

Representation

Draft Hobart Local Provisions Schedule

Mountain Local Historic Landscape Precinct

PART 3

BACKGROUND REPORT

Local Historic Heritage Code C6.1.1

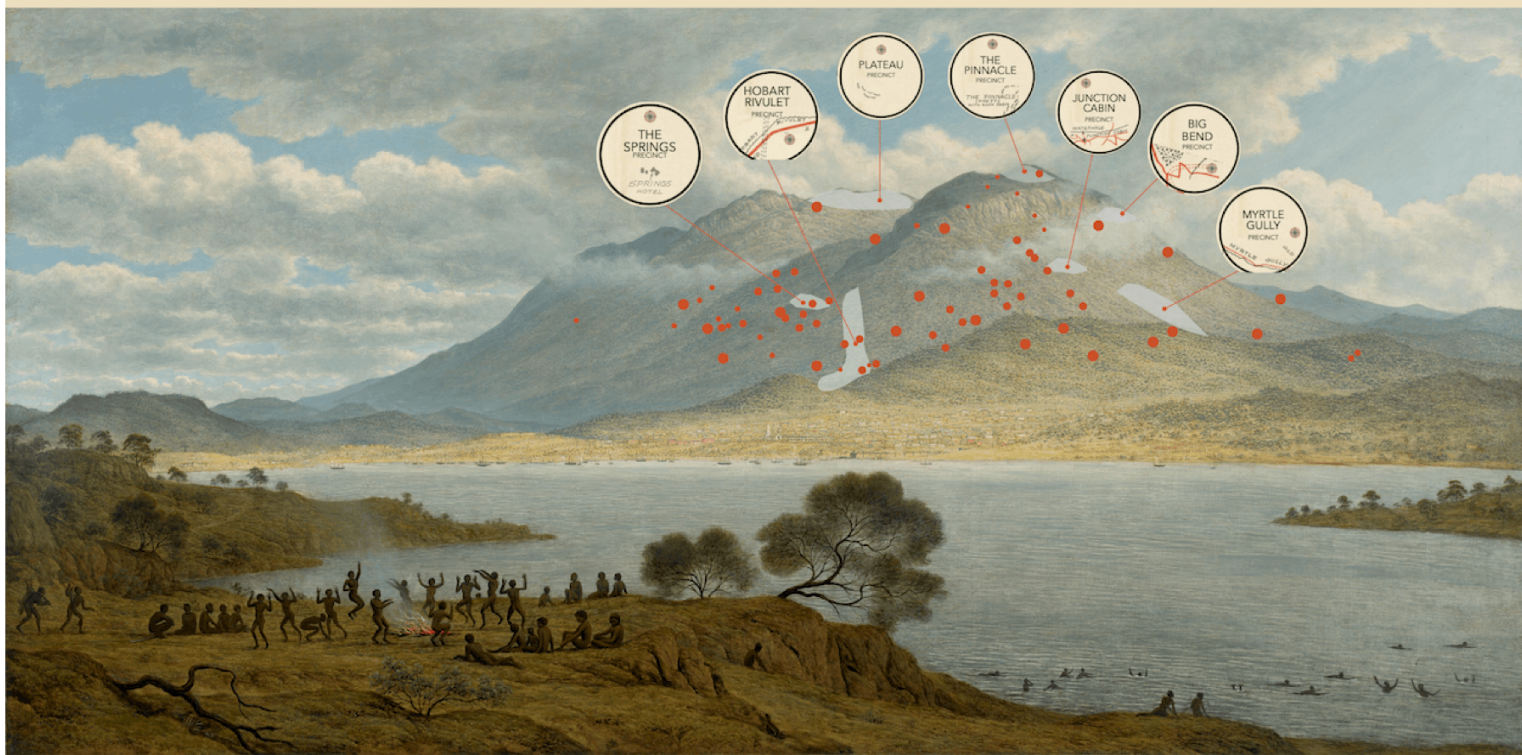




Prepared by ENSHRINE, HOBART 2023

ENSHRINE is a self-funded volunteer group whose objective is to enshrine the mountain's cultural significance in heritage codes maintained by local council planning authorities, the state's Tasmanian Heritage Register and the nation's Register of National Heritage Places.

THE MOUNTAIN HISTORIC LANDSCAPE



Mount Wellington and Hobart Town from Kangaroo Point by John Glover 1834 © TMAG & NGA

TANGIBLE AND INTANGIBLE HERITAGE ASSETS



Listthemountain.org

Figure 1 A Key to Hobart's mountain culture

Black circles: The 7 proto-heritage precincts identified by the Wellington Park Management Trust.

Red Dots: The 100 indicative sites of local heritage significance in the HCC heritage place database.

Red squares: ENSHRINE's 15 cultural value icons.

Poster prepared by ENSHRINE 2022

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I. PURPOSE

To recognise and better protect the local historic landscape values of the precinct.

II. STRATEGIC GROUNDS IN FAVOUR

1. Multiple legal layers—from the international to the local—require Council to recognise and protect its historic heritage landscapes. International convention bids authority ensure ‘places of cultural significance are safeguarded and not put at risk or left in a vulnerable state’.¹ Hobart’s planning scheme expects ‘Significant cultural landscapes [be] recognised and managed ... to protect their key values’² The most appropriate mechanism available to Council to achieve this is in designating a Local historic landscape precinct in the Heritage code of its local provisions schedule.³

2. It is thought by some that the protection of the mountain’s heritage is the job of the Wellington Park Management Trust, not Council. Not so. The two statutory plans dovetail. The management plan’s heritage provisions cannot operate without action by Council. The Park management plan’s objective to ‘retain the essential cultural characteristics of the Park’ requires Council action.⁴ The fundamental promise of heritage protection offered under the ‘maintain and protect’ provision of the *Wellington Park Management Plan* is conditional upon the place being ‘listed in a Heritage Code of a Planning Scheme’ or ‘subject to the Local Heritage Code’.⁵ The management plan contains a list of places on the mountain it views as of high local heritage significance: as a Park trustee, Council has an obligation to list them.⁶ The management plan does not include any proposal for the Trust to nominate places of heritage significance to local planning scheme heritage codes.

3. Experts recommend recognition. The high heritage significance of the mountain landscape is well established. A mountain local historic landscape precinct would implement a recommendation found in commissioned heritage assessment reports, both to Council and the Wellington Park Management Trust, made by multiple expert authors, since the 1990s.⁷ None of the cultural heritage reports suggest that the mountain’s eastern flank is not of local historic heritage significance and we are not aware of a counter argument by any suitably qualified person.⁸ The overwhelming, if not universal, opinion of heritage experts is that the mountain should be recognised in the city’s heritage code contained in its Planning Scheme.

4. Administrative simplicity. The alternative to a single precinct listing is a set of smaller landscape precincts⁹ or alternatively each of the 100 or so local heritage places could be listed individually in the LPS, but this alternative would significantly increase the complexity and expense for both a nominator and Council—and the complexity would flow into management and the development application assessment and decision-making process.

