WELLINGTON PARK MANAGEMENT PLAN 2013

AMENDED OCTOBER 2015

SCHEDULE OF ALTERATIONS AND REVISIONS

Approved alterations to the Wellington Park Management Plan 2013 in accordance with section 23 of the *Wellington Park Act 1993*.

Date Approved	Effective from	Detail of Alteration
26 October 2015	11 November 2015	Pinnacle Specific Area boundary altered in Maps 2, 2a and S4.

WELLINGTON PARK MANAGEMENT PLAN 2013

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.

This 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 community consultation, including the release of an Issues Discussion Paper in November 2011 and the release of a draft management plan in August 2012. All public representations received in relation to the draft management plan were forwarded to, and reviewed 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 TasWater), and is charged with the legislative responsibility for developing a plan of management for the Park which recognises, promotes and preserves its unique qualities.

This Management Plan was approved by His Excellency The Governor on 13 December 2013 and was effective on 1 January 2014, being seven days following publication of a notice of that approval in the Tasmanian Government Gazette. An alteration to the Plan was approved by Her Excellency The Governor on 26 October 2015 and was effective on 11 November 2015.

Those provisions in the 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 18 250 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 Management Plan represents the Trust's collective management vision for the Park, and arises from a major review of the *Wellington Park Management Plan 2005* (the 2005 Management Plan). The Management 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; bushfire 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 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 Management 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 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 seven 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 two 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.

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

- Chapter 4 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 5 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 6 focuses on the supply of high quality drinking as it is one of the principal values that the *Wellington Park Act* requires to be protected.

Part 4 of the Management Plan deals with management strategies focused around visitation. It includes three chapters:

- Chapter 7 describes how the Management Plan provides for and promotes visitor services across the Park, including siting and design issues for visitor facilities.
- Chapter 8 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 8: chapter 8A describes The Springs Specific Area Plan and details the extent and limits to use and development within The Springs area; and chapter 8B 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 5 of the Management Plan continues the visitation theme established in Part 4, and provides actions and policies relating to recreational and other access, and interpretation.

- 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, and the establishment of visitor research programmes.

Part 6 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 one chapter (chapter 11) which describes the process and priorities for monitoring and evaluating of implementation of the Management Plan.

Part 7 of the Plan deals with Administration and consists of two chapters.

- Chapter 12 reviews the Park boundaries and describes what changes have occurred or are recommended to aid management of the Park.
- 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.

'Wellington Park 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 Tasmanian Water and Sewerage Corporation Pty Ltd has been abbreviated to its trading name, TasWater'.

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 labelled by reference to the respective management agency e.g. 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 *Wellington Park 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 7).

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 *Wellington Park Act* not only establishes Wellington Park but provides for its 'protection, use and management'. While the Park forms part of the Tasmanian Reserve Estate, the Park is not a National Park.

1.2 Context: Legislation and Policy

Under the *Wellington Park 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 *Wellington Park Act*.

While the *Wellington Park 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 International Status

The Park has status equivalent to a Category II reserve (National Park) under the International Union for the Conservation of Nature (IUCN). This category includes 'large natural or near natural areas set aside to protect large-scale ecological processes, along with the complement of species and ecosystems characteristic of the area, which also provide a foundation for environmentally and culturally compatible spiritual, scientific, educational, recreational and visitor opportunities' (IUCN, *Protected Areas, Category II)*. The primary objective of management of Category II reserves is to: protect natural biodiversity along with its underlying ecological structure and supporting environmental processes; and to promote education and recreation.

1.2.2 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 5.2.3 discusses the management of the Park's biodiversity in more detail.

1.2.3 State Legislation and Policies

While the *Wellington Park 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 section 5.2.3.

***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 *Wellington Park Act* and *LUPAA* is further discussed in chapter 8.

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 *Wellington Park 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 Fire Management Area Committees that include Wellington Park.

The *Fire Service Act* requires that the State Fire Commission, the State Fire Management Council and any Fire Management Area Committees that include the Park perform their 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 bushfire 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
The *Forest Practices 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 the *Forest Practices Act*. It is noted that the *Forest Practices Act* (and the Regulations associated with that Act, do not regulate the clearing of vegetation approved under a permit obtained under *LUPAA*.

1.2.4 Key Guiding Documents

This Management Plan is prepared in accordance with the following guiding documents:

- *Australian Natural Heritage Charter: Standards and Principles for the Conservation of Places of Natural Heritage Significance*, Australian Heritage Commission (in association with the Australian Committee for IUCN), 1996.
- *The Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter)* in the Illustrated Burra Charter, Australia ICOMOS Inc (with the assistance of the Australian Heritage Commission), 1992.

