**Foreword**

This Management Plan has been prepared by the Wellington Park Management Trust in accord with the provisions of Part IV, Division 1 of the *Wellington Park Act 1993*, for the purpose of replacing the Wellington Park Management Plan published by the Trust in October 2005.

The replacement plan is the outcome of the major review of the plan commenced in late 2010, as required by the *Wellington Park Management Plan 2005*. The review involved extensive informal community consultation and the release of an *Issues Discussion Paper* in November 2011.

This Management Plan will be submitted for approval to his Excellency The Governor-in-Council following a review of all public representations by the Tasmanian Planning Commission as required by the Act.

The Wellington Park Management Trust represents the collective interest and aspirations of the land managers/owners within Wellington Park (together with the Tourism Tasmania and Southern Water), and is charged with the legislative responsibility for developing a plan of management for the Park which recognises, promotes and preserves its unique qualities.

Those provisions in this plan which authorise the exercise of other Statutory Powers within the Park are of no effect until their inclusion is approved by both Houses of Parliament.

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Summary

Wellington Park, at 18250 hectares, is one of the largest areas of reserved land outside of the Tasmanian World Heritage Area, and offers diverse challenges to its land managers due to its existence in the urban and semi-rural environment. The Park has unique natural and cultural qualities, and includes the icons of Mount Wellington, forming the backdrop to Tasmania’s capital city; Sleeping Beauty, visible from the Huon Valley; and Collins Cap, viewed from the Derwent Valley. The Park is the source of high quality drinking water for many communities, and is a key visitor destination for its recreation opportunities.

The Park comprises a variety of land tenure, and numerous management agencies. The Wellington Park Management Trust (the Trust) is the management authority for the Park, established pursuant to the Wellington Park Act 1993. The Trust’s primary role is to provide a co-operative and effective management and planning structure, and to ensure the protection and maintenance of the values for which the Park is reserved.

This draft Management Plan represents the Trust’s collective management vision for the Park, and arises from a major review of the 2005 Management Plan. The draft Plan provides for an increased emphasis on the provision of visitor services and facilities while providing for the management of natural and cultural values. A key issue within the community – the ability to consider commercial development opportunities at the Pinnacle, Mount Wellington – has been addressed.

The Trust also relies on a strong engagement with the community and other stakeholders for developing and implementing planning policy. The planning framework must be transparent and aim to involve the widest range of individuals and community groups, thus ensuring the community is both informed and involved in resolving the often complex management issues that arise within the Park.

Visitor Experiences

Mount Wellington regularly rates in the top four most-visited destinations in Tasmania. Visitors are attracted by the potential to undertake a range of recreation activities within a largely pristine natural environment. The Park offers recreation opportunities for local and interstate visitors alike, including: scenic viewing; bush walking; bike riding; rock climbing; nature appreciation; horse riding; and recreation four-wheel driving.

Providing enhanced experiences requires an understanding of the needs and expectations of visitors to the Park. While visitor facilities should not be provided at the expense of other Park values, there are opportunities to develop and promote a range of tourism and recreation activities that would contribute to the visitation of the State.
Natural Values
The scale, integrity and diversity of the Park’s ecosystems are significant. The Park supports over 500 native flora species and a diverse array of native fauna (particularly avifauna), and is one of Tasmania’s richest sites in terms of endemic species. The Park is also significant for its geodiversity, with its geomorphology providing a foundation for the Park’s ecosystems and the basis for its high landscape value.

Like all natural areas, the values of the Park are under pressure from threats arising from external factors and from the use of the Park. Threats arise from: climate change; fire and other natural disturbances; the spread of invasive species; and inappropriate or overuse of the Park. The protection of Park values and its ability to supply high quality drinking water requires an integrated approach to management, including an understanding of the impacts of particular threats and their change over time, and a combination of community education and regulatory control.

Cultural Values
The Park, and Mount Wellington in particular, has significance for the Aboriginal community although little is yet known of the extent of Aboriginal occupation of the area. Since European settlement, the Park has been utilised for its resources, including the supply of drinking water to greater Hobart and other regional communities, and has provided substantial tourism and recreation opportunities, resulting in a range of historical sites and artefacts scattered throughout the Park. The very presence of the Park near Tasmania’s largest population centre creates a strong element of ‘place’, with the Park’s topography playing an essential role in the landscape of southern Tasmania.

Understanding the past use and significance of the Park is an important element of future management. The historic stories and sites have potential to be incorporated into education and interpretation activities, however sites also need to be protected and managed for their own value, and in accordance with appropriate conservation policy.

Interpretation and Promotion
Interpretation of the Park’s values and history enhances the visitor experience and provides educational opportunities that stimulate an awareness and appreciation of the Park. Interpretation can help minimise impacts to Park values through identification of potential harmful factors and promoting an understanding of management activities.

Promotion of the natural and cultural assets of the Park can thus complement their ongoing protection and management. The establishment of a Park-wide approach to thematic interpretation will assist in developing and delivering interpretation that benefits the Park, and ensure that potentially fragile and rare sites are not put at risk as a result of such promotion.

Assessing Use and Development
Assessing new proposals for use and development requires detailed and robust planning controls and procedures. The draft Management Plan is taken to be included into the five
municipal planning schemes covering the Park, and provides a consistent approach for Planning Authorities to assess development proposals.

In providing for use and development, the draft Plan contains Specific Area Plans for the Springs and Pinnacle areas. These areas are recognised as having potential for increased visitor services and facilities, including commercial services, and the Specific Area Plans ensure that any assessment of such proposals is in accordance with the respective values of those areas.

Monitoring and Evaluation
Monitoring and Evaluation can give a better understanding of how effectively management is working and whether the declared objectives for managing the Park are being achieved. These processes allow for an Adaptive Management approach, ensuring constant review of management effectiveness and a corresponding management response. The approach is particularly appropriate for such a complex, dynamic and large-scale natural area as Wellington Park.

The draft Management Plan provides for monitoring and evaluation of a range of key priorities against nominated Key Desired Outcomes and Performance Indicators. Monitoring can be resource-intensive, consequently the proposed monitoring regime builds upon existing knowledge and data, and seeks to ensure a consistency in reporting formats.

Administration
Successful management of the Park relies upon informed strategic planning decisions made by the Trust, as well as implementation of the management actions by land management agencies as guided by the Management Plan. Ultimately, the Trust requires appropriate administrative and procedural capacities, and powers to plan, implement, monitor and evaluate the various management strategies, policies and actions contained in the Plan. The Trust relies upon the financial support of both the State Government and member agencies to provide for the administration and planning capability to manage the Park.
STRUCTURE OF THE MANAGEMENT PLAN

This Management Plan is a legal document that outlines how the Park will be managed in the coming years. Preparation of the Management Plan has been informed by a number of studies and reports, and a range of strategies, policies and guidelines produced by the Trust since 2001 (refer Appendix 1). These documents give more detailed information about how the recommendations of the Management Plan are interpreted and direct the land managers with their on-ground works and activities.

This Management Plan is in six parts.

**Part 1** consists of one chapter and gives background information about the purpose of the Management Plan, and the relevant legislation that influences management in the Park.

**Part 2** outlines the Management Framework for the Park and includes three chapters:

- Chapter 2 describes the Basis for Management. It includes a Statement of Significance describing the values and significance of the Park and a Vision for the Park. It also sets out the Key Desired Outcomes, the goals and the objectives for management of the Park.

- Chapter 3 describes the management zones that apply in the Park and the respective management objectives for each zone.

- Chapter 4 describes how the zoning system guides where activities, use and development (including leases, licences and permits) can occur in the Park, and the assessment processes. Two sub-chapters are also part of chapter 4: chapter 4A describes the Springs Specific Area Plan and details the extent and limits to use and development within the Springs area; and chapter 4B does the same for the Pinnacle Specific Area. The Specific Area Plans for these two locations reflect the higher level of activity that is permitted in these areas.

**Part 3** of the Management Plan deals with the range of Management Strategies to protect the Park’s values. It includes three chapters:

- Chapter 5 describes the threats and pressures on Park values, including physical processes such as climate change and fire, as well as from direct human impact.

- Chapter 6 describes the outcomes, strategies and recommended actions for managing the threats and pressures to the Park and maintaining Park values. These values are divided into natural values, cultural values, and use values.

- Chapter 7 focuses on the supply of high quality drinking as it is one of the principal values that the Act requires to be protected.
Part 4 of the Management Plan deals with management strategies focused around visitation. It includes three chapters:

- Chapter 8 describes how the Management Plan provides for and promotes visitor services across the Park, including siting and design issues for visitor facilities.
- Chapter 9 focuses on providing access for Park visitors, and is focused on recreational track usage and access management issues.
- Chapter 10 deals with interpretation and signs for the Park

Part 5 of the Management Plan is concerned with Adaptive Management. ‘Adaptive Management’ means learning from implementation. The aim is to monitor and review the effectiveness of the recommended policies and actions in order to identify what works, and what needs improving. The Part consists of two chapters:

- Chapter 11 reviews the Park boundaries and describes what changes have occurred or are recommended to aid management of the Park.
- Chapter 12 describes the process and priorities for monitoring and evaluating of implementation of the Management Plan.

Part 6 of the Plan deals with Administration and consists of one chapter (chapter 13) and covers the administrative issues relating to finances, resources, staffing, community engagement, and enforcement of the Regulations.

The Appendices provide supporting information but do not constitute part of the statutory Management Plan.

Terminology
In this Management Plan, the terms ‘Wellington Park’, ‘the Park’ and ‘the Range’ are used interchangeably.

‘The Act’ is used as an abbreviation for the Wellington Park Act 1993, while the Wellington Park Regulations 2009 are abbreviated to ‘the Regulations’. All other Acts are discussed using their full name except for the Land Use and Planning Approvals Act 1993 which is shortened to LUPAA. ‘The Trust’ is used as an abbreviation for the Wellington Park Management Trust, while the Parks and Wildlife Service of the Department of Primary Industries, Parks, Water and Environment has been abbreviated to the ‘Parks and Wildlife Service’, and the Southern Regional Water Authority has been abbreviated to its trading name, ‘Southern Water’.

The term ‘Planning Authority’ relies on the definition supplied by LUPAA, and refers to a municipal council.

The various on-ground management areas within the Park are labeled by reference to the respective management agency eg Hobart City Council management area (see Map 1).
Materials used in preparing the Management Plan are referenced in short-hand within the text where required, and subsequently in full in the Bibliography at the end of the text.
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PART 1 – BACKGROUND
CHAPTER 1

INTRODUCTION

1.1 Purpose of the Management Plan

Wellington Park and the Trust are established through the Act. The Park, over 18,250 ha in size, includes most of the area of the Wellington Range (refer Map 1). About three quarters of the Park is Crown land, including substantial portions vested in the Hobart City Council for water supply purposes, while the remaining quarter is owned freehold by the Hobart and Glenorchy City Councils (refer Map 8).

Wellington Park is reserved for the following purposes:

a. the provision of recreational and tourism uses and opportunities consistent with the purposes specified in paragraphs (b) to (e);
b. the preservation or protection of the fauna or flora contained in or on the land;
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;
d. the preservation or protection of any features of the land being features of historical, Aboriginal, archaeological, scientific, architectural or geomorphological interest; and
e. the protection of the water catchment values of the land.

The Act not only establishes Wellington Park but provides for its ‘protection, use and management’.

1.2 Context: Legislation and Policy

Under the Act, the Trust is the managing authority for the Park and has the responsibility to:

- provide for the management and maintenance of the Park in a manner that is consistent with the purposes for which it is set aside; and
- give effect to any management plan in force for the Park.

The Trust is charged with preparation of such a management plan for the Park in accordance with Part 4, Division 1 of the Act.
Pursuant to s 27 of the Act, it is the duty of all owners or occupiers of land in the Park to use and manage the land in a manner that is consistent with the purposes for which it is set aside and with any management plan. Consequently, agencies with management responsibilities for land within the Park have continued their day-to-day management practices, utilising the previous management plans and other subsidiary strategies, policies and guidelines prepared by the Trust. These agencies include: Parks and Wildlife Service; Hobart City Council; Glenorchy City Council; Southern Water (for drinking water catchment management and infrastructure critical to bulk water supply); Aurora Energy; Transend Networks; and Broadcast Australia.

While the Act is the most critical piece of legislation influencing the Management Plan, the Act sits within the context of various National and State legislative requirements that can have a bearing on the management actions within the Park, along with a suite of local planning documents, policies and guidelines, which further guide management planning and operations.

1.2.1 National Legislation

Environment Protection and Biodiversity Conservation Act 1999 (EPBC)

The EPBC provides a national framework for environment protection focused on the protection of matters of national environmental significance. The Park provides habitat for the Tasmanian Devil and the Eastern Barred Bandicoot, both nationally listed species, as well as for a number of migratory bird species. In total, seven fauna species and three flora species listed under the EPBC are found in the Park. Section 6.2.3 discusses the management of the Park’s biodiversity in more detail.

1.2.2 State Legislation And Policies

While the Act and Regulations are the key pieces of State legislation relevant to the management of the Park, a number of other Acts and policies need to be considered by the Trust, depending upon the management issue. Principal among these are:

Nature Conservation Act 2002 (NCA)

The NCA provides for the conservation and protection of the fauna, flora and geological diversity of the State and is the legislation controlling the reservation of National Parks and other reserved land. While the Park is declared and governed under its own Act, the provisions of the NCA relating to the protection of fauna, flora and geological diversity may be of relevance. Four vegetation communities listed as threatened in schedule 3A of the NCA are found within the Park. These are discussed in more detail in s 6.2.3.

Threatened Species Protection Act 1995 (TSPA)

The TSPA provides for the protection and management of threatened native flora and fauna. It differs from the NCA in that its focus is on the individual species of listed flora and fauna that are considered threatened rather than on flora, fauna and geological
diversity. Twenty-six flora species and ten fauna species listed under the TSPA are found within the Park.

Land Use Planning and Approvals Act 1993 (LUPAA)
The Park falls within five municipal planning areas: the City Councils of Hobart Council and Glenorchy; and the Councils of Kingborough, Huon Valley and Derwent Valley (refer Map 1). Each of these municipal councils is a planning Authority under LUPAA, with responsibility to produce Planning Schemes, and other legal planning documents, to guide the development of their municipal areas, and to assess use and development under that Act. The inter-relationship between the assessment processes under the Act and LUPAA is further discussed in chapter 4.

Pursuant to State Planning Directive 1 (2011), reserved land within municipal Planning Schemes must be zoned either Recreation, Open Space or Environmental Management, depending on their primary purpose. The zoning most appropriate to the Park in the five relevant council planning schemes is ‘Environmental Management’. However, pursuant to s 23(4)(a) of the Act, the relevant provisions of this Management Plan are taken to be included in each of these Planning Schemes. Consequently, the management zoning and provisions in this Management Plan prevail over the zoning provided in the respective Planning Schemes.

Fire Service Act 1979
The Trust has responsibilities under the Fire Service Act to report and minimize the spread of any fires occurring within the Park. The Trust must also nominate a representative to sit on the Hobart Special Fire Area Committee.

The Fire Service Act requires that the State Fire Commission performs its functions in respect of the Park in a manner consistent with the purposes for which the Park is set aside and with any management plan in force for the Park.

Aboriginal Relics Act 1975
This Act provides for the protection of Aboriginal relics. Pursuant to s 9, any disturbance, removal or damage to an Aboriginal relic cannot occur unless a permit has been granted by the Minister. A permit will therefore be required for any works that affects Aboriginal relics within Wellington Park.

Historic Cultural Heritage Act 1995
This Act promotes the identification, assessment, protection and conservation of places having historic cultural heritage significance. While the Park has many sites and items of historic cultural significance, the only place currently listed under this legislation is the Mountain Water Supply System (including the Pipeline Track).

Weed Management Act 1999
This Act provides a legislative framework for weed management throughout Tasmania. It includes a list of ‘Declared Weeds’ which have statutory ‘Weed Management Plans’
outlining how they are to be controlled. Actions in Weed Management Plans can be enforced through the Weed Management Act.

**Environmental Management and Pollution Control Act 1994 (EMPCA)**

EMPCA is wide ranging, focusing on pollution reduction and the development of environmental protection policies. Section 96C of EMPCA allows Parliament to make environment protection policies for the purpose of furthering any of the objectives of that Act. Policies that can affect fire management activities include the State Air Quality Policy and the State Water Quality Management Policy. The Water Quality Policy is also of relevance when considering any activities or use that may impact on the water catchment areas of the Park.

**Forest Practices Act 1985**

This Act governs the clearing of forested areas on all public and private lands. It requires a Forest Practices Plan to be prepared in accordance with the Forest Practices Code where a land area exceeding one hectare, or over 100 tonnes of wood, is being cleared, or the land is considered vulnerable land under that Act.
PART 2 – MANAGEMENT FRAMEWORK
CHAPTER 2

THE BASIS FOR MANAGEMENT

2.1 Introduction

Wellington Park covers an area of 18,250 hectares – an area larger than many of the State’s National Parks outside of the Tasmanian Wilderness World Heritage Area. The values and qualities for which the Park is protected include:

- its high tourism and recreational values;
- the large scale, integrity and diversity of the self-sustaining ecosystems including both the biological and non-living components of those systems;
- the supply of good quality drinking water to the greater Hobart metropolitan area and other localities;
- the history of use of the Park, by both its Aboriginal inhabitants and later European colonists;
- the considerable aesthetic value of the Park based on both the scale and grandeur of its natural setting, and the texture, colour and character of its component parts; and
- the high value placed on the natural character of the Park by the community and its role in defining the ‘sense of place’ for Hobart and Southern Tasmania.

The protection of these sometimes intangible and fragile qualities requires a clear management philosophy and an integrated approach to and structure for management.

This Chapter establishes the approach to managing the Park. The importance the community places upon the Park is defined by outlining the values and significance of the Park in the Statement of Significance (section 2.2). In order to protect these values, Key Desired Outcomes are described in relation to the many management activities and actions recommended in this Management Plan. These outcomes describe what is intended to be achieved by the recommended strategies, policies and actions, while the monitoring and evaluation regime described in chapter 12 will assist in measuring the success in achieving the nominated outcomes.
2.2 Statement of Significance

Wellington Park is a special place whose significance can be described in terms of its natural, cultural and use values as summarised in the following Statement of Significance. The Statement of Significance briefly highlights the many values of the Wellington Park, and is more fully described in the next sections of this chapter. These values have been derived from a range of sources including:

- Wellington Park: Values, Use and Management Inventory (1996);
- Wellington Park Management Plan 1997 and 2005;
- Wellington Park Social Values and Landscape – an Assessment (2011);
- The Historic Landscape Values of Mount Wellington, Hobart – an evolution across time, place and space, Vol 2 (2011);
- Natural Values Atlas;
- Documentation relating to the original listing on the Register of the National Estate (now defunct); and
- Various interviews with key stakeholders, relevant land managers, ecologists, botanists and zoologists.

2.3 Defining the Park’s Values

The key qualities of Wellington Park have been identified in section 2.2 (above). These qualities are valued by the community in a number of ways, and to describe them involves categorising them to some degree. The broad categories used in this Management Plan are inclusive of all the key values of the Park identified through research and public consultation.

The identified values can be divided into: Use Values (recreation, tourism, water supply, research and education); Natural Values (geodiversity, biodiversity); and Cultural Values (Aboriginal history and culture, European history and culture, landscape, sense of place). The Trust’s website provides significant information on the values described in this chapter.
## Inherent Value

<table>
<thead>
<tr>
<th>Statement of Significance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wellington Park is an outstanding mountain landscape, an iconic feature of the natural and cultural environment in south eastern Tasmania, and highly valued by the Tasmanian community for its natural and recreational values.</td>
</tr>
</tbody>
</table>

### Recreational and Tourism Value

<table>
<thead>
<tr>
<th>Use Values</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wellington Park provides for a broad range of tourism and outdoor recreational opportunities in an area of outstanding natural beauty which is easily accessible to visitors.</td>
</tr>
</tbody>
</table>

#### Recreation

The Park offers an array of different settings for visitors that can cater for a wide range of activities and recreational opportunities for people of differing abilities, age and physical capabilities. Among all of the Park’s recreational destinations, Mount Wellington has pride of place and on any weekend of the year hundreds if not more local people spread across its slopes seeking recreation in a natural setting, steeped in history.

#### Tourism

Mount Wellington is undoubtedly one of the most important tourist destinations in Tasmania, regularly ranked as the third most visited place in the State. Wellington Park has the natural and cultural attractions to maintain strong appeal to the major growth markets in the tourism industry (notably nature based tourism), offering a variety of differing experiences and activities within a remarkable setting.