5. If not you, who? Many places within the mountain landscape meet the threshold *only* of a local Heritage Code. Neither the state nor the nation *can* recognise them. As neither state nor national heritage recognition is guaranteed, local recognition may be the only specific cultural, historic or heritage landscape recognition the mountain obtains. Conversely, were Council to request a state or a national government heritage nomination, the question posed back to you would be: “What commensurate recognition has Council given?” Local heritage recognition is highly consequential. It is foundational. Local-level heritage recognition is a prerequisite for a national heritage nomination to be considered serious.¹⁰

6. The potential for new alternative uses or development is low due to the topography, lack of infrastructure, environmental hazards, tenure, reservation status. And particularly the Planning Scheme zoning.

7. Local historic landscape precinct status would contribute to the region’s competitive advantage.¹¹ Formal heritage recognition is often a prerequisite for access to heritage funding sources.¹² If an opportunity arises to distinguish Hobart by proudly recognising what it alone possesses, Council should take it. The mountain landscape’s recognition would elevate the city’s reputation as a mountain, environment, and outdoor culture, making Hobart a more distinctive and stimulating place to visit and to live in.

8. The mountain forces upon Council a responsibility to decide what are the good ways of living with the mountain, what ways best respect our entwined destinies. The challenge is not to quarantine it from humans, to proclaim it inviolate, but to recognise it as integral to our daily lives, to let it shape our world more, and us it less.¹³ The inclusion of a Mountain Local historic landscape precinct would be an expression, an evolution, an elaboration and a noble ornament of the Council’s century-long bond to the mountain.¹⁴

9. In a recent opinion piece published in the Mercury, the outgoing chair of Tasmania’s tourism council Luke Martin called on Tasmanians to have a 100-year plan for the mountain. We do not take him literally. The mountain’s statutory plans—the municipal LPSs and the Park management plan—undertake that task every day. Nevertheless, we agree that the planners need your vision. If Council officially enshrines the mountain as an historic place, it will set a course for more than a hundred years. That recognition will be of immense benefit to the city, the state and the nation, and the Council that enshrines the mountain’s cultural values as equal to its natural values will be remembered forever.

III. POLICY LEGISLATION SCHEMES PLANS

The Wellington Park Act 1993 Two of the Act's five Purposes [s5] are c) the preservation or protection of the natural beauty of the land or of any features of the land of natural beauty or scenic interest; and d) the preservation or protection of any features of the land being features of historical, Aboriginal, archaeological, scientific, architectural or geomorphological interest.' Beauty, scenic interest and all the features of the land are at the heart of the mountain local historic landscape precinct (HLP) nomination. The HLP buttress the Act.

Land Use Planning and Approvals Act The precinct satisfies the requirement at Part 2 (g) of Schedule 1 for local government to: 'conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value'.

Wellington Park Management Plan The Management Plan is subject to the 'suite of local planning documents, policies and guidelines' prepared by the landowning Councils, principally Hobart.¹⁵ The proposed Mountain HLP is in accord with and supports the core objective of 'retain[ing] the essential cultural characteristics of the Park'.¹⁶

Statewide Planning Provisions The Precinct is created under the Historic Heritage Code: "To recognise and protect the local historic heritage significance of local places, precincts, landscapes and areas of archaeological potential. A local historic landscape Precinct is means an area that has been identified as having particular local historic heritage significance because of the collective heritage value of individual elements and features, both natural and constructed, as a group, for their landscape value."¹⁷ The Amendment aligns with the purpose of 'building upon the City's unique heritage assets', the expansion of its Historic Heritage Code—where justified—is purposeful and beneficial.¹⁸

Southern Tasmania Regional Land Use Strategy A Mountain HLP would achieve a substantial regional strategic land use aim: to 'undertake the statutory recognition (listing) and management of heritage values....' and 'Recognise and list heritage precincts within planning scheme Heritage Codes and spatially define them by associated overlays on planning scheme maps.'²⁰

Capital City Strategic Plan 'We are a city whose people see ourselves as part of a beautiful and unique natural environment, from the mountain to the river, which embrace us and shape our identity.' The plan also commits to 'Create opportunities for people to connect to place, supporting spiritual and cultural customs and practices.' The Mountain HLP would facilitate identification, strengthen open space connectivity and support cultural customs.

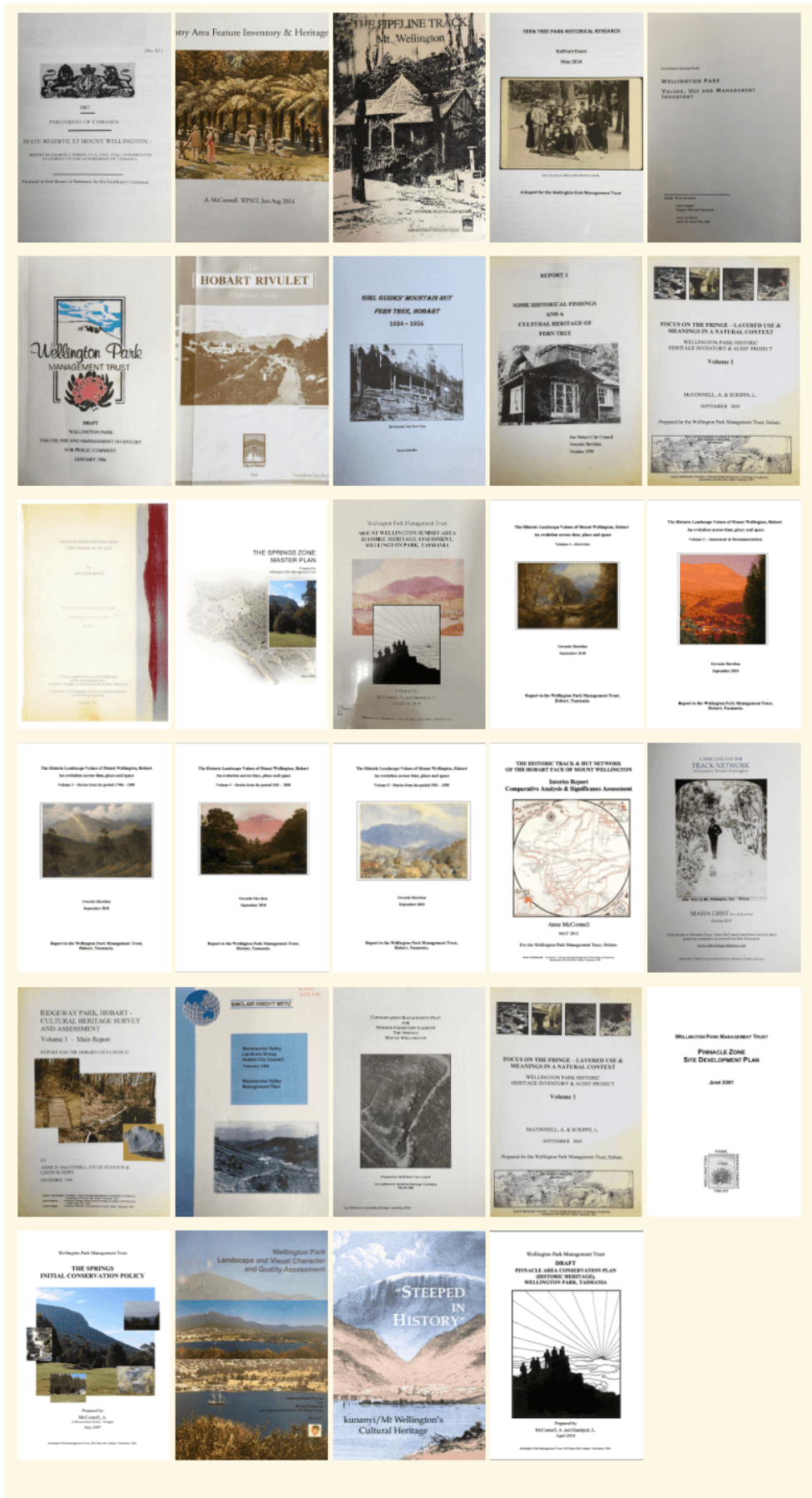


Figure 2 Cover pages of some 30 mountain heritage reports prepared over the past 40 years.

