



AUSTRAL TASMANIA



BYE'S HOUSE, GREAT LAKE Historic Heritage Plan of Management

Final Report prepared for
Hydro Tasmania Consulting

20 December 2010

Archaeological &
Heritage Consultants
ABN: 11 133 203 488

333 Argyle Street
North Hobart 7000
GPO Box 495
Hobart Tasmania 7001

T/F: (03) 6234 6207
www.australtas.com.au

TABLE OF CONTENTS

TABLE OF CONTENTS	2
1.0 INTRODUCTION	4
1.1 CLIENT AND PROJECT DETAILS	4
1.2 AUTHORSHIP.....	4
1.3 APPROACH	5
1.4 DISCLAIMER.....	5
1.5 ACKNOWLEDGEMENTS	5
2.0 HERITAGE REVIEW	6
2.1 GENERIC COVENANT V3 03 OCT 2006	6
2.2 NATURE CONSERVATION AGREEMENT V3 TEMPLATE.....	6
3.0 ILLUSTRATED HISTORICAL OVERVIEW	7
3.0.1 Summary of property ownership	7
3.0.2 Summary of Sandbanks' tenancy (according to G Hardstaff, Cider gums & currawongs) .	7
3.1 EUROPEAN OCCUPATION OF THE GREAT LAKE AREA, C.1815 - 1900.....	7
3.2 THE GREAT LAKE POWER SCHEME, 1900-1950S.....	11
3.3 EXPANSION OF THE GREAT LAKE POWER SCHEME, 1950S - PRESENT.....	15
4.0 PHYSICAL RECORD	18
4.1 SITE SELECTION CONSIDERATIONS.....	18
4.1.1 Location and Access to the Site	18
4.1.2 The Hay Shed.....	18
4.1.3 The Bye's House Complex	21
4.1.4 Garage/Stable/Shearing Shed Complex	23
4.1.5 Sheep Dip	24
4.1.6 Other Elements within the Complex	25
4.2 BYE'S HOUSE	27
4.2.1 Exterior – Foundations, Walls & Roof	27
4.2.2 House Chimney	31
4.2.3 Interior Spaces including Fixtures	31
5.0 CULTURAL SIGNIFICANCE	40
5.1 DISCUSSION OF CULTURAL SIGNIFICANCE	40
5.2 COMPARING BYE'S HOUSE	41
5.2.1 Identifying other Places to Compare With	42
5.2.2 The Comparison	44
5.3 ASSESSMENT OF SIGNIFICANCE	45
Table 1: Assessment of Significance	46
5.3.1 Statement of Significance	49
6.0 CONSERVATION POLICIES	50
6.1 OBJECTIVES & TERMS	50
6.2 KEY CONSERVATION POLICIES	51
Table 2: Strategies & Actions	53
6.3 RECORDING CHANGE.....	53
6.4 INTERPRETATION.....	53
6.5 REVIEW OF THIS PLAN OF MANAGEMENT.....	54
7.0 REPAIRS & MAINTENANCE	55
7.1 BYE'S HOUSE.....	55
7.1.1 Exterior	55
7.1.1.1 Roofing & Guttering	55
7.1.1.2 Flat sheet and cgi exterior wall cladding.....	55

7.1.1.3 Exposed timber elements.....	55
7.1.1.4 Window sill (east wall, northern-most window)	55
7.1.1.5 Chimney	55
7.1.2 Bye’s House Interior	56
7.1.2.1 Mattresses	56
7.1.2.2 Fireplace.....	56
7.2 CYCLICAL & CATCH UP MAINTENANCE SCHEDULE.....	56
Table 3: Cyclical Maintenance Schedule – Bye’s House	57
Table 4: Cyclical Maintenance Schedule – Hay Shed	60
8.0 REFERENCES	62
8.1 SECONDARY REFERENCES	62
8.1.1 Published	62
8.1.2 Unpublished.....	62
8.2 PRIMARY REFERENCES	63
8.2.1 Archives Office of Tasmania	63
8.2.2 Central Plan Office	63
8.2.3 Deeds Office.....	63
APPENDIX 1: CHAIN OF TITLE	64
APPENDIX 2: VALUATION ROLLS (SELECT)	65
APPENDIX 3: DOG KENNELS.....	66
APPENDIX 4: POWER POLE	67
APPENDIX 5: WATER TANK STAND AND TANKS	68
APPENDIX 6: OUTHOUSE.....	69
APPENDIX 7: OTHER ELEMENTS.....	70
APPENDIX 8: BYE’S HOUSE FENESTRATION	71

1.0 INTRODUCTION

1.1 Client and project details

This Historic Heritage Plan of Management has been prepared for Hydro Tasmania. Its purpose is to establish the context and significance of Bye's House at Great Lake in Tasmania's central highlands and, in so doing, to define measures aimed at conserving those values through active management. Historically, the place has been known as 'Bye's Hut'. However, as suggested by the physical analysis (section 4.0) and assessment of significance (section 5.0), the place shares more characteristics with a residential dwelling, than a crude hut. In this report, the place is referred to as 'Bye's House'.

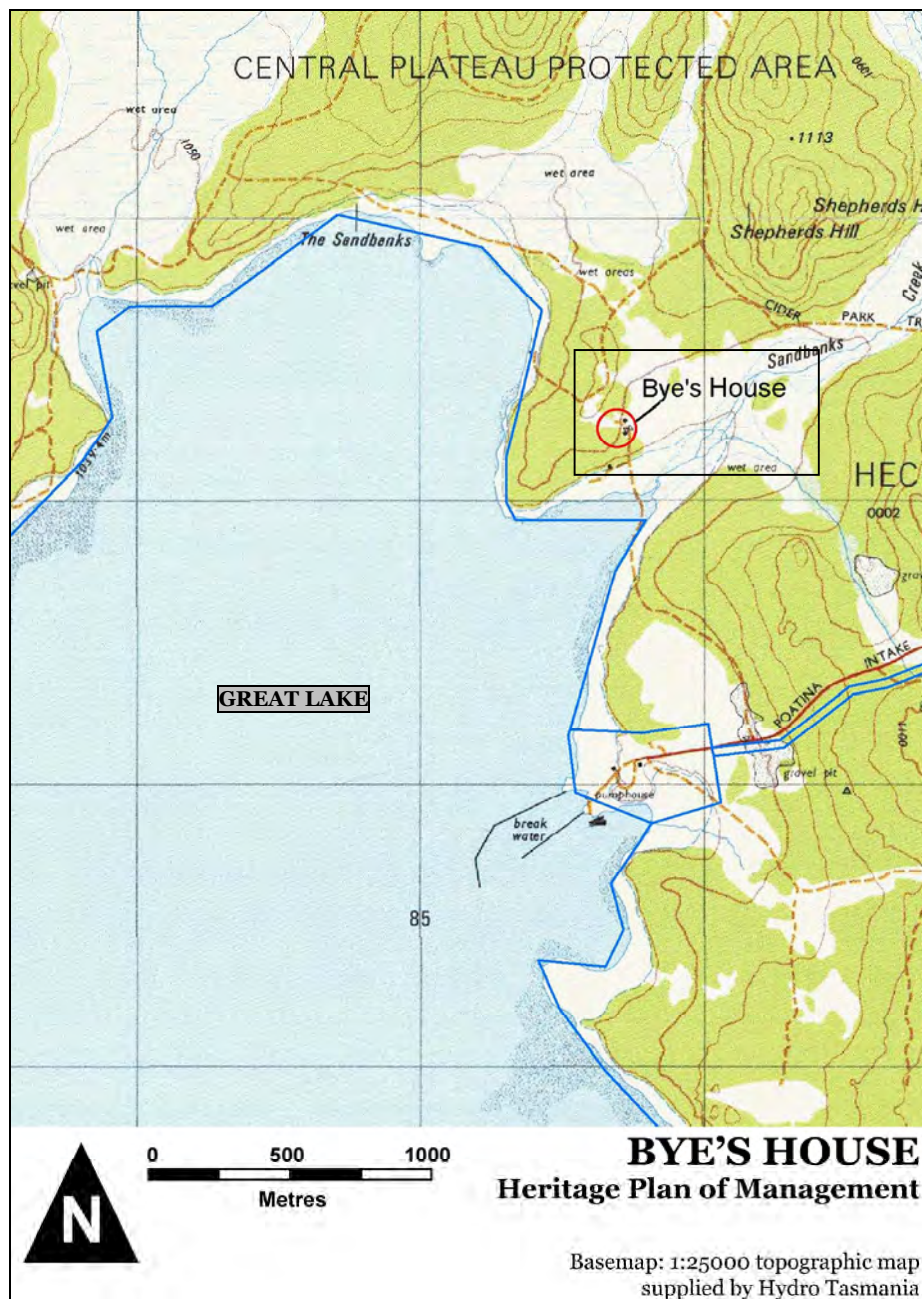


Figure 1: Location of Bye's House (outlined)

1.2 Authorship

This report was prepared by David Parham, Richard Tuffin and James Puustinen (Austral Tasmania).

1.3 Approach

In acquitting the project, the following tasks have been carried out in logical sequence:

Stage 1: Historical research involving compilation of a contextual history using readily available secondary, archival, pictorial and oral sources. This information has informed the physical assessment, evaluation of significance and provided a basis for the formulation of appropriate conservation policies for the place.

Stage 2: Physical analysis involving an inspection of the fabric of each feature comprising the house complex in a manner sufficient to identify their structural and cultural evolution and integrity in each case. Inspections and reporting include:

- A written description of building fabric, setting and context, including identification of any immediate conservation concerns (refer to section 4.0)
- Compilation of a photographic record sufficient to illustrate key characteristics of the place (but not archival photographic recording of the place)
- Preparation of a sketch plan of the layout of the complex but not measured drawings (refer to Figure 10).

Stage 3: An assessment of significance framed in terms of the *Historic Cultural Heritage Act 1995* significance criteria and the Australia ICOMOS 1999 Burra Charter criteria (refer to section 5.0). The resulting statements to be finalised following analysis of histories and the site inspection.

Stage 4: Preparation of conservation policy and implementation guidelines for the house complex (refer to sections 6.0 and 7.0). These take cognisance of the identified significance, clear understanding of conservation management and stakeholder requirements, constraints and current condition of the house complex. They are intended to provide a set of clear, concise and logical recommendations for future conservation and management of the complex.

1.4 Disclaimer

The advice, representations and recommended actions contained in this report are aimed at conserving the historic heritage values of the Bye's house complex at Sandbanks, Great Lake in Tasmania's central highlands. The responsibility for assessing risks (real and/or perceived) inherent in the design of structures or hazards or dangers arising from implementation of the report or aspects thereof rest solely with Hydro Tasmania.

No legal liability whatsoever is accepted by Austral Tasmania Pty for any direct or consequential loss, damage or injury (including without limitation any costs incurred in connection with proceedings either legal or arbitration) suffered by any person or entity which arises as a result of implementation of heritage conservation related advice at or about the Bye's house complex.

1.5 Acknowledgements

The assistance of the following people and organizations is gratefully acknowledged:

- Greg Jackman, Hydro Tasmania Consulting
- Michael Bidwell, Hydro Tasmania
- Staff at the Tasmanian Archive and Heritage Office
- Alben Brazendale
- Freddie Oliver
- Ken von Bibra
- Paul Davies

2.0 HERITAGE REVIEW

Bye's House does not currently appear in any statutory heritage register, or in Hydro Tasmania's Cultural Heritage List. The house is included in the Tasmanian Heritage Places Inventory (THPI),¹ however as a non-statutory list of cultural places, inclusion in the THPI does not create statutory management provisions.

The land on which the house site is situated may be subject to two environmental management instruments should these agreements be entered into. These instruments are summarized below.

2.1 Generic Covenant v3 03 Oct 2006

The Generic Covenant is the template for an agreement between the Environment Minister and the Hydro Electric Commission. The covenant would also be binding on all future registered proprietors of the land. It would apply to the land at Great Lake defined by Certificates of Title 51048/1 and 227639/1.

The purpose of, and ensuing clauses of the covenant are for the protection of the Natural Values. The definition of Natural Values does not include cultural values, and no part of the covenant establishes conditions for the management of cultural values. The covenant does however, establish specific provisions which may have relevance to the conservation of Bye's House, namely that the HEC will not cause damage/degradation to the Natural Values. Activities that will damage/degrade natural values are defined, and those of most relevance to Bye's House include:

- Subdivision of land;
- Introduction of Foreign Material;
- Off-road vehicle use;
- Lighting fires, except for hazard reduction or management of the Natural Values;
- The removal or disturbance of soil, rock or other mineral resource;
- Building or placement of infrastructure, fences or carriageways; and
- The clearance of Native Vegetation.

Notwithstanding the breadth of these restrictions, the covenant establishes a number of exceptions. Thus, Foreign Material can be introduced and soil can be removed or disturbed where it is for the maintenance of infrastructure. Similarly, Native Vegetation can be removed for fire hazard reduction.²

2.2 Nature Conservation Agreement v3 Template

The Nature Conservation Agreement v3 Template ('the Agreement') is an instrument of the covenant. Once completed, the Agreement describes the specific natural values and management objectives for the property. The Agreement does not include cultural heritage provisions as part of its terms. It does however provide for formalization of a Domestic Zone and Access Route, which allows for the conducting, or continuation of activities not related to the protection of natural values.³ The specific provisions of a Domestic Zone may have application to the conservation or use of Bye's House and clarification on this matter from the Department of Primary Industries, Parks, Water and Environment is recommended.

¹ THPI 8214.158

² Generic Covenant v3 03 Oct 2006, s.4.2

³ Nature Conservation Agreement v3 Template

3.0 ILLUSTRATED HISTORICAL OVERVIEW

3.0.1 Summary of property ownership

1. Francis Flexmore	c.1850s - c.1879
2. O & J Flexmore (Executors)	c.1879 - c.1890s
3. HER Oldmeadow	c.1890s - 1914
4. FA Oldmeadow (widow)	1914 - 1923
5. RC & TA Field	1923 - 1924
6. RR Field, FJ Bowman	1924 - 1927
7. K von Bibra, DD von Bibra	1927 - 1928
8. JJ Gatenby Pty Ltd	1928 - 1929
9. JJ Gatenby	1929 - 1956
10. WC & AR Bye	1956 - 1971

3.0.2 Summary of *Sandbanks'* tenancy (according to G Hardstaff, *Cider gums & currawongs*)⁴

1. Samuel and Sarah Glover	?
2. Walter and Nellie McCarthy	1927 - 1928
3. Rex and Ruby Davey	1928 - ?
4. George and Elizabeth Johns	? - 1931
5. George William and Jessie Hayes	1931 - 1940
6. Dan Tubb	c.1942 - c.1950s
7. Bevis Smith	?

3.1 European occupation of the Great Lake area, c.1815 - 1900

The European history of the Great Lake area began in 1815 when kangaroo hunters discovered the lake.⁵ Within the space of a few years, shepherds began driving their herds and flocks from the lowlands during the summertime, resting the pastures of the settled districts and taking advantage of the richness of the plateau's pastures.⁶ During the winters, snarers and trappers began to appear on the plateau, collecting the valuable pelts. Huts began to spring up as bases for these activities. Initial land tenure around Great Lake changed from grazing leases to land grants, encouraging settlement from the 1840s.⁷ From this decade until the close of the century, the pattern of transhumant pastoralism, snaring and trapping and itinerant settlement continued.⁸

- One of the earliest detailed depictions of the Great Lake area was completed in April and May 1847 by JE Calder (Figure 2).⁹ The plan shows at least eleven huts around the margins of the lake, as well as a number of property boundaries - both presumably leasehold and privately owned. 'The Sand Banks' is shown on the north eastern margin of the lake, although at this time no huts were shown in the area corresponding to the present location of Bye's House.

⁴ G Hardstaff, 2009, *Cider gums & currawongs: a history of lifestyle, people and places: the Lake Country of Tasmania to the 1950s*, Forty Degrees South, Hobart, p. 251.

⁵ T Jetson, 1989, *The Roof of Tasmania: A History of the Central Plateau*, Pelion Press, Launceston, p. xx.

⁶ Jetson, *The Roof of Tasmania*, p. xxi.

⁷ Jetson, *The Roof of Tasmania*, pp. 42-43.