### Completeness – Ecological Integrity and Diversity

<table>
<thead>
<tr>
<th>Natural Values</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Wellington Range provides an outstanding sequence of vegetation types from dry sclerophyll through wet sclerophyll, rainforest and sub-alpine to alpine communities in Tasmania. It supports important representations of a number of wet forest types and an outstanding diversity of dry sclerophyll communities in a relatively limited area. In the Tasmanian Reserve Estate Layer the Park is classified as IUCN Category II (National Park Equivalent).</td>
</tr>
</tbody>
</table>

#### Flora diversity

The scale, integrity and diversity of the Park’s ecosystems are extremely significant. Variations in climate and soils make the Park one of the most biologically diverse areas of its size in Tasmania, with over 500 native flora species, representing about 30% of Tasmania’s native vascular flora. The Park, in particular, is recognised as one of Tasmania’s richest sites in terms of number of endemic species, with two species being found only in this area.

#### Fauna diversity

The Park supports not only an array of native marsupials but also one of the richest avifaunas for an area of its size in Tasmania (55 species are regularly observed including many of Tasmania’s 12 endemic species and three bird species considered to be threatened in Tasmania: wedge tailed eagles, swift parrots and grey goshawks) along with an estimated 5000 – 6000 invertebrate species, many being endemic and some having very restricted distributions.
<table>
<thead>
<tr>
<th>Inherent Value</th>
<th>Statement of Significance</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Geodiversity</strong></td>
<td>The landforms and geomorphic processes which have shaped Wellington Range are well expressed, accessible and representative examples of landform systems which occur widely in eastern and central Tasmania. This representative geomorphology has geomorphological value and provides a foundation for the Park’s ecosystems. Further, the geomorphology has a major influence on the visual landscape, the Park’s ecosystems and the character for which the Range is valued. Although the landforms of the Wellington Range are not unique in Tasmania, they are in some respects outstanding from a scientific perspective eg the Range is probably the most extensive single high altitude periglacial landform system in the State which has not also been affected by glacial processes. This has scientific significance in that it provides an ideal location to study periglacial processes without the need to distinguish strictly glacial effects from periglacial ones. Individual outstanding features include the Lost World ‘pseudo karst’ boulder cave system, which includes the longest non-carbonate terrestrial caves known in Tasmania, and the Yellow Cliffs, which are one of the highest and most extensive sandstone cliffs in Tasmania and contain rare examples of non-carbonate stalactites and stalagmites.</td>
</tr>
<tr>
<td><strong>Wildness and Remoteness</strong></td>
<td>The Park is unique in being incredibly close to and accessible to a major urban area, while retaining elements of wilderness, with remote areas of minimal infrastructure, intact ecosystems and substantially undisturbed landscapes. The condition and integrity of the Park was assessed using the biophysical naturalness scheme utilised throughout Tasmania as part of the Comprehensive Regional Assessment. ‘Biophysical naturalness’ is an indicator of the level of disturbance to the functioning of natural systems on a scale of 0 (high disturbance) to 5 (low disturbance). Datasets used in assessing biophysical naturalness are described in the Public Land Use Commission Report, Environment and Heritage Background Report, Part C, 4 Vols, (1996). 46.5% of the Park area has a biophysical naturalness rating (BN) of 5, with 48.1% has a BN of 4, 0.8% has a BN of 3, 0.4% has a BN of 1 and 3.7% has a BN of 0. The BN of 0.5% of the area is not known.</td>
</tr>
<tr>
<td><strong>Beauty, Landscape and Sense of Place</strong></td>
<td>Mount Wellington is valued by the whole Tasmanian community – and is important to all Australians - as a visual reference point for much of southeast Tasmania and the signature landmark for the city of Hobart. The area’s natural and landscape significance is heightened by its close proximity to a capital city, a feature unique in Australia.</td>
</tr>
<tr>
<td><strong>Cultural Values</strong></td>
<td>Mount Wellington is valued by the whole Tasmanian community – and is important to all Australians - as a visual reference point for much of southeast Tasmania and the signature landmark for the city of Hobart. The area’s natural and landscape significance is heightened by its close proximity to a capital city, a feature unique in Australia.</td>
</tr>
</tbody>
</table>
### Inherent Value

| Landscape | The geology, striking landform, cultural history, running waters and diverse vegetation, and temporal changes of lighting, climate and atmospheric effects all contribute to the Park’s outstanding aesthetic characteristics. Mount Wellington, in particular, is a powerful and memorable landscape because of its naturalness, scale and rugged features, which provides a dramatic backdrop to, and views over, Hobart. While most Australian capital cities are located near the coast on rivers or harbours, Hobart is unique as the only capital city with an inspiring mountainous backdrop close to the city. In addition to Mount Wellington, Wellington Park features a number of outstanding topographic landmarks such as Sleeping Beauty / Collins Cap, Collins Bonet and the Organ Pipes. |

| Sense of Place | The Park is more than a biophysical reserve, and more than the historical parts that make it up. ‘It is, in fact, part of the community’s ‘extended sense of self’. That is, it is inextricably linked into the psyche and perhaps the being of the community of southern Tasmanians who live in its shadow. This is reflected in: a broad range of personal and artistic responses to the Park; its sense of wilderness; the historic use of the Park for various forms of recreation; and its role as a site of significant scientific research. |

### Cultural and Historic Significance

| Aboriginal History and Culture | All sites and evidence of the history of Aboriginal occupation and use of the Park are of importance for the information they provide about Aboriginal lifestyles and culture, and for their personal value to the present day community of Aborigines and other people with an interest in the historic roots of human occupation of the island. ‘Areas of the Park most likely to contain as yet unrecorded and undisturbed sites of Aboriginal activity include: sandstone rock shelters; tracks which follow routes likely to have been used by Aborigines; and level to gently sloping, non-rocky areas, particularly benches in slopes. |

| European History and Culture | Since European settlement, the Park has been a source of clean water, food, timber, recreational pursuits and tourism, among other things. Much evidence of these past uses remains. These sites and artefacts, together with memories of their use, provide some understanding of the activities which have shaped the Park. In terms of political history, the Park is significant as an early site where the conflicting demands of place, aesthetics, visitors, environmental awareness and the utilitarian need for ‘resources’, were disputed within the community. |
### Inherent Value

**Statement of Significance**

Mount Wellington has been identified as being ‘of outstanding value to Tasmania because of its ability to demonstrate that it is an iconic manifestation of an Associative Cultural Landscape in Australia. Across more than 200 years of white settlement time frame and space it may be the most outstanding Associative Cultural Landscape of its type in this country’ (Sheridan, 2010). This statement applies to a wide range of historic cultural landscape values, applicable to the eastern area of the Park, and Mount Wellington in particular. The importance of the Park to the community is also demonstrated by the large numbers of art, literature and photography sources, the strong interest expressed in the area by community groups, the Mountain Festival, and the high number of visitors. The Park is also identified by the community as being highly valued for a mix of religious, spiritual, cultural and educational purposes.

### Water Supply

**Drinking Water**

The waters of the Park are important in providing the total water supply to Fern Tree and in the region of 15% of metropolitan Hobart’s good quality bulk water, with minimal treatment required. The Park also is the catchment for water supplies to communities in both the Huon and Derwent Valleys. In addition the numerous rivers, waterfalls and rivulets add significantly to the aesthetic qualities of the Park and to the community’s aesthetic appreciation of the Park. Protection of the water catchment values is one of the primary purposes for which the Park was created.

### Research and Education

Mount Wellington and the Wellington Range have a long history of educational use given their proximity to Hobart, and are important for their value as research, teaching or benchmark sites. The Mountain is important as it provides information contributing to a wider understanding of natural history in the Tasmanian forest region. The Mountain has been a focus for biological research since the earliest days of European settlement in Tasmania, and was visited by Robert Brown (Scottish botanist), Charles Darwin, John Dalton Hooker, and Tasmania’s most famous botanical collector, Ronald Campbell Gunn. Rodway and Curtis also collected on the Mountain, with Rodway doing important work on non-vascular flora in about 1900 from specimens collected around the area. Martin (1940) conducted vegetation surveys that allowed later comparison with the recovery of vegetation after the devastating 1967 fires.

**Knowledge**

Scientists to visit Mount Wellington included Charles Darwin in 1836, botanist Baron von Mueller and many others. The University of Tasmania continues to conduct research in the Park and it is recognised as a valuable and easily accessible area for teaching many field skills to its students.
2.3.1 Use Values and Significance

Visitation (Recreation and Tourism)
Wellington Park provides for a broad range of tourism and outdoor recreational opportunities in an area of outstanding natural beauty which is easily accessible to visitors. The Park offers an array of different settings for visitors that can cater for:

- a wide range of different activities;
- a spectrum of different opportunities within any one recreational activity to suit the varying levels of experience and interests of different users;
- a range of opportunities for people of differing abilities, ages, physical capacities; and
- the ability to undertake this range of activities without significantly degrading the experience of other users.

Among all of the Park’s recreational destinations, Mount Wellington has pride of place and on any weekend of the year hundreds of local people spread across its slopes seeking recreation in a natural setting, steeped in history. On the occasional snowy weekends this increases to thousands of locals and tourists.

Mount Wellington is also undoubtedly one of the most important tourist destinations in Tasmania, regularly estimated by State Government visitor surveys to be the third most-visited destination in Tasmania (Tourism visitor exit surveys indicate that 203,100 persons, aged 14 or over, visited the Park in 2011). Wellington Park has the natural and cultural attractions to maintain strong appeal to the major growth markets in the tourism industry (notably nature-based tourism), offering a variety of differing experiences and activities within a remarkable setting.

Water Supply Values and Significance
The Park’s water catchments accounted for between 14% and 22% of bulk water supply used by Hobart Water (now Southern Water) in the three years from 2005/06 to 2007/08. The Park also provides a source of water for other communities outside of the bulk water supply system, particularly rural communities in the Huon and Derwent Valleys. Together, these supplies suggest the significance of the Range as a water catchment area.

The importance of the catchments is highlighted by the fact that the quality of the water is excellent and eliminates the high costs of the capital works required to establish major treatment facilities. In addition, the relatively high elevation of the collected water provides for high altitude supplies without pumping costs and the proximity of the source to the demographic centre of the Hobart region results in relatively low conveyance costs.
2.3.2 Natural Values and Significance

Protection of natural values is important both for the intrinsic worth of those values, and for the sustainable realisation of the various community uses of the Park. While it is not possible in a practical sense to manage the intrinsic values of nature directly, these values must be protected given they contribute to the heritage, aesthetic and community importance of the Park, are the basis for the pursuit and quality of recreational and tourist experiences within the Park, are of scientific interest, and ensure good quality drinking water. Furthermore, the self-regulating nature of the Park’s ecological processes means that it is not so much the natural values themselves that need management, but rather human activity and impacts which may threaten those values.

Geodiversity
Geodiversity, that is the full range of geological, landform and hydrological processes and soil types which occur or operate, is a fundamental component of the natural values of the Park. In establishing the significance of the Park’s geodiversity, its earth features have been classified as being significant as either outstanding or representative examples of their type, in a context which may range from local to global significance (see Sharples, 1993). In ascribing significance to geodiversity, it is also important to focus attention on identifying good representative examples of features.

In these latter terms, the Park is comprised of a well-expressed assemblage of earth features characteristic of much of eastern and central Tasmania. However, the earth systems of the Range are outstanding in a number of ways including:

- the scientific value of the high altitude periglacial landforms, the most extensive in the State which have not also been affected by glacial processes;
- individual outstanding features including the Lost World ‘pseudo karst’ boulder cave system (which includes the longest non-carbonate terrestrial caves known in Tasmania), and the Yellow Cliffs (which are one of the highest and most extensive sandstone cliffs in Tasmania, and contain rare examples of non-carbonate stalactites and stalagmites);
- the peat soils at Dead Island, which are important as the most south-easterly alpine peats in Tasmania; and
- the purity of the waters of the Park and their role as habitat.

In addition to these particular values, the earth systems of the Park are the physical foundation of the landscape, ecosystems and the character of the Range.

Biodiversity
The high diversity of vegetation types and communities, with the associated diversity of vegetation structure and composition, and therefore habitat, is largely responsible for a correspondingly high diversity of flora and fauna species within the Park.
Aspects of the Park’s flora which contribute to its overall significance include the presence of:

- over 500 native species, representing about 30% of Tasmania’s native vascular flora;
- over 80 endemic species representing about 30% of the total number of Tasmania’s vascular endemics (Mount Wellington, in particular, is recognised as one of Tasmania’s richest sites in terms of its number of endemic species, with two species being found only on the Mountain);
- a number of vascular species which have conservation significance because they are poorly reserved, rare, vulnerable or endangered;
- a total of 164 mosses, 130 liverwort (60% of Tasmania’s ‘bryoflora’) and 95 macrolichen species; and
- ten plant communities which have a restricted distribution or are poorly reserved in Tasmania.

The overall significance of the fauna on Mount Wellington is based on the presence of:

- optimal habitat (high altitude boulder screes) for the long-tailed mouse, an endemic mammal;
- sixty-seven bird species, indicating that the Park supports one of the richest avifaunas for an area of its size in Tasmania;
- five bird species considered to be threatened in Tasmania – wedge tailed eagles, swift parrots azure kingfisher, masked owl and grey goshawks;
- the presence of breeding sites (sandstone cliffs) for peregrine falcons;
- an alpine-adapted lizard;
- an estimated 5000 to 6000 invertebrate species, many of these being endemic and some having very restricted distributions;
- a suite of invertebrates restricted to the alpine and subalpine zones that are of great scientific and conservation significance;
- the presence of some species of invertebrates (both terrestrial and freshwater) that are possibly restricted to Wellington Park;
- the presence of three invertebrate species which are officially classified as rare or threatened in Tasmania;
- the presence of endemic invertebrates e.g. terrestrial amphipods (crustaceans), which could be used as bio-indicators of climate change; and
- the occurrence of two specialised invertebrate habitats: pseudo-karst and sandstone cliffs.
Currently some 26 plant species which occur in the Park are listed under the Threatened Species Protection Act 1995 (Tas) with two of these listed as endangered – *Euphrasia scabra* (yellow eyebright) and *Prasophyllum amoenum* (dainty leek-orchid). Three of these 26 plants are also listed under the Environment Protection and Biodiversity Conservation Act 1999 (Cth).

Four of the vegetation communities which occur in the Park are listed as threatened in schedule 3A of the Nature Conservation Act 2002 (Tas). They are:

- Subalpine *Diplarrena latifolia* rushland;
- *Eucalyptus tenuiramis* forest and woodland on sediments;
- *Eucalyptus amygdalina* forest and woodland on sandstone; and
- *Eucalyptus ovata* forest and woodland.

Ten fauna species listed under the Threatened Species Protection Act 1995 (Tas) occur in the Park, with seven of them also on the Environment Protection and Biodiversity Conservation Act 1999 (refer Appendix 2 for the full list of Threatened Flora and Fauna in Wellington Park).

### 2.3.3 Cultural Values and Significance

**Aboriginal and Historical Heritage**

One of the most distinctive features of the Wellington Range is that, after 40 000 years of Aboriginal occupation and 200 years of European settlement, the area is a cultural landscape as well as a biophysical one.

Archaeological data concerning the specific use of the Park and its place in Aboriginal culture is limited. As such, it is impossible to compare the relative significance of the Park, either in a spiritual or scientific sense, with other areas in Tasmania. Consequently, all sites and evidence of the history of Aboriginal occupation and use of the Park are of importance for the information they provide about Aboriginal lifestyles and culture, and for their personal value to the present day community of Aborigines and other people with an interest in the historic roots of human occupation of the island.

Areas of the Park most likely to contain as yet unrecorded and undisturbed sites of Aboriginal activity include:

- sandstone rock shelters;
- tracks which follow routes likely to have been used by Aborigines; and
- level to gently sloping, non-rocky areas, particularly benches in slopes.

**European Historic Heritage**

Since European settlement, the Park has been a source of clean water, food, timber, recreational pursuits and tourism. Much evidence of these past uses remains. These sites
and artefacts, together with memories of their use, provide some understanding of the activities which have shaped the Park. Significant reminders of this history include:

- the original water supply pipeline and other related infrastructure (the first of its kind among Australia’s capital cities);
- sites of historic exploitation of the Park’s other resources including forestry, mining and farming;
- The Springs site, ice houses, the Stockade, the network of original hut sites and other small buildings, monuments and features;
- the Pinnacle Road constructed during the Great Depression by hand labour; and
- numerous walking tracks dating back to the 1830s.

In addition to the evidence of these uses, is the significance of the physical and biological investigations which have taken place on Mount Wellington and their key role in the discovery and understanding of Tasmanian, Australian and world natural history. The association of the Mountain with the life works of a number of notable scientists gives further significance to the Park generally and Mount Wellington, in particular, as a site of national (if not international) importance for scientific study.

In terms of political history, ‘Mountain Park’ (now the Hobart City Council management area) is significant as an early site where the conflicting demands of place, of aesthetics, visitors, environmental awareness and the utilitarian need for ‘resources’, were disputed within the community.

**Landscape and Aesthetics**

The visual beauty of Wellington Park is one of the most important factors shaping people’s perception of it. The geology, striking landform, cultural history, running waters and diverse vegetation all contribute to its aesthetic beauty. Temporal changes of lighting, climate and atmospheric effects further reinforce the visual qualities of the Park.

Landscape studies undertaken by the Trust have confirmed the high value of the Park’s landscape qualities:

> The aesthetic value attached to the Park derives from the naturalness of the landscape including its continuous vegetated cover in combination with a variety of dramatic landforms and for smaller expressions of bedrock. (Chetwynd, 2011, pg 6)

**Community Sense of Place**

The Park is more than a biophysical reserve, and more than the historical parts that make it up. It is, in fact, part of the community’s ‘extended sense of self’ (Fox, 1990). That is, it is inextricably linked into the psyche and perhaps the being of the community of southern Tasmanians who live in its shadow. This is reflected in:
- a broad range of personal and artistic responses to the Park;
- its placement on the Interim List of the Register of the National Estate for a range of attributes;
- the wilderness value attributed to the Range by sections of the community and by currently accepted techniques of evaluating wilderness quality; and
- its historic role as a site of significant scientific research (as noted previously).

Together, these factors indicate the high value placed by the community on the Park and the role it has in defining a ‘sense of place’ for residents of Hobart and southern Tasmania.

2.4 Vision

For Wellington Park to be a special place, accessible and enjoyed by all for its prominent landscape, natural and cultural diversity and community value.

2.5 Principles and Objectives for Management

2.5.1 Management Principles

The management principles adopted for this Management Plan complement the long term vision for the protection, use and enjoyment of the Park and its values. Management of the Park is based on two premises:

- Protection of environmental values provides the basis for sustainable community use and enjoyment of the Park; and
- The community derives enjoyment and benefits from cultural, tourism and recreation values which respect the Park’s environmental and water catchment values.

As a consequence, the management principles for Wellington Park are to:

- Provide for community, tourism and recreational use and enjoyment of the Park consistent with the remaining management principles;
- Protect the Park’s environment for the long term;
- Retain the essential cultural characteristics of the Park; and
- Manage water catchments in the Park as sources of clean water.

These management principles are broad performance indicators for Park management and from them a number of management objectives and actions are derived.
2.5.2 Management Objectives

Consistent with the purposes for which the Park was reserved, to maintain Park values and meet the management principles, the primary management objectives are to:

- Promote and provide high quality tourism and recreational opportunities and facilities consistent with the appreciation and enjoyment of the environmental, water catchment, and cultural values of the Park;
- Conserve and maintain the biophysical processes and biodiversity of the Park, including indigenous species, communities, ecosystems, and genetic diversity;
- Conserve the geological, geomorphological, pedological, hydrological, scenic and landscape features of the Park;
- Protect the supply and quality of water available from Park catchments;
- Protect and retain culturally representative and significant areas, features or artefacts of use and enjoyment of the Park;
- Protect and retain the special tourism and recreational character and community sense of place which the Park provides; and
- Develop the organisational and procedural capacity required to achieve the above objectives.

2.6 Key Desired Outcomes

A successful management plan achieves management outcomes that provide benefits for both the Park itself and for its visitors. In essence, this means achieving a balance between promoting and encouraging visitation to a level that the Park can sustain, while also protecting the integrity of the Park. The management goals and objectives described are aimed at achieving this balance. To identify and understand if these objectives are actually being achieved, it helps to describe the outcomes that are needed for each objective. In a general sense the Key Desired Outcomes are:

- The enhancement of the visitor experiences in the Park;
- The protection, maintenance and, where appropriate, restoration of the ecological and cultural integrity of the Park; and
- The enhancement of an ethic of care for the Park within the community consciousness.