IV. HERITAGE SIGNIFICANCE

The Amendment is entirely based on the HLP being land of very high cultural significance and public importance, containing many features (sites, ruins, remnants and buildings) with high historic, aesthetic, scientific, architectural, landscape and cultural value to Hobart—and beyond. The mountain’s heritage significance was first postulated by Ray Bridges over 100 years ago, broadly recognised 80 years ago in the Notes accompanying the Hobart Walking Club’s original mountain walk map and confirmed by a range of expert reports to government authorities—national, state and local—over 40 years.²²

Statement of local historic heritage significance

The Statement of Significance accompanying this report was prepared by Angela McGowan, BA, M.ICOMOS. It has been reviewed by Danielle Gray. Angela has worked in cultural heritage management in Tasmania for over 30 years, including for Heritage Tasmania, Parks and Wildlife Service, TMAG and in private practice, and has served on the Tasmanian Heritage Council. Danielle is a practicing heritage planner in Hobart who has worked for 25 years in southern Tasmania and served on Tasmania’s Heritage Council.

The Statement conforms with the Tasmanian Planning Commission’s Practice Note 8, section 7.4 and Table C6.3 datasheet format.

Conservation Policy

The Conservation Policy was prepared by Angela McGowan and reviewed by Danielle Gray (as above) and follows the format of local historic landscape precinct policies devised for the Brighton and Southern Midlands planning schemes, as well as the Ferntree local historic landscape precinct.²³

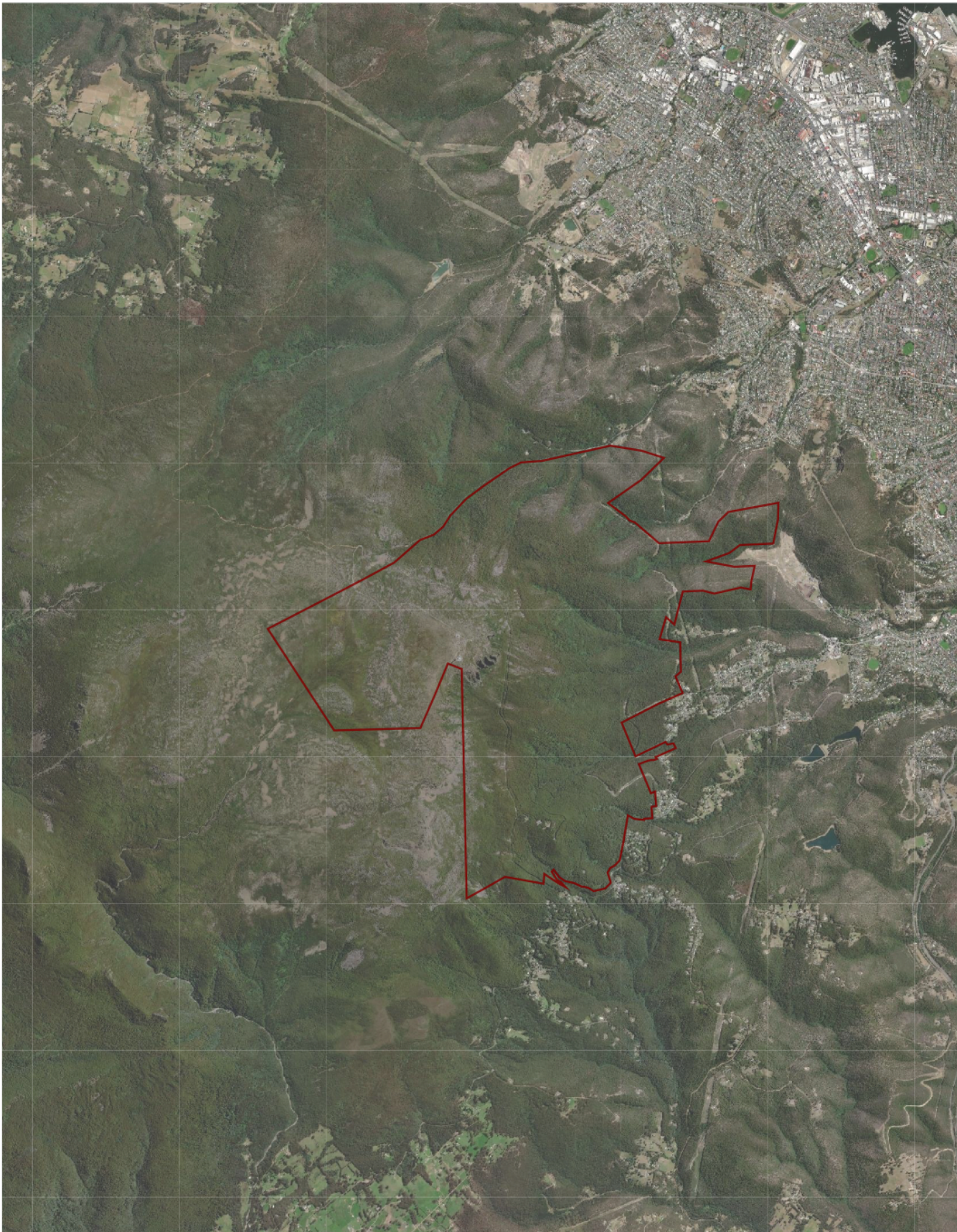


Figure 3 The boundary of the proposed Cultural Landscape Precinct

V. PRECINCT BOUNDARY

The Mountain HLP precinct is approximately 1,500 hectares (9% of Wellington Park together with some adjacent HCC land). The boundary encompasses, as narrowly and cleanly as practicable, the landscape identified as of high local historic landscape heritage significance.²⁴ The boundary setting aligns with the scenic preservation areas in the surrounding LGA's of Glenorchy and Kingborough.