⁸ Jetson, *The Roof of Tasmania*, p. 59.

⁹ Central Plan Office. Westmorland, Exploration Map, Calder, 1847.

The closest site of habitation was a hut on Mother Lord's Plains, approximately 3.5km to the north west.



Figure 2: Calder's 1847 survey of Great Lake. The site of the huts is marked by the red dots (Central Plan Office. Westmorland, Exploration Map, Calder, 1847, reproduced with the permission of the Department of Primary Industries and Water, © State of Tasmania)

- Within ten years of this plan's completion Francis Flexmore was leasing 4752 acres in the north east corner of Great Lake.¹⁰ The lease is described as a sheep run and encompassed the present location of Bye's House. Flexmore was a resident of Green Ponds (Kempton), evidently using his highland run as a means to depasture his sheep.
- A plan was completed in 1859 showing Flexmore's property. No structures were present at this time, although a series of fences had been erected (Figure 3).



Figure 3: 1859 survey of Flexmore's grant. The position of brushwood fences is highlighted (brown lines), as is the estimated location of Bye's House (red dot) (Central Plan Office. Westmorland, Plan 34, 1859, reproduced with the permission of the Department of Primary Industries and Water, © State of Tasmania)

¹⁰ TAHO. Valuation and Assessment Rolls, 'Longford', 1858.

- By 1859 Flexmore had purchased the property (by this time 6408 acres). By 1869 the property was listed in valuation and assessment rolls as ‘Sandbanks’ (Figure 4). With Flexmore still resident at Green Ponds, Basil Archer occupied the land.¹¹ Archer was based at Longford and also probably used the property as a sheep run.

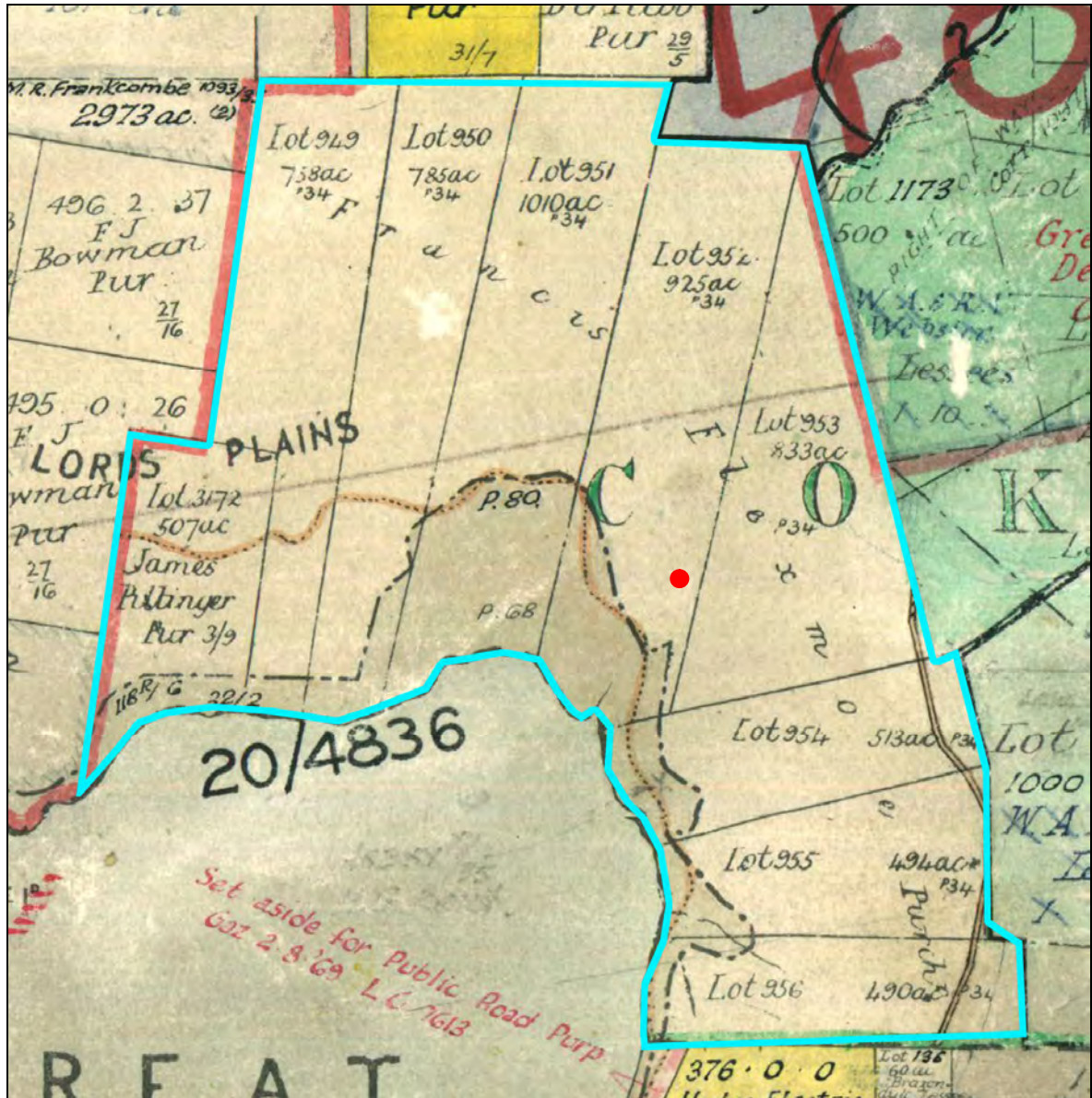


Figure 4: Grant map showing the extent of Francis Flexmore's property. The estimated position of Bye's House is marked by the red dot (Central Plan Office. Westmorland 2, n.d., reproduced with the permission of the Department of Primary Industries and Water, © State of Tasmania)

- The property (5803 acres) remained in the Flexmore family from 1872 until at least 1885. By the turn of the century it had passed to H.E.R. Oldmeadow of Melton Mowbray.¹²
- It is probable that Oldmeadow was responsible for the construction of the first recorded structure on the property. In his reminiscences *Great Lake at the Turn of the Century*, Arthur Fleming recalled the presence of a homestead at the Sandbanks in the early 1900s:

Sandbanks at that time was true to name and from a point about a mile south of where the Poatina Tunnel intake now is to the timbered point on the northern

¹¹ TAHO. Valuation and Assessment Rolls, 'South Longford', 1869.

¹² TAHO. *The Tasmanian Government Gazette*, Valuation and Assessment Rolls, 'Bothwell', 1901.

end of the lake about two miles distant from the tunnel entrance was all sandbanks with the homestead at that time standing near where the tunnel entrance now is.¹³

- Fleming’s reminiscences are supported by a plan completed two decades later, when Great Lake was to be increased due to the construction of the arched dam in 1920-22 (Figure 5). This shows a single ‘hut’ and nearby brushwood fence to the west of the track which skirted the eastern side of the lake.¹⁴ Oral tradition refers to this original building as a ‘Shepherd’s Hut’.¹⁵
- Evidence from the property deeds or valuations is not definitive, the former not listing the presence of any building on the property. The latter first records the presence of a house on the property in 1930.¹⁶



Figure 5: 1922 plan showing the position of the track (grey), brushwood fence (brown) and the hut (red). Also marked is the estimated position of Bye’s House (Central Plan Office, Westmorland, Plan 80, 1922, reproduced with the permission of the Department of Primary Industries and Water, © State of Tasmania)

3.2 The Great Lake Power Scheme, 1900-1950s

In 1908 the Complex Ores Company approached the Tasmanian government with a proposal to jointly undertake the construction of a hydro electric power station and its associated power scheme, utilising

¹³ A Fleming, n.d., *Great Lake at the Turn of the Century*, self-published, p.2.

¹⁴ Central Plan Office, Westmorland, Plan 80, 1922.

¹⁵ Alben Brazendale, *pers. comm.*, 1 July 2010.

¹⁶ TAHO. *Tasmanian Government Gazette*, Valuation and Assessment Rolls, ‘Bothwell’, 1930.

the waters of Great Lake.¹⁷ When the government rejected the proposal, the company formed the Hydro-Electric Power and Metallurgical Company and forged ahead, surveying the area around Great Lake and floating the proposal on the English and Australian markets.¹⁸ Work commenced on a gravity dam, canal, piping and construction tramway, before difficult financial conditions saw the project stall in 1913. The following year the government took over the scheme, creating the Hydro-Electric Department (HED).¹⁹ Under the auspices of the HED works proceeded apace, with the Waddamana power station coming online in 1916.²⁰ Capacity of the dam was greatly increased with the construction of the second dam between 1920-22. Built to the south of the original dam, the new structure virtually doubled the capacity extent of Great Lake from 35 to 60 square miles.²¹ The resulting inundation markedly altered the shoreline of the lake (Figure 6).

During this period the Great Lake region continued to be used for pastoral purposes. With no improved pastures on the lowlands, a high country run was exceedingly valuable, providing feed during the summertime and allowing the lowlands time to recover.²² The Great Lake region was also a safe spot for stock, the area being free of the potentially devastating liver fluke parasite.²³ Well past the mid-20th century the cycle of life in the region revolved around looking after the sheep, regenerating the pasture through controlled burning and keeping off the wildlife.²⁴ With rabbit, wallaby and possum skins often fetching high prices, snaring often provided a lucrative sideline to the maintenance of stock.

¹⁷ *The Mercury*, 1922, *Industrial Tasmania*, Davies Brothers, Hobart, p. 63.

¹⁸ *Industrial Tasmania*, p. 63.

¹⁹ R Lupton, n.d., *Lifeblood: Tasmania's Hydro Power*, Focus Publishing Pty Ltd, NSW, pp. 47-49.

²⁰ *Industrial Tasmania*, p. 64.

²¹ *Industrial Tasmania*, p. 75.

²² Ken von Bibra, *pers. comm.*, 21 May 2010.

²³ Ken von Bibra, *pers. comm.*, 21 May 2010.

²⁴ Ken von Bibra, *pers. comm.*, 21 May 2010.



Figure 6: Map showing the pre and post-1922 shoreline

- The post-1922 increase in the lake's levels had a significant impact upon Oldmeadow's property. Two years prior to the dam's commencement, the government had purchased 467 acres along the lake's shoreline, with another purchase of 364 acres being made in 1922 when the government revised the projected capacity of the lake.²⁵ This latter purchase resulted in a coincidence between the boundaries of Oldmeadow's property to the limits of lake's increased levels.
- The hut depicted in the 1922 plan was situated within the area purchased by the government in that year; its location eventually covered by the rising waters. What happened to the hut is unclear. One source mentions that, in apparent recompense for loss of the earlier structure, the HED built a new hut at *Sandbanks*.²⁶ Another source, from oral tradition, suggests that the hut was physically moved to its new position.²⁷ Whatever the case, the precise date for construction/relocation of this second hut is not known, but it was completed during the mid-1920s.
- In 1923 the property (4976 acres) was sold by Oldmeadow's widow to R.C. and T.A. Field.²⁸ Within the space of four years it had changed hands three more times, ending up in the hands of J.J. Gatenby in 1928.²⁹
- Valuation and assessment rolls by 1930 refer to a house being present on the *Sandbanks* property, this undoubtedly being the building that was either constructed by the HED or moved to the site.³⁰ The first depiction of the structure is from a 1949 aerial photograph which shows it on the northern side of Sandbanks Creek, approximately 1km north of the site of the earlier structure subsequently lost to inundation (Figure 7). The location of the structure depicted in the 1946 aerial view corresponds to the location of the building presently known as Bye's House and which forms the subject of this report. At this time the house was being occupied on a full time basis. The photograph also shows what appears to be another structure south of Bye's House, corresponding with the location of the stables/garage/shearing shed (see discussion below).



Figure 7: Detail of 1949 aerial showing the structure north of Sandbanks Creek (outlined). No other structures are visible in the area. (TAHO. LSD 353/12, Run 10, #4187, used with permission)

²⁵ Deeds Office. 14/2004, Memorial of Indenture, 7 January 1918, FA Oldmeadow to Minister Land and Works; Central Plan Office. Westmorland, Plan 80, 1922.

²⁶ *Sunday Examiner*, 5 November 1995, p. 5.

²⁷ Alben Brazendale, *pers. comm.*, 1 July 2010.

²⁸ Deeds Office. 16/1964, Memorial of Indenture, 6 July 1923, FA Oldmeadow to RC Field, TA Field.

²⁹ Deeds Office. 17/8801, Memorial of Indenture, 15 November 1928, K von Bibra, DD von Bibra, AJ Steward, F Bushby to JJ Gatenby Pty Ltd.

³⁰ TAHO. *Tasmanian Government Gazette*, Valuation and Assessment Rolls, 'Bothwell', 1930.

3.3 Expansion of the Great Lake Power Scheme, 1950s - present

In the 1940s increasing demand for power in Tasmania prompted the Hydro to consider further expansion of the Great Lake scheme. Throughout the ensuing decade a range of schemes were considered, with the final 1957 design culminating in construction of the current Poatina Scheme.³¹ The project was progressively completed over the course of seven years, with the Poatina Power Station being officially commissioned in March 1965.³² The third Miena Dam was completed in 1967. Comprising a rockfill clay core structure, the new dam was located south of the 1922 arched dam. On completion, water storage markedly increased with the rise in water levels being in the order of eleven feet (3.5m).³³ The storage capacity of the lake was again increased in the early 1980s through further raising of the rock dam.³⁴

Throughout this period settlement in the Great Lake area has continued, with a large increase in the number of shacks around the lake's periphery.³⁵ Bushwalking and fishing became ever-more important, supplanting pastoralism, trapping and snaring. From the 1950s pastoral activity has dwindled, and all but ceased in the high country coinciding with the 1990 ban on grazing.³⁶ From the mid-19th century, snaring and trapping for skins has also declined, in part replaced by the hunting of game.³⁷

- J.J. Gatenby remained owner of the property until 1956, when William C. Bye and Alfred R. Bye purchased it.³⁸ The Bye's were both of Cressy, with Alfred's occupation listed as shearer. Like many who lived and worked on the Central Plateau, Alfred was known for his toughness and bush skills:

Alf Bye was a local legend of the highlands in Tasmania. According to historical reports published by the *Sunday Examiner* Alf once ran 1000 sheep over this 1600 acre property...According to Fran Voss of the *Sunday Examiner*, "he could pick up the trail of lost sheep from a broken twig on the ground that would confound younger eyes, and work a 20 hour day without flinching; sleep the night in a hollow log if he got fog bound while possum hunting or plough through deep snow drifts on his horse, Sloper, to find lost sheep". He was known as a tough man but fair and straight as an arrow.³⁹

- Alfred had been born in 1912, leaving school at the age of 13 to help his brother on his Soldier Settlement property, *Stonyfield*, at Cressy.⁴⁰ When the brothers acquired *Sandbanks* in 1956 Alfred lived on the property, running sheep all year round. Horses and upwards of 25 dogs were also kept on the property. During the wintertime William and Alfred would transport cut hay to the property using the Blackwood Creek Track.⁴¹
- A photograph taken around this time shows the structure (Figure 8).

³¹ GT Coldbatch, GEA Hale, PC Tapping, 1959, *The Great Lake Power Development - Civil Engineering Investigation and Preliminary Design*, Hydro Electric Commission, Tasmania, p. 1.

³² Lupton, *Lifeblood*, pp. 202-03, 219.

³³ Lupton, *Lifeblood*, p. 221.

³⁴ HEC, 1980, *Great Lake Power Development: Draft Environmental Statement on the Raising of Great Lake to Full Supply Level SL 1039.37*, Hydro Electric Commission, Hobart, pp. 1, 6-7.

³⁵ Jetson, *The Roof of Tasmania*, p. xxi.

³⁶ S Cubit, D Murray, 1993, *Our Disappearing Heritage: The Cultural Landscape of the Central Plateau*, Regal publications, Launceston, pp. 11-14.

³⁷ Cubit, Murray, *Our Disappearing Heritage*, pp. 15-16.

³⁸ Deeds Office. 29/2702, Memorial of Conveyance, 25 January 1956, HM Gatenby, WF Hinman to WC Bye, AR Bye.