More specific Key Desired Outcomes relevant to particular management issues are detailed in Parts 3 and 4 of the Management Plan, along with the specific policy and actions aimed at achieving these outcomes. In order to understand whether the strategies and actions are being implemented and are achieving the desired outcomes, it is essential
to monitor and evaluate those strategies and actions. Given it is not possible to do this for all issues, a number of key issues have been targeted for monitoring and evaluation - these are discussed in more detail in Part 5 of the Plan.
CHAPTER 3

MANAGEMENT ZONES

3.1 Introduction

The occurrence and significance of features and values in the Park vary from place to place, as does their inter-relationship and sensitivity to impacts. Although the management goals and objectives, described in section 2.4 provide the basis for co-ordinating policies and practices, and apply to the entire Park, there is a need to apply these selectively on the ground with an understanding of the inherent qualities of the site to which they are applied.

3.1.1 Aim of the Zoning System

The aim of the zoning system is to group areas according to their inherent qualities and the values for which they provide, and to utilise a common set of management policies and prescriptions. The different management zones take account of, and are intended to protect, the environmental, cultural, tourism, recreation, and water catchment values of the Park.

Often it is not the environmental processes and other values that need management, but rather the human activities and impacts which may threaten them. Consequently, the zones primarily reflect requirements for providing for and managing human use and enjoyment to meet the management objectives. Within this context, it is recognised that the primary objective for management of the whole Park is the protection of its identified values, with a particular focus on the protection of its water catchment values as identified in s 5 of the Act.

3.1.2 Objectives of the Zoning System

The objectives of the zoning system are to:

- take account of localised features, conditions, and values;
- provide a range of tourism and recreational opportunities consistent with the values of the Park and localised conditions;
- conserve environmental, cultural, and drinking water catchment values; and
- protect ecological processes and diversity.
Four specific management zones are designated (Refer Map 2 and 2a):

- The Recreation Zone (including the Springs Specific Area and Pinnacle Specific Area, and the Glenorchy Bike Park Overlay: Map 2c).

Note: the use of Specific Areas reflects the change in terminology implemented by the State Government (specifically Planning Directive 1, released by the Tasmanian Planning Commission to provide a statewide framework, format and structure for all new planning schemes ). The inclusion of the associated Specific Area Plans in chapter 4 ensures that the Management Plan remains the overriding use and development control document.

- The Natural Zone.
- The Remote Zone.
- The Drinking Water Catchment Zone (including the Restricted Areas Overlay: Map 2b).

3.1.3 Zone Boundaries

Boundaries of the various zones are based, where possible, on recognisable geomorphic and land-use features, and/or drinking water catchment boundaries. Detailed maps for the Springs and Pinnacle Specific Areas are contained in the respective Specific Area Plans.

3.2 Management Zone Objectives

Table 1 summarises the Park Zones and the key values of each zone and is followed by a description of the characteristics and the management objectives of each zone.
<table>
<thead>
<tr>
<th>Zone</th>
<th>Description</th>
<th>Key Zone Values</th>
<th>Special Provisions</th>
<th>Values</th>
</tr>
</thead>
<tbody>
<tr>
<td>Recreation</td>
<td>Areas that provide for easily accessible and relatively high use, nature-based tourism and recreation.</td>
<td>Significant aesthetic, cultural and recreational values. Areas with good public access and a concentration of a wide range of accessible tracks and trails, allowing for many recreational activities to occur.</td>
<td>The Springs Specific Area Map 3a</td>
<td>Significant aesthetic, cultural and recreational values. Area with good public access and a concentration of visitor and commercial facilities with a focus on showcasing the range of values in the Park.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>The Pinnacle Specific Area Map 3b</td>
<td>Significant landscape, tourism and recreational values. Area with good public access and the potential for visitor facilities and recreation activities focused on scenic tourism.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Glenorchy Bike Park Overlay Map 2c</td>
<td>Specific value for mountain biking. Recognises and gives protection to the existing mountain bike facilities in this section of the Park.</td>
</tr>
<tr>
<td>Drinking Water Catchment</td>
<td>The catchments utilised by Southern Water for the supply of potable water for the Greater Hobart area.</td>
<td>Significant natural, cultural and economic values. Areas where recreation activities can occur but with the recognition that protection of the water supply is a primary consideration, when assessing the impact of activities and use.</td>
<td>Restricted Areas Overlay Map 2b</td>
<td>Significant natural, cultural and economic values. Areas where recreation activities can occur but specific at-risk areas have limited public access.</td>
</tr>
<tr>
<td>Natural</td>
<td>Substantial areas of relatively undisturbed forested landscapes and some alpine areas, generally at a lower altitude than the Remote Zone.</td>
<td>Significant natural and landscape values including geodiversity values. Also important for protecting water quality.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Remote</td>
<td>Substantially undisturbed and high altitude landscape with important environmental and water quality values, and with evidence of disturbance generally limited to existing access corridors.</td>
<td>Significant range of natural and landscape values, including drinking water quality values. Remote and rugged landscape with little evidence of development or use.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
3.2.1 Recreation Zone

The Recreation Zone provides for easily accessible, relatively high use nature-based tourism and recreation in a predominantly natural or natural-looking setting in a number of separate locations in the Park (Map 2 and 2a).

The management objectives for the Recreation Zone are to:

- provide for relatively high levels of nature based tourism and recreational day use and enjoyment of the area;
- preserve environmental and cultural features and values;
- provide education about, and promote, the values of the Park via high quality signs, interpretation and visitor activities;
- develop key visitor services and facilities in the Zone appropriate to the allowable level and type of use; and
- protect the scenic qualities of the Zone when viewed both from within the Zone and from outside the Park.

Special provisions apply within the Recreation Zone in designated locations (refer Table 1). The Springs and Pinnacle Special Areas (refer Map 3a and 3b) are prescribed as the two principal activity nodes in the Park, and allow for a greater range of activities and development. The areas have additional management prescriptions and standards via their respective Special Area Plans (refer chapter 4A and 4B). Further detail on the Specific Area Plans is contained in section 3.3.

The Glenorchy Bike Park Overlay (Map 2c) recognises the importance of the designated area for mountain-biking.

3.2.2 Drinking Water Catchment Zone

The Drinking Water Catchment Zone covers those catchments used by Southern Water for the supply of potable water to the Greater Hobart area. (Map 2 and 2a). The close proximity of such a sensitive and important area to a large urban population requires a consistent management approach to reduce the risk of contamination by pollutants, bacteria and other water borne diseases, and from sedimentation. Parts of the Zone are largely undisturbed, however infrastructure related to water supply, fire management and established recreation access must be taken into account when managing the area. The Zone provides opportunities for low impact recreation and tourism activities, has significance for flora and fauna conservation, and contains significant features of geodiversity.
The management objectives for the Zone are to:

- protect drinking water quality and quantity;
- preserve the Zone in a relatively undisturbed condition except for necessary minimal disturbance associated with the supply of drinking water, fire management and approved recreation;
- protect cultural features and values;
- protect plant and animal species and communities;
- protect geodiversity;
- protect the scenic qualities of the Zone when viewed from both within the Zone and from outside of the Park;
- prohibit the public’s general right of access to areas at direct risk of contamination and/or sabotage as defined in this Management Plan; and
- compatible with the above objectives provide a variety of low impact, non-intrusive tourism and recreation opportunities specifically provided for in this Management Plan.

Within the Drinking Water Catchment Zone a Restricted Areas Overlay prohibits public access to areas considered to be at direct risk of contamination and/or sabotage (refer Map 2b). Further detail is provided in section 3.3.4.

There are additional catchments within the Park such as Illabrook, Stephensons Creek and Rocky Creek used for drinking water supply. However the underlying zoning as either Remote or Natural recognises their catchment value and significantly limits recreational activities and development.

3.2.3 Natural Zone

The Natural Zone includes substantial areas of relatively undisturbed forested landscapes and some alpine areas (refer Map 2 and 2a). It is generally at a lower altitude than the Remote Zone, with evidence of disturbance generally limited to existing access corridors. Parts of the Zone are of particular significance for flora and fauna conservation, and contain significant features of geodiversity. The relatively undisturbed nature of the Zone also is important for protection of water quality. In addition, the Zone adds to the diversity of visitation experiences, providing forested landscapes for recreation in a predominantly unmodified natural setting.

The management objectives for the Natural Zone are to:

- generally preserve the relatively undisturbed condition of the Zone;
- protect water quality;
- protect plant and animal species and communities;
- protect geodiversity;
- protect cultural features and values;
- protect the scenic qualities of the Zone when viewed both from within the Zone and from outside the Park;
- develop visitor services and facilities in a few, limited locations in the Zone appropriate to the permitted level and type of use; and
- compatible with the above objectives, provide a variety of environmentally low impact, low density, non-intrusive visitor opportunities in a natural setting.

3.2.3 Remote Zone

Much of the Park remains a substantially undisturbed landscape with important environmental and water quality values. The Remote Zone covers the more remote and rugged parts of the Park, usually at high altitude, where there is little evidence of development or use (refer Map 2). Parts of the Zone are of particular significance for flora and fauna conservation and contain significant features of geodiversity. Given its remoteness and undisturbed nature, the Zone provides important protection for water quality. In addition, the Zone adds to the diversity of tourism and recreational experiences provided by the Park by preserving the isolation and naturalness of substantial parts of it. Interaction between users is low, and evidence of other users and infrastructure is minimal.

The management objectives for the Remote Zone are to:

- preserve the Zone in a virtually undisturbed condition;
- protect water quality;
- protect plant and animal species and communities;
- protect geodiversity;
- maintain the sense of remoteness and naturalness of the Zone;
- protect cultural features and values; and
- consistent with the above objectives, allow tourism and recreation to activities that can be experienced in a challenging, relatively unmodified setting.

3.3 Special Provisions

Within the Recreation Zone and the Drinking Water Catchment Zone, additional management prescriptions or Special Provisions are applied, giving greater guidance to the land managers and Park users. This approach is required given the areas are more
vulnerable to damage and/or have greater use pressure due to higher levels of visitor activity.

3.3.1 The Springs Specific Area

This area includes the Springs as shown on Map 3a. The area is a major visitor site and has a long history of visitor and commercial use.

The management objectives for the Springs Specific Area are to:

- provide for high levels of public use and enjoyment;
- develop the area as a focal point for visitor and management services and facilities;
- provide for a range of tourism and recreational opportunities;
- protect and interpret environmental and cultural features and values; and
- protect the scenic qualities of the area when viewed both from within and from outside the Park.

3.3.2 The Pinnacle Specific Area

This area encompasses the Pinnacle of Mount Wellington as shown on Map 3b. The area is a major visitor and communications site, and has a long history of visitor use.

The management objectives for the Pinnacle area are to:

- provide for a range of day-use tourism and recreational opportunities based on sightseeing, scenic tourism and appreciation of the alpine environment;
- develop visitor services and facilities in the area appropriate to the allowable level and type of use;
- consolidate and contain existing visitor facilities by enhancing or removing them;
- protect environmental and cultural features and values;
- protect the scenic qualities of the area when viewed both from within and from outside the Park and, except for existing or already approved communications facilities, minimise skyline intrusions when the Zone is viewed from municipalities surrounding the Park; and
- provide for and manage communications facilities consistent with the above objectives.
3.3.3 Glenorchy Mountain Biking Overlay

Map 2c gives recognition to the existing mountain biking facilities focused in this area, and the importance of the overall area to mountain biking.

3.3.4 Restricted Areas Overlay

The Management Plan designates Restricted Areas to prevent general public access to those areas at direct risk of contamination and/or sabotage, as provided for by s 30 of the Act. These areas are within and adjacent to the Drinking Water Catchment Zone, and cover the majority of the catchments of the Knights Creek reservoir, Humphrey Rivulet weir, and Limekiln Gully reservoir, and between designated walking tracks in the North West Bay River catchment. The Restricted Area around Limekiln Reservoir has been reduced – to the Merton fire trail – as the reservoir is currently off-line due to geology-based turbidity issues. Other important, sensitive areas and sites will be monitored, and this Management Plan provides that, if necessary, the Trust may restrict public access to such areas in accordance with the Regulations.
CHAPTER 4

ACTIVITIES, USE AND DEVELOPMENT

4.1 Context

Wellington Park is highly valued by Hobartians and the wider Tasmanian community for its natural beauty as well as for the recreational resource that it provides. It is also the fourth most-visited place in Tasmania, with an estimated 203,100 inter-state tourists visiting the Park in 2011 (Tourism Tasmania), in addition to significant local visitation. While the bulk of visitors to the Park go the Pinnacle (data counters at the Pinnacle showed visitation in 2011 to be 187,078) other sections of the Park are particularly popular with local visitors and walkers such as the Springs, Fairy Bower, Myrtle Forest, and Wellington Falls.

The Park has a long history of visitation and use by the local community and by visitors from further afield. It has been a place for timber getting, water supply, hunting, quarrying, scientific research, recreation and accommodation, and an escape from the city. Today, a number of these activities continue although the hunting, quarrying and timber getting have ceased. The prevailing activities and use now focus on recreational pursuits, the management of the Park’s water supply function and the protection of its natural and cultural values.

Recognition of the wide range of values of the Park and the importance placed on them by the community has always been and continues to be an issue of very significant importance when making management decisions about the Park. Studies conducted by the Trust highlight the wide range of values ascribed to the Park by the community and the ongoing need to protect those values (see McConnell, 2011).

The zoning system provided in chapter 3 allows for different parts of the Park to be utilised to a greater or lesser degree for a range of activities and use. It recognises that historically parts of the Park, namely the Springs and the Pinnacle, have an existing high level of services and activity associated with them, however attract visitors for different reasons. The Pinnacle, with its stunning views, attracts the bulk of sightseers and tourists, but provides limited access to recreational opportunities and tracks, is a cold and windy climate, and is not conducive to longer stays. The Springs, being more sheltered and warmer, and the focal point for many recreational tracks, attracts a greater local visitation interested in walking and mountain biking, and also those visitors looking for a more active time than just sightseeing. Consequently the Springs is recognised as providing
greater opportunity for the delivery of interpretive and recreational activities by the Trust.

The zoning framework also recognises that the bulk of recreational activity occurs across the eastern face of the Mountain and thus most of this area is zoned for Recreation purposes. While many activities can occur in the Natural and Remote Zones, the Recreation Zone is where most recreation activities are allowed. Further details regarding the recreational and other activities allowed in the various zones is contained in Table 2.

4.1.1 Interpretation

Terms in this chapter have their ordinary meaning unless they are defined in the LUPAA or specifically defined in the Planning Scheme Template for Tasmania or in chapter 4A or 4B of this Management Plan.

4.2 Objectives for Assessing and Managing, Activities, Use and Development

The objectives for assessing and managing activities, use and development are derived from the Act ie to provide recreational and tourism uses and opportunities, consistent with the protection of the natural, cultural, aesthetic and recreational values of the Park.

Achieving this involves:

- providing appropriate high quality visitor experiences through planning, design and management of visitor services and facilities;
- ensuring that the impacts of all proposed activities, use and development are comprehensively assessed against the objectives, use categories and standards contained in this Management Plan, and ensuring that the costs of assessment of any private development are borne by the proponent;
- protecting the Park’s natural, cultural and use values by requiring environmentally sustainable development, behaviour and practices;
- directing development and activities to locations within Park management zones to protect the cultural, tourism and recreational values of the Park;
- ensuring that any approvals are: consistent with this Management Plan, the zoning objectives for the area in question and any Special Provisions of the Management Plan; aimed at conserving the identified values of the relevant Zones; and do not adversely impact upon the natural and cultural values of the Park; and
- involving and encouraging community engagement in the planning, development and management of the Park.
4.3 Desired Outcomes for the Assessment Process

It is appropriate that the Trust manage activities, use and development in the Park, not only from an administrative perspective but also to provide consistency, adherence to the objectives of the Act and the Management Plan, and potentially to provide revenue to the Trust.

To ensure that activities, use and development permitted in the Park are compatible with Park values and the management objectives for the various zones, it is important to have clear and understandable assessment procedures, particularly given the complexity of tenure and legislation that relates to the Park. The rest of this chapter describes those assessment procedures.

Any assessment process for Wellington Park will require:

- clear means and procedures for assessing and approving new activities, facilities and uses;
- on-going monitoring of the success of meeting the objectives, policies and actions of the Plan; and
- on-going and close engagement with the community.

4.4 Describing the Two Approval Processes that Operate in the Park

4.4.1 Introduction

The Park is subject to two key pieces of legislation: the Act and LUPAA; consequently, two approval processes operate in the Park. Further, given much of the land in the Park is owned by the Hobart City Council (particularly, the eastern face of Mount Wellington) and Glenorchy City Council, land owner consent for use and development is also critical.

The Trust is the managing authority for the Park, and is required to give permission for activities and development pursuant to ss 31 and 32 of the Act, and the Regulations. However some use and development may also require the approval of the relevant Planning Authority (local council) under LUPAA. Any assessment undertaken by such a Planning Authority must take into account the relevant provisions of this Management Plan. The vast majority of activities that occur in the Park require only Trust approval and do not need a permit under LUPAA; however, for those proposals that do require a LUPAA permit, an application cannot be lodged without a Letter of Authority from the Trust, pursuant to s 52A of LUPAA. A flowchart is provided in Appendix 3(a) to illustrate the inter-relationship of the two assessment processes.
4.4.2 Trust Approvals under the Wellington Park Act 1993

Leases and Licences
Section 31 of the Act requires that commercial activities in the Park can only be undertaken with a lease and/or licence approved by the Trust. Section 32 allows for other persons with the powers to issue leases or licences in the Park to do so but not without the prior approval of the Trust. In approving a lease or licence, the Trust in effect grants a concession to that person or company to engage in a commercial activity in the Park.

Leases are granted by the relevant landowner when a specific piece of land is being ‘occupied’ for commercial purposes, while licences are granted when a commercial operator wishes to visit various parts of the Park, as with tour group operators. The vast majority of the commercial operators in the Park hold a licence rather than a lease, although a commercial operator who wished to temporarily exclusively ‘use’ a particular piece of land rather than permanently occupying it, may be granted a ‘licence to occupy’ rather than a lease.

Granting concessions under a lease or licence relieve land managers of the burden of having to provide services that are best undertaken by the private sector. Conditions placed on the lease or licence allow the Trust and the relevant land owner to ensure the operators provide appropriate visitor services, activities, and facilities that promote and enhance the quality of a visitor’s experience in a manner that is compatible with the Management Plan. The majority of commercial licences in the Park are granted via the Commercial Visitor Service (see below).

The Commercial Visitor Service
The Commercial Visitor Service (CVS) is a state-wide approach to licensing of commercial activities on reserved land. It is facilitated by the Parks and Wildlife Service and includes land controlled and managed by the Trust, the Parks and Wildlife Service and Forestry Tasmania.

By participating in the CVS the Trust ensures consistency and a ‘one-stop shop’ for operators applying for a commercial licence. The process for applying for a CVS licence is detailed on the Parks and Wildlife Service website. Proposals that are confined only to Wellington Park will however be processed directly by the Trust.

A straight forward application for a standard business licence is granted usually for 5 years, requires a one-off application fee and an annual licence administration fee. When conducting business in Tasmania, the business must have a registered trading name in Tasmania, have the required amount of public liability insurance cover and, if operating a ‘tourism business’ (see below), obtain appropriate tourism accreditation, within 12 months from the commencement date of the licence.

A ‘tourism business’ is one which provides a tourism service as part of the business – this
may include where the operator provides a public passenger transport service. A 'tourism service' is deemed if one or more of the following criteria is met:

- The service is a pre-booked service designed for the carriage of tourists to destinations listed on a publicly available tour itinerary; or
- The service is designed for the carriage of tourists where all passengers’ journeys have a common origin or a common destination, or both; or
- The service is advertised and/or brochured; or
- The service operator is registered on Tourism Tasmania’s Tiger Tour database.

The Park Activity Assessment Process

The Park Activity Assessment (PAA) is the process by which the Trust assesses use and development proposals in order to issue a permit under the Regulations, and provides an early opportunity for the Trust to consider potential impacts of any proposal for use and development. The PAA is also used to assess other applications under the Regulations, such as scientific research and other educational activities, recreation activities and management works.

The process followed by the Trust in considering applications is outlined in the flowchart (refer Appendix 3(a)). The Trust’s process will result in a decision to either refuse the application or to provide a permit under the Regulations. The process also enables an in-principle approval for those proposals requiring a LUPAA permit (refer section 4.4.3).

