government enacted the *Snowy Mountains Hydro-Electric Power Act 1949*, facilitating the formation of the Snowy Mountains Hydro-electric Authority. Over the next ten years, the relevant States and Territories enacted their own legislation, and in January 1959, the Snowy Mountains Agreement was reached. The final plan was to divert the waters of the Snowy Mountains region to provide increased electricity generating capacity and irrigation to the dry west, which would ultimately flood the town of Jindabyne (Bergmann 1999).

Residents of original Jindabyne were moved to the current town in 1962, with the original town flooded by the waters of Lake Eucumbene, Lake Jindabyne, and Jounama Reservoir in 1967. Adaminaby and Talbingo were also flooded, with Cabramurra and Khancoban established during construction, and Cooma flourishing (Bergmann 1999).

The present township of Jindabyne has grown to a population of approximately 4,500, whilst the small settlement of East Jindabyne has grown along the eastern bank of the dam, directly adjacent to the site of the old township. Here, some roads still disappear into the lake, continuing as underwater roads to Old Jindabyne, whilst during the region's driest spells, remnants of the old Catholic Church present as an island of ruins within Lake Jindabyne (Carswell 2014).



Figure 6: Old Jindabyne, c1950-51 (Source: National Alpine Museum Australia)



Figure 7: Old Jindabyne, c1950-51 (Source: National Alpine Museum Australia)



Figure 8: Old Jindabyne, c1950-51 (Source: National Alpine Museum Australia)



Figure 9: Old Jindabyne, 1964 (Source: National Archives of Australia)

2.1.2. Study area

Townsend parish maps indicate that the study area falls within land grants owing to John Harvey (Figure 10). Harvey was born in 1858 at Wambrook, settling at Hilldowns, Jindabyne with his family aged 11. He is known to have driven a bullock team to haul logs to a saw pit to cut timber for the Jindabyne Hotel as a young man, later managing a horse team engaged to carry on the Merimbula and Goulburn roads for 30 years. He spent the remainder of his life droving (Smith 2008).

John Harvey is not known to have established any structures upon his property, however, it is assumed the land would have been utilised for agricultural purposes, as seen throughout the wider Jindabyne area.

Aerial imagery ranging from 1964 to present-day depicting the study area provides evidence of a homestead with outbuildings within Lot 5 DP526579 (Figure 11 - Figure 13). An inspection of this property was undertaken during the site visit, indicating a mid-twentieth century construction date, with later additions. The study area has been assessed as maintaining a pastoral utilisation since point of European settlement within Jindabyne. Excluding the extant homestead with outbuildings, there is no evidence of previous historic structures within the study area.