³⁹ From: Wildcare, 21 May 2004, *Wildtimes*, Wildcare Inc,

http://www.wildcaretas.org.au/pages/news_details.php?news_id=24, viewed 21 May 2010.

⁴⁰ Freddie Oliver, *pers. comm.*, 21 May 2010.

⁴¹ Freddie Oliver, *pers. comm.*, 21 May 2010; Ken von Bibra, *pers. comm.*, 21 May 2010.



Figure 8: Undated photograph of Bye's House (From: G Hardstaff, 2009, *Cider gums & currawongs: a history of lifestyle, people and places: the Lake Country of Tasmania to the 1950s, Forty Degrees South*, Hobart, p. 251)

- From the 1960s Alben Brazendale (now of Blackwood Creek) used to help the Bye's on the property.⁴² At this time *Sandbanks* comprised the main homestead, hay shed, a shearing shed, stables and vehicle garage. The latter three functions were accommodated in one long corrugated iron and timber paling-clad building. Alfred Bye, utilising materials salvaged from several disused Hydro huts at the inlet reportedly constructed this during the 1950s-1960s.⁴³ However, the 1949 aerial photograph (Figure 7), which coincides with J.J. Gatenby's phase of occupation, clearly shows a structure in the same position. It is possible that Alfred Bye subsequently replaced or modified through use of the redundant Hydro huts.
- Alfred's dogs (a variety of mixed breeds including staghounds) were quartered in hollow logs backed with tin or boards. Removed from the homestead complex, on the banks of Sandbanks Creek, was a sheep dip. Built from concrete, it was surrounded by holding yards for the sheep.⁴⁴
- The hay shed was apparently a former Hydro building, possibly purchased by Alfred after the completion of the Poatina scheme.⁴⁵
- During the 1960s-1970s Freddie Oliver (now of Longford) used to help William and Alfred with the cartage and distribution of feed during the wintertime.⁴⁶ Although sheep were kept on the property all year round, it was only the older sheep that remained at *Sandbanks* over the winter, with the younger sheep being moved to lower pastures.⁴⁷

⁴² Alben Brazendale still continues his association with the property. Alben Brazendale, *pers. comm.*, 1 July 2010.

⁴³ Alben Brazendale, *pers. comm.*, 1 July 2010.

⁴⁴ Alben Brazendale, *pers. comm.*, 1 July 2010; Freddie Oliver, *pers. comm.*, 21 May 2010.

⁴⁵ Alben Brazendale, *pers. comm.*, 1 July 2010.

⁴⁶ Freddie Oliver, *pers. comm.*, 21 May 2010.

⁴⁷ Alben Brazendale, *pers. comm.*, 1 July 2010.

- In 1966 the Bye's sold a total of 66 acres to the Hydro Electric Commission, the land being required for a tunnel, intake and access road proposed to be constructed as part of the Poatina Scheme.⁴⁸
- After his brother's death, Alfred Bye was made to sell the remainder of his property in 1971 to the Hydro Electric Commission, the HEC proposing to further raise the level of Great Lake.⁴⁹ A number of other properties around Great Lake were also compulsorily acquired at this time, with Bye being one of the last to sell up.⁵⁰ Alfred was, however, able to take up a 99 year lease, retaining use of the property until his death in 1995.⁵¹
- The sheep dip was part inundated when water levels rose in the 1980s.⁵²
- The shearing shed/stables/garage were burnt down as a result of vandalism in 2009.⁵³
- The main homestead and hay shed remain extant.
- In recent years Mr Alben Brazendale has acted as the *de facto* caretaker of the place, visiting it on a regular basis.

⁴⁸ Deeds Office. 37/8919, Memorial of Surrender, 25 January 1966, WC Bye, AR Bye to Hydro Electric Commission; 37/8920, Memorial of Conveyance, 25 January 1966, WC Bye, AR Bye to Hydro Electric Commission.

⁴⁹ Freddie Oliver, *pers. comm.*, 21 May 2010.

⁵⁰ Deeds Office. 43/1661, Memorial of Conveyance, 15 June 1971, AR Bye to Hydro Electric Commission; Freddie Oliver, *pers. comm.*, 21 May 2010.

⁵¹ Freddie Oliver, *pers. comm.*, 21 May 2010; Alben Brazendale, *pers. comm.*, 1 July 2010.

⁵² Alben Brazendale, *pers. comm.*, 1 July 2010.

⁵³ Alben Brazendale, *pers. comm.*, 1 July 2010.

4.0 PHYSICAL RECORD

4.1 Site Selection Considerations

4.1.1 Location and Access to the Site

Bye's House is located on the north eastern side of Great Lake, approximately 250m to the north of the lake edge (refer to Figure 1). The house is located on the low western extension of Shepherd's Hill, with open alpine Eucalypt vegetation behind the house. Bye's House overlooks an area of low, and swampy sedge land, which flanks the Sandbanks Creek. Sandbanks Tier at 1,385 metres a.s.l and located approximately 2.1 kilometres dominates the vista to the east.

The house is most commonly accessed via a vehicular track, which on approach from the south leads off the Poatina Intake Road. The track crosses the swampy sedge land and Sandbanks Creek at a point beside a washed out bridge.

4.1.2 The Hay Shed

On approach to the house, and at a point just before the entry gate, the track passes a hay shed to its east (Photo 1). The shed is a relocated ex Hydro structure, reportedly salvaged and set in place by Alfred Bye.⁵⁴ The hay shed is orientated east to west and is a timber framed vertical board building of 3.15m x 4.2m (approx). It has a gabled roof clad in corrugated iron, with the ridgeline approximately 3.5m above ground level. The roof appears to have been replaced at some stage, as the corrugated iron on the southern plane exhibits a substantial overhang and has not been cut to meet the eaves (photo 2). The shed originally had entrance doors on the eastern and western elevations, however the eastern elevation has been closed off. A simple, four paned window is centred on the southern elevation, and a corrugated iron chimney, redundant and in poor condition, is located at the eastern end of the structure (photo 3).



Photo 1: Western elevation of the hay shed with entrance door.

⁵⁴ Alben Brazendale, *pers. comm.*, 20 July 2010.



Photo 2: Southern elevation of hay shed, with single window and any overhanging sheets of corrugated iron.



Photo 3: Eastern elevation of hay shed, with chimney base, and blocked off second entrance.

Internally, the hay shed is a single roomed space incorporating a variety of materials. A low bench is situated under the window and the fireplace has been blocked off with corrugated iron. The floor is comprised of machine sawn timber boards, but appears to have been recycled from elsewhere as it is not continuous across the floor. Roughly placed Masonite sheeting has been used irregularly to clad the southern wall, while the northern wall has been left unlined, exposing the timber framing. The western wall and the ceiling have been clad in milled, beaded, tongue and groove deal (softwood) boards of similar type and dimensions to that that has been used to clad the interior of Bye's House. An opening in the north east corner of the ceiling suggests the upper level was used as a loft for additional storage. See Figure 9 for a measured plan of the hayshed.

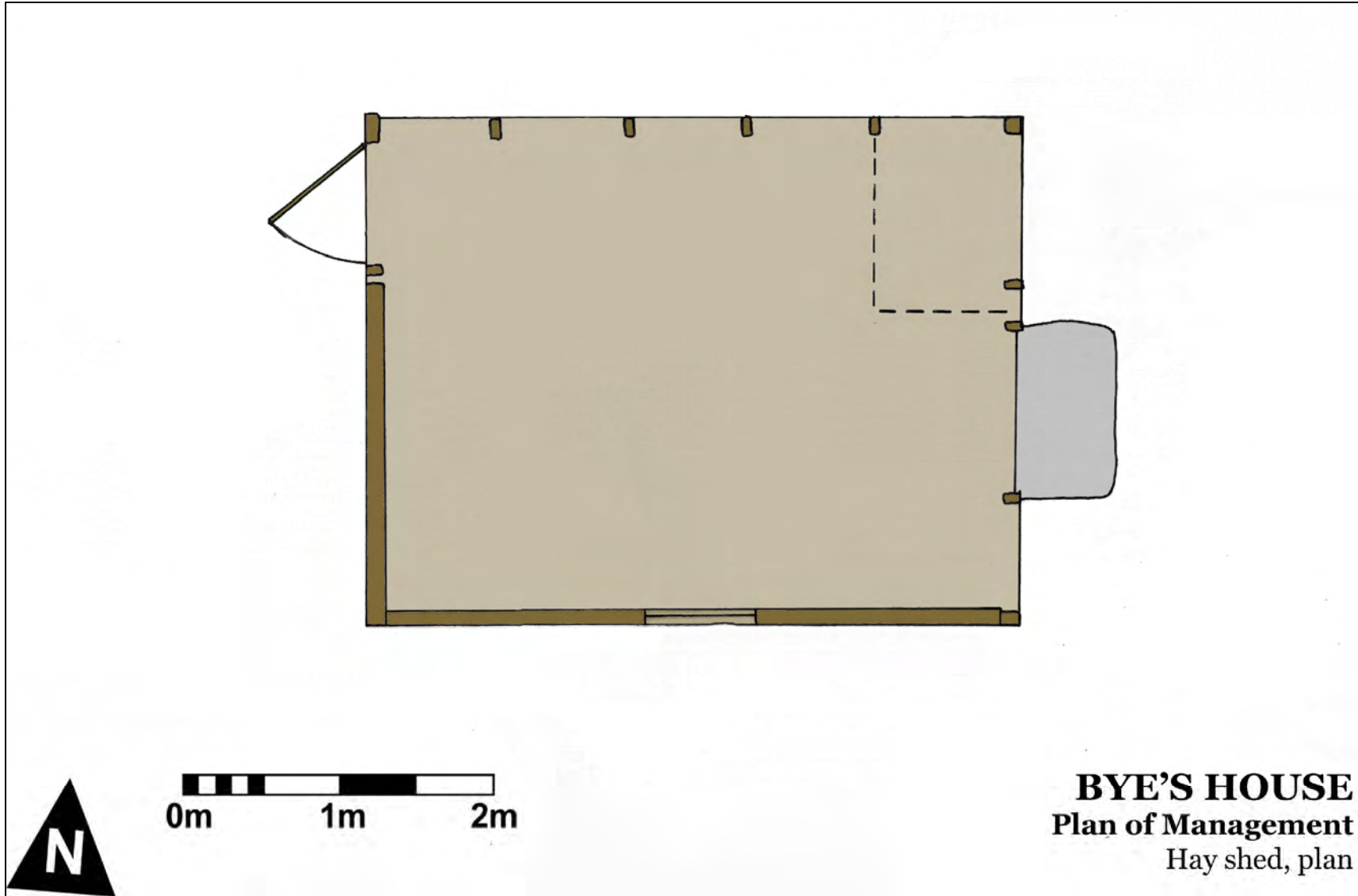


Figure 9: Measured Plan of the Hay Shed

4.1.3 The Bye's House Complex

The main complex of buildings is located within an immediate area of c.1.1ha. This is largely a clear, grassed area with several mature Eucalypts and dolerite outcrops. The area is enclosed with remnant post and wire fencing. The track crosses the enclosure in a north-south orientation. To the west of the track is the ruin of the former garage/stable/shearing shed complex and Bye's House, both located along the base of the dolerite escarpment (photo 4). Beyond the western enclosure is native Eucalypt forest and understorey vegetation. A pond is located on the eastern boundary of the enclosure. See Figure 10 for a measured plan of the main site complex.



Photo 4: Looking from the east towards the low dolerite escarpment and native vegetation in background.

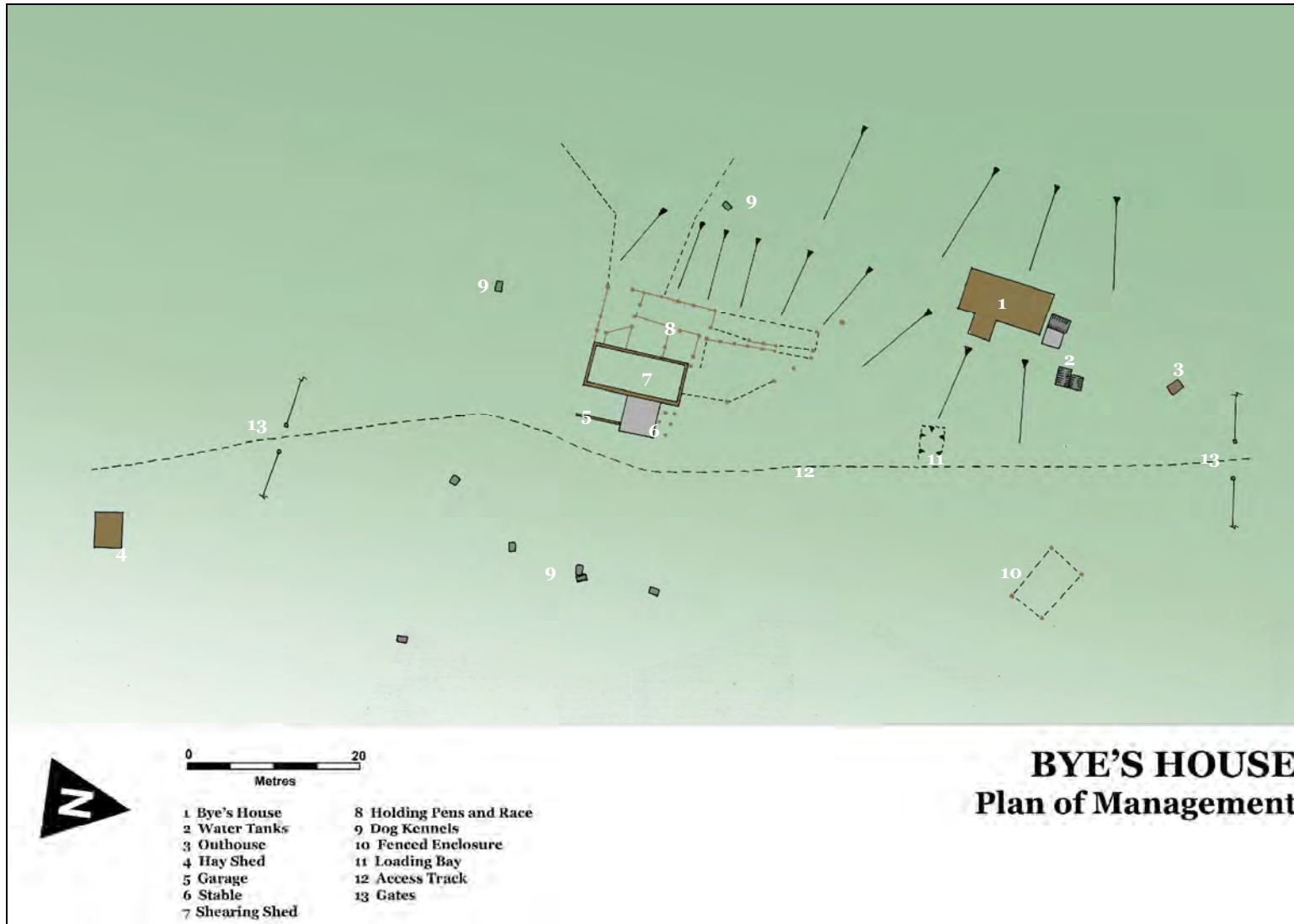


Figure 10: Bye's House site complex as at 20 July 2010
(Source: Austral Tasmania Pty Ltd)

4.1.4 Garage/Stable/Shearing Shed Complex

South of the house is the location of the garage/stable/shearing shed complex. The complex has been destroyed by fire and ruinous structural elements remain. The garage was located on the south eastern corner of the complex, with an entranceway of c.3.55m wide and a length of c.5.4m. The coarse concrete aggregate foundations of the garage are c.15mm wide and up to c.30cm in height above the ground level. At the northern end of the garage is the location of the stable block, which contained two stalls, with a coarse aggregate concrete floor. The stable has dimensions of c.3.8m x c.4.5m (photo 5).

On the western side of the garage and stable are the remains of the former shearing shed. The shearing shed was constructed on foundations of locally collected, unworked stones which are held in place with a rough reddish mortar. The overall dimensions of the shearing shed ruins are c.5.05m x c.11.5m, with the foundations reaching c.55cm in height. The interior of the space contains 14 evenly placed, tapered stone piers, again demonstrating the same materials and construction methods as used in the wall foundations (photo 6). Two openings are located in the eastern wall foundations, which presumably connected the shearing shed with the garage and stables.