A PAA must be submitted to the Trust for all works, including works listed as Exempt in Table 4 and chapters 4A and 4B, except where a review of the issues contained in the Checklist (refer Appendix 3(b)) indicates there may be negative impact upon Park values and further information and assessment is required, or involves emergency works. The Checklist ensures that land managers and proponents consider key legislative and management issues before carrying out any works. If there is uncertainty as to whether a PAA is required then further consultation should be undertaken with the Trust. If a PAA is required, then the Trust (via its Management Advisory Committee) will determine which category an application for activities or use falls under.

Applications are made directly to the Trust, except where otherwise delegated eg permits for recreational four-wheel driving and horse riding. The PAA application form is contained in Appendix 3(c), and is based on the Reserve Activity Assessment (Level 1) process utilised by the Parks and Wildlife Service. As noted above, land owner consent will also be critical in determining whether a development may proceed.

Activities Not Requiring a PAA

The criteria against which the Trust decides if an activity or use requires a PAA is via the checklist in Appendix 3(b), derived from a similar checklist used by the Parks and Wildlife Service. Examples of activities not likely to need a PAA are:
- maintenance of tracks and facilities where no change or increase in extent, location, materials used, or size occurs;
- vegetation clearing for maintaining existing fire trails as recognised in the Trust’s Fire Management Strategy;
- vegetation clearing in existing cleared areas to protect existing infrastructure or assets, or to maintain existing viewing points;
- weed management activities when part of an approved Weed Management Plan or works program, conducted by either the land management agencies or a recognised Landcare Group; or
- replacing existing signs in the same location.

Where there is doubt as to whether a proposal triggers a PAA, further consultation should be undertaken with the Trust. The Trust encourages the development of maintenance schedules by land managers; these describe the type of works that need to occur regularly over a defined period of time, and which may be covered by one PAA.

**PAA Level 1 Application**

When a proposal is considered to have potential for an adverse impact on Park values or involves new works eg widening or extending a path, then a PAA needs to be submitted and will be assessed against Table 2 (see below). If the proposed works or activity are relatively minor in terms of scale and impacts and these impacts can be easily managed, then it will be assessed as a Level 1 activity. The vast majority of activities and works that occur in the Park fall into this Level 1 category.

**PAA Level 2 – 3 Applications**

Some activities or works may be more complex and involve the potential for more significant impacts, such as a totally new track, or a new pipeline or pylons, or a visitor centre. These will require substantially more information to be provided and often specialist advice to understand the possible impacts and best management measures needed. The Trust will take advice from its Management Advisory Committee as to the appropriate level of the assessment, and the relevant information required as part of the applications.

**Table 2 – Allowable Activities in Wellington Park**

This table highlights the recreation and other activities that are allowed (A) in the various areas of the Park and those that are prohibited (X).

Allowable activities may require a licence or permit from the Trust but do not require a LUPAA permit unless there is associated new infrastructure or the scale of use is such that it triggers an application as per Table 3.
Note: Within the area covered by the Glenorchy Mountain Biking Overlay (refer Map 2c), mountain bike related activities and activities ancillary to mountain biking such as construction of mountain bike tracks and trails, storage for bicycles, servicing of bicycles, and/or ancillary food services will be considered by the Trust, using the PAA process.

<table>
<thead>
<tr>
<th>Activity</th>
<th>Recreation Zone</th>
<th>Natural Zone</th>
<th>Remote Zone</th>
<th>Drinking Water Catchment Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>The Springs Specific Area</td>
<td>The Pinnacle Specific Area</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Walking</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Mountain Biking (on tracks designated in a Bike Strategy endorsed by the Trust)</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Dog-walking (on-lead only)</td>
<td>A only on designated tracks</td>
<td>A only to access designated tracks leading from the Springs</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Horse Riding (by permit and on designated trails only)</td>
<td>A</td>
<td>X</td>
<td>X</td>
<td>A</td>
</tr>
<tr>
<td>4 Wheel driving (by permit and on designated trails only)</td>
<td>A</td>
<td>X</td>
<td>X</td>
<td>A</td>
</tr>
<tr>
<td>Other Off road motorised recreational vehicles eg trail bikes, quad bikes</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Activity</td>
<td>Recreation Zone</td>
<td>Natural Zone</td>
<td>Remote Zone</td>
<td>Drinking Water Catchment Zone</td>
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<td>------------------------------</td>
</tr>
<tr>
<td></td>
<td>The Springs Specific Area</td>
<td>The Pinnacle Specific Area</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rough Camping: no infrastructure and camp fires prohibited unless in designated fireplaces</td>
<td>A only by permit unless in association with rock climbing</td>
<td>X</td>
<td>X</td>
<td>A only for search and rescue purposes</td>
</tr>
<tr>
<td>Hang-Gliding/Para Gliding launching</td>
<td>A only by permit</td>
<td>A</td>
<td>A</td>
<td>X</td>
</tr>
<tr>
<td>Snow Recreation</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Rock Climbing</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Skiing</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Special Events eg sporting competitions and events, cultural festivals (where licence or permit granted)</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Commercial Filming (by permit only)</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Commercial Access with no in-situ infrastructure (where licence granted)</td>
<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Activities not identified in this Management Plan (must be compatible with relevant zone objectives and maintain Park Values)</td>
<td>As decided by Trust</td>
<td>As decided by Trust</td>
<td>As decided by Trust</td>
<td>As decided by Trust</td>
</tr>
</tbody>
</table>
Relationship to the LUPAA Process

The majority of PAA Level 1 applications do not need to be assessed under LUPAA as they do not trigger the need for a LUPAA planning permit. However, some activities eg vegetation clearing in a recognised historic area or where threatened species are present, will require a permit application under LUPAA, along with the PAA application. The relationship between these two approvals is described in a flowchart in Appendix 3a.

PAA Level 2 and 3 applications will always require both an assessment by the Trust via the PAA process and a permit application under LUPAA.

Where the proposal does require a LUPAA permit, the Trust will, following its internal assessment, determine whether in-principle approval will be provided to allow for the submission of a development application for a LUPAA permit. This protects the Trust’s role as the strategic management authority for the Park, and ensures that the applicant has a degree of certainty when following the LUPAA process.

Once the Trust has received a PAA, it is (where relevant) distributed to the various land management agencies for their comment, with the Trust making a final a decision to grant or refuse a permit. There is not a defined or statutory length of time for this process however a straightforward PAA (Level 1) should take 2 - 4 weeks, whereas assessment for a Level 2-3 application will inevitably take longer, depending on the issues involved. In circumstances where an application triggers the need for a permit to be issued under LUPAA, then the Trust will issue an in-principle approval and a Letter of Authority for the application to proceed to be assessed under LUPAA.

4.4.3 Assessment Procedures for Permit Applications under LUPAA (LUPAA Permits)

Various types of use and development, especially those involving the provision of structures and facilities, require permission from the Trust and may also require permission from the relevant Planning Authority (the local municipal Council) under the relevant municipal planning scheme (refer Map 1). The flowchart in Appendix 3(a) illustrates how the two assessment processes work.

Small scale and minimal impact uses and developments will be considered Exempt under LUPAA, as defined in Table 4. These exemptions are derived directly from State Planning Directive No. 1. Separately, s 23(5) of the Act provides for a planning directive to prevail over the Management Plan in the event of any inconsistency.

Table 3 establishes Permitted, Discretionary and Prohibited use and development in the various zones of the Park. An application for a permit under LUPAA will always need to be submitted if the use or development proposed is Permitted or Discretionary. Permitted applications mean the Planning Authority must grant approval for the specified use, however may refuse the application if it fails to meet all of the relevant Acceptable Solutions (refer section 4.5.3). Discretionary applications are advertised for public comment by the Planning Authority to ensure community review of the proposal.
The Planning Authority then assesses the proposal in accordance with the provisions of the Planning Scheme, including the relevant provisions of this Management Plan, and grants or refuses a Planning Permit.

It is noted that some applications may be subject to specific provisions of LUPAA eg Projects of Regional Significance (Part 4, division 2A), or other State or Commonwealth legislation.

**Table 3 – Permitted, Discretionary and Prohibited Use and Development**

This table establishes Permitted (P), Discretionary (D) and Prohibited (X) use and development in the various zones of the Park. Terms and definitions are based on State Planning Directive No. 1, with added definitions and qualifications appropriate to the Park’s environment and values. This table relates to permits under the LUPAA process primarily but may give guidance to the Trust’s approvals process.

*Note:* ‘Potential Transport Modes’ means forms of public transport that have the potential to effectively move large numbers of people, but for which little or no infrastructure currently exists in the Park. It includes but is not limited to: shuttle buses; cable cars and aerial ropeways; and funicular rail and cable rail systems.

<table>
<thead>
<tr>
<th>Use/Development</th>
<th>Recreation Zone</th>
<th>Natural Zone</th>
<th>Remote Zone</th>
<th>Drinking Water Catchment Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>The Springs Specific Area</td>
<td>The Pinnacle Specific Area</td>
<td></td>
</tr>
<tr>
<td><strong>Tourist Operation</strong> (use of land specifically to attract tourists, other than for accommodation): visitor centre, interpretation centre, viewing shelter and ancillary uses to the provision of these including limited associated retail)</td>
<td>X</td>
<td>D</td>
<td>D</td>
<td>X</td>
</tr>
<tr>
<td><strong>Food Services</strong> (use of land for preparing or selling food or drink for consumption on or off the premises): cafe, restaurant and take-away food premises</td>
<td>D (only within Mountain Bike Park overlay)</td>
<td>D</td>
<td>D</td>
<td>X</td>
</tr>
<tr>
<td>Use/Development</td>
<td>Recreation Zone</td>
<td>Natural Zone</td>
<td>Remote Zone</td>
<td>Drinking Water Catchment Zone</td>
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</tr>
<tr>
<td><strong>Visitor accommodation:</strong> only for backpacker hostel, bed and breakfast establishment, holiday cabin, residential hotel, walkers bunkhouse/hut</td>
<td>X</td>
<td>D</td>
<td>X</td>
<td>D only for bunkhouse or hut</td>
</tr>
<tr>
<td><strong>Transport Depot and Distribution</strong> (use of land for distributing goods or passengers): bus terminal, council depot, other Potential Transport Modes</td>
<td>D only for infrastructure associated with Potential Transport Modes</td>
<td>D</td>
<td>D</td>
<td>D only for infrastructure associated with Potential Transport Modes</td>
</tr>
<tr>
<td><strong>Vehicle Parking</strong> (single storey only)</td>
<td>D</td>
<td>D</td>
<td>D</td>
<td>D</td>
</tr>
<tr>
<td><strong>Camping</strong> (other than rough camping, and includes some basic site infrastructure)</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>D</td>
</tr>
<tr>
<td><strong>Utilities:</strong> telecommunications, electricity generation, transmitting power, transport networks, collecting, treating, transmitting, storing, distributing or disposing of water, sewerage or sullage</td>
<td>D</td>
<td>D</td>
<td>D</td>
<td>D</td>
</tr>
<tr>
<td><strong>Storage</strong> (for Park management purposes)</td>
<td>D</td>
<td>D</td>
<td>D</td>
<td>D</td>
</tr>
<tr>
<td><strong>Natural and Cultural Values Management:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Park management office</td>
<td>X</td>
<td>D</td>
<td>D</td>
<td>X</td>
</tr>
<tr>
<td>Park seating</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Use/Development</td>
<td>Recreation Zone</td>
<td>Natural Zone</td>
<td>Remote Zone</td>
<td>Drinking Water Catchment Zone</td>
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<td>-------------</td>
<td>------------------------------</td>
</tr>
<tr>
<td></td>
<td>The Springs Specific Area</td>
<td>The Pinnacle Specific Area</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Toilets</td>
<td>P</td>
<td>P</td>
<td>D</td>
<td>P only if required as part of an approved multi-day recreation track</td>
</tr>
<tr>
<td>Picnic/BBQ facilities</td>
<td>P</td>
<td>P</td>
<td>D only for picnic shelter</td>
<td>P</td>
</tr>
<tr>
<td>Viewing shelter/building</td>
<td>P</td>
<td>D</td>
<td>D</td>
<td>D</td>
</tr>
<tr>
<td>Visitor information/interpretation panels</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Fire trails (where consistent with Trust endorsed Fire Management Strategy)</td>
<td>D</td>
<td>D</td>
<td>X</td>
<td>D</td>
</tr>
<tr>
<td>Lookouts (open air)</td>
<td>P</td>
<td>D</td>
<td>D</td>
<td>P</td>
</tr>
<tr>
<td>Recreation tracks and trails, and related structures eg Recreation trails and related structures (when endorsed in a Recreation Strategy, Walking Track Strategy or Bike Strategy prepared in accordance with the Management Plan)</td>
<td>P</td>
<td>P</td>
<td>D</td>
<td>D</td>
</tr>
</tbody>
</table>

4.5 Strategies and Actions to Guide the Two Approval Processes

To provide guidance to all parties on the assessment process the following strategies and actions are to be followed.

4.5.1 Assessment Requirements – General

1. Proposals for activities, use and development will be required to:
   - obtain evidence of the consent of the relevant land owner, and conform to any procedural requirements of the land owner to obtain that consent;
- submit a PAA to the Trust (for permits, leases and licences);
- where the proposal is not Exempt (Table 4), submit an application for a LUPAA permit to the Planning Authority;
- be consistent with the management and preservation of the values of the Park, as identified in this Management Plan;
- where relevant, clearly foster visitor appreciation and understanding of the Park’s features and values in accordance with any Interpretation Strategy for the Park;
- provide efficient, high quality service to the public;
- adopt environmentally sustainable operating practices, including provision for impact monitoring and site rehabilitation, use environmentally “best practice” goods and technologies, and explain the principles underlying these to visitors;
- demonstrate that the proposal will not adversely affect water quality or diminish Park values, including natural, cultural, aesthetic and recreational values;
- behave and operate in a manner compatible with protection of Park features and values, and convey this to visitors;
- avoid impact on the legitimate enjoyment and experience of the Park’s features and values by others, especially in relation to noise intrusion;
- contribute to any additional external costs eg road upgrades resulting from the proposal;
- accord with the Management Plan and be achievable within the realistic capacity of management resources; and
- demonstrate economic sustainability.

2. Services, activities, and facilities will be complementary to existing ones that are deemed satisfactory, or replace or enhance them when they are unsatisfactory.

3. In addition to this Management Plan, proposals will be assessed according to any detailed requirements endorsed by the Trust and the relevant Planning Authority at the time of an application being submitted. The current Trust endorsed strategies and guidelines are detailed in Appendix 1. Proponents will need to obtain these requirements before submitting a proposal.

4. All commercial development proposals for services, activities, and facilities will submit a detailed business and financial plan showing at least a five year projection of operations, demonstrating economic viability while according with this Management Plan.

5. The extent of any financial, infrastructure, Trust or public agency services, or
environmental resource subsidy of a tourism or recreation proposal will be made explicit and public.

6. In the Springs and Pinnacle Specific Areas, assessment of proposals will require that they conform to this Management Plan. In the event of any inconsistency, the provisions of the Specific Area Plan will prevail over the general provisions of this Management Plan.

7. Except for approved water catchment management and supply purposes, no development of services, activities, or facilities will be permitted in any location covered by a Restricted Area Overlay, or within or adjacent to the Drinking Water Catchment Zone, unless specifically allowed by this Management Plan and/or agreed to by the Trust, Southern Water and the relevant land management agency.

8. Commercial recreational/tourism activities will not be permitted within buffer areas to waterbodies, wetlands or watercourses as designated in this Management Plan (refer chapter 7) unless the site has the capability to accommodate the likely levels of impact without affecting water quality and quantity.

4.5.2 Leases, Licences and Permits Issued Under the Act and Regulations

1. Leases, licences, licences to occupy, and permits for services and activities may be issued for any of the Zones in the Park, provided that they conform with Table 2, and/or Table 3, where relevant and provided they meet the objectives and prescriptions for the relevant Zone, Specific Area Plan, or Overlay.

2. Leases will not be issued in the Remote Zone but may be issued in the Recreation Zone, Natural Zone and Drinking Water Catchment Zone, and then provided they conform with this Management Plan and the objectives and prescriptions for the relevant Zone.

3. Unless otherwise provided for in this Management Plan, licences and permits for visitor services, activities, or facilities will only be approved when, in the determination of the Trust, they are appropriate and could not be more appropriately provided in areas outside the Park.

4. Licences and permits approved by and in accordance with this Management Plan will comply with any conditions appropriate to the activity.

5. Licences and permits will comply with the Commercial Visitor Services Guidelines, as endorsed by the Trust from time to time.

6. Subject to the determination of the Trust and any conditions which the Trust may impose, a licence for itinerant vendors within the Park may be approved for public or commercial events of less than 7 days, but only for the duration of the event.
7. A PAA shall be submitted to the Trust for proposals for all works or activities, including works listed as Exempt in Table 4, except where a review of the issues contained in the Checklist (refer Appendix 3(b)) indicates there may be negative impact upon Park values and further information and assessment is required, or involves emergency works.

8. The Trust may attach conditions to a permit issued under the Regulations, in respect to:

- compliance with any applicable objective, policy or standard, contained in this Management Plan;
- carrying out of any requirements to the satisfaction of the Trust or any relevant agency;
- staging of a use or development, including the order and timetable for commencing and completing stages;
- management of contaminated sites, hazardous materials, solid waste, environmental risk, environmental degradation, landscaping, car parking and signs;
- management and rehabilitation of construction impacts to a site, including monitoring environmental impacts;
- monitoring environmental impacts and compliance with the Management Plan and other conditions of use; and
- compliance with this Management Plan or other strategies or guidelines (or subsequent updates) prepared and endorsed by the Trust.

4.5.3 Approval Procedures for LUPAA Permits

1. An application for a LUPAA permit is required for any use or development within the meaning of s 3 of LUPAA, and listed as either Permitted (P) or Discretionary (D) in Table 3 of this Management Plan.

2. An application for a LUPAA permit is not required for any activity or facility which is listed as Exempt in Table 4 in this Management Plan, unless the proposal fails to satisfy one or more of the listed qualifications.

3. Exempt use and development must comply with the relevant objectives, policies and strategies of the Management Plan.

4. Exempt use and development must receive the relevant permits pursuant to the Regulations and any other legislation that may apply.

5. Where the applicant can demonstrate that the proposed use or development will comply with all applicable Acceptable Solutions in Table 5, Table S1.6 or Table S2.6,
the Planning Authority must grant the permit either unconditionally or subject to conditions or restrictions.

6. The Planning Authority has discretion to refuse a permit for an application which relies on one or more Performance Criteria in Table 5, Table S1.6 or Table S2.6, and must deal with the application in accordance with s 57 of LUPAA.

7. The Planning Authority may attach conditions to a permit in respect to:

- compliance with any applicable objective or policy contained in this Management Plan or standard in Table 5, Table S1.6 or Table S2.6;
- requirements that specific things be done to the satisfaction of the Planning Authority or any relevant agency;
- staging of a use or development, including the order and timetable for commencing and completing stages;
- management of contaminated sites, hazardous materials, solid waste, environmental degradation, landscaping, car parking and signs;
- management and rehabilitation of construction impacts to a site; and
- compliance with this Management Plan or other planning strategy prepared in accordance with this Management Plan.

8. Where a permit is for a staged use or development, each stage does not require further approval from the Planning Authority provided it is carried out in accordance with the requirements of any conditions or restrictions attached to that permit. The Planning Authority may require each stage (including the final stage) to be completed within a specified period. Note: The approval process is illustrated in a flowchart in Appendix 3(a) of this Management Plan.

4.5.4 LUPAA Permit Application Requirements

1. Pursuant to s 52A of LUPAA, an application for a LUPAA permit must be executed under the common seal of the Trust or accompanied by the written permission of the Trust. Section 43D of LUPAA requires that applications must include the written consent of the owner of the land to the lodging of the application. Applications will consist of plans of a suitable scale which include:

- a full description of the proposed use or development;
- an analysis of the site and surrounding area which identifies and describes all natural and man-made features, uses, values and hazards;
- an assessment of the potential impacts of the proposed use or development on natural, cultural, aesthetic and recreational values;
- an assessment of the potential risks of the proposed use or development to the Parks values and measures to mitigate and manage those identified risks, in particular bushfire risk;
- a description of the manner in which use or development will be carried out, staged, serviced, operated and publicly accessed;
- immediate and ongoing impacts, wastes, hazards and risks in order to ensure sustainability, public safety and any other issues identified by this Management Plan;
- evidence that the values of the Park and the objectives of the Management Plan will be maintained or enhanced; and
- evidence of consent of the relevant landowner to lodge the application.