1.3 Context: Management Framework

As noted above, the Management Plan is prepared by the Trust in accordance with Part 4, Division 1 of the *Wellington Park Act.* The Management Plan provides over-arching

policy and strategic direction, however delegates much of the detailed actions to subsidiary planning strategies; this provides for flexibility in management of Park values and use, and enables an Adaptive Management approach (refer chapter 11).

Pursuant to s 27 of the *Wellington Park 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; TasWater (for drinking water catchment management and infrastructure critical to bulk water supply); Aurora Energy; Transend Networks; and WIN Television and Broadcast Australia.

Consequently, it is the Trust's role to be the strategic planning and management authority for the Park, and also to co-ordinate the implementation of both the Management Plan and other planning instruments. This requires close cooperation with the above-mentioned agencies, and engagement with the broader community and community-interest groups.

1.4 Review of the *Wellington Park Management Plan 2005*

The current Management Plan arises from a major review of the 2005 plan. This incorporated significant community engagement, commencing with an initial call for public submissions on how the community valued the Park. This was followed by direct engagement with various management agencies and interest groups, including commercial operators in the Park, through facilitated workshops. Based upon this information, an Issues Discussion Paper was released in November 2011 covering a wide range of Park management issues, providing an opportunity for further public input.

A draft Management Plan was released on 27 August 2012 for eight weeks of public review, as required by the *Wellington Park Act*. The Trust received 264 representations on the draft plan, and provided a report on the issues raised in the submissions and the Trust's proposed response to these issues to the Tasmanian Planning Commission for independent review.

All relevant material and background information was placed on the Trust's web site, including the provision of an on-line forum to enable community discussion at various stages in the process.

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Lachlan

MOUNT LLOYD

Derwent Valley Council

Midsky Swamp

MOUNT CHARLES

MOUNT MARIAN

MOUNT PATRICK

WHITE TIMBER MOUNTAIN

Long Marsh

Gumtop

Ida Brook

Dun Rivulet

COLLINS CAP

TRESTLE MOUNTAIN

COLLINS BONNET

Myrtle Forest

PARKS & WILDLIFE SERVICE

MOUNT CONNECTION

Tom Thumb

Sleeping Beauty

Mountain River

Collinsvale

GLENORCHY

Glenorchy City Council

MOUNT HULL

Knights Creek Reservoir

Merton

Limekiln Gully Reservoir

Knight Creek

Humphrey's

GLENORCHY CITY COUNCIL

Lenah Valley

New Town Rivulet

MOUNT ARTHUR

MOUNT WELLINGTON

Guy Fawkes Rivulet

Hobart City Council

HOBART CITY COUNCIL

The Springs

Fern Tree

West Rivulet

North

MOUNT MONTAGU

Wellington Falls

The Three Thumbs

Cathedral Rock

Betts Hill

Browns Rivulet

Neika

Kingborough Council

Leslie Vale

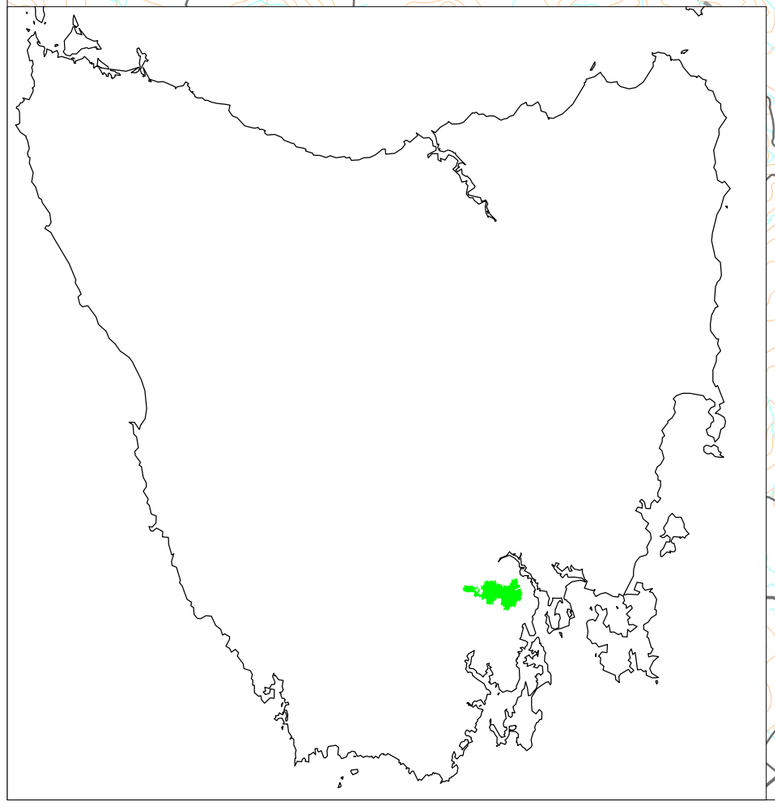
Longley

Huon Valley Council

Moss Beds

Mountain River

Crabtree



LEGEND

Municipal area boundary

Wellington Park management agency boundary

NOTE: TasWater is responsible for the on-ground management of water strorages, weirs, pipelines and associated infrastructure and the access used to service them.