On the west, and northern side of the shearing shed are the remains of the former post and wire holding pens. The sheep accessed the complex down the escarpment where they entered a catching pen, which directed them up a ramp to enter the shearing shed. Once shorn, the sheep would exit through one of two chutes into two holding pens. These pens exited into either a larger holding pen to the north of the shearing shed, or through a post and rail sheep race, of c.12.3m length (photo 7).⁵⁵



Photo 5: Garage/stable/shearing shed complex, looking from the east.

⁵⁵ Alben Brazendale, *pers. comm.*, 20 July 2010.



Photo 6: Stone piers of the shearing shed.



Photo 7: Holding pens and sheep race.

4.1.5 Sheep Dip

Located c.190m to the south east of the enclosed Bye's House complex is the location of the sheep dip, which is c.17m from, and parallel to the Sandbanks Creek. The sheep entered from the north, via a 24m x 15m (approx) holding pen enclosed by a post and wire fence. The holding pen funnelled the sheep along a coarse aggregate concrete path, from where a large log was placed across the dip, forcing them to jump into the c.3.9m long dip. The sheep exited via a coarse aggregate concrete path, enclosed with post and rail fences (photos 8-10).



Photo 8: Sheep dip, looking south.



Photo 9: Concrete lined dip.



Photo 10: Holding pen at the north.

4.1.6 Other Elements within the Complex

In addition to the above, the enclosed area of Bye's House contains several other small elements, described as follows:

- A group of eight improvised dog kennels (See Figure 11, and Appendix 3). These are located at the southern end of the enclosure and are constructed from a variety of materials including A-framed galvanised iron sheets with timber frames; 44 gallon drums; and hollowed tree logs with galvanised iron sheets to enclose one end;
- A bush pole electricity pole, with ceramic insulators (Appendix 4). This provided electricity to the house from a generator located in the garage/stable/shearing shed building;
- A coarse aggregate concrete water tank base on the northern side of the house (Appendix 5). One corrugated iron water tank is located on the base, and two others located nearby. All are used for the storage of firewood;
- A small timber framed outhouse, next to a tree immediately north of the house, and enclosed with a plastic tarp (Appendix 6);
- Remnants of post and wire fencing around the perimeter of the enclosure. On the western side, a shoed tree stump has been used as one of the posts (Appendix 7);
- Below the house, a loading bay has been cut into the bank to allow vehicles to back into the area and load/unload cargo/stock (Appendix 7); and,
- A small post and wire enclosure to the east of the house.

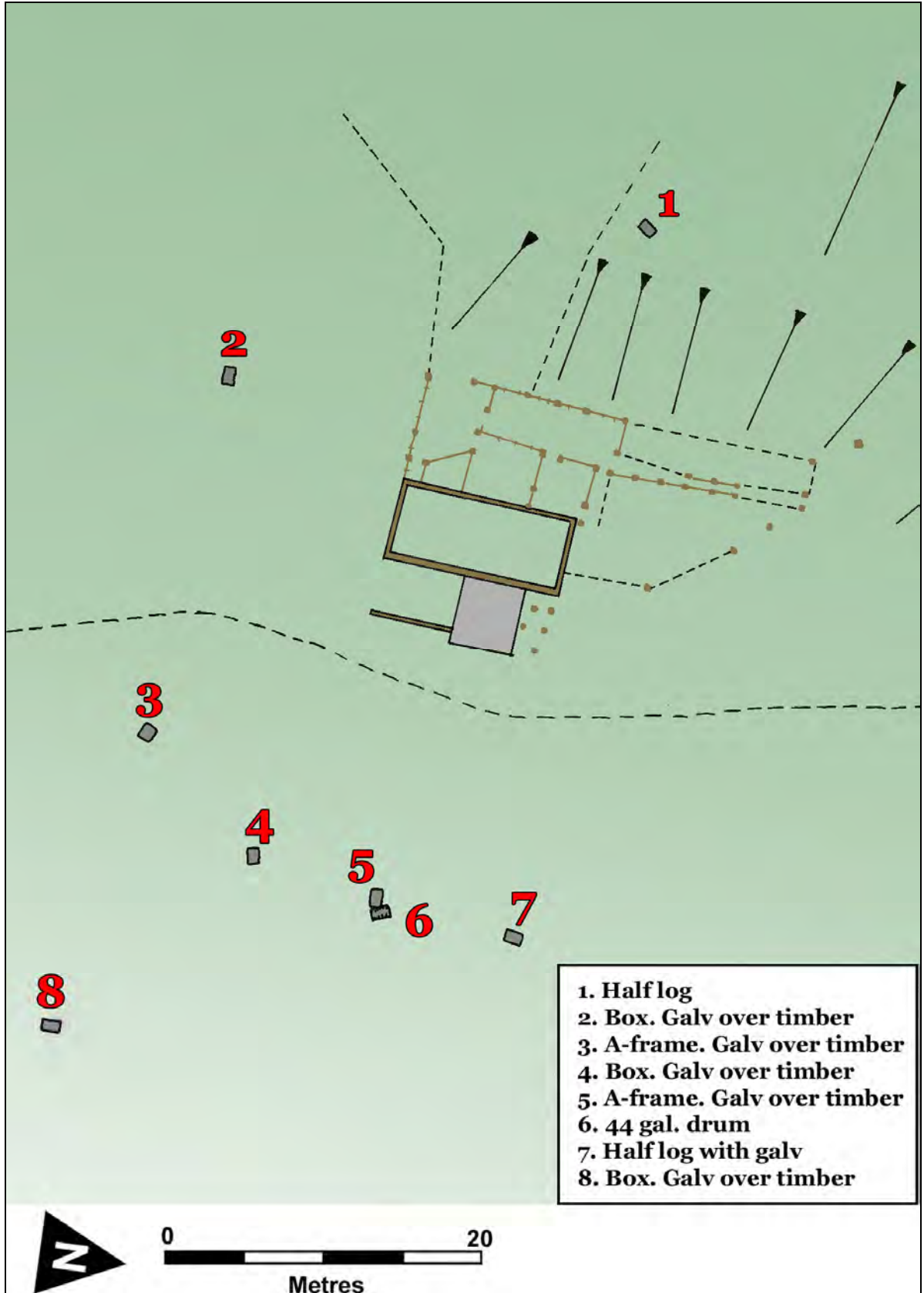


Figure 11 : Dog kennel locations and construction types

4.2 Bye's House

4.2.1 Exterior – Foundations, Walls & Roof

Bye's House is a rectangular building with a gabled roof that occupies a 10m x 5m footprint with its long axis orientated north-south. An enclosed, skillion roofed, porch represents a later addition on the eastern side of the structure (photo 11).



Photo 11: Eastern facade of Bye's House.

Main building: The bottom plate of the main building is set on a 400mm - 500mm high, contiguous stone rubble foundation. There are no piers supporting the sub-floor structure. Instead, the bottom plate of the building is carried on a contiguous dry stone foundation that runs around the perimeter, the floor bearers spanning the 5 metre gap between the side walls. The west wall foundation has assumed a minor retaining wall function, as this is the point at which the structure is cut into the hillside. There are parts of the foundation that appear to have been pivotal in the establishment of the structure by functioning as stacked stone piers with the intervening spaces subsequently filled and wedged with rubble up to the underside of the bottom plate.

The underfloor space is open and clean, the height of the foundations providing between 300mm and 500mm of clearance between the timber substructure and the ground surface. It is also, for the most part dry, with the exception of the ground at the base of the west wall foundation, which appeared damp in patches. This is probably due to the failure of the overhead guttering and the fact that the west wall foundation represents the point at which the structure intercepts and absorbs any flow of water down slope. The section of underfloor substructure able to be inspected through a gap in the stonework appeared to be in excellent condition, no doubt aided by the raised foundations, which promote airflow (photo 12).



Photo 12: Underfloor structure.

The walls of the main building consist of a combination of the original unpainted bull nosed hardwood weatherboards and flat sheet galvanised iron. The original fixings for the boards appear to be wire drawn rose head nails. The flat sheet is stamped in one or two locations with Lysaght's distinctive "Queens Head" brand. The letters J, L, L, A located at the four corners of the ornate border around the queen's head stand for John Lysaght Australia Limited (indicating the product was made locally as opposed to overseas). The 'K' below the manufacturers name possibly indicating that it was produced at the company's rolling mill and galvanising plant at Port Kembla south of Wollongong. The figure '60' on the neck denotes that the sheets were manufactured in 1960 (photo 13).



Photo 13: Detail of Lysaght sheeting.

The east (or front) wall of the main building is comprised entirely of weatherboards, as is the south end wall (photos 14-15).



Photo 14: East wall.



Photo 15: south wall.

The west wall is comprised of a combination of both weatherboards and iron, with a strip of flat iron cut and inserted in place of absent weatherboards. Flat sheet has also been used to clad the space around the chimneybreast and from ground level upwards to a height of 850mm (photo 16).



Photo 16: western wall with combination materials.

The latter is clearly a response to water damage, most likely from rusted out guttering evident at the edge of the western side roofline. It is likely that the flat sheets have been used to cover deteriorated or missing sections of the weatherboard walls. The detail on the branded sheets coupled with reference to the site history and Figure 8 suggests that the flat sheet was introduced to the structure sometime after 1960 and before 1971 and therefore, has formed an integral part of the structure for a period between 40 and 50 years.

The fenestration in the main building has also been altered over time. Excluding the porch addition, there are five windows; three in the front (or eastern) elevation, one on the western side of the northern end wall, and one on the western side of the south end wall (refer to Appendix 8, photos 55-59 and compare with those depicted in Figure 8). There are no windows in the western elevation. Two of the windows (those in the north wall, and closest to the porch addition in the east wall) are constructed of perspex and employ timber battens, fixed to give the appearance of glazing bars (see photo 57 for example). These represent works implemented by Hydro Tasmania in 2004. The remaining three windows are glass paned timber framed windows, some with visible paint treatments that have been applied prior to installation. In each case the openings surrounding these windows appear to have been modified to suit the dimensions indicating they are not part of the original fabric.

The building has a gabled roof clad in rusted corrugated iron (short) sheets fixed predominantly with red painted tek screws (replacing lead washer roofing nails) (photo 17).



Photo 17: Roofing material.

The height of the structure (taken from the base of the bottom weatherboard to the apex of the gable) is approximately 3m. The ogee profile galvanised guttering is heavily corroded with extensive sections failed and no longer holding water. This, coupled with overflow problems associated with incorrect fall in functional sections has rendered the colorbond™ downpipes installed near the building corners, north end, largely ineffective. The implications with regards to deterioration in the western side wall, in particular is discussed elsewhere. Colorbond™ flashing has also been installed at the gable ends of the structure.⁵⁶

Porch addition: Entry to the main building is via a 2.6m x 2.2m skillion roofed porch that has been added to the eastern side wall (photo 18). This serves as a wood store and as an all weather transitional space between the exterior and the living spaces of the main structure. This structure is independently supported on eight square profile concrete piers and, in part, on concrete steps related to the entry point located on the northern side (photo 19).



Photo 18: Porch, from east.



Photo 19: Piers, steps and entrance.

The porch cladding and fenestration have also been altered. It has been established that the photograph in Figure 8 was taken after 1960 but before 1971 (when Alfred Bye, the last permanent occupant was forced to sell the property). This shows the porch wholly clad in flat iron with an array of windows wrapping around the northern and eastern walls and possibly the southern wall as well, although view of the latter is obscured due to the angle of the photograph. Although not definitive, judging by the dating attributed to the flat sheet and the style of the windows, it seems likely that the enclosed porch was added to the main building some time - and possibly not long - after 1960. In the present, a window comprised of four oblong panes of glass in the north wall and a single paned

⁵⁶ The colorbond™ elements and tek screws all appear to have been introduced as a result of works carried out by Hydro Tasmania in 2004.

window in the south wall has replaced the array of windows depicted in Figure 8. The resulting voids have been patched with corrugated galvanised iron that overlaps the original flat iron sheeting (photo 20). The light fitting depicted in Figure 8 remains in place, fixed to a rafter forming part of the eaves at the north-eastern corner of the porch. The porch door has been strengthened in recent years through the addition of powder coated metal bars and a chain and padlock arrangement added in an attempt to prevent unauthorised access to the interior.



Photo 20: corrugated iron patching.

4.2.2 House Chimney

The house chimney is comprised of machine-made orange clay bricks (photo 21). The chimney breast is 2 metres wide x 800mm deep x 1.85m high and tapers giving rise to a chimney that is 3m in height. The tapered section was repaired in 2004 (as evidenced by the inscription ‘SKIP 04 T.W.F’ in the cement render). The bricks show evidence of spalling and in places mortar is missing, both a likely consequence of the freeze-thaw effect that is prevalent in the Central Highlands climate (photo 22).⁵⁷



Photo 21: Chimney.



Photo 22: 2004 cement repairs and missing mortar.

4.2.3 Interior Spaces including Fixtures

As previously mentioned, entry to the building is via a porch that effectively serves as an annex and a transitional space between the outdoors and the domestic interior of the house. A bench set against the east wall, with an outlook towards Sandbanks Tier, was reportedly the place where Alfred Bye used

⁵⁷ Similar effects were witnessed during an inspection of the former brick chimney at Kerrison’s Hut in the Western Lakes – Austral Archaeology & Ian Terry, July 2003. Kerrison’s Hut Plan of Management. Unpublished report prepared for the Tasmanian Heritage Office, DTPHA.

to wash.⁵⁸ The interior of the porch is floored in 110mm wide timber boards. The walls are unlined. It is presently used as a wood store (photo 23).



Photo 23: interior of porch, looking from central living space.

The interior of the main building is divided into five spaces, consisting of a central multifunctional, living, dining and cooking space flanked by two bedrooms on either side. The majority of exposed wall linings and that of the tent ceiling consist of tongue and groove beaded profile deal (softwood) boards. In exposed sections the linings have an orangey-red hue suggestive of past treatment. The colouring is consistent with the application of shellac although this is not firmly established within the context of this report. Silver paint has been applied to the walls in the main living space and all walls with the exception of those in the south-west room have been covered in paper (see below for further description). Floors throughout the main structure are comprised of tongue and groove hardwood boards 100mm in width.⁵⁹ Bakelite electrical fittings (currently redundant) are present in places (photo 24).

Refer to Figure 12 for a measured plan of the structure.

⁵⁸ Alben Brazendale, *pers. comm.*, 20 July 2010.

⁵⁹ Note the difference in the width of the porch floor boards (150mm) compared with floorboards within the main building (100mm).