2. The Planning Authority may require additional information as described in cl 8 of the State Planning Directive 1 to also be submitted.

3. The Planning Authority may require a larger area or other related or consequential use and/or development to be included in the application so that the overall operation and management of the site can be fully considered.

4.5.5 Referral of Applications for LUPAA Permits

1. The Planning Authority may refer an application to a suitably qualified person for advice, information or recommendation.

2. In cases of Discretionary development, the Planning Authority must within seven days of receipt of the application, refer the application to the Trust for comment, and comments must be received within 14 days of referral, or such longer period as agreed to in writing between the Planning Authority and the Trust.

3. The Planning Authority must seek the advice of Southern Water on approving, altering or rejecting any use or development with the potential to impact upon water quality and quantity in the catchments, and specifically in the Drinking Water Catchment Zone.

4.5.6 Determination of an Application for a LUPAA Permit

1. In determining an application the Planning Authority must consider any advice, information or recommendation relevant to the application which the Planning Authority obtains under items 4.5.5.1 - 3 (above). In determining the application, the Planning Authority must comply with cl 8.10 of State Planning Directive No 1.

2. The Planning Authority may attach conditions to a permit as allowed in cl 8.11 of State Planning Directive No. 1.
4.5.7 Standards for Activities, Use and Development

1. Use and Development described in Table 3 may also be subject to further compliance with a number of criteria and provisions to be met, as described in Table 5, Table S1.6 and Table S2.6.

2. Tables 2, 3 and 4 contain provisions in relation to the Springs Specific Area and the Pinnacle Specific Area that prevail over the general provisions of the Recreation Zone.

3. Table 5 does not apply to the Springs Specific Area or to the Pinnacle Specific Area. The respective Special Area Plans for the Springs and Pinnacle areas provide management prescriptions and give more detailed guidance on how activity, use and development will be managed. Further information is provided in sections 4.5.8 and 4.5.9.

Table 4 – Exempt Use and Development

General Exemptions
Occasional Use. The use of land for occasional sporting, social and cultural events.

Minor Telecommunications
Telecommunications works within the scope of any of the following:

- development of low impact facilities as defined in Part 3 of the
  *Telecommunications (Low-impact Facilities) Determination 1997*;

- works involved in the inspection of land to identify suitability for telecommunications infrastructure;

- development of a facility that has been granted a facility installation permit by the Australian Communications and Media Authority;

- works involved in the maintenance of telecommunication infrastructure;

- works meeting the transitional arrangements as defined in Part 2 of Schedule 3 of the *Telecommunications Act 1997*;

- feeder and distribution optical fibre cables not exceeding 18mm in diameter and with attached messenger wires on existing poles; or

- the connection of a line forming part of a telecommunications network to a building, caravan or mobile home including drop cabling of optic fibre networks.

Maintenance and Repair of Linear and Minor Utilities and Infrastructure
Maintenance and repair by or on behalf of the State Government, a Council, a statutory authority, or a corporation all the shares of which are held by or on behalf of the State or by a statutory authority, of:
- electricity, gas, sewerage, stormwater and water reticulation to individual streets, lots or buildings;
- infrastructure such as roads, rail lines, footpaths, cycle paths, drains, sewers, power lines and pipelines; and
- minor infrastructure such as footpaths and cycle paths, playground equipment, seating and shelters, telephone booths, post boxes, bike racks, fire hydrants, drinking fountains, rubbish bins, public art, traffic control devices and markings, and the like on public land.

**Maintenance and Repair of Buildings**
Maintenance and repair of buildings including repainting, re-cladding and re-roofing whether using similar or different materials provided this does not contravene a condition of an existing permit which applies to a site.

**Temporary Buildings or Works**
The erection of temporary buildings or works to facilitate development for which a permit has been granted or for which no permit is required provided they are not occupied for residential use and are removed within 14 days of completion of development.

**Emergency Works**
Urgent works, that are undertaken for public safety or to protect property or the environment as a result of an emergency situation, that are required or authorised by or on behalf of the State Government, a Council, a statutory authority, or a corporation all the shares of which are held by or on behalf of the State or by a statutory authority.

**Strata Division**
Division by strata titles of lawfully constructed or approved buildings for a use granted a permit under the relevant planning scheme or previously lawfully approved.

**Demolition of exempt buildings**
The demolition in whole or in part of a building the erection of which would be exempt under the relevant planning scheme

**Limited Exemptions**
Minor Structures and Outbuildings.

Use or development described in subclauses (a) and (b) is exempt from requiring a permit under *LUPAA*, unless it involves a place or precinct listed in a heritage code that is part of a planning scheme of any of the five planning authorities with jurisdiction in the Park.

(a) If they are at least 1m from any boundary, minor attachments to the side or rear of a building that are incidental to any use or development such as heat pumps, rain water
tanks with a capacity of less than 45 kilolitres and on a stand no higher than 1.2m, hot water cylinders and air-conditioners.

(b) Minor structures that are incidental to any use or development including:

- a maximum of two masts for telecommunications or flagpoles provided each are no more than 6m in length;
- one satellite dish no more than 2m in diameter; and
- solar collector panels and photovoltaic cells on a roof.

Use or development described in (c) and (d) is exempt from requiring a permit under LUPAA, unless it involves:

- a place or precinct listed in a heritage code that is part of this planning scheme;
- disturbance of more than 1m2 of land that has been affected by a potentially contaminating activity;
- excavation or fill of more than 0.5m depth in a salinity hazard area or landslip hazard area as shown in the planning scheme;
- the removal of any threatened vegetation; or
- land located within 30m of a wetland or watercourse.

(c) Construction, placement or demolition of minor outbuildings or structures if:

- no new outbuilding is closer to a street frontage than the main building is;
- the gross floor area of each outbuilding or structure does not exceed 9m2 and a combined total area of such buildings or structures does not exceed 20m2;
- no side is longer than 3m;
- no part of the outbuilding or structure is higher than 2.4m above natural ground level;
- the maximum change of level as a result of cut or fill is 1m; and
- no part of the outbuilding encroaches on any service easement or is within 1m of any underground service.

(d) Construction, placement or demolition of an unroofed deck not attached to or abutting a building, that has a floor level less than 1m above natural ground level and is at least 1m from any boundary.

**Provision and Upgrades of Linear and Minor Utilities and Infrastructure**

Use or development described in subclause (a) is exempt from requiring a permit LUPAA, unless it involves:

- a place or precinct listed in a heritage code that is part of this planning scheme;
- disturbance of more than 1m² of land that has been affected by a potentially contaminating activity;
- excavation or fill of more than 0.5m depth in a landslip hazard area shown a relevant planning scheme;
- the removal of any threatened vegetation; or
- land located within 30m of a wetland or watercourse.

(a) The provision by or on behalf of the State Government, a Council, a statutory authority, or a corporation all the shares of which are held by or on behalf of the State or by a statutory authority, of the following utilities and infrastructure:

- electricity, gas, sewerage, stormwater and water reticulation to individual streets, lots or buildings; and
- footpaths and cycle paths, playground equipment, seating and shelters, telephone booths, post boxes, bike racks, fire hydrants, drinking fountains, rubbish bins, public art, traffic control devices and markings, and the like on public land.

Use or development described in subclause (b) is exempt from requiring a permit under LUPAA unless it involves:

- a place or precinct listed in a heritage code that is part of a relevant planning scheme; or
- the removal of any threatened vegetation.

(b) Minor upgrades by or on behalf of the State government, a Council, or a statutory authority or a corporation all the shares of which are held by or on behalf of the State or by a statutory authority, of infrastructure such as roads, rail lines, footpaths, cycle paths, drains, sewers, power lines and pipelines including:

- minor widening or narrowing of existing carriageways; or
- making, placing or upgrading kerbs, gutters, footpaths, roadsides, traffic control devices and markings, street lighting and landscaping.

**Vegetation planting, clearing or modification**

Use or development described in subclause (a) is exempt from requiring a permit under LUPAA, unless it involves:

- a place or precinct listed in a heritage code that is part of this planning scheme;
- an area that is subject to a code that is part of a relevant planning scheme and which expressly regulates impacts on scenic or landscape values;
- an area that is subject to a code that is part of a relevant planning scheme and which expressly regulates impacts on biodiversity values;

- disturbance of more than 1m² of land that has been affected by a potentially contaminating activity;

- excavation or fill of more than 0.5m depth in a landslip hazard area shown in a relevant planning scheme;

- the removal of any threatened vegetation; or

- land located within 30m of a wetland or watercourse.

(a) The planting, clearing or modification of vegetation for any of the following purposes:

- the landscaping and the management of vegetation within a garden, national park, public park or state-reserved land, provided the vegetation is not protected by permit condition, an agreement made under Part 5 of the Act, covenant or other legislation;

- clearance or conversion of a vegetation community in accordance with a forest practices plan certified under the Forest Practices Act 1985;

- fire hazard management in accordance with a bushfire hazard management plan approved as part of subdivision or development;

- fire hazard reduction required in accordance with the Fire Service Act 1979 or an abatement notice issued under the Local Government Act 1993;

- fire hazard management in accordance with a bushfire hazard management plan endorsed by the Tasmanian Fire Service, Forestry Tasmania, the Parks and Wildlife Service;

- to provide clearance of up to 1m for the maintenance, repair and protection of lawfully constructed buildings or infrastructure including roads, tracks, footpaths, cycle paths, drains, sewers, power lines, pipelines and telecommunications facilities;

- for soil conservation or rehabilitation works including Landcare activities and the like and, provided that ground cover is maintained and erosion is managed, the removal or destruction of weeds declared under the Weed Management Act 1999;

- the implementation of a vegetation management agreement or a natural resource, catchment, or property management plan provided the agreement or plan has been endorsed or approved by the relevant agency;

- safety reasons where the work is required for the removal of dead wood, or treatment of disease, or required to remove an unacceptable risk to public or private safety, or where the vegetation is causing or threatening to cause damage to a substantial structure or building; or
- within 1m of a title boundary for the purpose of erecting or maintaining a boundary fence.

**Fences**

Use or development described in subclause (a) is exempt from requiring a permit under *LUPAA*, unless it involves:

- a place or precinct listed in a heritage code that is part of a relevant planning scheme;
- the removal of any threatened vegetation; or
- land located within 30m of a wetland or watercourse

(a) The construction or demolition of:

- side and rear boundary fences not adjoining a road or public reserve and not more than a total height of 2.1m above natural ground level;
- boundary fences adjoining a road or public reserve, and not more than a total height of 1.2m above natural ground level;
- retaining walls, set back more than 1.5m from a boundary, and which retain a difference in ground level of less than 1m; or
- fencing of agricultural land or for protection of wetlands and watercourses;
- temporary fencing associated with occasional sporting, social and cultural events, construction works and for public safety.
Table 5 – Standards for Use and Development

Note: this table does not apply in the Springs or Pinnacle Specific Areas

Acceptable Solutions are one way of meeting the Performance Criteria. Meeting the Acceptable Solution means the proposal is ‘deemed to comply’ with the objective. Acceptable Solutions are expressed in measurable terms that can be used to assess compliance. Where no Acceptable Solution is available, assessment will reference the relevant Performance Criteria.

Performance Criteria are general statements describing how the objectives can be met. They are used as the basis for consideration of an application when it does not meet the accompanying Acceptable Solution.

<table>
<thead>
<tr>
<th>Issue 1: Subdivision</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Objective:</strong> To ensure that subdivision is consistent with the purpose of protecting, managing, enhancing or enjoying the reserve.</td>
<td></td>
</tr>
<tr>
<td><strong>Acceptable Solution</strong></td>
<td><strong>Performance Criteria</strong></td>
</tr>
<tr>
<td>A1.1 There is no acceptable solution for this element.</td>
<td>P1.1 Subdivision must be for a purpose consistent with all of the objectives for the relevant management zone(s) and with the Management Plan.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Issue 2: Flora and Fauna Conservation, Geoconservation and Natural Processes</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Objective:</strong> To conserve flora, fauna, geological and geomorphological values, and to protect natural processes.</td>
<td></td>
</tr>
<tr>
<td><strong>Acceptable Solution</strong></td>
<td><strong>Performance Criteria</strong></td>
</tr>
<tr>
<td>A2.1 Native Vegetation The proposal does not involve removal or damage to terrestrial or aquatic native vegetation which: (a) is listed as significant in this Management Plan, or any planning strategy or Trust endorsed scientific assessment prepared in accordance with this Management Plan; or is a Threatened Vegetation Community under the Nature Conservation Act 2002. (b) supports or forms habitat for any species of fauna listed in the Threatened Species Protection Act 1995 or the Environment Protection and Biodiversity Conservation Act 1999.</td>
<td>P2.1 Native Vegetation Any adverse affects on terrestrial or aquatic native vegetation or habitat values must be avoided, or remedied to ensure no long term impact on vegetation values.</td>
</tr>
<tr>
<td>A2.2 Threatened Species The proposal does not impact upon any threatened species listed under the Threatened Species Protection Act 1995 or the Environment Protection and Biodiversity Conservation Act 1999.</td>
<td>P2.1 Threatened Species Any adverse affects on nationally or State listed rare, threatened or endangered species, communities or habitats must be avoided or remedied to ensure no long term impact on vegetation values.</td>
</tr>
<tr>
<td>A2.3 Geoheritage The proposal does not impact upon any sites which are listed as significant in this Management Plan or in a Trust endorsed scientific assessment, or listed on the Tasmanian Geoconservation Database.</td>
<td>P2.3 Geoheritage Any adverse impacts on any geoheritage values must be avoided, remedied or mitigated.</td>
</tr>
</tbody>
</table>
## Issue 3: Water quality and flow

**Objective:** To conserve water quality and quantity.

<table>
<thead>
<tr>
<th>Acceptable Solution</th>
<th>Performance Criteria</th>
</tr>
</thead>
</table>
| **A.3.1 Water Quality**  
(a) Waste water, including grey water, must be connected to a reticulated or on-site waste treatment system approved by the Planning Authority; and  
(b) Stormwater must be drained to a detention basin, artificial wetland or infiltration area, or reused within the site, without causing erosion or pollution of existing surface or ground waters or other values of the Park. | **P.3.1 Water Quality**  
Waste water, including grey water, stormwater, or other contaminants must not prejudice the achievement of the water quality objectives for surface or ground waters established under the State Policy on Water Quality Management 1997 or the water quality objectives of this Management Plan. |
| **A.3.2 Water bodies, wetlands and watercourses**  
No land clearing, excavation, filling or other development must occur:  
- within a water body, wetland or watercourse; or  
- within a buffer area, as specified in accordance with this Management Plan, of a waterbody, wetland or watercourse except for the purpose of maintaining a water supply for fire fighting purposes, or vehicle access to that water supply in accordance with a Fire Management Strategy prepared in accordance with this Management Plan.  
And  
The use or development involves no extraction of water from any water body, wetland or watercourse except for use in fire fighting or carrying out planned burns in accordance with a fire management strategy prepared in accordance with this Management Plan. | **P.3.2 Water bodies, wetlands and watercourses**  
Use and development must be designed and carried out to ensure that any adverse effects on natural drainage, flow regimes, erosion and sedimentation to and within any water body, wetland or watercourse will be avoided, or remedied to ensure no long term impact on any water body, wetland or watercourse. |
| **A.3.3 Drinking Water Catchment Zones**  
Southern Water has advised that the use or development will have no negative impact upon drinking water quality and quantity. | **P.3.3 Drinking Water Catchment Zones**  
All use or development is in accordance with the objectives and permitted activities of the Drinking Water Catchment Zone. |

## Issue 4: Cultural Heritage Values

**Objective:** To protect sites or areas of cultural value and significance.

<table>
<thead>
<tr>
<th>Acceptable Solution</th>
<th>Performance Criteria</th>
</tr>
</thead>
</table>
| **A.4.1 Aboriginal Cultural Heritage**  
The proposal does not involve an Aboriginal relic as defined under the *Aboriginal Relics Act 1975*, or Aboriginal heritage site or precinct identified in accordance with this Management Plan. | **P.4.1 Aboriginal Cultural Heritage**  
Any impacts on any heritage precincts or sites of Aboriginal value must be avoided, mitigated or remedied so that no long term loss of Aboriginal cultural heritage values occurs.  
Any works must occur in consultation with Aboriginal Heritage Tasmania and in compliance with the requirements of the *Aboriginal Relics Act 1975*. |
| **A.4.2 Historic Cultural Heritage**  
The proposal does not involve a place listed on the Tasmanian Heritage Register under the *Historic Cultural Heritage Act 1995*; or identified in this Management Plan or listed in a Heritage Code of a Planning Scheme. | **P.4.2 Historic Cultural Heritage**  
Appropriate measures must be put in place, in consultation with the Heritage Tasmania or a Works Exemption secured from Heritage Tasmania where relevant, to ensure that any adverse effects on historic cultural values and any heritage precincts or sites will be avoided, mitigated or remedied so that no long term loss of historic cultural heritage values occurs.  
All actions that impact on identified historic cultural values must be in accordance with any relevant Trust endorsed conservation policies and prescriptions.  
The reconstruction or presentation of elements of historic heritage...
fabric must be carried out in accordance with a Trust endorsed conservation policy or plan.  
Note: ‘Reconstruction’ is appropriate only where a place is incomplete through damage or alteration, and only where there is sufficient evidence to reproduce an earlier state of the fabric (Australia ICOMOS, 1999).

### Issue 5: Landscape, visual quality and amenity

**Objective:** To protect and enhance the landscape and visual quality of Wellington Park.

<table>
<thead>
<tr>
<th>Acceptable Solution</th>
<th>Performance Criteria</th>
</tr>
</thead>
</table>
| **A5.1 Visual Sensitivity**  
Buildings and structures (other than park furniture or park signage) are not located within areas identified as of High or Moderate Visual Sensitivity shown in Map 5 of this Management Plan. | **P5.1 Visual Sensitivity**  
Buildings and structures (other than Park furniture or replacement of an existing building or structure of the same size and location) in prominent locations visible from within or outside of the Park, or identified as of High or Moderate Visual Sensitivity in Map 5 of this Management Plan, must be designed and sited to avoid or remedy any loss of visual values or impacts on the visual character.  
Note: Satisfaction of this Performance Criterion may include a Visual Impact Analysis, prepared by a suitably qualified person, demonstrating how the building or structure can be designed and located to harmonise with the site. |
| **A5.2 Building design and light effects**  
Buildings must be single storey, and are designed in accordance with the requirements of the relevant Management Zone and this Management Plan, and the Trust’s Design and Infrastructure Manual where relevant. Associated services, access and parking must not be prominent.  
External lighting must assist orientation only and will be focussed towards the ground. | **P5.2 Building Design and Light effects**  
Development must be designed to harmonise with the visual landscape and natural qualities of the site in terms of appearance, scale and proportions and follow the Trust’s Design and Infrastructure Manual where relevant.  
Lighting and reflection must be managed to avoid adverse impacts on natural and cultural values. |

### Issue 6: Noise

**Objective:** To provide for the quiet enjoyment of natural and cultural values, and acoustic amenity of the Park.

<table>
<thead>
<tr>
<th>Acceptable Solution</th>
<th>Performance Criteria</th>
</tr>
</thead>
</table>
| **A6.1 Noise**  
Noise from point sources must not exceed 50 dB(A) at any point within 50m of the source. | **P6.1 Noise**  
Activities which could have an adverse effect on the quiet enjoyment of natural and cultural values must be avoided or remedied to prevent any loss of acoustic amenity in the Park. |

### Issue 7: Public access, infrastructure and safety

**Objective:** To ensure an adequate and appropriate level of access, infrastructure and safety for use and development of Wellington Park

<table>
<thead>
<tr>
<th>Acceptable Solution</th>
<th>Performance Criteria</th>
</tr>
</thead>
</table>
| **A7.1 Road access**  
The design capacity and construction of any public road or access are in accordance with Australian Roads Standards (Austroads) appropriate to a public road in a mountain environment and be adequate for any likely increase in traffic  
*And*  
Road speed controls or other measures are utilised in order minimise road kill.  
*And* | **P7.1 Road access**  
Where use or development involves a new or upgraded road or access, or increased use of an existing road or access, appropriate measures must be put in place, in consultation with the relevant road authority, to ensure that the free movement and safety of traffic, people and wildlife will be protected. |
The design and maintenance of any fire trail meets the standards required by a Fire Management Strategy prepared in accordance with this Management Plan.

