

APPENDIX D

EXTRACT FROM YASS RURAL AREAS HERITAGE STUDY

5.2 TABLE OF RECOMMENDED PRECINCTS

During the study, it became apparent that some places shared particularly strong geographical or thematic characteristics, and that their heritage significance could be better understood if the places were considered as part of a group or precinct. The proposed precincts are:

Item No	Precinct	Significance
94	Fitzroy Street Precinct, Binalong.	A remarkably intact collection of rural village buildings spanning the period from the mid-19 th to the mid-20 th centuries. The precinct includes a diversity of residential, small commercial and community structures that demonstrate key phases and influences on the town's development. Commercially active historic streetscapes that retain the degree of integrity and condition of Fitzroy Street are rare in NSW and warrant careful management.
119	Stephens Street Precinct, Binalong,	The junction of Queen and Stephens Streets is historically significant as an early stopping place on the route to western NSW, particularly to Lambing Flat (the goldfields of Young). Of particular historic significance are the Black Swan Inn (c1840), the Golden Fleece Inn (c 1850) and the Courthouse (1883). The Elms, an elegant Federation building, and its associated garden replaced an earlier store on the site.
89	Catholic Church Precinct, Binalong	An exceptionally fine collection of buildings, each expressing a high order of design and attention to detail. The precinct includes the former convent, school, church and presbytery.
59	Leake Street Precinct, Bowning	A collection of commercial and residential buildings that concentrated at the top end of Leake Street following the establishment of rail services to the town in the 1870s. The economy of the town was further stimulated by the construction of the Burrinjuck Dam in the first half of the 20 th century. The cottages on the upper side of the street contribute to the precinct's character.
133	Greater Burrinjuck Dam Precinct	State Water (DPWS Heritage Design Services, 2001) has independently assessed the dam, village and fringe areas as the Greater Burrinjuck Dam Precinct. The current study endorses the findings of the State Water assessment. In summary, the individual elements in the precinct assessed as having local significance are: Area 1 (Burrinjuck Dam Wall): Explosive magazines, Instrumentation, quarry Area 2 (Burrinjuck Village): Flats, Flats 15-16, Garages, metal, Garages, timber, House No 2, House No 4, House No 10, House No 12, House No 17, House No 84a, Lowlevel outlet valve, Main Office and Conference Centre, Memorabilia Collection, Officer in Charge's House,

		<p>Recreational Hall (Lot 69)</p> <p>The village, built to provide accommodation for the construction and subsequent management of Burrinjuck Dam, has a remarkable integrity of age and type. It is constructed on the steep slope above the dam waters, either side of the serpentine service road and consequently is of an unusual urban pattern. The significance of the village is further enhanced by the engineering significance of the dam wall and State significance of the Murrumbidgee Irrigation Area (MIA). Through its MIA association, the village is thematically linked to the towns of Leeton and Griffith.</p> <p>Area 3 (Burrinjuck fringe area): Calyx Drill, Cemetery, DeBurgh Dam, Fordson Rail tractor, Jubilee Sand Hoppers, Sanitary Dam, Trout Hatchery (former), Water Tanks, Workshop No 2 Precinct Construction Collection, Workshop No 2 Precinct Domestic Items Collection.</p>
148	Fishermen's Huts Precinct, via Wee Jasper	<p>A collection of idiosyncratic huts, built largely from corrugated iron, in an unregulated style. The huts are strongly expressive of Australian recreational ideals, are of a small scale, and embody aesthetic and social values. Groups of structures such as these elsewhere in the State have been noted as having high heritage value.</p>

MANAGING PRECINCTS

Precincts often comprise places of varying degrees of significance. Some will be individually significant, some may have contributory value and some places may have no heritage value at all. As the significance of each precinct differs, they may each need their own specific, if similar, set of management guidelines, or Development Control Plan (DCP). The DCP may also apply to footpaths, gutters and verges, street furniture, vegetation and signage. Places in precincts are generally managed for their external values only, ie their impact on the public realm, and change and infill development are often appropriate, providing they are consistent with the precinct's values.

Item 142	Fisherman's Huts Precinct
Location	Swinging Bridge Reserve, Goodradigbee River, on the Tumut road via Wee Jasper.
Contact	
Description	<p>The place comprises a cluster of about 10 fisherman's huts beside the road and the river. One of the huts or a dwelling on the far side of the river is accessed by a privately built swinging bridge. The huts are mostly made from corrugated iron and appear to have been constructed without reference to building codes. Consequently they are idiosyncratic and reflect the skill and dedication of the owner. The buildings are generally of a small scale and an unusual form. They are all well maintained, painted and attractively landscaped.</p>
History	<p>The historical origins of this cluster of huts is not known, but the buildings appear to date from the mid 20th century. The owners of the buildings do not have title to the land, and there is pressure in some quarters to have them removed. It is understood that an individual building will be demolished when its owner passes on, the intention being to remove all buildings and only allow camping in the vicinity</p> <p><i>Source:</i></p>
Significance	<p>A particularly interesting set of 20th century vernacular recreational dwellings. They are the corrugated iron version of the 19th century slab hut. They utilise accessible, low-cost materials to fashion a structure that suits the needs of the individual. As a group of unregulated buildings from the twentieth century they are quite rare as, apart from some rural outbuildings, most habitable dwellings require regulatory approval. These buildings provide a very interesting comparison with the approved settlement at nearby Micalong Creek. The structures have social values for the community who built and care for them, and they have aesthetic values for their scale, and constrained diversity. The swinging bridge adds to the diversity of bridges to be found within the Shire.</p>