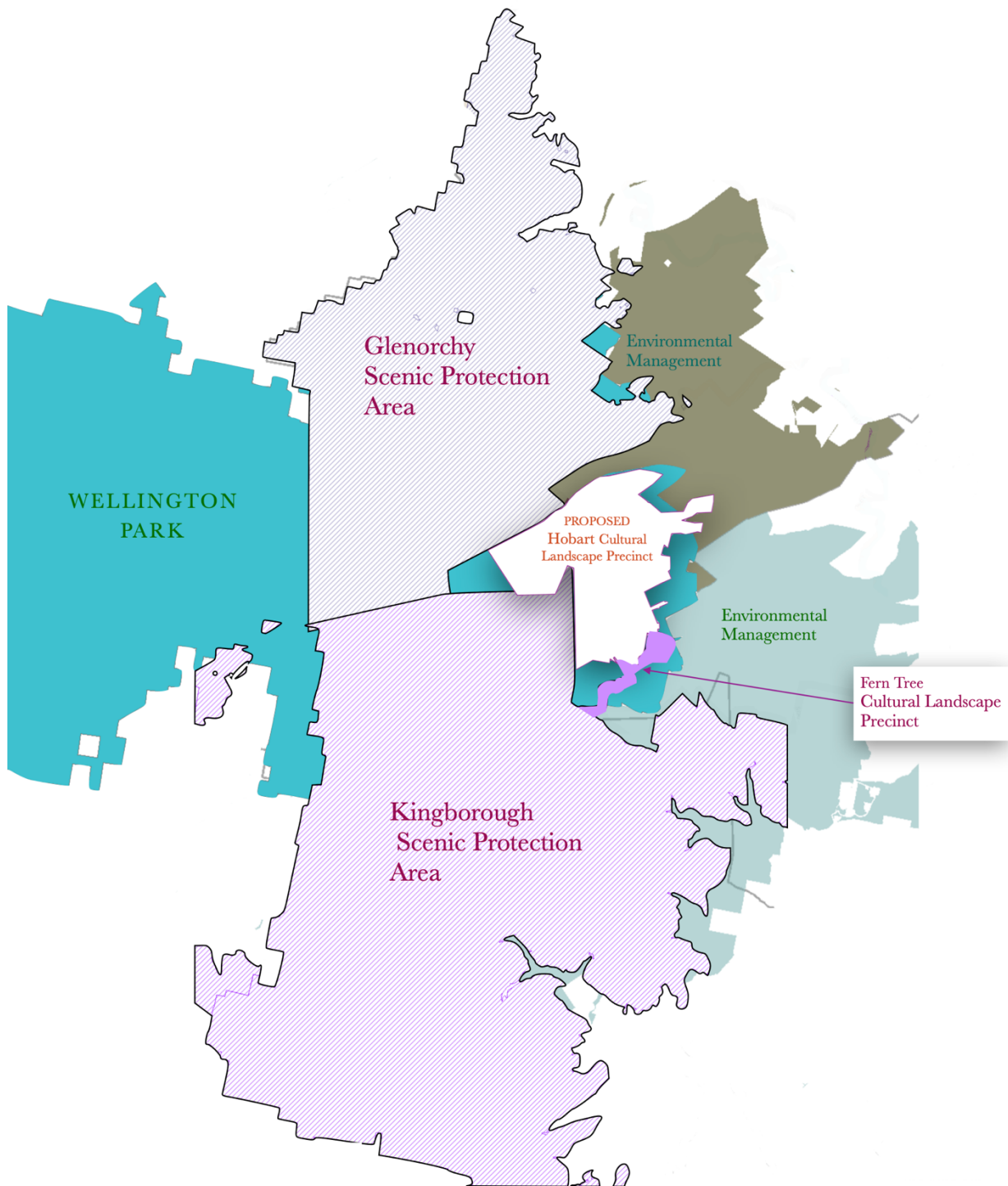


Figure 4 **The Surrounding Zone** The proposed Mountain Cultural Landscape Precinct is surrounded by and encased in environmental management and landscape protected areas.

SOURCE: LISTMAP Department of Natural Resources and Environment, Tasmania

VI. ZONING & USE

Existing zoning The subject land is entirely within the Hobart City Council Local Government Area, owned by Council, and zoned Environmental Management.

Surrounding Zone (Figures 4 & 5) The surrounding Zone is also Environmental Management. To the north is Glenorchy's Scenic Protection Area. Along half the southern boundary is the Ferntree Cultural Landscape Precinct and Kingborough's Scenic Protection Area. The nearest surrounding freehold titles in South Hobart and Ferntree are zoned Rural Living or Environmental Living. All else is Environmental Management. In the east, the adjoining land is predominantly zoned Environmental Management. To the west is a set of three adjoining parkland Reserves: Wellington Park, the Russell Ridge Conservation Area and the Tasmanian Wilderness WHA which creates a contiguous surrounding area of parkland all the way to the west coast.

Existing land use Over 95 per cent of the proposed precinct is in Wellington Park. The Wellington Park Management Plan identifies five existing Uses in the proposed precinct: conservation, nature study, recreation, exercise, sightseeing, and some commercial activities.²⁵

Use in surrounding area The southern municipal zone's two nearest (and adjoining LGA's (Glenorchy and Kingborough) contain significant local historic landscape heritage values too. The uses in the surrounding area are the same as the proposed mountain local historic landscape precinct. The amendment does not request any alteration to any existing permitted uses.

Zone boundary conflicts No boundary conflicts or implications are anticipated. No subdivision lot boundaries are shown because none are requested. No subdivision or easement is requested.

Impact on future zoning No impact is foreseen as no alteration of zoning is requested. All adjoining land and the surrounding area is EMZ.

Impact on zoning in adjoining land & surrounding area No land use conflict or negative impacts on adjoining land and surrounding area is anticipated because the zoning is the same.

Proposed use The HLP amendment does not propose any specific alteration in current use. No new or additional building, roads, driveways, car parking areas, footpaths or utility service connection points within the precinct are proposed required or envisaged.

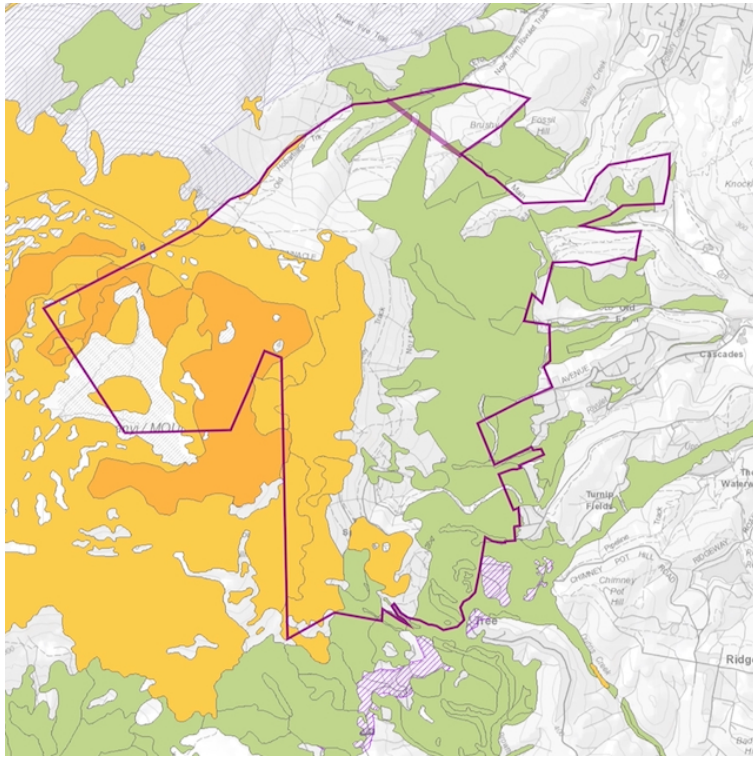


Figure 5 **High + Very High Bushfire risk** (ListMap)