<table>
<thead>
<tr>
<th>A7.2 Pedestrian Access</th>
<th>P7.2 Pedestrian Access</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use or development does not interfere with (existing or potential) formal public pedestrian access within or into the Park.</td>
<td>Existing formal public pedestrian access within the Park must be maintained and enhanced except where public safety or protection of natural and cultural values would be at risk.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>A7.3 Recreation Track Construction</th>
<th>P7.3 Recreation Track Construction</th>
</tr>
</thead>
<tbody>
<tr>
<td>There is no Acceptable Solution for this element</td>
<td>Recreation tracks must be constructed, located and maintained in accordance with any policies, objectives and standards contained in this Management Plan and in a Recreation Strategy prepared in accordance with this Management Plan (or, in the absence of a Recreation Strategy, a Walking Track Strategy or Bike Strategy endorsed by the Trust).</td>
</tr>
</tbody>
</table>

### Issue 8: Natural Hazards

**Objective:** Areas subject to natural hazards will be managed to protect life, property and land, and to minimise the need for remedial or engineering works and long term impacts on the Park’s values.

<table>
<thead>
<tr>
<th>Acceptable Solution</th>
<th>Performance Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>A8.2 Hazard Avoidance and Mitigation</td>
<td>P8.1 Hazard Avoidance and Mitigation</td>
</tr>
<tr>
<td>Buildings and structures, other than walking tracks constructed in accordance with a walking track strategy, do not involve cut and fill of more than 1m and must not be located within a buffer area, specified in accordance with this Management Plan, of a waterbody, wetland or watercourse. <strong>And</strong> The proposed use or development is accompanied by a geotechnical report from a suitably qualified person stating that there is an acceptable risk of instability.</td>
<td>In areas where there is a risk of flooding or land instability, all buildings and structures, other than walking tracks constructed in accordance with a walking track strategy, must be sited, designed and constructed to, as minimum requirements, take account of future climate change and flood hazard potential, and to assess and mitigate risk in accordance with a hazard risk analysis as set out in the current Australian Geomechanics Society landslide risk management concepts and guidelines and Australian Standard – AS1726.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>A8.2 Bushfire</th>
<th>P8.2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development in bushfire prone areas as identified in the Guidelines for Development in Bushfire Prone Areas (Tasmania Fire Service, 2005) are designed to minimise bushfire risk in accordance with a Bush Fire Management Plan approved by the Tasmania Fire Service; and in accordance with the Wellington Park Fire Management Strategy.</td>
<td>Protection of development is to be carried out in accordance with a bush fire management plan approved by the Tasmanian Fire Service. Strategies may include various combinations of vegetation management, building construction standards, and approved evacuation procedures. Protection measures must not result in adverse impacts on values or assets either on or off the site.</td>
</tr>
</tbody>
</table>

### 4.5.8 The Springs Specific Area

The Springs Specific Area is that area depicted in Map 3a. Within this area, proposals for any:

- **Activities** will require that they conform to Table 2 Allowable and Prohibited Recreational and Other Activities.

- **Use and Development** will require that they conform to the Springs Specific Area Plan, S1.5 Table of Use and Development (refer chapter 4A).

Exempt Use and Development within the Springs Specific Area is prescribed in Table 4.
Proposals for use and development in the Springs Specific Area shall be assessed in accordance with S1.6 Standards for Use and Development (chapter 4A of this Management Plan). Assessment of Use and Development must also be guided by the Springs Zone Master Plan (2008), the Springs Initial Conservation Policy (2007) or any subsequent strategies, policies or guidelines adopted by the Trust.

For all proposals for use and development, including by private enterprise, the Trust will only provide a Letter of Authority to lodge a development application following evidence of the consent of the Hobart City Council (as owner of the land). At its discretion, the Council may call for Expressions of Interest to determine the appropriate detailed design, construction and operation of the development.

4.5.9 The Pinnacle Specific Area Plan

The Pinnacle Specific Area is that area depicted in Map 3b. Within this area, proposals for any:

- Activities will require that they conform to Table 2 Allowable and Prohibited Recreational and Other Activities.
- Use and Development will require that they conform to the Pinnacle Specific Area Plan, S2.5 Table of Use and Development (chapter 4B of this Management Plan).

Exempt Use and Development within the Pinnacle Specific Area is prescribed in Table 4.

Proposals for use and development in the Pinnacle Specific Area shall be assessed in accordance with S2.6 Standards for Use and Development (refer chapter 4B). Assessment of use and development must also be guided by any strategies, policies or guidelines (or subsequent updates), adopted by the Trust.

For all proposals for use and development, including by private enterprise, the Trust will only provide a Letter of Authority to lodge a development application following evidence of the consent of the Hobart City Council (as owner of the land). At its discretion, the Council may call for Expressions of Interest to determine the appropriate detailed design, construction and operation of the development.
CHAPTER 4A

THE SPRINGS SPECIFIC AREA PLAN

S1.1 Purpose of Specific Area Plan

The purpose of the Specific Area Plan is to:

S1.1.1 Ensure that the administration of use or development in the Springs Specific Area is in accordance with the Act and the Management Plan.

S1.1.2 Maintain and enhance the following values of the Springs Specific Area and the Park:

- The Springs as a place within Wellington Park for visitor facilities, visitor information and Park interpretation focused in particular on recreational and visitor services for those both actively using the Park for activities such as walking and mountain biking and those engaged in more passive recreational activities.

- The opportunities for recreation and quiet enjoyment by all users.

- The cultural heritage and social values of the area.

- The natural values associated with natural vegetation, habitats, avian, aquatic and terrestrial fauna.

- The visual amenity of the eastern face of Mount Wellington.

- The quality of all surface and sub surface water in the vicinity of the Springs and all water courses in the catchment of North West Bay River and Hobart Rivulet.

S1.1.3 Facilitate environmentally and economically sustainable development at the Springs in the following ways:

- Support the use of land in areas with demonstrated capability for development in a manner that ensures that the values and resource base is not degraded and is available for use by future generations.

- Recognise the special location and environment of the Springs while providing for development and use that does not cause degradation, loss or damage of resources and which does not adversely impact upon natural, biological and physical processes.
- Ensure that development does not create demands for public investment in physical infrastructure that imposes financial burdens on existing and future generations.

- Provide opportunities for people of all ages, social and economic groups to benefit from the values and use and development of the area.

- Ensure that short term and narrowly based considerations do not override the broader and longer term interests of the present day community or future generations.

- Maintain important scenic and visual components of the landscape for future generations.

- Ensure that there is no adverse affect on geoheritage, and native flora and native fauna habitat values.

- Ensure there is no adverse affect on natural bushland, bogs, recharge basins, and waterways.

- Ensure that use and development acts to maintain and enhance the quality of all surface and sub surface water in the vicinity of the Springs and all water courses in the catchment of Hobart Rivulet.

- Protect the cultural heritage of the Springs and ensure that places of cultural significance are conserved for the benefit of the present community and future generations; including as set out in the Springs Initial Conservation Policy (2007) or as subsequently amended by the Trust.

S1.1.4 Ensure that development at the Springs:

- Provides for a range of desirable services and facilities, together with adequate and appropriate supporting infrastructure.

- Is compatible with and subservient to the needs and interests of current and future users of Wellington Park and the wider community of the Hobart Region.

- Protects and conserves items and aspects of Aboriginal and European heritage, and respects the historic associations of those items and aspects.

- Is of high architectural quality and of a type, location, scale, form, size and bulk that is compatible with the environmental, landscape, visual, aesthetic, historic and other cultural heritage values of Wellington Park.

- Provides suitable traffic and parking measures which do not conflict with the use of the site for public recreation and quiet enjoyment by visitors.

- Provides for access to the Springs and to other parts of the Park in a manner that meets the needs of public users and so as not to cause environmental degradation nor exceed the carrying capacity of any area.
- Provides a safe environment for workers and visitors to the Springs.
- Complies with all relevant Wellington Park strategies and guidelines.

S1.2 Application of the Specific Area Plan

S1.2.1 This Specific Area Plan applies to activities, use and development within the Springs Specific Area shown on Map 3a.

S1.2.2 To the extent of any inconsistency with a standard or other requirement in this Management Plan or any municipal planning scheme, the provisions of this Specific Area Plan shall take precedence.

S1.2.3 Proposals for use or development to which this Specific Area Plan applies must demonstrate compliance with the standards set out in S1.6 Standards for Use and Development.

S1.3 Definition of Terms Used in this Specific Area Plan

Building
- includes a structure and part of a building or structure; and
- includes fences, walls, out-buildings, service installations and other appurtenances of a building;
- but does not include, pipelines, roads, vehicular and walking tracks and associated works which are not part of a building.

Conservation Policy
A Conservation Plan or Policy accepted by Council and prepared in accordance with the Burra Charter (Australia ICOMOS, 1999) guidelines. A Conservation Policy will include:
- documentation of a place and its history;
- documentation of the cultural significance of the place;
- policy for the retention for cultural significance of the place; and
- measures to be undertaken to retain cultural significance.

Environment
Components of the earth, including:
- land, air and water;
- any organic matter and inorganic matter and any living organism; and
- human made or modified structures and includes interacting natural ecosystems that include components referred to in paragraph (i) or (ii) above.
LUPAA
The Land Use and Planning Approvals Act 1993.

Management Plan

Plan of Development
A plan for the use and/or development of facilities approved in accordance with the requirements of this Specific Area Plan and includes all stages of the development, conditions attached to the permit and the requirements for environmental management specified in the permit.

Planning Area
The Springs Specific Area and includes all land within the boundary of the area shown on Map 3a.

Proposal Plan
A plan and associated documentation setting out the details of a proposal submitted with an application for approval under this Specific Area Plan.

Potential Transport Mode
Forms of public transport that have the potential to effectively move large numbers of people, but for which little or no infrastructure currently exists in the Park. It includes but is not limited to: shuttle buses, cable cars and aerial ropeways, funicular rail and cable rail systems.

Specific Area Plan
The Springs Specific Area Plan.

Springs ICP
The Springs Initial Conservation Policy (2007) or any Conservation Policy substituted therefore.

Values
The qualities upon which an area depends for its intrinsic nature, attractiveness, amenity and utility.
S1.4 **Exempt Use and Development (applies only to permit applications under LUPAA)**

S1.4.1 A permit under LUPAA is not required for use and development contained in Table 4 (chapter 4) of this Management Plan.

S1.5 **Table of Use and Development**

S1.5.1 Use and Development will conform to the following table, prescribing permitted (P), discretionary (D) and prohibited (X) use and development in the Springs Specific Area.

S1.5.2 ‘Potential Transport Modes’ means forms of public transport that have the potential to effectively move large numbers of people, but for which little or no infrastructure currently exists in the Park. It includes but is not limited to: shuttle buses; cable cars and aerial ropeways; and funicular rail and cable rail systems.

<table>
<thead>
<tr>
<th>Use and Development</th>
<th>The Springs Specific Area</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Tourist Operation</strong> (use of land specifically to attract tourists): only for visitor centre, interpretation centre, viewing shelter and ancillary uses to the provision of these including limited associated retail</td>
<td>D</td>
</tr>
<tr>
<td><strong>Food Services</strong>: (use of land for preparing or selling food or drink for consumption on or off the premises): cafe, restaurant and take-away food premises</td>
<td>D</td>
</tr>
<tr>
<td><strong>Visitor Accommodation</strong>: only for backpacker hostel, bed and breakfast establishment, holiday cabin, residential hotel, walkers bunkhouse/but</td>
<td>D</td>
</tr>
<tr>
<td><strong>Transport Depot and Distribution</strong>: (use of land for distributing goods or passengers): only for bus terminal, council depot, or a Potential Transport Mode</td>
<td>D</td>
</tr>
<tr>
<td><strong>Vehicle Parking</strong>: only for single storey</td>
<td>D</td>
</tr>
<tr>
<td><strong>Camping</strong>: which requires site infrastructure; excluding rough camping</td>
<td>X</td>
</tr>
<tr>
<td><strong>Utilities</strong>: only for telecommunications, electricity generation, transmitting power, transport networks, collecting, treating, transmitting, storing, distributing or disposing of water, sewerage or sullage</td>
<td>D</td>
</tr>
<tr>
<td><strong>Storage</strong>: only for Park management purposes</td>
<td>D</td>
</tr>
</tbody>
</table>

**Natural and Cultural Values Management:**

- Park Management office: D
- Park seating: P
- Toilets: P
- Picnic/BBQ facilities: P
- Viewing shelter/building: D
- Visitor Information/interpretation panels: P

Draft Wellington Park Management Plan 2012
S1.6 Standards for Use and Development

Acceptable Solutions are one way of meeting the Performance Criteria. Meeting the Acceptable Solution means the proposal is ‘deemed to comply’ with the objective. Acceptable Solutions are expressed in measurable terms that can be used to assess compliance. Where no Acceptable Solution is available, assessment will reference the relevant Performance Criteria.

Performance Criteria are general statements describing how the objectives can be met. They are used as the basis for consideration of an application when it does not meet the accompanying Acceptable Solution.

<table>
<thead>
<tr>
<th>Issue 1: Subdivision</th>
<th></th>
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</thead>
<tbody>
<tr>
<td><strong>Objective:</strong> To ensure that subdivision is consistent with the purpose of protecting, managing, enhancing or enjoying the Park.</td>
<td></td>
</tr>
<tr>
<td><strong>Acceptable Solution</strong></td>
<td><strong>Performance Criteria</strong></td>
</tr>
<tr>
<td>A1.1 There is no acceptable solution for this element.</td>
<td>P1.1 Subdivision must be for a purpose consistent with all of the objectives for the relevant management zone(s) and with the Management Plan.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Issue 2: Flora and Fauna Conservation, Geoconservation and Natural Processes</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Objective:</strong> To conserve flora, fauna, geological and geomorphological values, and to protect natural processes.</td>
<td></td>
</tr>
<tr>
<td><strong>Acceptable Solution</strong></td>
<td><strong>Performance Criteria</strong></td>
</tr>
</tbody>
</table>
| A2.1 Native Vegetation  
The proposal does not involve removal or damage to terrestrial or aquatic native vegetation which: (a) is listed as significant in this Management Plan, or any planning strategy or Trust endorsed scientific assessment prepared in accordance with this Management Plan; or is a Threatened Vegetation Community under the Nature Conservation Act 2002. (b) supports or forms habitat for any species of fauna listed in the Threatened Species Protection Act 1995 or the Environment Protection and Biodiversity Conservation Act 1999. | P2.1 Native Vegetation  
Any adverse affects on terrestrial or aquatic native vegetation or habitat values must be avoided, or remedied to ensure no long term impact on vegetation values. |
## Issue 3: Cultural Heritage

### Objective:
To protect sites or areas of cultural value and significance.

### Acceptable Solution

<table>
<thead>
<tr>
<th>Acceptable Solution</th>
<th>Performance Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A3.1 Aboriginal Cultural Heritage</strong>&lt;br&gt;Use or development does not involve an Aboriginal relic as defined under the Aboriginal Relics Act 1975, or Aboriginal heritage site or precinct identified in accordance with this Management Plan.</td>
<td><strong>P3.1 Aboriginal Cultural Heritage</strong>&lt;br&gt;Any impacts on any heritage precincts or sites of Aboriginal value must be avoided, mitigated or remedied so that no long term loss of Aboriginal cultural heritage values occurs. Any works must occur in consultation with Aboriginal Heritage Tasmania and in compliance with the requirements of the Aboriginal Relics Act 1975.</td>
</tr>
<tr>
<td><strong>A3.2 Historic Heritage</strong>&lt;br&gt;The proposal does not involve a place listed on the Tasmanian Heritage Register under the Historic Cultural Heritage Act 1995; or identified in this Management Plan or listed in a Heritage Code of a Planning Scheme.</td>
<td><strong>P3.2 Historic Heritage</strong>&lt;br&gt;All use and development must be in accordance with the management objectives and conservation policy set out in the Springs ICP, or other Trust approved cultural heritage conservation policy, and take account of the Burra Charter (Australia ICOMOS, 1999).&lt;br&gt;Note: Achieving this can occur through the submission of a Heritage Assessment &amp; Management Plan, identifying the potential impacts and the measures to be taken to ensure the conservation of the heritage values, to meet existing Trust approved conservation policy.</td>
</tr>
</tbody>
</table>

## Issue 4: Hydrology

### Objective:
To maintain the biological and physical quality of all surface and subsurface hydrological systems at existing ambient standards.

### Acceptable Solution

<table>
<thead>
<tr>
<th>Acceptable Solution</th>
<th>Performance Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A4.1</strong> Use and development (including vegetation removal) will not occur within 40m of the boundary of a water course, bog, recharge basin shown on Map S1 Hydrology. There is no acceptable solution for use or development within the Drinking Water Catchment boundary shown on Map S1 Hydrology.</td>
<td><strong>P4.1</strong> Where any use and development (including vegetation removal) occurring within 40m of the boundary of a water course, bog, recharge basin or within or immediately adjacent to the Drinking Water Catchment boundary shown on Map S1 Hydrology:&lt;br&gt;(a) The development and/or use must not adversely affect the ecological function of the water course, bog or recharge basin, or cause environmental harm on or off the site;&lt;br&gt;(b) The development and/or use must not adversely affect any vegetation communities of conservation significance or any threatened species of plants and animals;&lt;br&gt;(c) Any removal of vegetation is necessary for the construction of a development/use and/or bushfire protection of that development/use and will not adversely affect the ecological function of the water course, bog or recharge basin, cause environmental harm, or adverse visual impact on or off the site;&lt;br&gt;(d) The development and/or use must not adversely affect any relevant water quality objectives, and will comply with the following water quality guidelines:&lt;br&gt;  - To Protect Human Health Values: Those recommended by the</td>
</tr>
</tbody>
</table>
A4.2 In the remaining areas of the Springs, use or development involves no extraction of water from any water body, wetland or watercourse except for use in fire fighting or carrying out planned burns in accordance with a fire management strategy prepared in accordance with this Management Plan.

P4.2 Use and development must be designed and carried out to ensure that any adverse effects on natural drainage, flow regimes, erosion and sedimentation to and within any water body, wetland or watercourse will be avoided, or remedied to ensure no long term impact on any water body, wetland or watercourse.

### Issue 5: Landscape, visual quality and amenity

**Objective:** To protect and enhance the landscape and visual quality of Wellington Park.

<table>
<thead>
<tr>
<th>Acceptable Solution</th>
<th>Performance Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A5.1 Visual Sensitivity</strong>&lt;br&gt;The proposal does not involve a new building or structure, apart from Park furniture or Park signs.</td>
<td><strong>P5.1 Visual Sensitivity</strong>&lt;br&gt;New buildings and structures (other than Park furniture or replacement of an existing building or structure of the same size and location) in prominent locations visible from within or outside of the Park, or identified as of High or Moderate Visual Sensitivity in Map 5 of this Management Plan, must be designed and sited to avoid or remedy any loss of visual values or impacts on the visual character. <strong>Note:</strong> Satisfaction of this Performance Criterion may include a Visual Impact Analysis, prepared by a suitably qualified person, demonstrating how the building or structure can be designed and located to harmonise with the site.</td>
</tr>
</tbody>
</table>

### Issue 6: Environmental Hazards – (a) Regolith

**Objectives:**
(i) To ensure that the subject land is capable of supporting proposed developments and use.
(ii) To ensure that any development does not cause instability or erosion on the site, or on land outside the development site.

<table>
<thead>
<tr>
<th>Acceptable Solution</th>
<th>Performance Criteria</th>
</tr>
</thead>
</table>
| **A6.1 Regolith**<br>Development is on slopes less than 6 degrees on areas of Triassic type geology. | **P6.1 Regolith**<br>Any development on slopes 6 degrees or greater or on colluvial talus deposits must be supported by a geotechnical land instability report which:
(a) is based on investigations which comply with the minimum requirements of Australian Standard ‘Geotechnical Site Investigations’ AS1726-1993;
(b) addresses all potential hazards;
(c) classifies the site in accordance with the relevant Australian Standard for the class of building being proposed;
(d) makes recommendations for the type and design of drainage methods and structures, and building/structure foundations; and
(e) concludes by providing an opinion on the level of risk, whether the site is capable of supporting the proposed development or the development is likely to cause instability on land outside the development site. |

### Issue 6: Environmental Hazards – (b) Fire

**Objectives:**
(i) To provide a safe living and working environment by maximising the potential for people to survive during a bushfire.
(ii) To site and construct habitable buildings to maximise their potential to survive when subjected to burning debris, radiant heat and direct flame contact.
(iii) To minimise the impact upon the natural and cultural values of the area resulting from measures that seek to reduce bushfire hazard.
(iv) To ensure adequate water supplies are available at all times for people and firefighters to defend the development from bushfires.
(v) To provide for safe access and egress to and from sites and buildings for normal two-wheel drive private vehicles, and emergency vehicles.