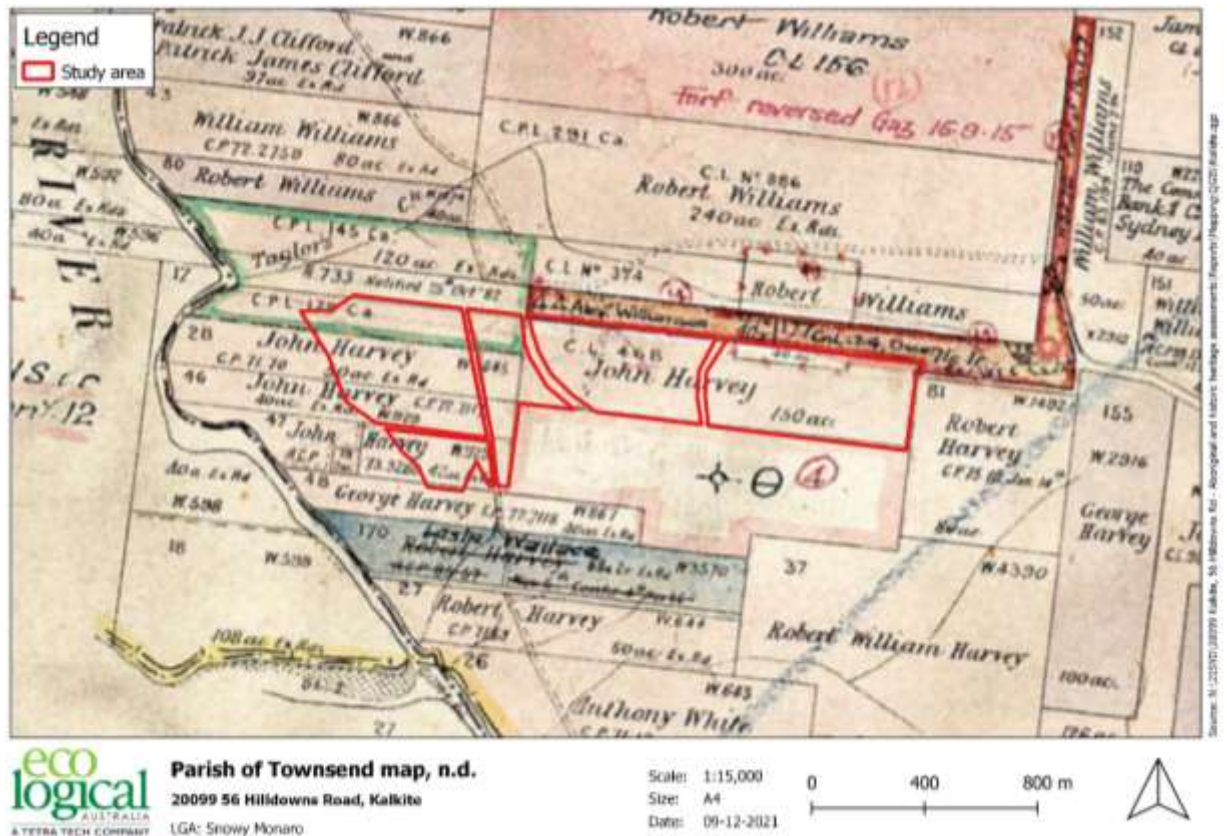


Figure 10: Parish of Townsend map, n.d. (Source: HLRV)