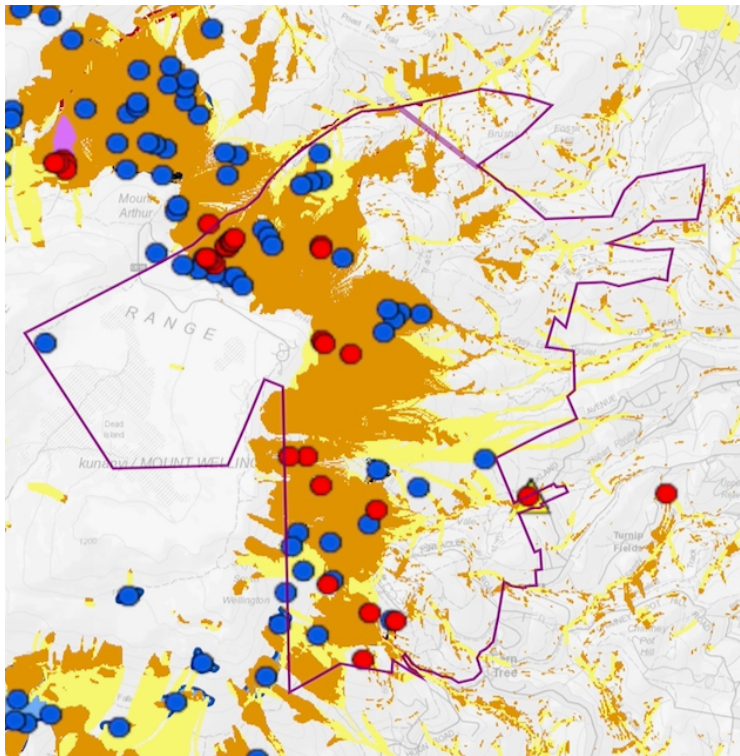


Figure 6 **Landslip hazard** (Listmap)

VII. INFRASTRUCTURE

Community infrastructure on the mountain includes walking tracks, viewpoints and shelter sheds, the Pinnacle Observation Shelter, signage and public toilets. The access infrastructure consists of a sealed 2-lane carriageway with unformed shoulders, Pinnacle Road. The road is always open to walkers and cyclists but is sometimes closed to vehicular traffic by snowfall or ice. All-year city to summit public transport is a 20-seater private bus with fitted snow chains.

What it lacks in infrastructure is more significant. There is no sewer, no mains water, and only one public road. Power and telecommunications cabling service The Springs and The Pinnacle only.

Environmental hazards

Its steep, hilly and mountainous terrain is isolated, high, cold and wet. Its environment is fragile, geologically unstable and highly flammable.²⁶

Fire ecologist professor David Bowman described the Mountain as ‘a biological volcano’. Almost half of the eastern slopes face “Extreme” fire risk and a consequence level of “Catastrophic”.²⁷

Its flat upland plateau may be snow- and ice-bound. Its valleys are subject to flooding. The Park’s eastern face has a history of flash floods that have swept infrastructure away and inundated Hobart as well as parts of Glenorchy.³⁰

The mountain’s entire eastern face lies on ground with “deep-seated slide susceptibility”.²⁸ The management plan notes that “Large areas of the Park have a moderate to high landslip potential’ and that ‘the inappropriate location of a building or excessive human activity in an area (causing soil erosion) can increase the [landslip] hazard.’²⁹ The land lies across two landslip hazard bands: medium hazard and high hazard. The medium band is that land which has known landslide features and, consequently, if there is ‘no compelling reason for development, the land should be zoned for open space, rural, or environmental purposes.’ And on the land’s high band is ground where ‘development requires significant investigation and engineered solutions to enable the development to maintain a tolerable level of risk.’

VIII. ISSUES & OPPORTUNITIES

Opportunities

- ‘Tasmania’s heritage values are increasingly recognised as part of our unique competitive advantage.’³⁰
- Where ‘heritage treasures’ are acknowledged by enshrinement in heritage registers, exclusive funding opportunities arise. Council’s recognition would create the crucial foundation upon which a suite of heritage nominations could be made—Tasmanian and national.
- The HLP would connect a city, ultimately, to a world heritage area. A Reserve stretching from West Hobart to the west coast presents a gateway opportunity.
- ‘Tasmania’s heritage values ... contribute significantly to the community’s sense of place, and their recognition in land management needs to be set at an appropriate standard’.³¹

Social issues

Declaring a mountain HLP is likely to be viewed by some people as antipathetic to development, and for some developments, this may be so (See page 19—Future Development), but HLPs themselves are not about development, they are about inheritance. Economic development is a good; inheritance is a right. A HLP assures the community that their estate—their social experience of the mountain’s landscape—will be bequeathed to their grandchildren. This continuum of experience is quintessential to social development.

Economic issues

No direct expenditure (such as relocating assets or services) is anticipated for Council; nevertheless, heritage treasures must be maintained and that has cost implications.³² Simultaneously, a region’s landscapes ‘contribute to economic development.’³³ There are also unique economic opportunities. Regarding employment, existing employment will be unchanged or enhanced by the HLP.

Environmental issues

A HLP is not attentive to environmental issues. They are the focus of the *Wellington Park Act*, its management plan and its trustees.³⁴ All the same, environmental degradation of the Park’s landscape values would impact on its heritage values.

IX. ORDERLY PLANNING

Consistency with existing Council policies and strategies

A HLP is an exercise of one of the Council's planning scheme Code options. The Historic Heritage Code facilitates the creation, protection and management of historic landscapes.

Maintenance of public access

The amendment would not result in any reduction of existing public access to any Council land.³⁵

Inconsistency with any right of occupation held by another person

The HLP is not a development and entails no occupation of the land, consequently there would be no inconsistency with any right of occupation that may be held by another person.

Consistency with the Council's statutory functions

The amendment would strengthen Council's ability to acquit its statutory functions. No statutory function in relation to the land would be made incapable of performance or adversely effected by the amendment.³⁶ No relocation of assets or services is envisaged by the amendment. Any future Council development would be constrained by the Conservation Policy.³⁷ To that end, *The Burra Charter* advocates a cautious approach to change: 'do as much as necessary to care for the place and to make it useable, but otherwise change it as little as possible so that its cultural significance is retained.'³⁸

Infrastructure and services issues

There are few services in the Precinct. (See Infrastructure, page 17.) The lack of infrastructure is an issue because it potentially reduces the land's development capability, and increasing its service capacity would face constraints beyond the natural challenges of the thickly vegetated, fragile or steep terrain. Planning and legislative restrictions are equally significant. (See Future Development, page 21.) On the other hand, the dearth is not surprising on land zoned for environmental management, nor is it a detrimental issue for orderly planning because a HLP does not require any major infrastructure or public services.