### Acceptable Solution

<table>
<thead>
<tr>
<th>Acceptable Solution</th>
<th>Performance Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A6.2 Bushfire Attack</strong></td>
<td><strong>P6.2 Bushfire Attack</strong></td>
</tr>
<tr>
<td>All buildings intended for habitation or as workplaces are designed and constructed to comply with the requirements of Australian Standard ‘Construction of Buildings in Bushfire Prone Areas’ AS3959-2009 for the extreme category of bushfire attack.</td>
<td>All buildings intended for habitation or as workplaces are accompanied by a plan which demonstrates adequate protection of human life and property and comply with the appropriate Statewide code.</td>
</tr>
<tr>
<td><strong>A6.3 Bushfire Hazard</strong></td>
<td><strong>P6.3 Bushfire Hazard</strong></td>
</tr>
<tr>
<td>The use and development does not require vegetation removal to reduce bushfire hazard or to provide protection from bushfires</td>
<td>All buildings intended for habitation or as workplaces must incorporate appropriate mitigation and management measures within the surrounding bushland to reduce the bushfire hazard to acceptable levels and comply with the appropriate Statewide code. Where vegetation removal is proposed to provide bushfire protection it must be demonstrated that such removal will not cause: (a) Loss of any fauna habitat to the extent that will compromise the long-term survival of any species; (b) Erosion and sedimentation of bushland and public infrastructure; (c) Land instability; or (d) Unacceptable visual impact.</td>
</tr>
<tr>
<td><strong>A6.4 Bushfire Water Supply</strong></td>
<td><strong>P6.5 Bushfire Access</strong></td>
</tr>
<tr>
<td>The use and development does not require a stored water supply for fire suppression.</td>
<td>All buildings intended for habitation or as workplaces must provide adequate safe and efficient access and egress for normal two-wheel drive private vehicles and emergency vehicles to permit easy escape and access to fight the bushfire.</td>
</tr>
</tbody>
</table>

### Issue 7: Infrastructure Provision – (a) Roads

**Objectives:**
(i) To ensure that adequate access is provided to the Springs and that appropriate facilities for vehicle circulation are provided within the Springs Specific Area.
(ii) To ensure that all roads are constructed to an adequate standard.
(iii) To ensure that the construction, maintenance and repair of roads do not result in environmental damage.

### Acceptable Solution

<table>
<thead>
<tr>
<th>Acceptable Solution</th>
<th>Performance Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A7.1 New Roads</strong></td>
<td><strong>P7.1 New Roads</strong></td>
</tr>
<tr>
<td>Any new road to be constructed within the Springs Specific Area is to provide access to an approved development.</td>
<td>Any new road not required to provide access to an approved development is to be constructed for purposes which support the intent and objectives of this Plan.</td>
</tr>
<tr>
<td><strong>A7.2 Road Capacity</strong></td>
<td><strong>P7.2 Road Capacity</strong></td>
</tr>
<tr>
<td>No development is to be carried out at the Springs which would result in a requirement to upgrade the capacity of Pillinger Drive (between Fern Tree and the Park Boundary) nor Pinnacle Road (between the Park Boundary and the Pinnacle).</td>
<td>Where a development is shown to require the upgrade of access roads to the Springs, a developer contribution towards the upgrade of those roads may be required.</td>
</tr>
<tr>
<td><strong>A7.3 Environmental Impacts</strong></td>
<td><strong>P7.3 Environmental Impacts</strong></td>
</tr>
<tr>
<td>Works associated with any road construction, repair or maintenance do not require: (a) removal of vegetation; (b) disposal of runoff into any watercourse, bog or recharge basin; or (c) the use of pesticides or herbicides for control of environmental weeds.</td>
<td>Where works associated with any road construction, repair or maintenance require the removal of vegetation, result in runoff into any hydrological feature identified on Map S1 or create visual intrusion, an environmental management plan must be prepared setting out how it is proposed to avoid or mitigate environmental effects.</td>
</tr>
</tbody>
</table>
### Issue 7: Infrastructure Provision – (b) Water

**Objective:**
To ensure that adequate high quality drinking water supplies are available to all users of the Springs.

<table>
<thead>
<tr>
<th>Acceptable Solution</th>
<th>Performance Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A7.6 Water Supply</strong>&lt;br&gt;The use and development does not require a supply of drinking water.</td>
<td><strong>P7.6 Water Supply</strong>&lt;br&gt;Any water supplies are to be provided by a water main from the Summerleas Reservoir; Or&lt;br&gt;Water supplies may be obtained from existing sources at the Springs, and the use of an on-site reservoir or storage tank. The collection and storage of rain water in tanks is allowed provided that storage facilities meet all other requirements of this Plan. Any required water treatment is to meet all other requirements of this Plan.</td>
</tr>
</tbody>
</table>

### Issue 7: Infrastructure Provision – (c) Sewerage

**Objective:**
To ensure that facilities provided for the treatment and disposal of sewerage are sufficient to meet the needs of the development and do not result in the loss of water quality or cause environmental harm.

<table>
<thead>
<tr>
<th>Acceptable Solution</th>
<th>Performance Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A7.7 Sewerage</strong>&lt;br&gt;The use and development does not require sewerage facilities.</td>
<td><strong>P7.7 Sewerage</strong>&lt;br&gt;Sewerage facilities must be designed, perform and be managed to: Deliver an appropriate level of protection for human health and the environment; Minimise odour nuisance to acceptable levels; Minimise noise nuisance to acceptable levels; Not rely on the soils for absorption of any contaminated wastes; and Not cause landslip or erosion on the development site or other lands.</td>
</tr>
</tbody>
</table>

### Issue 7: Infrastructure Provision – (d) Stormwater

**Objective:**
To ensure that stormwater runoff does not result in the loss of water quality or cause environmental harm.

<table>
<thead>
<tr>
<th>Acceptable Solution</th>
<th>Performance Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A7.8 Stormwater</strong>&lt;br&gt;The design and construction of stormwater systems complies with Australian Standard 3500.3.2:2003, and does not drain into the Drinking Water Catchment area.</td>
<td><strong>P7.8 Stormwater</strong>&lt;br&gt;Development and use is not to result in:&lt;br&gt;(a) erosion; (b) siltation; (c) degradation of water quality of any watercourse spring or recharge basin; or (d) increase in landslip or erosion hazard potential.</td>
</tr>
</tbody>
</table>
### Issue 8: Car Parking and Access – (a) Car Parking Provision

**Objective:** To provide sufficient conveniently located and accessible parking for people utilising or servicing a use or development.

<table>
<thead>
<tr>
<th>Acceptable Solution</th>
<th>Performance Criteria</th>
</tr>
</thead>
</table>
| **A8.1 Car Parking Provision**  
The use and development does not require car parking. | **P8.1 Car Parking Provision**  
Car parking is to be provided to meet the needs of a development, and is determined by taking into account:  
(a) the nature, number and size of vehicles associated with the proposed use or development;  
(b) the location and nature of other uses or developments in the vicinity;  
(c) the effect of hazards shown on Map S2 or other site constraints in reducing parking opportunities;  
(d) the possibility for sharing spaces with other developments; and  
(e) the car parking needs of people likely to utilise the particular use or development. |

### Issue 8: Car Parking and Access – (b) Car Park & Access Design

**Objective:** To ensure that car parking spaces are designed and located to meet the needs for on-site parking, access and manoeuvring of vehicles.

<table>
<thead>
<tr>
<th>Acceptable Solution</th>
<th>Performance Criteria</th>
</tr>
</thead>
</table>
| **A8.2 Car Parking Design**  
Design and construction of car parking spaces and access facilities is in accordance with Australian Standard AS2890 - Part 1 Car Parking Facilities and Part 2 Commercial Vehicle Facilities as appropriate;  
Where the development provides facilities for the public, one car parking space for every 20 provided is designed, constructed and designated for use by persons with disabilities in accordance with Australian Standard AS 1428; and  
Car parks are to be signed in accordance with the Wellington Park Sign Manual unless a variation is required to comply with a specific Australia Standard relating to traffic and parking regulatory signs. | **P8.2 Car Parking Design**  
Vehicle parking facilities are to be designed and located to conveniently, safely and efficiently service the needs of users, including pedestrians, cyclists and vehicles;  
Vehicle parking facilities are to be designed and located to enable efficient use of car spaces and access ways and maneuverability for vehicles between the Pinnacle Road and the development served by the car park;  
Parking facilities (including access ways or structures associated with the provision of car parking) are not to cause visual intrusion and methods to reduce the visual intrusion of parking and access facilities are to be specified;  
Parking and access areas are to be appropriately located and designed to protect sites of cultural or heritage significance; and  
Access ways to a road are to be located so that vehicles entering or leaving the land are clearly visible to traffic on the road and vice versa. |

### Issue 9: Building Design – (a) Building Height

**Objective:** To ensure that buildings do not cause visual intrusion due to excessive height.

<table>
<thead>
<tr>
<th>Acceptable Solution</th>
<th>Performance Criteria</th>
</tr>
</thead>
</table>
| **A9.1 Building Design**  
The maximum building height is 3.5m and any building is not more than 1 storey. | **P9.1 Building Design**  
For any building greater than 3.5m in height it must be shown that the building will not visually intrude into the landscape in relation to:  
(a) local natural and environmental features;  
(b) views from either the Pinnacle or elsewhere in the Park, and  
(c) views from settled areas of Hobart and suburbs through the preparation of a Visual Impact Analysis conducted by a suitably qualified person  
Any building design must give consideration to the Park’s Infrastructure and Design Guidelines. |
### Issue 9: Building Design – (b) Building Size

**Objective:** To ensure that buildings are of a size and dimension that fits in with the overall nature of low key development of the Springs.

<table>
<thead>
<tr>
<th>Acceptable Solution</th>
<th>Performance Criteria</th>
</tr>
</thead>
</table>
| **A9.2 Building Size**  
Maximum floor area of any building is 100m². | **P9.2 Building Size**  
Any proposal for a building of more than 100m² in floor area is to show that the building will not:  
(a) cause visual intrusion,  
(b) require infrastructure that cannot be provided in accordance with the infrastructure provision standards, or  
(c) be a dominant element in the landscape through the preparation of a Visual Impact Analysis conducted by a suitably qualified person. |

### Issue 9: Building Design – (c) Appearance and Lighting

**Objective:** To ensure that buildings are of a size and dimension that fits in with the overall nature of low key development of the Springs.

<table>
<thead>
<tr>
<th>Acceptable Solution</th>
<th>Performance Criteria</th>
</tr>
</thead>
</table>
| **A9.3 Appearance and Lighting**  
The colour of external walls and roofs visible from off the site is to have a light reflectance value of less than 10%.  
Roofs are to be clad with materials in non-reflective, muted natural colours and dark tones.  
External lighting assists orientation only and is focused towards the ground. | **P9.3 Appearance and Lighting**  
(a) The design of buildings and structures is to take into account the unique qualities of the Springs site whilst using innovative and high quality architectural solutions.  
(b) The colour and materials of external surfaces are to blend with the local environment and the dominant colours of adjoining areas of the Park.  
(c) Lighting and reflection must be managed to avoid adverse impacts on natural and cultural values. |

### Issue 10: Building Siting

**Objective:** To ensure that buildings are located in areas where they do not cause a reduction in the values associated with the Springs.

<table>
<thead>
<tr>
<th>Acceptable Solution</th>
<th>Performance Criteria</th>
</tr>
</thead>
</table>
| **A10.1 Building Siting**  
All buildings are to be located at least 50m from any escarpment.  
All buildings to be sited on cleared areas of less than 6 degrees of slope.  
No buildings are to face on to or be directly visible from the Pinnacle Road at the Springs.  
No building is to be located within 30m of Pinnacle Road. | **P10.1 Building Siting**  
Proposals for buildings facing on to or directly visible from the Pinnacle Road must show that there will be no diminution of values of the site either during the construction of the building or in its use and operation.  
Buildings and structures (other than Park furniture or replacement of an existing building or structure of the same size and location) in prominent locations visible from within or outside of the Park, or identified as of High or Moderate Visual Sensitivity in Map 5 of this Management Plan, must be designed and sited to avoid, remedy or mitigate any loss of visual values through the inclusion of a Visual Impact Analysis conducted by a suitably qualified person. |

### Issue 11: Noise

**Objective:** To provide for the quiet enjoyment of natural and cultural values, and acoustic amenity of the Park.

<table>
<thead>
<tr>
<th>Acceptable Solution</th>
<th>Performance Criteria</th>
</tr>
</thead>
</table>
| **A11.1**  
Noise from point sources must not exceed 50 dB(A) at any point within 50m of the source. | **P11.1**  
Activities which could have an adverse effect on the quiet enjoyment of natural and cultural values must be avoided or remedied to prevent any loss of acoustic amenity in the Park. |
The Springs

DEVELOPMENT HAZARDS

Low Level
Generally suitable for most forms of development, including habitable buildings. Constraints due to fire hazard and soils need to be recognised.

Moderate Level
Most forms of development, except larger buildings, possible. Most suitable for infrastructure, tracks, management works, signs, interpretation, rehabilitation, landscape management.

High Level
Generally unsuitable for development except for maintenance of existing works, access roads, rehabilitation - extreme care needed.
CHAPTER 4B

THE PINNACLE SPECIFIC AREA PLAN

S2.1 Purpose of the Specific Area Plan

The purpose of this Specific Area Plan is to:

S2.1.1 Ensure that the administration of use and development in the Pinnacle Specific Area is in accordance with the Act and the Management Plan.

S2.1.2 Maintain and enhance the following values of the Pinnacle Specific Area and Wellington Park:

- the focus of the Pinnacle as a place to provide for a range of tourism and recreational opportunities based on sightseeing and appreciation of the alpine environment.

- The environmental values associated with natural vegetation, habitats, avian, aquatic and terrestrial fauna.

- The cultural heritage places and other cultural features and values.

- The landscape values and visual amenity of the Pinnacle Specific Area and, in particular, the eastern face of Mount Wellington.

S2.1.3 Facilitate environmentally and economically sustainable development at the Pinnacle in the following ways:

- Recognise the special environmental status and fragile nature of the Pinnacle while providing for development and use that does not adversely impact upon the site’s natural, biological and physical processes.

- Protect the scenic qualities of the area when viewed both from within and from outside Wellington Park and, except for existing or already approved communications facilities, minimise skyline intrusions when the area is viewed from municipalities surrounding Wellington Park.

- Ensure that development does not create demands for public investment in physical infrastructure that imposes financial burdens on existing and future generations.

- Provide opportunities for people of all ages, social and economic groups to benefit from the use and development of the area.
- Ensure that short term and narrowly based considerations do not override the broader and longer term interests of the present day community or future generations.
- Maintain important scenic and visual components of the landscape for future generations.
- Ensure that there is no adverse affect on geoheritage, and native flora and native fauna habitat values.
- Ensure that there is no adverse affect on any natural vegetation bogs, recharge basins and waterways.
- Ensure that use and development acts to maintain and enhance the quality of all surface and sub surface water in the vicinity.
- Ensure that places of cultural heritage significance are conserved and managed.
- Provide for and manage communications facilities consistent with the above objectives.

S2.1.4 Ensure that development at the Pinnacle:

- Provides for a range of desirable services and facilities, together with adequate and appropriate supporting infrastructure.
- Is compatible with and subservient to the needs and interests of users of Wellington Park and the wider community of the Hobart Region.
- Protects and conserves items and aspects of Aboriginal and European heritage and respects the historic associations of those items and aspects.
- Is of high architectural quality, and of a type, location, scale, form, size and bulk that is compatible with the environmental, landscape, visual, aesthetic, historic and other cultural heritage values of Wellington Park.
- Provides suitable traffic and parking measures which do not conflict with the use of the site for public recreation and quiet enjoyment by visitors.
- Provides for access to the Pinnacle and to other parts of Wellington Park in a manner that meets the needs of public users and so as not to cause environmental degradation nor exceed the carrying capacity of any area.
- Provides a safe environment for workers and visitors to the Pinnacle.
- Complies with all relevant Wellington Park strategies and guidelines.

S2.2 Application of the Specific Area Plan

S2.2.1 This Specific Area Plan applies to activities, use and development within the Pinnacle Specific Area as shown on Map 3b.
S2.2.2 To the extent of any inconsistency with a standard or other requirement in this Management Plan or any municipal planning scheme, the provisions of this Specific Area Plan shall take precedence.

S2.2.3 Proposals for use or development to which this Specific Area Plan applies must demonstrate compliance with the standards set out in S2.6 Standards for Use and Development.

S2.3 Definition of Terms used in this Specific Area Plan

**Building**
- includes a structure and part of a building or structure; and
- includes fences, walls, out-buildings, service installations and other appurtenances of a building;
- but does not include, pipelines, roads, vehicular and walking tracks and associated works which are not part of a building.

**Conservation Policy**
A Conservation Plan or Policy accepted by Council and prepared in accordance with the *Burra Charter* (Australia ICOMOS, 1999) guidelines. A Conservation Policy will include:
- documentation of a place and its history;
- documentation of the cultural significance of the place;
- policy for the retention for cultural significance of the place; and
- measures to be undertaken to retain cultural significance.

**Environment**
Components of the earth, including:
- land, air and water;
- any organic matter and inorganic matter and any living organism; and
- human made or modified structures and includes interacting natural ecosystems that include components referred to in paragraph (i) or (ii) above.

**LUPAA**
The *Land Use and Planning Approvals Act 1993.*

**Management Plan**

**Plan of Development**
A plan for the use and/or development of facilities approved in accordance with the requirements of this Specific Area Plan and includes all stages of the development,
conditions attached to the permit and the requirements for environmental management specified in the permit.

**Planning Area**
The Pinnacle Specific Area and includes all land within the boundary of the area shown on Map 3b.

**Proposal Plan**
A plan and associated documentation setting out the details of a proposal submitted with an application for approval under this Specific Area Plan.

**Potential Transport Mode**
Forms of public transport that have the potential to effectively move large numbers of people, but for which little or no infrastructure currently exists in the Park. It includes but is not limited to: shuttle buses, cable cars and aerial ropeways, funicular rail and cable rail systems.

**Specific Area Plan**
The Pinnacle Specific Area Plan.

**Values**
The qualities upon which an area depends for its intrinsic nature, attractiveness, amenity and utility.

**S2.4 Exempt Use and Development (applies only to permit applications under LUPAA)**

S2.4.1 A permit under LUPAA is not required for use and development contained in Table 4 (chapter 4) of this Management Plan.

**S2.5 Table of Use and Development**

S2.5.1 Use and Development will conform to the following table, prescribing permitted (P), discretionary (D) and prohibited (X) use and development in the Pinnacle Specific Area.

S2.5.2 ‘Potential Transport Modes’ means forms of public transport that have the potential to effectively move large numbers of people, but for which little or no infrastructure currently exists in the Park. It includes but is not limited to: shuttle buses; cable cars and aerial ropeways; and funicular rail and cable rail systems.
<table>
<thead>
<tr>
<th>Use and Development</th>
<th>The Pinnacle Specific Area</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Tourist Operation</strong> (use of land specifically to attract tourists): only for visitor centre, interpretation centre, viewing shelter and ancillary uses to the provision of these including limited associated retail</td>
<td>D</td>
</tr>
<tr>
<td><strong>Food Services</strong>: (use of land for preparing or selling food or drink for consumption on or off the premises): cafe, restaurant and take-away food premises</td>
<td>D</td>
</tr>
<tr>
<td><strong>Visitor Accommodation</strong></td>
<td>X</td>
</tr>
<tr>
<td><strong>Transport Depot and Distribution</strong> (use of land for distributing goods or passengers): only for bus terminal, council depot, or a Potential Transport Mode</td>
<td>D</td>
</tr>
<tr>
<td><strong>Vehicle Parking</strong>: only for single storey</td>
<td>D</td>
</tr>
<tr>
<td><strong>Camping</strong>: other than rough camping, and includes some basic site infrastructure)</td>
<td>X</td>
</tr>
<tr>
<td><strong>Utilities</strong>: only for telecommunications, electricity generation, transmitting power, transport networks, collecting, treating, transmitting, storing, distributing or disposing of water, sewerage or sullage</td>
<td>D</td>
</tr>
<tr>
<td><strong>Storage</strong>: only for Park management purposes</td>
<td>D</td>
</tr>
<tr>
<td><strong>Natural and Cultural Values Management</strong>:</td>
<td></td>
</tr>
<tr>
<td>Park Management office</td>
<td>D</td>
</tr>
<tr>
<td>Park seating</td>
<td>P</td>
</tr>
<tr>
<td>Toilets</td>
<td>D</td>
</tr>
<tr>
<td>Picnic/BBQ facilities</td>
<td>D (only for picnic shelter)</td>
</tr>
<tr>
<td>Viewing shelter/building</td>
<td>D</td>
</tr>
<tr>
<td>Visitor Information/interpretation panels</td>
<td>P</td>
</tr>
<tr>
<td>Lookouts (open air)</td>
<td>D</td>
</tr>
<tr>
<td>Recreation trails and related structures (when endorsed in a Recreation Strategy, Walking Track Strategy or Bike Strategy prepared in accordance with the Management Plan)</td>
<td>D</td>
</tr>
</tbody>
</table>

**S2.6 Standards for Use and Development**

**Acceptable Solutions** are one way of meeting the Performance Criteria. Meeting the Acceptable Solution means the proposal is ‘deemed to comply’ with the objective. Acceptable Solutions are expressed in measurable terms that can be used to assess compliance. Where no Acceptable Solution is available, assessment will reference the relevant Performance Criteria.