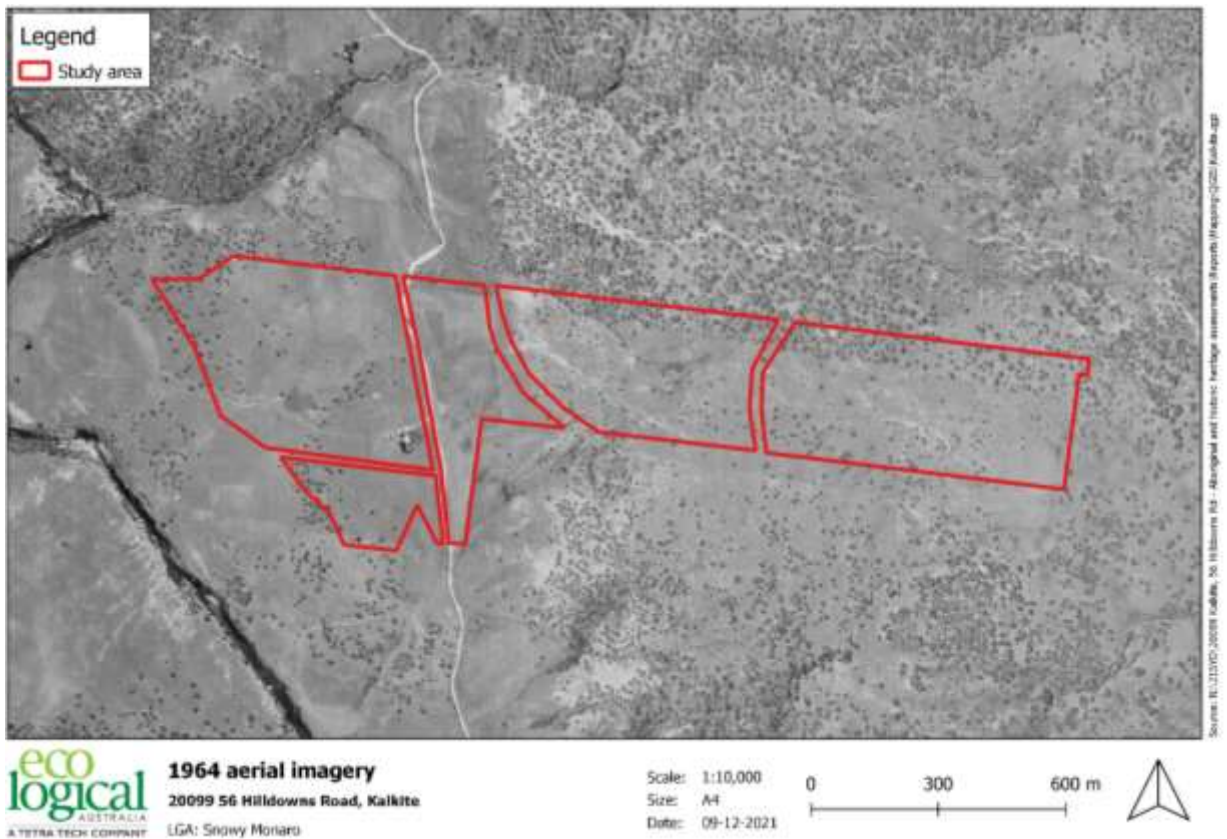


Figure 11: 1964 aerial imagery depicting the study area

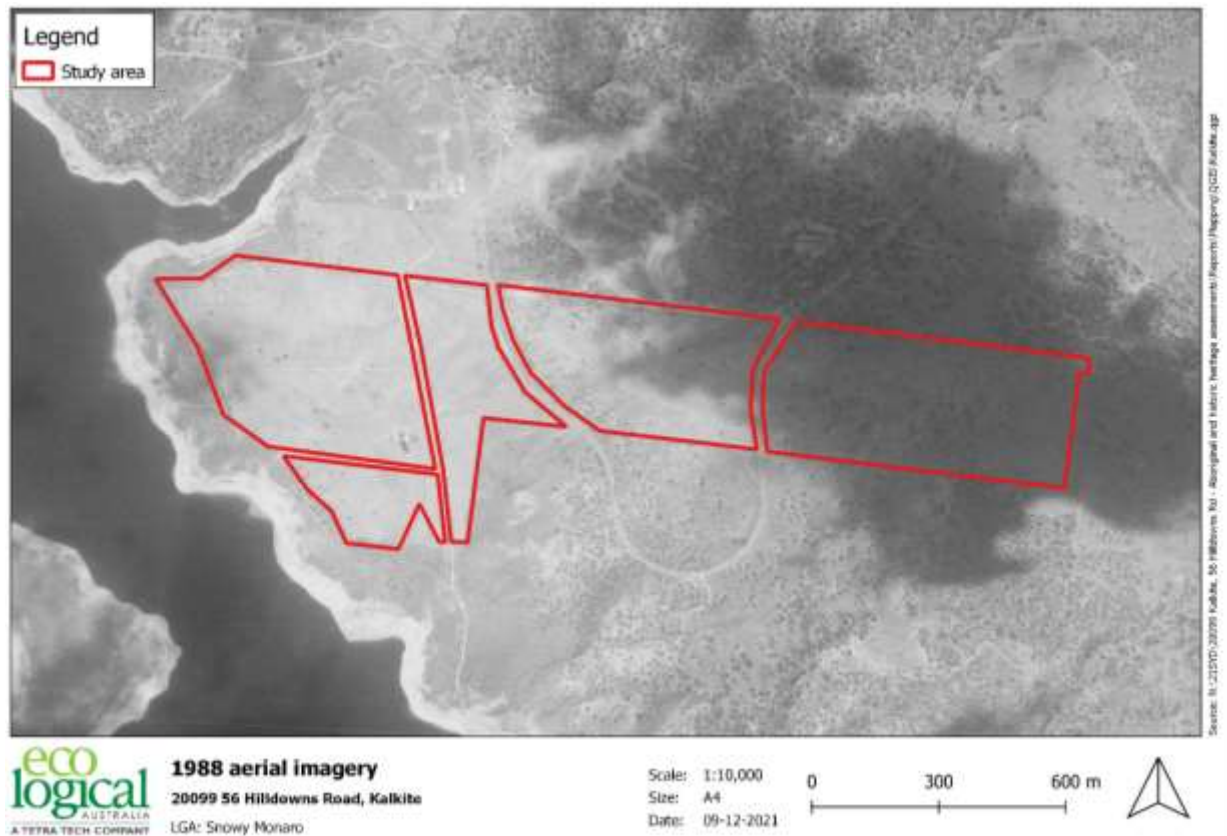


Figure 12: 1988 aerial imagery depicting the study area



Figure 13: 1992 aerial imagery depicting the study area

2.2. Site description

A site visit was conducted by Karyn McLeod, ELA Principal Heritage Consultant on 4th and 5th of November 2021. The study area comprises approximately 80.6 ha of cleared pastoral land, divided by Hilldowns and Kalkite Roads. Lake Jindabyne is located to the west while cleared pastoral land and native vegetation is located to the south, east and north. The village of Kalkite is located on Taylors Creek to the north.