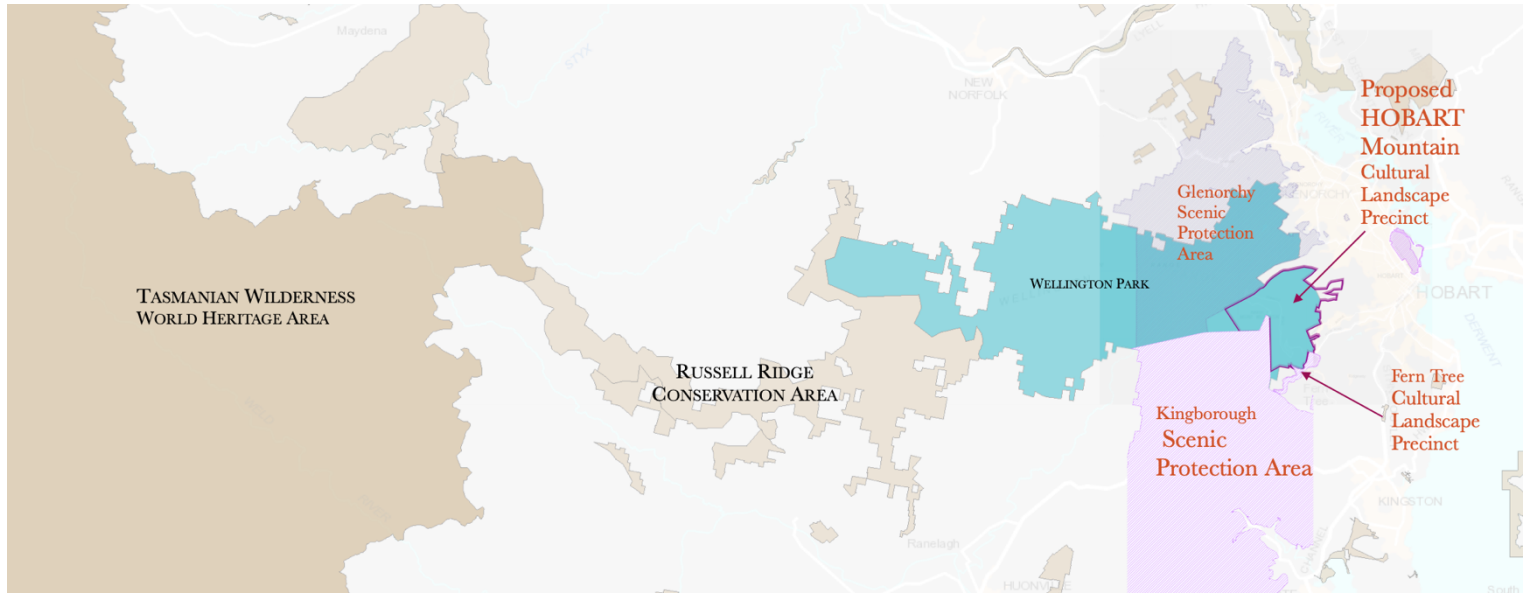


Figure 7 **Long potential** The proposed HLP would conjoin recognised cultural landscape precincts in the north, south and west. It is possible to walk from West Hobart to the West Coast entirely on reserved land, making the mountain a gateway to the Wilderness WHA.

X. FUTURE DEVELOPMENTS

The future development potential of the subject land is considerably constrained and restricted.

Natural constraints imposed by the land are high. Building in bushfire-prone and alpine environments is challenging. The slopes are unsuitable for many structures and buildings. It is difficult to envisage how a significant development could be built that is able to mitigate the risk of its catching fire without requiring significant clearing of its surrounds—requiring a significant impact on the park’s sometimes sensitive and protected vegetation. The lack of infrastructure demonstrates these constraints. (See page 18) and its lack of existing further reduces the land’s development capability. For example, obtaining significant water abstraction rights would be problematic. Parking spaces, likewise. (See page 16).

In addition to natural barriers, long-established planning restrictions leave few development options compatible with the land’s zoning (for Environmental Management), reservation status (akin to a national park) and planning controls (the WPMP), which effectively restrict development to two areas: The Springs and the Pinnacle. Problematically, these two areas contain some of the Park’s most valuable cultural heritage sites.

Since the 1970s at least, development proposals on the mountain have faced intense community scrutiny.

Notwithstanding the constraints and restrictions, the WPMP anticipates future development. Likely future development proposals are likely to be visitor infrastructure (tracks, shelters, interpretation) or tourist developments.³⁹ The approach to such future development is expressed in the WPMT’s 2023 *Visitor and Recreation Strategy*. The strategic aim is to ‘further disperse visitor access and entry’.⁴⁰ To this end it envisages the future development of key visitor ‘hubs’ (large scale) outside the Park at Halls Saddle and Talosa Park in the short-term, and at other ‘nodes’ (presumably small-scale) in the longer term.

In this light, the likely impact of a local historic landscape precinct on future development is low. Certainly, a HLP does not curtail development.⁴¹ The HLP’s Conservation Policy anticipates development, may encourage some developments, and increases the guidance available to future developers. Any such development compatible with the subject land’s historic landscape significance would be unaffected.⁴²