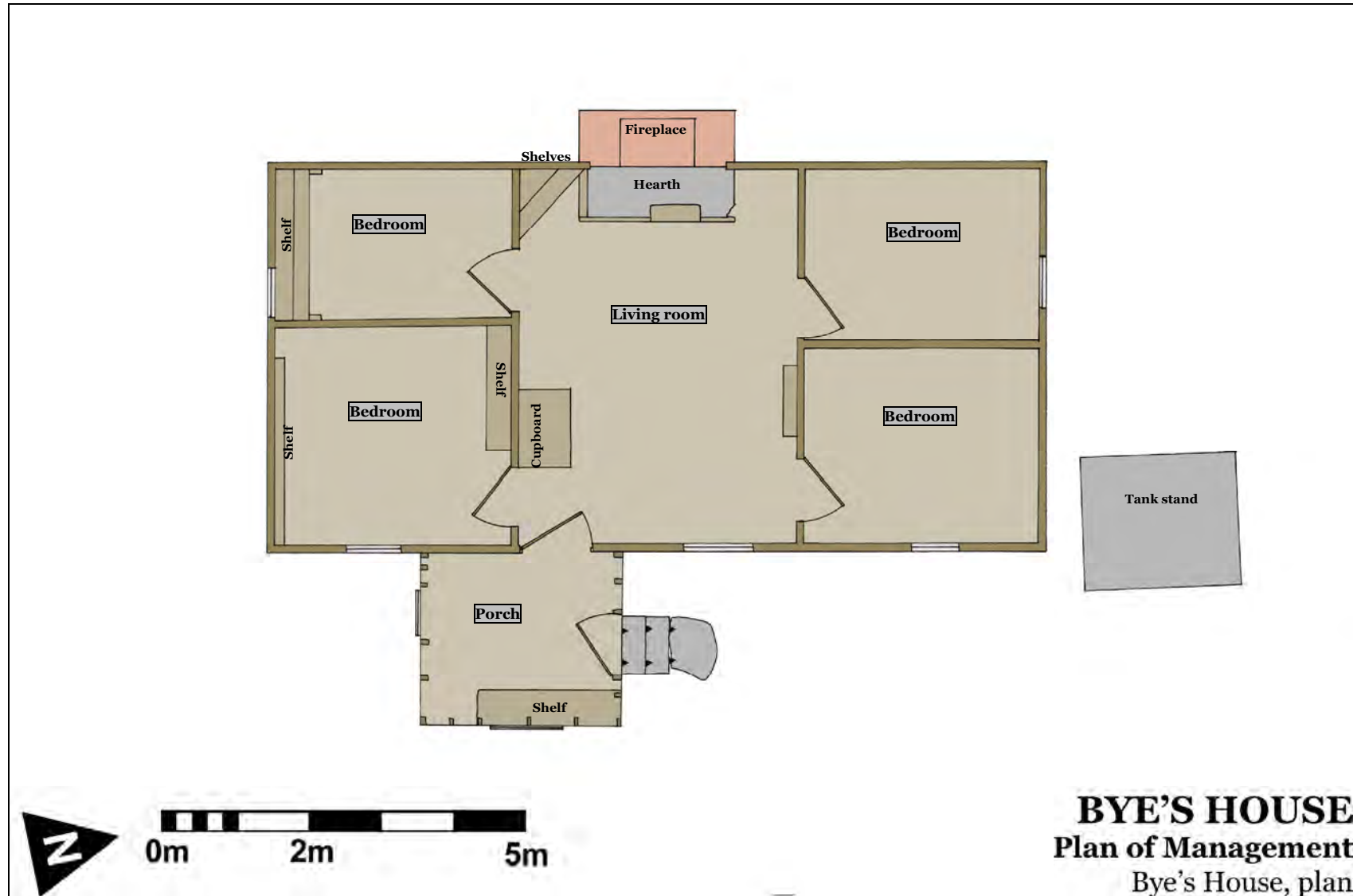


Figure 12 : Plan of Bye's House



Photo 24: typical Bakelite electrical fitting.

Central living space: The main living area is the largest space, measuring 3.5m in length by 4.7m in width. All internal doors including the entry door from the porch are batten type with three out of five retaining their original handles and latches (photos 25-28).



Photo 25: north east room latch, inward side of door.

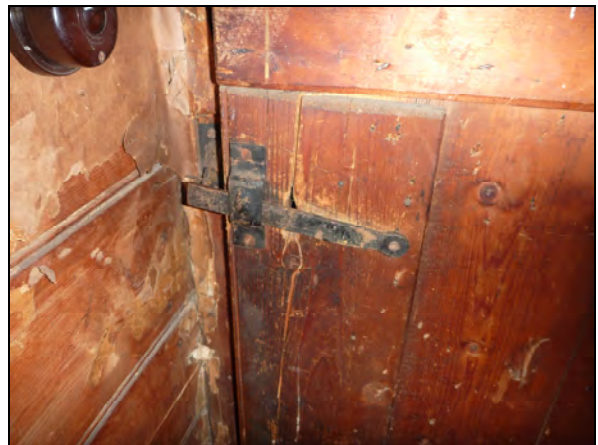


Photo 26: north west room latch, inward side of door.



Photo 27: south east room latch, inward side of door.



Photo 28: south east room lock, inward side of door.

Like the walls, the outer vertical board surfaces of all the doors have been painted silver. The upper surfaces on several of the doors are pockmarked with holes. The size and distribution of the holes raise the prospect that the interior was used by snarers at one time or other to peg out skins.⁶⁰ If, so this would represent an unusual use of what is ostensibly a domestic space. The comparatively low numbers of holes suggest this was not a sustained practice in the main building.⁶¹ A piece of wire dangling from the ceiling in the living space was reportedly used by Alfred Bye to prepare his snares (photo 29).⁶² Hemp string was tied to the wire and anchored by a brick on the floor prior to being twitched up and waxed ready for use.



Photo 29: wire from ceiling, reportedly for preparing snares.

The fireplace and concrete hearth are centrally situated in the west wall. The fireplace was used for cooking during Alfred Bye's occupancy.⁶³ The corresponding section of the west wall and the ceiling is

⁶⁰ The commercial fur trade in Tasmania operated in a sustained fashion between the 1890s and the 1950s. The practice had a symbiotic relationship with grazing, particularly in the highlands where it was used as a means to supplement incomes. At times it was quite lucrative with Tasmanian wallaby and possum furs highly prized in the market place for their thick pelts. After the 1950s, the market for furs contracted due to changing technologies and tastes. Whilst it continued to be practiced, the combination of low and reliable prices greatly reduced the numbers of people involved. Snaring as a method of hunting was ultimately banned in 1984. Extracts from: Austral Archaeology (D. Parham, I. Terry & S. Cubit, *Basil Steers' February Plains No. 2 Hut Plan of Management*. Unpublished report prepared for the Tasmanian Heritage Office, DTPHA, June 2003, pp 4 & 5).

⁶¹ The shearing shed was generally used for the pegging out of skins. Alben Brazendale, *pers. comm.*, 20 July 2010.

⁶² Alben Brazendale, *pers. comm.*, 20 July 2010.

⁶³ Alben Brazendale, *pers. comm.*, 20 July 2010.

covered in soot and other residues no doubt as a result of prolonged exposure to smoke and cooking fires (photo 30).



Photo 30: Central living space and fireplace, looking from entrance porch. Note soot residue on west wall and ceiling.

Outer rooms: All four rooms flanking the central living space differ in width. They are, however, all 3 metres in length. On this basis there is no reason to believe the structure has been truncated or altered from its original built form (refer to Figure 12). The larger rooms are situated on the eastern side of the house. Judging by the furniture, all have been used as bedrooms at some stage or other. All have inward opening board and batten doors, painted silver on the outer surface and [possibly with] shellac on the inner surfaces. The principal attributes of each room are discussed in turn, as follows:

South-east room (photo 31): This is the largest of all the bedrooms measuring 2m x 2.8m. It contains at least two generations of wall coverings with wallpaper overlying sheets of newsprint (photo 32). The latter appears to represent an early application with one sample observed dated Dec 19 1922. The space contains two slat beds (one double, one single).



Photo 31: south east room, looking south with bed, and window.



Photo 32: south east room, with bench, newspaper and wallpaper remnants.

North-east room (photo 33): The second largest of all the bedrooms measuring approximately 3m x 2.5m, this was reportedly Alfred Bye's bedroom throughout his period of occupancy. The walls and the corresponding section of tent ceiling in this space are almost entirely clad in sheets of newsprint and pages from magazines. Ladies fashion is a dominant theme, with wartime reports also noted (photo 34). The publications *Sketch* and *ABC Weekly* have been commonly used. One sample is dated July 1 1940, another January 4 1939. Judging by the history of ownership, these papers had been applied during the Gatenby's period of ownership (noting this may not necessarily correspond with occupancy as tenancy arrangements appear to have in place over certain periods – compare, for example, the information contained in section 3.0.1 of this report with section 3.0.2). Whichever the case, the dating suggests that Alfred Bye was not responsible for the application of the wall coverings nor the choice of theme. It is also reasonable to assume that he was not sufficiently bothered by it to want to change it to suit his own tastes. Alben Brazendale attests to Bye's work ethic, noting that Alfred routinely worked from dawn until well beyond dusk. Being a practical, hard working man, it may also have been the case that matters of interior decoration and taste were of little concern and peripheral to the business of running the property.



Photo 33: north east room, looking north with bed, and window.



Photo 34: north east room, World War Two newspaper cutting.

North-west room (photo 35): This space measures 3m x 2.2m. The dominant wall covering is brown paper that has been applied in large sheets. This covering extends to the corresponding, angled, section of tent ceiling within the room. Pages comprising artwork from colour magazines have been glued on to the paper linings providing points of interest in the otherwise rather drab expanse of brown (photo 36). The brown paper lining is torn or missing in places providing glimpses of underlying – earlier - newsprint. One sample of the latter exhibited a date of Oct 24, 1925.

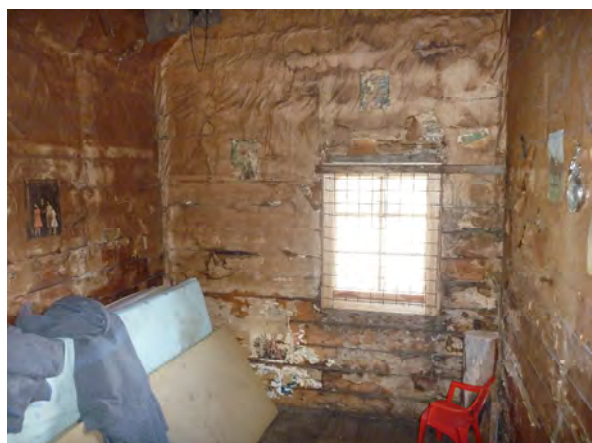


Photo 35: north west room, looking north with bed, window and brown paper lining.

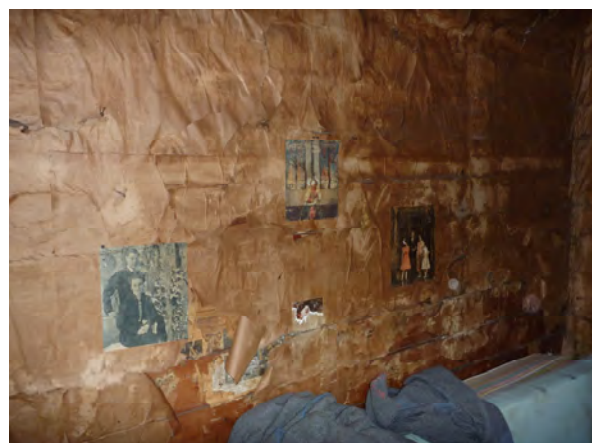


Photo 36: Colour artwork applied to walls, here showing (L-R) the Duke and Duchess of Windsor, a Church scene and King George VI and family.

South-west room (photo 37): Measuring 3m x 1.9m this is the smallest of the four rooms flanking the central living area. It is also the only space in which the walls have not been covered. One section of beaded wall lining has been replaced with rough sawn boards. A slab shelf runs the width of the room above the doorway and a bench is located under the window (photo 38). It has been used as a bedroom but judging by the lack of wall coverings and the utilitarian nature of the shelving, this may not always have been the case.



Photo 37: south west room, looking south with bed, window and bench beneath window.



Photo 38: south west room looking north with slab bench above door.

5.0 CULTURAL SIGNIFICANCE

5.1 Discussion of Cultural Significance

The assessment of cultural significance is a pivotal part of any plan of management since it forms the basis for subsequent decisions that are made on how best to manage any given place or places. These decisions are typically made within a strategic framework, where there is keen competition for resources (fiscal, human and material) that are often scarce.

In itself this Plan of Management constitutes recognition that Bye's House is a place of cultural significance. Significance, however, is a mutable quality, that is, it can and does change and not necessarily solely in response to academic imperatives.

In this report significance is expressed in terms of the Australia ICOMOS *Burra Charter* definition of cultural significance and the seven criteria of the *Historic Cultural Heritage Act 1995*. Article 1.2 of the *Burra Charter* defines:

Cultural significance means aesthetic, historic, scientific, social, or spiritual value for past, present or future generations.

Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects.⁶⁴

The *Historic Cultural Heritage Act 1995* (the Act) definition defines this as:

'historic cultural heritage significance', in relation to a place, means significance to any group or community in relation to the archaeological, architectural, cultural, historical, scientific, social or technical value of the place.⁶⁵

This definition is similar to the one given by the *Burra Charter*, with the notable absence of aesthetic value. The Act provides that a place may be entered in the Tasmanian Heritage Register where it is of 'historic cultural heritage significance' and where it meets one or more of the seven required criteria. Although not necessarily explicit, these criteria reflect the values identified in the definition of 'historic cultural heritage significance', that is, historical, archaeological, architectural and so on.

The Act is silent on how important a place should be to meet a criterion for entry in the Tasmanian Heritage Register. However, the use of words and phrases such as 'important', 'important in Tasmania's history/heritage', and 'high degree', help indicate that although a place may have heritage value, it may not necessarily be of sufficient value to meet a criterion of the Act.⁶⁶

Guidelines exist which are of some assistance in applying these criteria and thresholds for entry in the Tasmanian Heritage Register. Heritage Tasmania's guidelines provide that a place should be assessed against the criteria of the Act and the level of significance from nil or negligible; local significance; or State significance.⁶⁷ The Guidelines do not define the difference between State and local significance. At its simplest, the distinction between State and local significance can be understood by the context in which a heritage place is important, whether those values are important within the local area, or more broadly, at a State or higher level.

Hydro Tasmania has also developed its own system for assessing the relative significance of a feature. Hydro Tasmania's system is based on the criteria of the Act, and allows for six degrees of significance, ranging from Very High to Intrusive. These ratings are applied to the overall level of significance of the feature. An assessment of Very High or High indicates that a place would be, or is likely to be eligible for entry in the Tasmanian Heritage Register. The degrees of significance relate to the ability of a place to demonstrate the development of Hydro Tasmania.⁶⁸ As the historical context of Bye's House is largely outside that of the development of Hydro Tasmania, the application of these levels is more limited. In addition to an assessment against the *Burra Charter* values and criteria of the Act,

⁶⁴ Australia ICOMOS *Burra Charter*, Art. 1.2

⁶⁵ *Historic Cultural Heritage Act 1995*, s.3

⁶⁶ *Ibid*, s.16

⁶⁷ Heritage Tasmania, *Pre-Development Assessment Guidelines. Proactively Managing Historic Heritage*, November 2009, p.4

⁶⁸ Paul Davies Pty Ltd, *Hydro Tasmania Heritage Study. Stage 2 Study*, May 2005, pp.3-6

this report attempts to indicate the level of significance for Bye's House (at State or local levels of significance) and the overall degrees of significance using Hydro Tasmania's system.

5.2 Comparing Bye's House

A comparative analysis is useful in understanding why Bye's House may have heritage significance, and how important the place is, when compared with other similar places.

Historically Bye's House has been known as a 'hut', and an understanding of other huts is useful in understanding its context and significance. A detailed comparative analysis of the place would require reference to a thematic study of Tasmania's huts, which is not currently available. In the absence of this, a review of data contained in readily accessible heritage registers,⁶⁹ and key geographical surveys has been carried out.⁷⁰

In making comparisons, it is important to refer to a data set that will support 'like with like' evaluations. Such comparison commences with articulation of the key attributes of Bye's House described as follows:

- **Its Historical Function:** The *Sandbanks* property is documented as being used for sheep grazing as early as 1858. The current structure was used as a full-time residence by 1956 and probably much earlier, while the property was used throughout the year for pastoral purposes.
- **Its Age:** The date of construction for Bye's House is somewhat unclear, although would appear to most likely to date from c.1900-1922. A 'homestead' is known to have existed on the *Sandbanks* property by c.1900, while the construction of the second dam at Great Lake in 1920-1922 resulted in the inundation of the homestead site. Sources provide conflicting information about the current structure. It was either constructed on the current site by the Hydro Electric Department in c.1922 as recompense for the earlier structure destroyed by the dam, or alternatively, relocated to the site prior to inundation of the original site.
- **Its Scale, Form and Detailing:** The Physical Record section of this report provides a detailed analysis of the fabric of the house. In summary, Bye's House is a single storey, timber framed weatherboard structure on a rectangular plan of c.5x10m, with a projecting entry porch. The northern elevation is clad in flat iron sheets. The building is supported on locally sourced stone footings.

The weatherboards are machine cut and the gabled roof is clad in corrugated iron. A brick chimney is located to the rear. Small windows are located on the north, east and southern elevations of the structure.

Internally, the building contains five rooms: a central kitchen/dining area, with four bedrooms located off this central room. The majority of the walls and ceiling are lined with machine cut, beaded tongue and groove softwood boards. Wall coverings are present in three of the bedrooms. This includes brown paper sheets; c.1920s-1940s newspaper and magazine pictures and articles; and wallpaper remnants.