A residential homestead with associated outbuildings is located along Hilldowns Road within Lot 5 DP526579 (Figure 16). The pastoral landscape here is predominantly steep, with some uninterrupted views to Lake Jindabyne and greater Jindabyne (Figure 18 - Figure 19). The study area is currently utilised for grazing cattle and sheep and is interspersed with fenced paddocks. The site inspection revealed evidence of agricultural/pastoral activities within the study area including fence lines and disused farming equipment (Figure 17 & Figure 19), however no archaeological remains or additional heritage items were encountered.



Figure 14: View west within the study area showing open pastoral land (Source: ELA 2021)



Figure 15: View north from Kalkite Road within the study area showing existing buildings (Source: ELA 2021)



Figure 16: View east of existing buildings within study area (Source: ELA 2021)



Figure 17: Tractor ruins within the study area (Source: ELA 2021)



Figure 18: View west from study area towards Lake Jindabyne (Source: ELA 2021)



Figure 19: View east from study area showing surrounding settings of the pastoral landscape



Figure 20: Corrugated iron shed on Hilldowns Road (Source: ELA 2021)



Figure 21: Hilldowns Road leading to the buildings on the property (Source: ELA 2021)



Figure 22: View north to the village of Kalkite and Taylors Creek from within study area (Source: ELA 2021)



Figure 23: View west from within study area showing tracks and fence lines (Source: ELA 2021)

All buildings in the study area are utilitarian and associated with farming. The historical context for the study area would indicate the site has been utilised for agricultural /pastoral purposes since point of land grant however historical documentation did not reveal the construction of any previous substantial structures within the study area. The historical archaeological potential for the site is considered nil.

2.2.1. Heritage items within the vicinity of the study area

Lake Jindabyne (SRLEP 2013 Item no. C4)

Lake Jindabyne (100 metres west of the study area) is significant as a component within the historic Snowy Scheme, contributing to the overall landscape and setting of Jindabyne. The lake was developed from 1949, with planning for the new township of Jindabyne commencing in 1961. Residents of the old townships of Jindabyne, Adaminaby, and Talbingo were relocated in 1962, whilst a small number of buildings and the cemetery were also moved. The valley was flooded in 1967, with the valley becoming synonymous with the lake (Heritage NSW 2012).

Development around the eastern shores of lake Jindabyne includes numerous farming establishments and the village of Kalkite is established around Tylors Creek to the north of the study area. Kalkite Road provides access to Kalkite village through the study area. Large lot development and tourism facilities are located on the western shores of Lake Jindabyne at Cooley Bay and The Creel. The 'three rivers development' immediately to the north of the study area was approved in 2019 for a 500 bed tourist facility.

The proposed re-zoning of the study area would not cause heritage impact to Lake Jindabyne and future impact as a result of the rezoning is likely to be negligible. Similar development already exists in the vicinity and the steep topography will continue to allow for extensive views. No specific significant views to and from Lake Jindabyne have been identified in the listing in regard to the study area.



Figure 24: Lake Jindabyne and the study area (ELA 2021)

Wee Wah (SRLEP 2013 Item no. 139)

Wee Wah (1 kilometre northeast of the study area) is significant as a representative example of a late nineteenth century Monaro rural dwelling. Constructed in c1870, the single-storey Victorian weatherboard structure is thought to have been built by/for George Wheatley, held by the Wheatley family into the late 1990s (Heritage NSW 2011).

The proposed re-zoning of the study area would not cause a heritage impact to Wee Wah as it is located over one kilometre to the north east.



Figure 25: Wee Wah, 375 Eucumbene Road, Hill Top, NSW (Source: SHI)

3. Conclusion and Recommendations

This Historic Heritage Assessment has found that there are no listed heritage items within the study area boundary nor are there any items that would fulfil the criterion for heritage listing. In addition, the preliminary historical context for the site would indicate that the site has been utilised for agricultural/pastoral purposes since point of land grant, with no evidence of substantial structures to be present, excluding the extant twentieth century homestead complex located within Lot 5 DP526579. There is no potential for a significant historical archaeological resource to be present in the study area.

It is noted that development around the shores of Lake Jindabyne is generally sparse and low level and future development, following land rezoning, may cause indirect visual impacts to the locally significant 'Lake Jindabyne' heritage item, and may be subject to further heritage assessment once plans are finalised. The steep and rolling topography is likely to ensure minimal visual impacts and no specific views to and from the study area have been identified as significant in the listing.

It is recommended that a suitably qualified heritage professional be engaged following land re-zoning, and prior to future development to assess any potential visual impacts. A suitably qualified heritage professional may also be engaged during detailed design, to discuss potential heritage interpretation outcomes for the site.

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