MAP 1

Location, Municipal Boundaries and Park Management Areas

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		Statement of Significance
One line statement		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.
Recreational and Tourism Value	**Use Values**	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.
	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	**Natural Values**	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).
	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.

Inherent Value		Statement of Significance
	Geodiversity	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 e.g. 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.
Wildness and Remoteness		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, 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.*
Beauty, Landscape and Sense of Place	**Cultural Values**	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.

Inherent Value		Statement of Significance
	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 Bonnet 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 wildness; 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 a 200 year 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 bushfires.
	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 TasWater) 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 Wellington 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;
- Extensive dolerite boulder fields and boulder streams;
- 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 Organ Pipes, a spectacular example of an exposed large-scale columnar dolerite sill;
- The Rocking Stone, a large perched dolerite boulder;
- Toppling dolerite columns along the eastern escarpment of the Mountain;
- The peat soils at Dead Island, which are important as the most south-easterly alpine peats in Tasmania;
- The Disappearing Tarn, a very unusual natural water feature which only appears after heavy rain; 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.

However the significance of areas of the Park, and particularly Mount Wellington, to the Aboriginal communities that continue to inhabit southern Tasmania is known and celebrated. The Mountain was called *kunanyi* by the Muwinina, one of several southeastern tribes whose country ranged from New Norfolk to Storm Bay, and south to the Huon Valley. Kunanyi has been revived by Aborigines today, and an application has been made by the Tasmanian Aboriginal Centre to formally dual name kunanyi/Mount Wellington.

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. The Park is also important in that it reflects the shift from the built to the natural environment, defining the boundary between the urban fringes of Hobart and Glenorchy, and the wild nature of the Park itself.

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 /or 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 wildness 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.

This Management Plan however provides for an increased emphasis on the promotion and enhancement of visitation experiences, including tourism and recreation activities, while protecting and conserving the Park's natural and cultural values.

2.5.2 Management Objectives

Consistent with the purposes for which the Park was reserved, and 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, 4 and 5 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 6 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 2.5 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 *Wellington Park Act*.

It is noted that this Management Plan introduces an additional layer within the management zone framework, being the Specific Areas established for what was previously The Springs Zone and the Pinnacle Zone. Both Specific Areas are established within the Recreation Zone, and use and development within either Specific Area is required to conform with the respective Specific Area Plan contained in chapters 8A–8B.

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 chapters 8A–8B 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 in chapters 8A–8B.

As noted in section 3.1.1, this Management Plan extends the Recreation Zone to include what was previously the Pinnacle Zone and Springs Zone. However, the Pinnacle and Springs are now subject to Special Area Plans contained in chapters 8A–8B of this Management Plan. The boundary of the Pinnacle Specific Area (refer Map 2a and Map S4) has been increased beyond the area covered by the Pinnacle Zone in the 2005 Management Plan to provide for use and development opportunities that would be otherwise unavailable within the previous zone boundary.

3.2 Management Zone Objectives

Table 1 - Values and Management Objectives of the Management Zones

Zone	Description	Key Zone Values	Special Provisions	Values
Recreation	Areas that provide for easily accessible and relatively high use, nature-based tourism and recreation.	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.	The Springs Specific Area **Map S1**	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.
			The Pinnacle Specific Area **Map S4**	Significant landscape, tourism and recreational values. Area with good public access and the potential for visitor facilities and recreation activities focused on scenic tourism.
			Glenorchy Bike Park Overlay **Map 2c**	Specific value for mountain biking. Recognises and gives protection to the existing mountain bike facilities in this section of the Park
Drinking Water Catchment	The catchments utilised by TasWater for the supply of potable water for the Greater Hobart area.	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.	Restricted Areas Overlay **Map 2b**	Significant natural, cultural and economic values. Areas where recreation activities can occur but specific at-risk areas have limited public access.
Natural	Substantial areas of relatively undisturbed forested landscapes and some alpine areas, generally at a lower altitude than the Remote Zone.	Significant natural and landscape values including geodiversity values. Also important for protecting water quality.		
Remote	Substantially undisturbed and high altitude landscape with important environmental and water quality values, and with evidence of disturbance generally limited to existing access corridors.	Significant range of natural and landscape values, including drinking water quality values. Remote and rugged landscape with little evidence of development or use.		