XI. ADDITIONAL INFORMATION

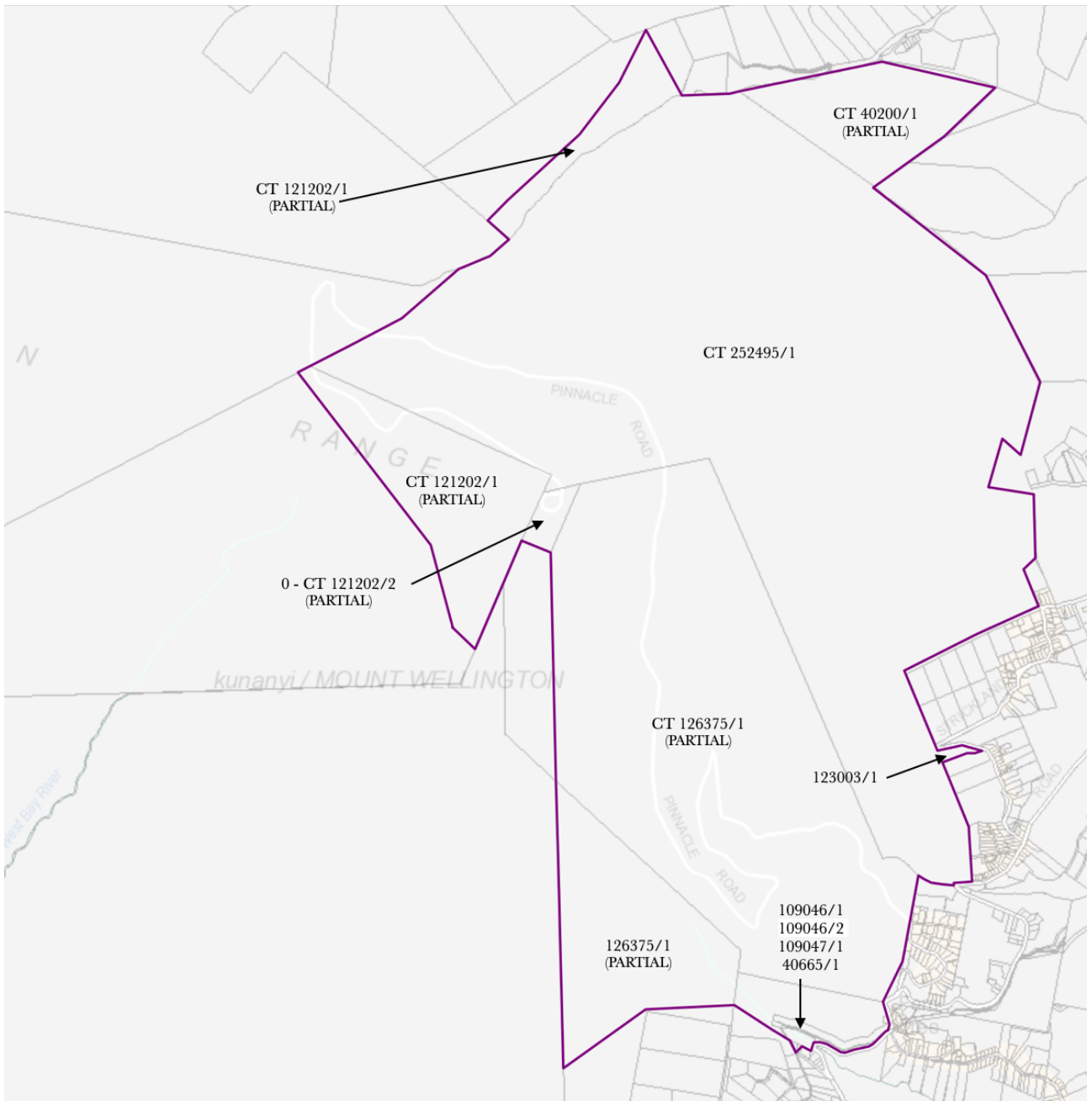


Figure 8 Property Identification Numbers

Conservation Policy References

Focus on the Fringe: Layered use & meanings in a natural context [Vol 1 WPMT & HCC by Anne McConnell and Lindy Scripps 2003–2005]

together with its GIS expression in the *Wellington Park Historic Heritage Dataset*

This landmark study holds the site data (upon which our own HCC LGA Audit was compiled) together with condition and assessment of (likely) Significance data, but most importantly, provided conservation policy ‘Management Policy and (Management) Advice’ in Part 4.

Conservation Management Plan for the former Exhibition Gardens prepared for the Hobart City Council by Lee Andrews & Associates 2006

This plan includes a succinct Conservation Policy in Part 7.

The Springs Initial Conservation Policy prepared for the WPMT by McConnell & Scripps 2007

Partially incorporated.

Historic Landscape Values of Mount Wellington: An evolution across time, place and space [5v. prepared for WPMT by Gwenda Sheridan 2010

Over-arching guidance of the widest purvey of the cultural landscape values and integrated references to all [then] existing conservation policies in Wellington Park.

Historic Track & Hut Network of the Hobart face of Mount Wellington prepared for WPMT by Anne McConnell 2012

Insight into the development of conservation policies world-wide relevant to a HLP Conservation Policy

Mount Wellington Summit Area Historic Heritage Assessment prepared for WPMT by McConnell and Handsjuk 2010

Provided the Assessment context for the Policy cited beneath.

DRAFT *Pinnacle Area Conservation Plan (Historic Heritage), Wellington Park* prepared for WPMT by McConnell and Handsjuk 2010

Offered a management-focused CP for the Pinnacle Precinct that formed the template for our conservation policy.

Wellington Park Management Plan prepared for WPMT 2015

Contains numerous references to the required and desirable contents of conservation policies (covering Aesthetic, Social, Indigenous, European and other heritage assets) as well as discussion of endorsed conservation policies (i.e. The Springs, the Pinnacle and Myrtle Forest proto-precincts)

Wellington Park Social Values and Landscape - An Assessment prepared for WPMT by Anne McConnell 2012

For Chapter 6, the analysis of ‘Values-Related Issues for Management’ of landscape and Social values in the Conservation Policy.

Glenorchy Scenic Protection Areas C8.1

Provides development guidelines.

Pontville and Mangalore Heritage Mile Cultural Landscape Precinct prepared for Southern Midlands LPS c.2021

Provides development guidelines for a HLP conservation policy.

Pontville Local Historic Landscape Precinct prepared for Brighton Council for its LPS c.2021

Provides development guidelines for a HLP conservation policy.

Quotations from expert reports

The Mountain is ‘an icon of Tasmania, one of THE most culturally significant Associative cultural landscapes in Australia, and also one of THE most significant and wonderful examples of an organically evolved cultural landscape in Australia.

The Historic Landscape Values of Mount Wellington: An evolution across time, place and space [Sheridan WPMT 2010]

Wellington Park is an outstanding mountain landscape, an iconic feature of the natural and cultural environment in south-eastern Tasmania, is valued by the whole Tasmanian community – and is important to all Australians – as Hobart’s signature landmark. Its naturalness, scale and rugged features, its striking landform, running waters and diverse vegetation, its temporal changes of lighting, climate and atmospheric effects all contribute to the Park’s outstanding aesthetic characteristics and inform its cultural power as a memorable landscape, but the Park is more than a biophysical reserve, and more than the historical parts that make it up. It is part of the community’s ‘extended sense of self’, inextricably linked into the psyche and perhaps the being of those who live in its shadow.

Wellington Park Management Plan Statement of Significance [WPMT 2013 page 14–18]

The views of the mountain from the city of Hobart have National Estate value for their scenic qualities alone.

Wellington Park: Values, Use and Management Inventory [208 Network for WPMT 1994 page 179]

The Hobart face of Mt Wellington should be considered as an “historic cultural landscape”.

Focus on the Fringe: Layered use & meanings in a natural context [McConnell and Scripps WPMT 2005 Vol 1 page 70–71]

The summit area overall is considered to have very high local significance, as well as high state level significance and some national level cultural significance. The historic heritage values of the summit area have been undervalued to date, and to help recognise and protect these values of the summit area the significant sites in the area should be included on relevant lists, including in the City of Hobart Planning Scheme Heritage Schedule.’

Assessment of the Summit Area of Mount Wellington McConnell and Handsjuk, [WPMT 2010 Executive Summary, page iv-v]

The present assessment believes it is useful and desirable to also include places of high local/regional cultural significance in the City of Hobart Planning Scheme.


Pinnacle Historic Heritage Conservation Plan [McConnell and Handsjuk WPMT 2010 page 84]

The Springs clearly has landscape and aesthetic values that apply at the local and regional level.

The Springs Initial Conservation Policy [Andrews WPMT 2006 page 36]

The Organ Pipes is a highly significant cultural landscape recognised in the Tasmanian Geoheritage database for its significant geoheritage values. Their spiritual importance to Tasmanian Aboriginals is well recognised.

Plan Report [Emma Riley ERA/HCC 2022 at 8.11.22]



Legislative purposes, management plans, roles, goals, strategies and values are important, but there is nothing like that red-hatched shape in a planning scheme. When people see that, they take notice.