The structure is representative of a functional, vernacular design from the early twentieth century. It is largely devoid of aesthetic embellishment, with the exception of the internal decoration in the use of paper lining, both recycled newspapers and magazines, and wallpaper. At some time during Byes' occupancy, a generator was installed (in the shearing shed) to provide the house with electricity.

The immediate site environment contains the burnt out ruins of the garage/stable/shearing shed complex; internal post and wire boundary fences; dog kennels; an out-house (relocated from its original position at the shearing shed); a second relocated hut used as a hay shed; firewood storage tanks; and a sheep dip.

⁶⁹ Register of the National Estate, Tasmanian Heritage Register and the Tasmanian Historic Places Inventory

⁷⁰ Principally: Collett, D, *Inventory of European Historic Structures on Tasmania's Central Plateau*, Parks and Wildlife Service Occasional Paper No 33, A Report to the Parks and Wildlife Service, Tasmania, May 1995 and Russell, J, Cubit, S, Johnston, C, Hepper, J, *Assessing Cultural Values in Natural Areas: The Upper Mersey Valley*, Volumes 1-3, a report to the Australian Heritage Commission Centre for Environmental Studies Occasional Paper 26, University of Tasmania, 1998-1999

- **Its Integrity:** Bye's House exhibits high integrity. This is demonstrated in the retention of its built form and materials dating from the early to mid-twentieth century. Smaller elements such as the decorative paper linings and fixtures such as shelves and benches are contributory to this high level of integrity. The broader site contains features and elements demonstrative of its use as a pastoral stock run.

5.2.1 Identifying other Places to Compare With

As noted above, the absence of a thematic study of Tasmania's huts has constrained the comparative analysis of Bye's House. However, a review of existing heritage listings and previous studies allows for some credible comparisons. Most of the huts identified from these sources are located on reserved land, and it can be safely assumed that there are numerous other highland pastoral huts on private property that have not previously been recorded or assessed.

The Tasmanian Historic Places Inventory (THPI) contains the largest record of huts. In total, the THPI includes 871 records where the word 'hut' is mentioned in the inventory. These huts are located on both reserved and private land. Most of the huts included in the THPI fall into three main categories:

1. Pastoral huts;
2. Snaring and hunting huts; and
3. Recreational huts.

Of these types, pastoral huts are most relevant for comparison with Bye's House, and the THPI includes records for 17 huts where 'pastoral' or 'stock' is recorded as the historical function of the place. The majority of these recorded huts are those documented by Collett in 1995.⁷¹

Huts are comparatively poorly represented on statutory heritage registers. The Tasmanian Heritage Register (THR) includes records for 31 huts. In addition to the themes of pastoralism, snaring/hunting and recreation, the THR includes huts related to defence and other aspects of primary production.⁷² Four huts are permanently included in the THR, none of which are associated with the theme of pastoralism. Some correlation exists in nominations to the THR from the Collett and Russell *et. al.* studies.

Entries for 41 Tasmanian sites on the Register of the National Estate and which included reference to 'huts' were reviewed during comparative research. Some of these listings feature huts as part of a broader place registration, for example Western Tasmania or sawmilling complexes, while some huts identified in the Collett and Russell *et. al.* studies are also included.

The Collett and Russell *et. al.* studies provide the most comprehensive and detailed studies of pastoral huts located in highland locations. Noting the high level of integrity of Bye's House, the following huts are relevant for comparison:

1. **Allison's Hut, Central Plateau Conservation Area:** a c.1900 structure used as the main residence of the Allison family in their use of the stock run. The building is timbered, and 'L' shaped in plan. The exterior and roof is clad in corrugated iron, and the building founded on stone footings. The hut has a massive stone chimney on the northern elevation. Internally, the hut contains three rooms. These may originally have been timber lined, but have been replaced with Durasbestos and fibrosheet lining. Commercial wallpaper and magazine pictures have been used to cover the sheeting. The broader site includes an outhouse/shed, dog kennels and stockyard. Allison's hut does not appear on any statutory heritage register. Collett assessed the place as having cultural significance for its demonstration of more permanent accommodation for shepherds, the management of stock and longevity of pastoralism in the area. The place was also considered to have probable social significance.⁷³
2. **Bull Hill Huts, Lake Augusta Road, Central Plateau:** The place contains three standing huts and two hut bases. Collett does not provide a date for the complex, although he considers the oldest hut to be early (early 1900s?). Of the standing huts, two of them are

⁷¹ THPI search 13 July 2010; Collett, *op. cit.*

⁷² THR search 12 July 2010. For example, WWII Prisoner of War hut, fruit pickers hits.

⁷³ Collett, *op. cit.*, pp.35-36, 83

relocated single men's quarters from the Hydro site at Poatina that were relocated after 1980. The original standing hut is a single roomed, timber framed building on stone footings, clad with split-wood weatherboards and a corrugated iron roof. The hut has a corrugated iron chimney and a single window on the southern wall. The interior of the hut is lined with wood. The site also includes a stockyard. Like Allison's Hut, Collett describes the Bull Hill Hut as an example of early 'summer' homesteads on the Central Plateau leased by large scale graziers. By 'homestead', he refers to their large scale and level of comfort. Bull Hill hut does not appear on any statutory heritage register. Collett identifies it as having cultural significance, however as a privately owned structure, no conservation recommendations were made.⁷⁴

3. **Tin Hut, Central Plateau Conservation Area:** This small, single roomed structure dates from the early 1900s. It is constructed from a sawn timber frame on stone footings, and clad in corrugated iron. Internally, the lower walls of the hut are lined with sisalation. The corrugated iron chimney has collapsed, and the site does not include any stockyards. The Tin Hut is also small by comparison with Allison's and the Bull Hill huts. Collett considers that the fabric provides no indication of its association with pastoralism, while other huts better demonstrate this theme. The hut does not appear on any statutory heritage register, and Collett makes only basic conservation recommendations for the place.⁷⁵
4. **Dixon's Kingdom Hut, Walls of Jerusalem National Park:** Construction of this hut began in the mid 1950s following Reg Dixon taking over the Walls of Jerusalem grazing lease. The hut is a single roomed gabled roofed structure measuring 4.6m by 3.5m. The hut walls were formed from locally sourced pencil pine logs drawn to the site by horses, positioned into place with ramps and then fixed using a chock and log technique, where logs on adjacent walls are overlapped for stability. Gaps between the logs were then filled with moss, earth and turf. The roof is clad in split timber palings. The hut originally had a large stone fireplace with timber chimney. An extension was made to the hut in 1980. Internally, the space includes a timber sleeping platform and table. Although nominated to the Tasmanian Heritage Register, the hut does not appear on any statutory heritage register, although a Plan of Management for the site provides a comprehensive assessment of values. Terry and Parham found that the hut met all seven criteria of the *Historic Cultural Heritage Act 1995*, and had aesthetic value from its form, materials and location.⁷⁶
5. **Whiteleys Hut, Walls of Jerusalem National Park:** This hut was constructed in the early 1960s and was used as overnight accommodation when checking stock. The hut consists of a bush pole timber structure clad in recycled corrugated iron and has no internal lining. The dirt floor has been covered at a later date with cement. A large post and wire stock yard is located to the north of the hut, which includes a drafting race in one of the pens. Later changes in use for recreational purposes have modified the hut, with the installation of bunk beds and a new door. The hut does not appear on any statutory heritage register. Collett identifies the hut as having cultural significance at a local level and recommended the preparation of a management plan for the site.⁷⁷
6. **Borradaile Plain Hut, Upper Mersey Valley:** The hut was originally a worker's hut from the Boggy Marsh sawmill and was relocated to its current sit in the late 1940s. It was initially used as a cattleman's hut by the Miles and Walters families, and was subsequently used for hunting. The place is a complex of buildings located around the relocated hut. The hut is constructed from machine cut weatherboards with a corrugated iron roof covering earlier shingles. The hut has a wooden floor, corrugated iron chimney, a single window and three bunk beds. The hut has been nominated to the Tasmanian Heritage Register and included on the Register of the National Estate as an indicative place. Nominated criteria include historical, representative and associative significance, for both the grazing and hunting uses.⁷⁸

⁷⁴ *Ibid*, pp.37, 84

⁷⁵ *Ibid*, pp.38, 84, 118

⁷⁶ Terry, I, Parham, D (Austral Archaeology Pty Ltd), *Dixons Kingdom Hut Walls of Jerusalem National Park Community Huts Partnership Program Plan of Management*, report prepared for Parks & Wildlife Service, February 2004, pp. 8-9, 11, 25-26, 33-37

⁷⁷ Collett, *op. cit.*, pp.39-40, 84, 118

⁷⁸ Russell *et. al.*, *op. cit.*, pp.79-82; THR 8281, Borradaile Plain Hut, western edge of the Borradaile Plain; RNE 103790, Borradaile Plain Hut, Mole Creek, TAS, Australia

7. **Max How's Hut Complex, Upper Mersey Valley:** The site consists of a complex of structures including a late 1970s barn/shearing shed, sheep yard, 1960s carport/shed, c.1960 snaring hut, ruins of a c.1940 hut and a 1980s three roomed hut. The property has historically been used for grazing and hunting activities since the late nineteenth century. The extant hut is likely to have originated as a kit home and is clad in cement sheeting with a corrugated iron roof. Although nominated to the Tasmanian Heritage Register, the hut does not appear on any statutory heritage register. Cubit *et al* assessed the hut as having cultural values related to transhumant hunting and grazing, with historical, archaeological and representative significance.⁷⁹

5.2.2 The Comparison

Although unlikely to represent the full suite of highland pastoral huts (especially those located on private property), some important conclusions can be made with regard to how Bye's House compares to other similar places.

Firstly, there are few highland pastoral huts with a high level of integrity that are currently known to exist. Only seven other places related to this use were identified as part of this assessment. Bye's House can be considered an early extant example of a highland pastoral establishment. Its date of construction (c.1900-1922), is comparable with Allison's Hut (c.1900), Bull Hill Hut (early 1900s?) and the Tin Hut (early 1900s).

It is possible that Bye's House was relocated from its original site on the *Sandbanks* property in c.1922. Generally, relocation of a building can be anticipated to have an adverse impact on the cultural significance of the place. However some buildings were designed to be removable or have a history or relocation.⁸⁰ In this case, Bye's House demonstrates traditional practices of relocating highland buildings, or the recycling of materials. The building was also relocated within the *Sandbanks* property and continued to function as accommodation for pastoral operations. Because of its existence on the current site since c.1922, the structure has developed a strong and important association within its present setting.

Some of the more meaningful insights come from comparing the scale and detailing of the building and the broader place. Bye's House consists of a well constructed and comparatively large building. Although vernacular in design, the building uses commercially produced materials in the machine sawn weatherboard cladding, corrugated iron roof, brick chimney and softwood internal lining boards. The stone footings are perhaps the only use of locally available materials in the construction of the house. In addition to the high number of rooms (five, excluding the entry porch), these materials are more suggestive of a standard residential building, than a crude or rough hut structure. That the occupants installed electric power and decorated the building with news and magazine cuttings and commercial wallpaper is demonstrative of concerted efforts to make the building more comfortable, visually appealing and domestic, as opposed to a rough temporary shelter. This suggests that the building was used as permanent accommodation, a use known to exist from the mid-twentieth century.

In this sense, Bye's House is most similar to Allison's and Bull hill huts, which Collett describes as 'summer homesteads' on large scale grazing leases, where again the structures are fairly large and designed for comfort.⁸¹

The broader site perhaps best demonstrates the pastoral function of the property. It contains remnant post and wire fencing, numerous dog kennels, a well constructed sheep dip, hay barn and the ruins of a garage/stable/shearing shed complex. Other highland pastoral establishments sites are known to include some of this broader suite of sites, notably fencing and animal pens.

What makes Bye's House different however is the scale and permanence of these elements. For example, the garage/stable/shearing shed complex was large in scale, and no other identified site demonstrates the process of shearing on the actual property. Rather, sheep would have been moved from the highland runs to a more established pastoral station for shearing. The sheep dip is also

⁷⁹ Russell *et. al.*, *op. cit.*, pp.115-119

⁸⁰ Australia ICOMOS *Burra Charter*, Art.9.1, and 9.2

⁸¹ Collett, *op. cit.*, p.37

interesting in its scale and construction. The excavation of the dip and lining in cement again demonstrates that the property was meant to be a permanent and self contained operation.

It is for these reasons, that the place has been termed 'Bye's House' and not 'hut'.

5.3 Assessment of Significance

The following table provides an assessment for Bye's House against the Burra Charter values, criteria of the *Historic Cultural Heritage Act 1995*, and a rating of degree of significance according to Hydro Tasmania's system.

Table 1: Assessment of Significance

Historic Cultural Heritage Act 1995 Criteria		Burra Charter Value		Level of Significance
No Aesthetic Criteria	Not applicable.	Aesthetic Value	Bye's House has importance for its aesthetic values. These values are principally derived from the visual relationship between the structures within the domestic area and the broader scenic qualities of the landscape. These landscape qualities exist in the alpine Eucalypt background which rises to the west of the house, the low sedge land which extends to the east, and the enclosure formed by the visually dominant Sandbank Tier in the distance. From their scale, vernacular form and patina of age, the built structures are sympathetic elements in this landscape.	Medium-High (at a Local level)
(a) It is important in demonstrating the evolution or pattern of Tasmania's history	Since the mid-nineteenth century, the Great Lake area has been an important seasonal pastoral region. Bye's House is located on the former Sandbanks property, which was being used for pastoralism from the mid-nineteenth century. Dating from c.1900-1922, Bye's House is an early surviving, and highly intact example of permanent highland accommodation. In its form, layout and detailing, the house provides a snapshot of life in the central highlands from the mid twentieth century. The setting of the house demonstrates the pastoral use of the property with stock fences, sheep dip and the ruins of a shearing shed complex.	Historic Value	Since the mid-nineteenth century, the Great Lake area has been an important seasonal pastoral region. Bye's House is located on the former Sandbanks property, which was being used for pastoralism from the mid-nineteenth century. Dating from c.1900-1922, Bye's House is an early surviving, and highly intact example of permanent highland accommodation. In its form, layout and detailing, the house provides a snapshot of life in the central highlands from the mid twentieth century. The setting of the house demonstrates the pastoral use of the property with stock fences, sheep dip and the ruins of a shearing shed complex. A special association exists between the place and former resident Alf Bye. Bye's is recognised as a local legend of the central highlands, and highly respected for his bush and pastoral skills.	Medium-High (at a Local level)
(b) It demonstrates rare, uncommon or endangered aspects of Tasmania's heritage	Bye's House is a rare type of place. Extant and highly intact highland pastoral establishments from the early, mid-twentieth century are now rare in the central highlands.			High (at a Local level)

Historic Cultural Heritage Act 1995 Criteria		Burra Charter Value		Level of Significance
(c) It has potential to yield information that will contribute to an understanding of Tasmania's history	Bye's House has some research potential. Insights into aspects of the personalities and tastes of the different occupants of the house can be learned through analysis of the newspaper and magazine cuttings used to paper some of the walls. Such information is unlikely to be available from other sources.	Scientific Value	Bye's House has some scientific value. Insights into aspects of the personalities and tastes of the different occupants of the house can be learned through analysis of the newspaper and magazine cuttings used to paper some of the walls. Such information is unlikely to be available from other sources.	Low (at a Local level)
(d) It is important as a representative in demonstrating the characteristics of a broader class of cultural places	Within its setting, Bye's House is important as a representative in demonstrating the operations of highland pastoral run from the early to mid twentieth century. It is also important in demonstrating the lifestyles of those who lived on the property. With a high degree of integrity, the place demonstrates the pastoral processes, beginning with washing the sheep in anticipation of shearing, how the sheep were then processed in the shearing shed, and the large number of dogs needed to operate the property. The scale and detailing of the house is unusual in the highland context, and helps demonstrate the permanence of the establishment and the efforts of the inhabitants in creating a comfortable, domestic environment.			Medium (at a Local level)
(e) It is important in demonstrating a high degree of creative or technical achievement	Bye's House demonstrates a vernacular form of building using commercially produced materials. Although sympathetic within its environment, the place does not demonstrate any particular creative or technical achievement.			Nil
(f) It has strong or special meaning for any group or community because of social, cultural or spiritual associations	Not assessed. It is possible that Bye's House has strong or special meaning to current and former users of the house and Great Lake area.	Social or Spiritual Value	Not assessed. It is possible that Bye's House has strong or special meaning to current and former users of the house and Great Lake area.	Not Assessed

Historic Cultural Heritage Act 1995 Criteria		Burra Charter Value		Level of Significance
(g) It has a special association with the life or work of a person, a group or an organisation that was important in Tasmania's history.	A special association exists between the place and former resident Alf Bye. Byes' is recognised as a local legend of the central highlands, and highly respected for his bush and pastoral skills.			Medium (at a Local level)

5.3.1 Statement of Significance

Bye's House is a place of cultural significance. An important visual relationship exists between the vernacular buildings, which have acquired the patina of age, and the broader highland setting of native vegetation and mountains in the distance.