**Performance Criteria** are general statements describing how the objectives can be met. They are used as the basis for consideration of an application when it does not meet the accompanying Acceptable Solution.
## Issue 1: Subdivision

**Objective:** To ensure that subdivision is consistent with the purpose of protecting, managing, enhancing or enjoying the Park.

### Acceptable Solution

A1.1
There is no acceptable solution for this element.

### Performance Criteria

P1.1
Subdivision must be for a purpose consistent with all of the objectives for the relevant management zone(s) and with the Management Plan.

## Issue 2: Flora and Fauna Conservation, Geoconservation and Natural Processes

**Objective:** To conserve flora, fauna, geological and geomorphological values, and to protect natural processes.

### Acceptable Solutions

A2.1 Native vegetation
The proposal does not impact upon terrestrial or aquatic native vegetation which:
(a) is listed as significant in this Management Plan or any planning strategy or Trust endorsed scientific assessment, prepared in accordance with this Management Plan; or
(b) supports, or forms habitat for any species of fauna listed in the Threatened Species Protection Act 1995 or the Environment Protection and Biodiversity Conservation Act 1999.

A2.2 Threatened Species
The proposal does not impact upon any threatened species listed under the Threatened Species Protection Act 1995 or the Environment Protection and Biodiversity Conservation Act 1999.

A2.3 Geoheritage
The proposal does not impact upon any geoheritage sites listed as significant in this Management Plan or in a scientific assessment endorsed by the Trust, or listed on the Tasmanian Geoconservation Database.

### Performance Criteria

P2.1 Native vegetation
Any adverse affects on terrestrial or aquatic native vegetation or habitat values must be avoided, or remedied to ensure no long term impact on vegetation values.

P2.2 Threatened Species
Any adverse affects on nationally or State listed rare, threatened or endangered species, communities or habitats must be avoided or remedied to ensure no long term impact on vegetation values.

P2.3 Geoheritage
Any adverse impacts on any geoheritage values must be avoided or remedied to ensure no long term impact on geoheritage values.

## Issue 3: Cultural Heritage

**Objective:** To protect sites or areas of cultural value and significance.

### Acceptable Solution

A3.1 Aboriginal Cultural Heritage
Use or development does not involve an Aboriginal relic as defined under the Aboriginal Relics Act 1975, or Aboriginal heritage site or precinct identified in accordance with this Management Plan.

A3.2 Historic Heritage
The proposal does not involve a place: listed on the Tasmanian Heritage Register under the Historic Cultural Heritage Act 1995; or identified in this Management Plan or listed in a Heritage Code of a Planning Scheme.

### Performance Criteria

P3.1 Aboriginal Cultural Heritage
Any impacts on any heritage precincts or sites of Aboriginal value must be avoided, mitigated or remedied so that no long term loss of Aboriginal cultural heritage values occurs. Any works must occur in consultation with Aboriginal Heritage Tasmania and in compliance with the requirements of the Aboriginal Relics Act 1975.

P3.2 Historic Heritage
Adverse impacts on all identified and assessed significant historic cultural heritage values must be avoided, or mitigated so that no long term loss of historic cultural heritage values occurs. All development and use must be in accordance with the
management objectives and policy in any Trust approved cultural heritage conservation policy, and take account of the *Burra Charter* (Australia ICOMOS, 1999).

Note: Achieving this can occur through the submission of a Heritage Assessment and Management Plan, identifying the potential impacts and the measures to be taken to ensure the conservation of the heritage values, to meet any existing conservation policy approved by the Trust.

### Issue 4: Water Quality

**Objective:** To conserve water quality.

<table>
<thead>
<tr>
<th>Acceptable Solution</th>
<th>Performance Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A4.1 Waste water</strong> Waste water, including grey water, will be connected to a reticulated or on-site waste treatment system approved by the Planning Authority; and Stormwater will be drained to a detention basin, artificial wetland or infiltration area, or reused within the site, without causing erosion or pollution of existing surface or ground waters or other values of the Park.</td>
<td><strong>P4.1 Waste water</strong> Waste water, including grey water, stormwater, or other contaminants must not prejudice the achievement of the water quality objectives for surface or ground waters established under the State Policy on Water Quality Management 1997 or the water quality objectives of this Management Plan.</td>
</tr>
</tbody>
</table>

**A4.2 Water bodies, wetlands and watercourses**
No land clearing, excavation, filling or other development will occur:
Within a watercourse a water body, wetland or within a buffer area, as specified in accordance with this Management Plan, of a waterbody, wetland or watercourse except for the purpose of maintaining a water supply for fire fighting purposes, or vehicle access to that water supply in accordance with a Fire Management Strategy prepared in accordance with this Management Plan.

The use or development involves no extraction of water from any water body, wetland or watercourse except for use in fire fighting or carrying out planned burns in accordance with a fire management strategy prepared in accordance with this Management Plan.

The use or development has the approval of Southern Water that it will have no negative impact upon drinking water quality.

**A4.2 Water bodies, wetlands and watercourses**
Use and development must be designed and carried out to ensure that any adverse effects on natural drainage, flow regimes, erosion and sedimentation to and within any water body, wetland or watercourse will be avoided, or remedied to ensure no long term impact on any water body, wetland or watercourse.

### Issue 5: Landscape, visual quality and amenity

**Objective:** To protect and enhance the landscape and visual quality of Wellington Park.

<table>
<thead>
<tr>
<th>Acceptable Solution</th>
<th>Performance Criteria</th>
</tr>
</thead>
</table>
| **A5.1 Visual Sensitivity** The proposal does not involve a building or structure, apart from Park furniture or Park signs. | **P5.1 Visual Sensitivity** Buildings and structures (other than Park furniture or replacement of an existing building or structure of the same size and location) in prominent locations visible from within or outside of the Park, or identified as of High or Moderate Visual Sensitivity in Map 5 of this Management Plan, must be designed and sited to avoid or remedy any loss of visual values or impacts on the visual character.

*Note:* Satisfaction of this Performance Criterion may include a Visual Impact Analysis, prepared by a suitably qualified person, demonstrating how the building or structure can be designed and located to harmonise with the site.
### Issue 6: Environmental Hazards – (a) Regolith

**Objectives:** To ensure that the subject land is capable of supporting proposed developments and use. To ensure that any development does not cause instability or erosion on the site, or on land outside the development site.

<table>
<thead>
<tr>
<th>Acceptable Solution</th>
<th>Performance Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>A6.1 Regolith Development is on slopes less than 6 degrees.</td>
<td>P6.1 Regolith Any development on slopes 6 degrees or greater must be supported by a geotechnical land instability report which: - is based on investigations which comply with the minimum requirements of Australian Standard ‘Geotechnical Site Investigations’ AS1726-1993; - addresses all potential hazards; - classifies the site in accordance with the relevant Australian Standard for the class of building being proposed; - makes recommendations for the type and design of drainage methods and structures, and building/structure foundations; and - concludes by providing an opinion on the level of risk, whether the site is capable of supporting the proposed development or the development is likely to cause instability on land outside the development site.</td>
</tr>
</tbody>
</table>

### Issue 6: Environmental Hazards – (b) Fire

**Objectives:** To provide a safe living and working environment by maximising the potential for people to survive during a bushfire. To site and construct habitable buildings to maximise their potential to survive when subjected to burning debris, radiant heat and direct flame contact. To minimise the impact upon the natural and cultural values of the area resulting from measures that seek to reduce bushfire hazard. To ensure adequate water supplies are available at all times for people and firefighters to defend the development from bushfires. To provide for safe access and egress to and from sites and buildings for normal two-wheel drive private vehicles, and emergency vehicles.

<table>
<thead>
<tr>
<th>Acceptable Solution</th>
<th>Performance Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>A6.2 Bushfire Attack All buildings intended for habitation or as workplaces are designed and constructed to comply with the requirements of Australian Standard “Construction of Buildings in Bushfire Prone Areas” AS9599-2009 for the extreme category of bushfire attack.</td>
<td>P6.2 Bushfire Attack All buildings intended for habitation or as workplaces are accompanied by a plan which demonstrates adequate protection of human life and property and comply with the appropriate Statewide code.</td>
</tr>
<tr>
<td>A6.3 Bushfire Hazard The use and development does not require vegetation removal to reduce bushfire hazard or to provide protection from bushfires</td>
<td>P6.3 Bushfire Hazard All buildings intended for habitation or as workplaces must incorporate appropriate mitigation and management measures within the surrounding bushland to reduce the bushfire hazard to acceptable levels and comply with the appropriate Statewide code. Where vegetation removal is proposed to provide bushfire protection it must be demonstrated that such removal will not cause: - Loss of any fauna habitat to the extent that will compromise the long-term survival of any species; - Erosion and sedimentation of bushland and public infrastructure; - Land instability; or - Unacceptable visual impact.</td>
</tr>
</tbody>
</table>
A6.4 Bushfire Water Supply
The use and development does not require a stored water supply for fire suppression.

P6.4 Bushfire Water Supply
All buildings intended for habitation or as workplaces must have an adequate and appropriate stored water supply, to be available at all times, solely for fire suppression.

A6.5 Bushfire Access
The use and development does not require specialised bushfire access.

P6.5 Bushfire Access
All buildings intended for habitation or as workplaces must provide adequate safe and efficient access and egress for normal two-wheel drive private vehicles and emergency vehicles to permit easy escape and access to fight the bushfire.

### Issue 7: Infrastructure Provision – (a) Roads

**Objectives:**
- To ensure that adequate access is provided to the Pinnacle and that appropriate facilities for vehicle circulation are provided within the Pinnacle Specific Area.
- To ensure that all roads are constructed to an adequate standard.
- To ensure that the construction, maintenance and repair of roads do not result in environmental damage.

<table>
<thead>
<tr>
<th>Acceptable Solution</th>
<th>Performance Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A7.1 New Roads</strong></td>
<td><strong>P7.1 New Roads</strong></td>
</tr>
<tr>
<td>Any new road to be constructed within the Pinnacle Specific Area is to provide access to an approved development.</td>
<td>Any new road not required to provide access to an approved development is to be constructed for purposes which support the intent and objectives of this Plan.</td>
</tr>
<tr>
<td><strong>A7.2 Road Capacity</strong></td>
<td><strong>P7.2 Road Capacity</strong></td>
</tr>
<tr>
<td>No development is to be carried out at the Pinnacle which would result in a requirement to upgrade the capacity of Pinnacle Road (between the Park Boundary and the Pinnacle).</td>
<td>Where a development is shown to result in the upgrade of access roads to the Pinnacle, a developer contribution towards the upgrade of those roads may be required.</td>
</tr>
<tr>
<td><strong>A7.3 Environmental Impacts</strong></td>
<td><strong>P7.3 Environmental Impacts</strong></td>
</tr>
</tbody>
</table>
| Works associated with any road construction, repair or maintenance do not require:  
(a) removal of vegetation;  
(b) disposal of runoff into any watercourse, bog or recharge basin; or  
(c) the use of pesticides or herbicides for control of environmental weeds. | Where works associated with any road construction, repair or maintenance require the removal of vegetation, result in runoff into any hydrological feature identified in this Management Plan, or create visual intrusion, an environmental management plan must be prepared setting out how it is proposed to avoid or mitigate environmental effects. |
| **A7.4 Road Construction** | **P7.4 Road Construction** |
| All roads are to be constructed to Australian Roads Standards as published by Austroads. | All roads and car parking areas are constructed to an adequate standard which provides for the safe and efficient movement of all users. |

**A7.5 Car Parking Construction**
Car parking facilities are to be constructed to Australian Standard “Parking Facilities” AS2890 for off street parking for cars and commercial vehicles

**P7.5 Car Parking Construction**
All roads and car parking areas are constructed to an adequate standard which provides for the safe and efficient movement of all users.

### Issue 7: Infrastructure Provision – (b) Water

**Objective:**
To ensure that adequate high quality drinking water supplies are available to all users of the Pinnacle.

<table>
<thead>
<tr>
<th>Acceptable Solution</th>
<th>Performance Criteria</th>
</tr>
</thead>
</table>
| **A7.6** The use and development does not require a supply of drinking water. | **P7.6** The collection and storage of rain water in tanks is allowed provided that storage facilities meet all other requirements of this Management Plan.  
Any required water treatment is to meet all other requirements of this Management Plan. |
### Issue 7: Infrastructure Provision – (c) Sewerage

**Objective:** To ensure that facilities provided for the treatment and disposal of sewerage are sufficient to meet the needs of the development and do not result in the loss of water quality or cause environmental harm.

<table>
<thead>
<tr>
<th>Acceptable Solution</th>
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</tr>
</thead>
<tbody>
<tr>
<td>A7.7 The use and development does not require sewerage facilities.</td>
<td>P7.7 Sewerage facilities must be designed, perform and be managed to: Deliver an appropriate level of protection for human health and the environment; Minimise odour nuisance to acceptable levels; Minimise noise nuisance to acceptable levels; Not rely on the soils for absorption of any contaminated wastes; and Not cause landslip or erosion on the development site or other lands.</td>
</tr>
</tbody>
</table>

### Issue 7: Infrastructure Provision – (d) Stormwater

**Objective:** To ensure that stormwater runoff does not result in the loss of water quality or cause environmental harm.

<table>
<thead>
<tr>
<th>Acceptable Solution</th>
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</thead>
<tbody>
<tr>
<td>A7.8 The design and construction of stormwater systems is to comply with Australian Standard 3500.3.2:2003, and does not drain into the Drinking Water Catchment Zone.</td>
<td>P7.8 Development and use is not to result in: (a) erosion; (b) siltation; (c) degradation of water quality of any watercourse spring or recharge basin; or (d) increase in landslip or erosion hazard potential.</td>
</tr>
</tbody>
</table>

### Issue 8: Car Parking and Access – (a) Car Parking Provision

**Objective:** To provide sufficient conveniently located and accessible parking for people utilising or servicing a use or development.

<table>
<thead>
<tr>
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</thead>
<tbody>
<tr>
<td>A8.1 The use and development does not require car parking.</td>
<td>P8.1 Car parking is to be provided to meet the needs of a development, and is determined by taking into account: (a) the nature, number and size of vehicles associated with the proposed use or development; (b) the location and nature of other uses or developments in the vicinity; (c) the effect of any hazards identified in the site or other site constraints in reducing parking opportunities; (d) the possibility for sharing spaces with other developments; and (e) the car parking needs of people likely to utilise the particular use or development.</td>
</tr>
</tbody>
</table>

### Issue 8: Car Parking and Access – (b) Car Park and Access design

**Objective:** To ensure that car parking spaces are designed and located to meet the needs for on-site parking, access and maneuvering of vehicles.

<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>A8.2 Design and construction of car parking spaces and</td>
<td>P8.2 Vehicle parking facilities are to be designed and located to</td>
</tr>
</tbody>
</table>
access facilities is in accordance with Australian Standard AS2890 - Part 1 Car Parking Facilities and Part 2 Commercial Vehicle Facilities as appropriate; Where the development provides facilities for the public, one car parking space for every 20 provided is designed, constructed and designated for use by persons with disabilities in accordance with Australian Standard “Design for Access & Mobility” AS 1428; and Car parks are to be signed in accordance with the Wellington Park Sign Manual unless a variation is required to comply with a specific Australia Standard relating to traffic and parking regulatory signs. conveniently, safely and efficiently service the needs of users, including pedestrians, cyclists and vehicles; Vehicle parking facilities are to be designed and located to enable efficient use of car spaces and access ways and manoeuvrability for vehicles between the Pinnacle Road and the development served by the car park; Parking facilities (including access ways or structures associated with the provision of car parking) are not to cause visual intrusion and methods to reduce the visual intrusion of parking and access facilities are to be specified; Parking and access areas are to be appropriately located and designed to protect sites of cultural or heritage significance; And Access ways to a road are to be located so that vehicles entering or leaving the land are clearly visible to traffic on the road and vice versa.

### Issue 9: Building Design – (a) Building Height

**Objective:** To ensure that buildings do not cause visual intrusion due to excessive height.

<table>
<thead>
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</tr>
</thead>
<tbody>
<tr>
<td>A9.1 Building Design</td>
<td><strong>P9.1 Building Design</strong></td>
</tr>
<tr>
<td>The maximum building height is 3.5m and any building is not more than 1 storey.</td>
<td>For any building greater than 3.5m in height it must be shown that the building will not visually intrude into the landscape in relation to: (a) local natural and environmental features; (b) views from either the Pinnacle or elsewhere in the Park, and (c) views from settled areas of Hobart and suburbs through the preparation of a Visual Impact Analysis conducted by a suitably qualified person. Any building design must give consideration to the Wellington Park Infrastructure and Design Guidelines.</td>
</tr>
</tbody>
</table>

### Issue 9: Building Design – (b) Building Size

**Objective:** To ensure that buildings are of a size and dimension that fits in with the overall nature of low key development of the Springs.

<table>
<thead>
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</tr>
</thead>
<tbody>
<tr>
<td>A9.2 Building Size</td>
<td><strong>P9.2 Building Size</strong></td>
</tr>
<tr>
<td>Maximum floor area of any building is 100m².</td>
<td>Any proposal for a building of more than 100m² in floor area is to show that the building will not: - cause visual intrusion, - require infrastructure that cannot be provided in accordance with the infrastructure provision standards, or - be a dominant element in the landscape through the preparation of a Visual Impact Analysis conducted by a suitably qualified person.</td>
</tr>
</tbody>
</table>

### Issue 9: Building Design – (c) Appearance and Lighting

**Objectives:**
To ensure that all buildings are of a high architectural design standard. To ensure that buildings blend with the local environment and do not cause visual intrusion. To ensure lighting minimises impact on the local environment.

<table>
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</tr>
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<tbody>
<tr>
<td>A9.3 Appearance and Lighting</td>
<td><strong>P9.3 Appearance and Lighting</strong></td>
</tr>
<tr>
<td>The colour of external walls and roofs visible from off</td>
<td>The design of buildings and structures is to take into account</td>
</tr>
</tbody>
</table>
the site is to have a light reflectance value of less than 10%. Roofs are to be clad with materials in non-reflective, muted natural colours and dark tones. External lighting assists orientation only and is focused towards the ground.

the unique qualities of the pinnacle area while using innovative and high quality architectural solutions. The colour and materials of external surfaces are to blend with the local environment and the dominant colours of adjoining areas of the Park. Lighting and reflection must be managed to avoid adverse impacts on natural and cultural values.

### Issue 10: Building Siting

**Objective:** To ensure that buildings are located in areas where they do not cause a reduction in the values associated with the Pinnacle.

<table>
<thead>
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<tbody>
<tr>
<td>A10.1 There is no Acceptable Solution for this element.</td>
<td>P10.1 Proposals for buildings facing on to or directly visible from the Pinnacle Road must show that there will be no diminution of values of the site either during the construction of the building or in its use and operation. Buildings and structures (other than Park furniture or replacement of an existing building or structure of the same size and location) in prominent locations visible from within or outside of the Park, or in areas identified as of High or Moderate Visual Sensitivity in Map 5 of this Management Plan, must be designed and sited to avoid, remedy or mitigate any loss of visual values through the inclusion of a Visual Impact Analysis conducted by a suitably qualified person.</td>
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</table>

### Issue 11: Noise

**Objective:** To provide for the quiet enjoyment of natural and cultural values, and acoustic amenity of the Park.

<table>
<thead>
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<tbody>
<tr>
<td>A11.1 Noise from point sources must not exceed 50 dB(A) at any point within 50m of the source.</td>
<td>P11.1 Noisy activities which could have an adverse effect on the quiet enjoyment of natural and cultural values must be avoided or remedied to prevent any loss of acoustic amenity in the Park.</td>
</tr>
</tbody>
</table>