– Tasmanian Planning Commission Duty planner

ENDNOTES

- 1 *Burra Charter* Article 2.4 ‘Conserving these places for present and future generations is in accord with the principle of inter-generational equity’ according to the *Burra Charter*.
- 2 HIPS 3.0.10 c, d & e. Hobart currently recognises three cultural landscape precincts on the Domain and three around the mountain at Bracken Land, Pillinger Drive and Femtree.
- 3 Advice to enshrine from HCC Council officers in 2020. See also Strategic Reason #5. The management plan envisages a national heritage nomination based on the Park’s cultural and landscape values. [WPMP p 82.]
- 4 The idea is expressed in the Wellington Park Act as well as in the Management Plan as a Purpose and a management goal. ‘Wellington Park is reserved for the purpose of: (c) “The preservation or protection of the natural beauty of the land or of any features of the land of natural beauty or scenic interest; and (d) ... any features of the land being features of historical, Aboriginal, archaeological, scientific, architectural or geomorphological interest.’ (WPMP page 3.) ‘Protect and retain culturally representative and significant features, areas or artefacts ... of the Park’ (WPMP page 15).
- 5 At E13.0
- 6 Historic heritage sites specifically include: ‘The original water supply pipeline (1831 Diversion canal); sites of convict resource exploitation including forestry, mining and farming; The Springs complex, ice houses, the Stockade, the network of original hut sites, other small buildings and shelters, monuments and features; Pinnacle Road, walking tracks, the sites of importance for scientific study (eg the Mount Wellington summit and Wragge’s Observatory); and Mountain Park sites where the conflicting demands of place, of aesthetics, visitors, environmental awareness and the utilitarian need for ‘resources’, were disputed.’ WPMP page 77–79.
- 7 For example, McConnell, Scripps, Handsjuk, Sheridan, de Grise and others. ‘There is arguably stronger protection afforded places by their listing on the planning scheme Heritage Schedule as opposed to only being recognised as a ‘site’ or ‘precinct’ under the WPMP, the present assessment believes it is useful and desirable to also include places of high local/regional cultural significance in the *Hobart Planning Scheme Heritage Schedule*.’ [Summit Assessment, McConnell and Handsjuk WPMT 2010]. In the most comprehensive study, over 100 places with local heritage significance were identified in the Hobart Management Area of Wellington Park and its near environs by the Audit and Inventory survey *Focus on the Fringe—Layered Use and Meaning in a Natural Context* (Vol 1 WPMT 2005). All studies are discussed and referenced in the ENSHRINE report *The Invisible Mountain at Listthemountain*.
- 8 Listthemountain’s NOMINATIONS section details the findings of all known heritage reports.
- 9 The WPMT’s 2005 *Focus on the Fringe* inventory identified 7 proto heritage precincts in the Hobart management area of Wellington Park, illustrated on page 2 of this report.
- 10 Meetings and correspondence with Anita Waghorn, Registrar Heritage Tasmania and Leanne Burrows, Director Cultural Heritage Dept. Ag, Water & Environment, Canberra.
- 11 *Southern Tasmanian Regional Land Use Strategy* page 20
- 12 National Heritage Place holders can apply for federal grants of up to \$400,000 annually.
- 13 Richard Flanagan Essay On the mountain West Wind Press 1995 p29
- 14 i.e. as a Reserve. The *Burra Charter* Preamble: ‘Places of cultural significance enrich people’s lives, often providing a deep and inspirational sense of connection to community and landscape, to the past and to lived experiences. They are historical records, important expressions of local identity and experience. They are irreplaceable and precious.’
- 15 WPMP page 4
- 16 WPMP page 123–24. Also, for example: ‘Historic stories and sites ... need to be protected and managed for their own value, and in accordance with appropriate conservation policy.’ (page (iii))
- 17 Hobart Interim Planning Scheme Table E13.4
- 18 HIPS 2.2.2
- 20 *Southern Tasmanian Regional Land Use Strategy*, CV 3 and CV 2.4, both on page 40. See also page 37 for: ‘Tasmania’s heritage values ... contribute significantly to the community’s sense of place, and their recognition in land management needs to be set at an appropriate standard’. A region’s landscapes offer ‘importance to the community’s collective sense of place and culture, as well as contributing to economic development and ecological values.’
- 22 *The Invisible Mountain* by Bernard Lloyd ENSHRINE Listthemountain.org 2023 outlines the findings of all major mountain heritage reports.
- 23 *Mount Wellington Summit Area Historic Heritage Assessment* [Unpublished Draft prepared for WPMT by McConnell and Handsjuk, 2010]
- 24 The Wellington Park Historic Heritage Dataset identifies approximately 100 heritage places and four of McConnell & Scripps heritage proto-precincts (Big Bend, Pinnacle, Myrtle Gully and Hobart Rivulet) in the Hobart management area of Wellington Park. The spatial layering of all places and values is animated in the ENSHRINE video presentation accessible at [Listthemountain.org/nominations/maps-and-boundaries](https://youtu.be/6aUzSVz0TSs) or Youtube at <https://youtu.be/6aUzSVz0TSs>
- 25 *Wellington Park Management Plan* page 29
- 26 LUPA (at 3.0.6) recognises and requires development to minimise “the risk of loss of life and property from: (h) bushfires (g) flooding and (j) possible effects of land instability. All three of these environmental hazards exist in the proposed HLP. These environmental hazards restrict the ability of the proposed precinct to be used for most developments.
- 27 Hobart’s Fire Protection Plan (2017), Bushfire Risk Assessment Model maps page 30
- 28 Search Tasmania’s Landslip Hazard Areas online
- 29 *Wellington Park Management Plan* page 49
- 30 *ibid* page 37
- 31 *Southern Tasmanian Regional Land Use Strategy* page 37
- 32 The development of a Historic Heritage Management Plan is in accord with, and explicitly desired by the *Wellington Park Management Plan*, at page 79 and 80 and elsewhere.
- 33 *ibid* page 37
- 34 “Significant areas of threatened vegetation communities, flora and fauna species, habitat for threatened species and places important for building resilience and adaptation to climate change [be] recognised and protected’ is a regional strategic goal under *Southern Tasmanian Regional Land Use Strategy*.
- 35 No ‘occupation’ of the land is requested with the HLP.
- 36 Here is the only one we can imagine: A heritage overlay might conflict with an EMZ. In non-threatening situations heritage considerations would trump the EMZ, but where human life was at stake the EMZ considerations would prevail. Consistency is retained.
- 37 The proposed HLP does not concern or require ‘the construction of infrastructure over Council land consequently the General Manager may not need ‘seek an opinion or report from an expert body regarding the impact on Council assets, or Council’s capacity to deliver services on that land.’
- 38 *The Burra Charter*
- 39 Council is required to take heritage considerations into account while deciding upon development applications, but if a place of known heritage significance is not listed, the development application process can be interrupted by 11th hour nominations and even stop work orders—accurate acknowledgement dramatically reduces this likelihood.
- 40 2023 DRAFT A Park for Everyone: *Wellington Park Visitor and Recreation Strategy* page 18.
- 41 WPMP page 105. Also noted in McConnell & Handsjuk *Summit Assessment*
- 42 Compatible use means a use which respects the cultural significance of a place. Such a use involves no, or minimal, impact on cultural significance.” *Burra Charter* Article 7.2 Any new use or development proposed within the cultural landscape overlay should be required to describe the potential impact on the elements of the landscape identified in Table 1 as of ‘high’ or of ‘some’ cultural value and, if required, the methods to be taken to avoid or mitigate impacts. In terms of siting options for development, the management plan gives preference to the use of previously disturbed sites and as far as possible directs new facilities/uses to areas that have already been disturbed. Where new sites are to be used, the emphasis is on minimum impact and maximum restoration, choosing areas which are most environmentally resistant—of which there are many..