Seasonal pastoral activity was an important land use at Great Lake from the mid-nineteenth century, including at *Sandbanks*, upon which the property known as Bye's House is located. Erected circa 1900-1922, the house is historically important for demonstrating the permanent use of the highlands for pastoralism. This function is demonstrated in the range of infrastructure at the place including sheep dip, fenced enclosures, numerous dog kennels and the ruins of the shearing shed. Pastoral huts of this age and level of integrity are now rare in Tasmania's central highlands.

Unlike most establishments, Bye's house was constructed as a permanent residence, and the scale of the building, choice of materials, and the smaller decorative details indicate the importance to the occupants of making their habitation comfortable and aesthetically pleasing. In this respect the property is more accurately defined as a house or homestead. Features such as the newspaper and magazine lining offer opportunities to understand more about the tastes and personalities of the occupants.

A special association exists between the place and former resident Alf Bye, recognised as a local legend of the central highlands.

The place is assessed as having medium-high significance at the local level. Under Hydro Tasmania's system,⁸² the place is assessed as having Medium significance.

⁸² Paul Davies Pty Ltd, *op. cit.*, p.4

6.0 CONSERVATION POLICIES

6.1 Objectives & Terms

Conservation policies provide the philosophical basis for management of the identified values based on an understanding and recognition of the cultural significance of the place.⁸³ Having said this, they are by no means theoretical, and must take cognisance of the physical conservation needs of the place or subject site and any relevant operational requirements.

They are distinct from strategies and actions, which are framed as recommendations practically focussed upon aspects such as ensuring proper process is followed in servicing the policies. Catch up and cyclical maintenance schedules follow in section 7.0.

Much of the terminology used in conservation practice is standardised. To assist readers in interpreting the intent of the policies, the meanings of key terms used in this document are summarised below. These are shown in **bold** where they appear in conservation policies or explanatory statements to indicate the specific terms of reference that apply. The definitions are taken (almost verbatim) from the *Australia ICOMOS Charter for Places of Cultural Significance*, often referred to in short as The Burra Charter.⁸⁴

Place	means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.
Fabric	means all the physical material of the place including components, fixtures, contents and objects.
Related Place	means a place that contributes to the cultural significance of another place .
Associations	means the special connections that exist between people and a place .
Setting	means the area around a place which may include the visual catchment.
Conservation	means all the processes of looking after a place so as to retain its cultural significance .
Cultural Significance	means the aesthetic, historic, scientific, social or spiritual value for past, present and future generations.
Maintenance	means the continuous protective care of the fabric and setting of a place. It is not the same as repair which involves restoration or reconstruction .
Preservation	means retaining the fabric of a place in its existing state and retarding deterioration.
Restoration	means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.
Reconstruction	means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material into the fabric .
Adaptation	means modifying a place to suit the existing use or a proposed use
Use	means the functions of a place , as well as the activities and practices that may occur at the place.

⁸³ Refer to section 5 for a contextualized discussion of the importance of the place when compared with a range of thematically similar places. Significance assessments using both *Historic Cultural Heritage Act 1995* and *The Burra Charter* criteria are set out in Table 1.

⁸⁴ *Australia ICOMOS, The Burra Charter, 1999.*

Compatible use means a use which respects the **cultural significance** of a **place**. Such a use involves no, or minimal, impact on **cultural significance**.

6.2 Key Conservation Policies

The following policy statements are the key or over-arching principles that apply to the place.

Policy 1.1 *The Bye's House complex should be actively conserved as a **place of cultural significance** primarily through **preservation** and **maintenance**, and otherwise managed in accordance with the guidelines and philosophy of the ICOMOS Burra Charter.*

Reason for Policy

The Bye's House complex is a remote site generally accessible only by 4WD vehicle. It is not an operational site and, therefore, is infrequently visited by Hydro Tasmania staff. The age of the structure, the often harsh climatic conditions that prevail in the central highlands, and the risks to its survival arising from attacks by vandals are all factors that require implementation of an active management regime. The process of ageing and deterioration is an incremental process that may be managed through a program of cyclical and catch-up maintenance. The risks posed to heritage values arising from vandalism are much higher, more immediate, and may result – worst case – in the catastrophic loss of a structure (as happened in 2009 when the shearing shed burnt to the ground as a result of an arson attack). The latter risk may be mitigated, in part, by considering the benefits that may be offered by:

- (i) limiting access through installation of boom gate/s, and,
- (ii) entering into a 'hut partnership' type agreement to ensure the property is monitored on a periodic basis. The latter would also assist in the early identification of any structural issues that require rectification in the interests of preserving and maintaining the fabric of the two surviving extant buildings.

Policy 1.2 *Continued, occasional occupation of the house for general recreation and/or to maintain community links with the place constitutes a **compatible** use.*

Reason for Policy

Continued – occasional - occupation will serve a dual purpose. It will help maintain local links and it has the potential, if managed properly, to contribute to the ongoing care and maintenance of the heritage values of the place.

Policy 1.3 *Actions that enable the ongoing – occasional - occupation of the house are supported provided they are planned and implemented with a view to **conserving** (as functional items) as much of the original **fabric**, spaces, fitout (including wall coverings) and components as practicable.*

Reason for Policy

In achieving this it is noted that **preservation**, **maintenance** and **restoration** are the most appropriate actions. Actions that involve **adaptation/s** and **reconstruction** should adhere to the philosophy of 'as much as necessary and as little as possible'. Changes should be designed to be sympathetic to the identified heritage values (i.e., they should preferably be reversible and otherwise compatible with the key attributes of the place, site, item or feature). The 'use it or lose it' principle applies to this site. A 'hut partnership' type arrangement is proposed. Any such arrangement and, in particular, any caretaker should be able to demonstrate both a sound appreciation of the heritage values of the place and a commitment to the preservation and maintenance of those values in consultation with Hydro Tasmania. Periodic review of any 'hut partnership' assessed in terms of agreed criteria is considered an appropriate means of ensuring the heritage values of the place are being adequately conserved in line with the prescriptions of this Plan of Management and/or other

covenants or agreements (including, but not limited to, Heritage Impact Statements) in place at the time of review.

Policy 1.4 *Any and all covenants placed on the land on which the Bye's House complex is located should make provision for (or, at least, not preclude) the **conservation** of cultural heritage values including occasional occupancy for the purpose (where applicable).*

Reason for Policy

Sections 2.1 and 2.2 of this report refer to covenants that are being proposed as governing instruments for the land on which the Bye's House complex is situated. Currently the covenants do not acknowledge, nor make any provision for the care and maintenance of historic cultural heritage values. This requires amendment, both to ensure the co-existence of cultural values is recognised and, practically, to ensure that the final instruments do not preclude active management (including – where applicable - occasional occupation) of the place.

Policy 1.5 *Any alterations to the **fabric** of the house beyond that specified in this Plan of Management, or a change in the manner in which the house is used will require preparation of a Heritage Impact Assessment.*

Reason for Policies

To ensure that the proposed actions are properly planned and documented, assessed and validated, prior to implementation. Actions that alter the size or form of the house or that remove, damage or obscure significant fabric have the potential to reduce the significance of the **place**. Whilst the use of the house is encouraged the evidence of former occupation redolent in the forms, fabric and wall coverings is static and consequently losses are unrecoverable. 'Change in use' in this context may also be taken to include the scenario where occasional occupation is no longer a characteristic of usage, since this may have a negative effect on the heritage values of the place, thereby triggering the need for a Heritage Impact Assessment. For example, the absence of an occasional drying fire will, in a comparatively short space of time, contribute to the deterioration in the internal wall coverings and linings. In light of these factors, a Heritage Impact Assessment would most likely assign a high priority to the detailed recording of this evidence.

Policy 1.6 *Actions that detract from the **setting**, that are intrusive or that that have the capacity to impact upon the evidence of ruinous or other surviving evidence of occupation (e.g., dog kennels, fencing and sheep dip) are not permitted.*

Reason for Policies

The house, hayshed and evidence of former structures are sympathetic elements in the landscape. They are rural vernacular in character and consequently any agglomeration of additional structures or removal of evidence of functional evidence, however ruinous or low key, is likely to pose a barrier to full appreciation of the complex.

Table 2: Strategies & Actions

Strategy/Action to be carried out	Period
<ul style="list-style-type: none"> Hydro Tasmania to investigate the feasibility of setting up a 'hut partnership' type agreement to assist in the conservation and maintenance of heritage values.⁸⁵ 	<p>Within 1 month following submission of the final PoM.</p>
<ul style="list-style-type: none"> In determining the parameters of any 'hut partnership' agreement that includes facility for occasional occupancy, establish fire safety and waste management measures. 	<p>Prior to occupancy.</p>
<ul style="list-style-type: none"> Hydro Tasmania to investigate the feasibility (and likely effectiveness) of installing boom gate/s as a deterrent to those who would seek to vandalise the site.⁸⁶ 	<p>Within 3 months following submission of the final PoM.</p>
<ul style="list-style-type: none"> Amend the covenants (currently in-prep and referred to in sections 2.1 and 2.2 of this report) to make provision for the conservation and maintenance of historic heritage values, considering also the requirements of any 'hut partnership' type arrangement including the pre-requisites for occasional occupation (where applicable) 	<p>Prior to finalisation of the covenants.</p>
<ul style="list-style-type: none"> Ensure that the policies in this Plan of Management (and its relationship to the Hydro Tasmania Environment and Sustainability Management System) are known and understood by relevant operational staff, hut caretaker and/or occupants, and any contractor or voluntary workforce to undertake any works within the complex. 	<p>Prior to occupancy and/or works.</p>

6.3 Recording Change

Policy 1.7 *All works and activities carried out in response to this Plan of Management should be recorded in a log book. Records should include annotated sketch plans and a photographic record of changes. The log should record the date, the names of people undertaking work, the nature and extent of work and any comments.*

Reason for Policy

This will form an archival record of changes to the place over time. Apart from an immediate practical application, the compilation of a log will assist future conservation planning and provide a valuable insight to the history of use of the place. Where a 'hut partnership' type agreement is negotiated, consideration should be given to supplying a book with carbon copy so that the original can remain with the 'caretaker' and the copy pages removed and forwarded to Hydro Tasmania for filing and archiving with the site record.⁸⁷

6.4 Interpretation

Policy 1.8 *Sympathetic interpretation options for the **place** should be considered, provided they are planned and implemented for an identified purpose and audience.*

⁸⁵ The Parks & Wildlife Service implemented a Community Huts Partnership Program during the 1990s and could be consulted as part of this process.

⁸⁶ Agencies such as Parks & Wildlife and Forestry Tasmania may have useful information to contribute with regards to such measures, and in particular as to whether they are regarded as a deterrent or a challenge.

⁸⁷ This is supported in Articles 31 & 32 of the *Australia ICOMOS Burra Charter, 1999*.

Reason for Policy

Although the historical context of Bye's House and setting does not directly relate to Hydro Tasmania's five interpretive themes,⁸⁸ interpretation could assist in communicating the values of the place beyond the immediate owners and users of the site. Interpretation may also assist in identifying further **compatible uses** and users for the **place**. Other groups or individuals who may have an interest in the site may include recreational users and residents of Great Lake and the Central Highlands. Interpretation could take a variety of forms but should be sympathetic to the **cultural significance** of the **place** and its setting.

6.5 Review of this Plan of Management

Policy 1.9 *This Plan of Management should be reviewed 5 (five) years from the date that appears on the cover.*

Reason for Policy

Plan's of Management should be reviewed at intervals to ensure that the policies remain relevant, that management strategies have been effectively implemented and to update and re-prioritise heritage conservation efforts in response to the situation at the time.

⁸⁸ Anna Housego Strategic Communication, *Hydro Tasmania Cultural Heritage Interpretation Strategy 2010-2015*, 4 February 2010, pp.14-17

7.0 REPAIRS & MAINTENANCE

At the time of inspection both the extant structures – Bye’s House and the hayshed – were found to be overall in good condition. A small number of repairs need to be effected to bring the condition of the house up to a standard where it can be successfully maintained in accordance with a cyclical maintenance plan (See Table 3).

No catch-up work needs to be undertaken on the hayshed (refer to Table 4 for the cyclical maintenance plan for this structure).

7.1 Bye’s House

7.1.1 Exterior

7.1.1.1 Roofing & Guttering

- Diluted Fishoilene™ may be applied to extend the lifespan of the comprehensively rusted roof of the house.

Note: Fishoilene™ must NOT be applied to the roofing iron if, at any stage in the future, it is envisaged that water will be drawn from the roof or guttering for human (or animal) consumption or use. If in doubt, do not apply.

- Replace the house gutters in a galvanised ‘ogee’ profile, ensuring fall to the downpipes.
- In future, do not use colorbond™ products as replacements for roofing iron, guttering, flashings or downpipes.

7.1.1.2 Flat sheet and cgi exterior wall cladding

- Apply diluted Fishoilene™ to all vertical metal wall cladding (i.e., both corrugated and flat sheets). Reapply on a yearly basis.

7.1.1.3 Exposed timber elements

- All exposed timber elements of the house may be treated with an approved timber preservative (suitable for external timbers and that does not alter appearance) as added protection from the elements.

Note: treatment of new timber elements should be deferred until they have ‘greyed off’ since the preservative by definition will slow normal weathering and make fast the appearance at the time of application.

The selection of timber preservative should take into account the type and condition of the subject timber, the nature of the site environment, and should involve consultation with industry (including cultural heritage) specialists/product suppliers.

7.1.1.4 Window sill (east wall, northern-most window)

- Patch hole in the sill by either scarfing in a piece of untreated timber ‘like for like’ (matching both profile and material), or cover patch with a small piece of flat metal sheet cut to fit and affixed with nails (pre-drill holes).
- Assess and reinstate missing putty in glazing bars as required.

7.1.1.5 Chimney

- Re-point the chimney using a mortar mix appropriate to the deteriorated condition of the brickwork.

- Install a spark arrestor in the chimney to minimise the prospect of burning embers starting a bushfire.

7.1.2 Bye's House Interior

7.1.2.1 Mattresses

Remove and dispose of all mattresses off site (as these are an undesirable source of moisture and mould in the house).

Each visit, hut occupants should be advised to bring swags, bedrolls etc which can be laid on existing bed bases. This bedding should be removed on leaving the house.

7.1.2.2 Fireplace

Install a fire screen and fire safety equipment.

7.2 Cyclical & Catch Up Maintenance Schedule

The following tables present the cyclical and catch up maintenance actions for the Bye's House complex.

These tables assume that the immediate repairs and maintenance activities documented in section 7.1 have been carried out.

Table 3: Cyclical Maintenance Schedule – Bye’s House

Component to be assessed	Cyclical Action to be taken	Frequency	Catch up maintenance	Trigger for catch up maintenance options to be re-considered	Specialist cultural heritage input required
Exterior					
Ridge capping & flashings	Visual inspection & report defects	Annual	No	If cyclical maintenance reports indicate that the ridge cap is no longer serviceable replace in ‘like’ materials. When necessary colorbond™ flashings should be replaced with unpainted galvanised flashings.	Yes
Roofing iron	Visual inspection & report defects	Annual	Yes (s7.1.1.1)	If cyclical maintenance reports indicate that the roofing is no longer serviceable replace in ‘like’ materials, preferably in sound, unpainted, second hand materials (short sheets).	Yes
Roofing iron fastenings	Visual inspection, report & rectify	Every visit	No	Routine maintenance.	No
Guttering	Visual inspection & report defects	Every visit	Yes (s7.1.1.1)	If cyclical maintenance reports indicate that the guttering is no longer serviceable replace in unpainted ‘like’ materials, ensuring fall to the downpipes.	Yes
Downpipes	Visual inspection & report defects	Annual	No	If cyclical maintenance reports indicate that the colorbond™ downpipes have failed, replace in unpainted galvanised iron.	Yes
Wall cladding – flat metal sheet	Visual inspection & report defects	Every quarter	Yes (s7.1.1.2)	If cyclical maintenance reports indicate failure of flat sheet cladding, seek specialist cultural heritage advice to determine the best course of action.	Yes
Wall cladding – corrugated metal	Visual inspection & report defects	Every quarter	Yes (s7.1.1.2)	If cyclical maintenance reports indicate failure of corrugated wall claddings, replace on a selective basis using unpainted ‘like’	Yes

Component to be assessed	Cyclical Action to be taken	Frequency	Catch up maintenance	Trigger for catch up maintenance options to be re-considered	Specialist cultural heritage input required
sheet				materials to match.	
Wall cladding – exposed weatherboards and corner stops	Visual inspection & report defects	Every quarter	Yes (s7.1.1.3)	If cyclical maintenance reports indicate failure of weatherboards and/or corner stops, replace on a selective basis using untreated 'like' materials and profiles to match. Allow new materials to 'grey off' before applying any preservative treatment.	Yes
Windows incl. framing and sills	Visual inspection & report defects	Every visit	Yes (s7.1.1.4)	If cyclical maintenance reports indicate failure of glazing, framing or sills, replace on a selective basis, matching existing materials and adopting multi-paned styles to fit existing openings.	Yes
Foundations	Visual inspection & report defects	Every quarter	No	If cyclical maintenance reports indicate problems with foundations, seek specialist cultural heritage advice to determine the best course of action.	Yes
Chimney	Visual inspection & report defects	Annual	Yes (s7.1.1.5)	If cyclical maintenance reports indicate problems with the structure of the chimney, seek specialist cultural heritage advice to determine the best course of action.	Yes
Exterior entry door	Visual inspection, report & rectify	Every visit	No	If cyclical maintenance reports indicate damage to the main entry door. Attempt to secure then seek specialist cultural heritage advice to determine the best course of action.	Yes
Interior					
House interior – clean, tidy &	Visual inspection, report & rectify	Every visit	No	Routine housekeeping. Block holes to deny vermin/animal pests access.	No

Component to be assessed	Cyclical Action to be taken	Frequency	Catch up maintenance	Trigger for catch up maintenance options to be re-considered	Specialist cultural heritage input required
snake/possum/ mouse/rat/cat proof.					
House interior – rubbish	Visual inspection, report & rectify	Every visit	Yes (s7.1.2.1)	Routine housekeeping.	No
Doors	Visual inspection & report defects	Every visit	No	If cyclical maintenance reports indicate problems with the structure of the internal doors or fittings, seek specialist cultural heritage advice to determine the best course of action.	Yes
Softwood (deal) wall & ceiling linings	Visual inspection & report defects	Annual	No	If cyclical maintenance reports indicate deterioration in the internal wallboards, seek specialist cultural heritage advice to determine the best course of action.	Yes
Floorboards	Visual inspection & report defects	Annual	No	If cyclical maintenance reports indicate deterioration in the internal floorboards, seek specialist cultural heritage advice to determine the best course of action.	Yes
Fireplace - charring	Visual inspection & report defects	Annual – to be undertaken by Hydro Tasmania	Yes (s7.1.2.2)	If cyclical maintenance reports indicate misuse or malfunction of the fireplace, seek specialist cultural heritage advice to determine the best course of action.	Yes
Wall papers	Visual inspection & report defects	Every visit	No	If cyclical maintenance reports indicate appreciable delamination or deterioration in the wall papers, seek specialist cultural heritage advice to determine the best course of action.	Yes

Table 4: Cyclical Maintenance Schedule – Hay Shed

Component to be assessed	Cyclical Action to be taken	Frequency	Catch up maintenance	Trigger for catch up maintenance options to be re-considered	Specialist cultural heritage input required
Exterior					
Ridge capping & flashings	Visual inspection & report defects	Annual	No	If cyclical maintenance reports indicate that the ridge cap is no longer serviceable replace in 'like' materials.	Yes
Roofing iron	Visual inspection & report defects	Annual	No	If cyclical maintenance reports indicate that the roofing is no longer serviceable replace in 'like' materials, preferably in sound, unpainted, second hand materials (short sheets with extended eaves).	Yes
Roofing iron fastenings	Visual inspection, report & rectify	Every visit	No	Routine maintenance.	No
Wall cladding – exposed vertical boards	Visual inspection & report defects	Every quarter	No	If cyclical maintenance reports indicate failure of vertical boards replace on a selective basis using untreated 'like' materials to match.	Yes
Window incl. framing and sills	Visual inspection & report defects	Every visit	No	If cyclical maintenance reports indicate failure of glazing, framing or sill, replace matching existing materials and style to fit existing opening.	Yes
Main entry door	Visual inspection, report & rectify	Every visit	No	If cyclical maintenance reports indicate damage to the main entry door. Attempt to secure then seek specialist cultural heritage advice to determine the best course of action.	Yes

Component to be assessed	Cyclical Action to be taken	Frequency	Catch up maintenance	Trigger for catch up maintenance options to be re-considered	Specialist cultural heritage input required
Interior					
Hay shed interior – clean, tidy & snake/possum/mouse/rat/cat proof.	Visual inspection, report & rectify	Every visit	No	Routine housekeeping. Block holes to deny vermin/animal pests access.	No
Softwood (deal) wall & ceiling linings	Visual inspection & report defects	Annual	No	If cyclical maintenance reports indicate deterioration in the internal wallboards, seek specialist cultural heritage advice to determine the best course of action.	Yes
Floorboards	Visual inspection & report defects	Annual	No	If cyclical maintenance reports indicate deterioration in the internal floorboards, seek specialist cultural heritage advice to determine the best course of action.	Yes

8.0 REFERENCES

8.1 Secondary References

8.1.1 Published

Australia ICOMOS *Burra Charter*

G.T. Coldbatch, GEA Hale, PC Tapping, 1959, *The Great Lake Power Development - Civil Engineering Investigation and Preliminary Design*, Hydro Electric Commission, Tasmania.

S. Cubit, D Murray, 1993, *Our Disappearing Heritage: The Cultural Landscape of the Central Plateau*, Regal publications, Launceston.

Generic Covenant v3 03 Oct 2006, s.4.2.

G. Hardstaff, 2009, *Cider gums & currawongs: a history of lifestyle, people and places: the Lake Country of Tasmania to the 1950s*, Forty Degrees South, Hobart.

Heritage Tasmania, *Pre-Development Assessment Guidelines. Proactively Managing Historic Heritage*, November 2009.

Historic Cultural Heritage Act 1995.

Nature Conservation Agreement v3 Template.

T. Jetson, 1989, *The Roof of Tasmania: A History of the Central Plateau*, Pelion Press, Launceston.

R. Lupton, n.d., *Lifeblood: Tasmania's Hydro Power*, Focus Publishing Pty Ltd, NSW.

Wildcare, 21 May 2004, *Wildtimes*, Wildcare Inc,

http://www.wildcaretas.org.au/pages/news_details.php?news_id=24, viewed 21 May 2010.

8.1.2 Unpublished

D. Collett, *Inventory of European Historic Structures on Tasmania's Central Plateau*, Parks and Wildlife Service Occasional Paper No 33. A Report to the Parks and Wildlife Service, Tasmania, May 1995.

D. Parham (Austral Archaeology Pty Ltd), I. Terry & S. Cubit, *Basil Steers' February Plains No. 2 Hut Plan of Management*. Unpublished report prepared for the Tasmanian Heritage Office, DTPHA, June 2003.

D. Parham (Austral Archaeology Pty Ltd) & I. Terry, *Kerrison's Hut Plan of Management*. Unpublished report prepared for the Tasmanian Heritage Office, DTPHA, July 2003.

HEC, 1980, *Great Lake Power Development: Draft Environmental Statement on the Raising of Great Lake to Full Supply Level SL 1039.37*, Hydro Electric Commission, Hobart.

Anna Housego Strategic Communication, *Hydro Tasmania Cultural Heritage Interpretation Strategy 2010-2015*, 4 February 2010

Paul Davies Pty Ltd, *Hydro Tasmania Heritage Study. Stage 2 Study*, May 2005.

J. Russell, S Cubit, C Johnston, J Hepper, *Assessing Cultural Values in Natural Areas: The Upper Mersey Valley*, Volumes 1-3, a report to the Australian Heritage Commission Centre for Environmental Studies Occasional Paper 26, University of Tasmania, 1998-1999.

I. Terry, D. Parham, (Austral Archaeology Pty Ltd), *Dixons Kingdom Hut Walls of Jerusalem National Park Community Huts Partnership Program Plan of Management*, report prepared for Parks & Wildlife Service, February 2004.

8.2 Primary References

8.2.1 Archives Office of Tasmania

A. Fleming, n.d., *Great Lake at the Turn of the Century*, self-published.

LSD 353/12, Run 10, #4187.

Valuation and Assessment Rolls, 1858-1901.

The Mercury.

The Sunday Examiner.

The Tasmanian Government Gazette.

8.2.2 Central Plan Office

Westmorland, Exploration Map, Calder, 1847.

Westmorland, Plan 34, 1859.

Westmorland, Plan 80, 1922.

Westmorland 2, n.d.

8.2.3 Deeds Office

14/2004, Memorial of Indenture, 7 January 1918, F.A. Oldmeadow to Minister Land and Works.

16/1964, Memorial of Indenture, 6 July 1923, F.A. Oldmeadow to R.C. Field, T.A. Field.

17/8801, Memorial of Indenture, 15 November 1928, K. von Bibra, D.D. von Bibra, A.J. Steward, F. Bushby to J.J. Gatenby Pty Ltd.

29/2702, Memorial of Conveyance, 25 January 1956, H.M. Gatenby, W.F. Hinman to W.C. Bye, A.R. Bye.

37/8919, Memorial of Surrender, 25 January 1966, W.C. Bye, A.R. Bye to Hydro Electric Commission.

37/8920, Memorial of Conveyance, 25 January 1966, W.C. Bye, A.R. Bye to Hydro Electric Commission.

43/1661, Memorial of Conveyance, 15 June 1971, A.R. Bye to Hydro Electric Commission.

APPENDIX 1: CHAIN OF TITLE

Deeds Office and Tasmanian Archive and Heritage Office (TAHO)

Reference	Date	From/Details of transaction	To	Acreage
13/2871 Memorial of Indenture	8 April 1914	HER Oldmeadow	FA Oldmeadow	5808
14/2004 Memorial of Indenture	7 January 1918	FA Oldmeadow	Minister Land and Works (purchased for Hydro Scheme)	467
16/1964 Memorial of Conveyance	6 July 1923	FA Oldmeadow	RC Field, TA Field	4976.2
16/5212 Memorial of Conveyance	15 April 1924	RC Field, TA Field	RR Field, FJ Bowman	4976.2
17/3779 Memorial of Conveyance	7 March 1927	F Bowman	Kate von Bibra, Donald Dean von Bibra, AJ Steward, F Bushby	4976.2
17/8801 Memorial of Conveyance	15 November 1928	Kate von Bibra, Donald Dean von Bibra, AJ Steward, F Bushby	JJ Gatenby Pty Ltd	4976.2
18/2186 Memorial of Conveyance	9 December 1929	JJ Gatenby Pty Ltd	JJ Gatenby	4976.2
29/2702 Memorial of Conveyance	25 January 1956	HM Gatenby, WF Hinman	WC Bye, AR Bye	4976.2
37/8919 Memorial of Surrender	25 January 1966	WC Bye, AR Bye	Hydro Electric Commission	13a 78p 8 a 25p
37/8920 Memorial of Conveyance	25 January 1966	WC Bye, AR Bye	Hydro Electric Commission (for construction of underground tunnel)	35 a 33p 9a 3r 18p
43/1661 Memorial of Conveyance	15 June 1971	AR Bye	Hydro Electric Commission	Remaining land

APPENDIX 2: VALUATION ROLLS (SELECT)

Description	District	Occupier	Proprietor	Area	Value £
1858					
Land, sheep run	Lakes	Francis Flexmore (Green Ponds)	Crown	4752	47
1861					
Land, pastoral	River Ouse, Lakes	Francis Flexmore (Green Ponds)	Crown	15725	157
Land, pastoral	River Ouse, Lakes	Francis Flexmore (Green Ponds)	Francis Flexmore (Green Ponds)	1340	67
1869					
	Sandbanks, Great Lake	Basil Archer (Longford)	Francis Flexmore (Hobart)	6408	
1872					
Land	Sandbanks, Great Lake	K & O Flexmore (Green Ponds)	Francis Flexmore (Hobart)	5803	234
1874					
Land	Sandbanks, Great Lake	O & A Flexmore (Green Ponds)	Francis Flexmore (Hobart)	5803	290
1879					
Land	Sandbanks, Great Lake	O & A Flexmore (Green Ponds)	Francis Flexmore (Executors)	5803	260
1885					
Land	Sandbanks, Great Lake	O & J Flexmore	O & J Flexmore	5803	260
1901					
Land	Sandbanks, Great Lake	HR Oldmeadow (Melton Mowbray)	HR Oldmeadow (Melton Mowbray)	5803	125
1919					
Land	Sandbanks, Great Lake	HR Oldmeadow (Woodbury)	Mrs Oldmeadow (Woodbury)	5803	150
1930					
House and land	Sandbanks, Great Lake	JJ Gatenby (Cressy)	JJ Gatenby (Cressy)	5388	230
1939					
House and land	Sandbanks, Great Lake	JJ Gatenby (Cressy)	JJ Gatenby (Cressy)	5388	200
1949					
House and land	Sandbanks, Great Lake	JJ Gatenby (Executors)	JJ Gatenby (Executors)	5388	140

APPENDIX 3: DOG KENNELS



Photo 39: Dog Kennel 1



Photo 40: Dog Kennel 3



Photo 41: Dog Kennel 4



Photo 42: Dog Kennels 5 and 6



Photo 43: Dog Kennel 7



Photo 44: Dog Kennel 8

APPENDIX 4: POWER POLE



Photo 45: Power pole, looking south.



Photo 46: Power pole, looking east.

APPENDIX 5: WATER TANK STAND AND TANKS



Photo 47: water tank and stand.



Photo 48: water tanks.

APPENDIX 6: OUTHOUSE



Photo 49: outhouse, southern elevation.



Photo 50: outhouse, eastern elevation.



Photo 51: outhouse, eastern elevation.

APPENDIX 7: OTHER ELEMENTS



Photo 52: Shoed tree stump.



Photo 53: Post and wire fences.



Photo 54: Excavated loading bay.

APPENDIX 8: BYE'S HOUSE FENESTRATION



Photo 55: Window southern elevation



Photo 56: Window 1, eastern elevation.



Photo 57: Window 2, eastern elevation.



Photo 58: Window 3, eastern elevation.

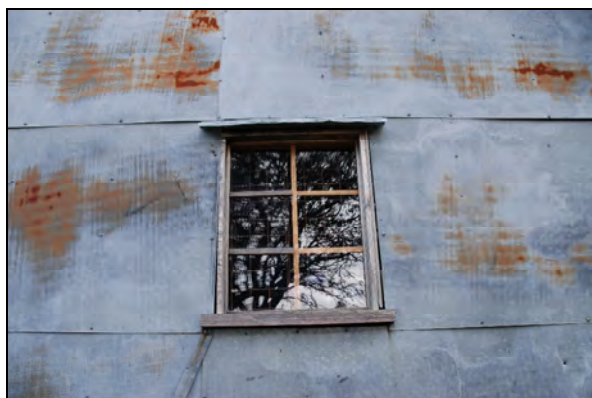


Photo 59: Window northern elevation.