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:

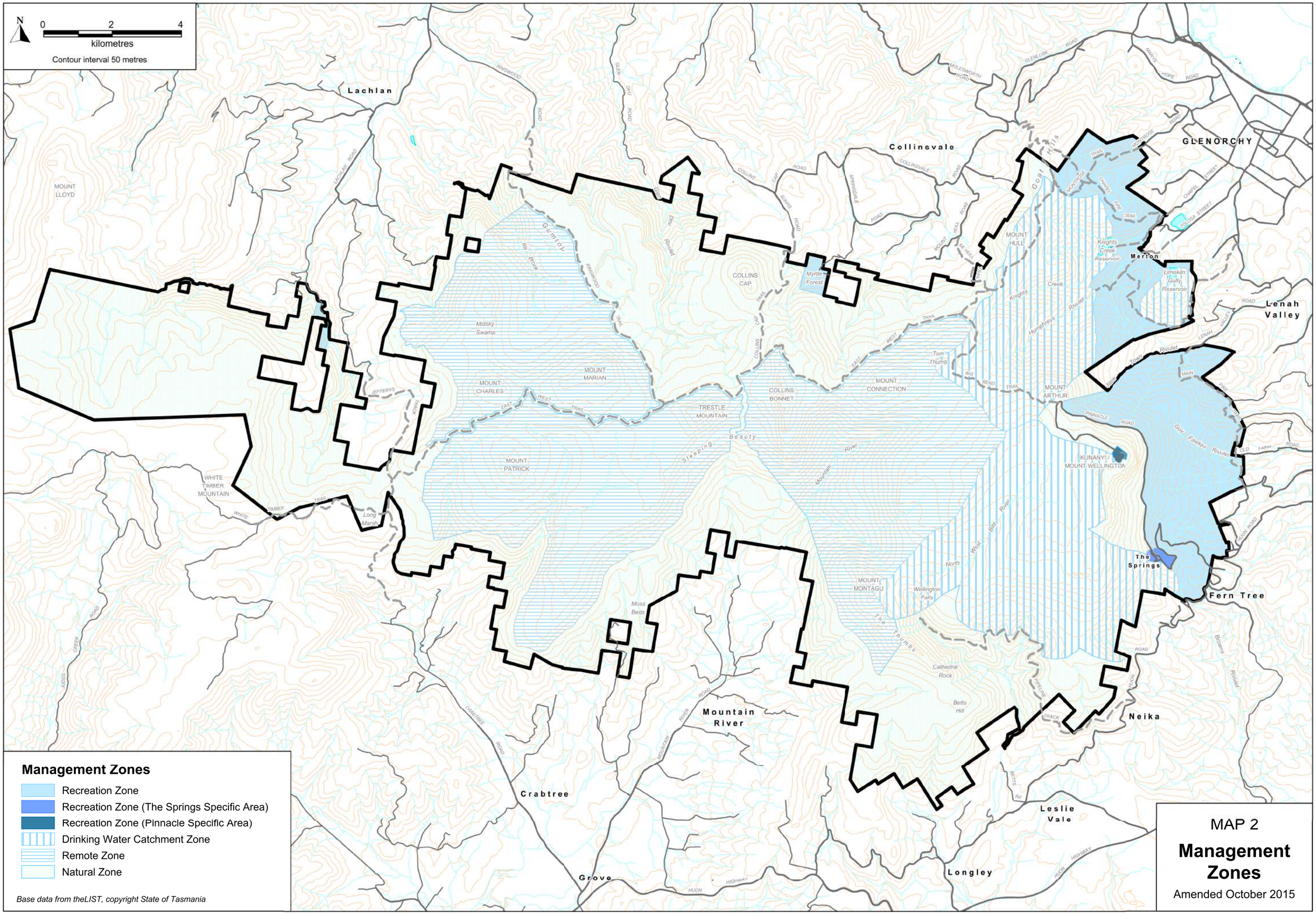
- Provide for relatively high levels of nature based tourism and recreational day use and enjoyment of the area;
- Preserve environmental and cultural features and values;
- Provide education about, and promote, the values of the Park via high quality signs, interpretation and visitor activities;
- Develop 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 S1 and S4) 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 chapters 8A–8B). 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 TasWater for the supply of potable water to the Greater Hobart area (refer 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, bushfire 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.


N
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kilometres
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Lachlan
Collinsvale
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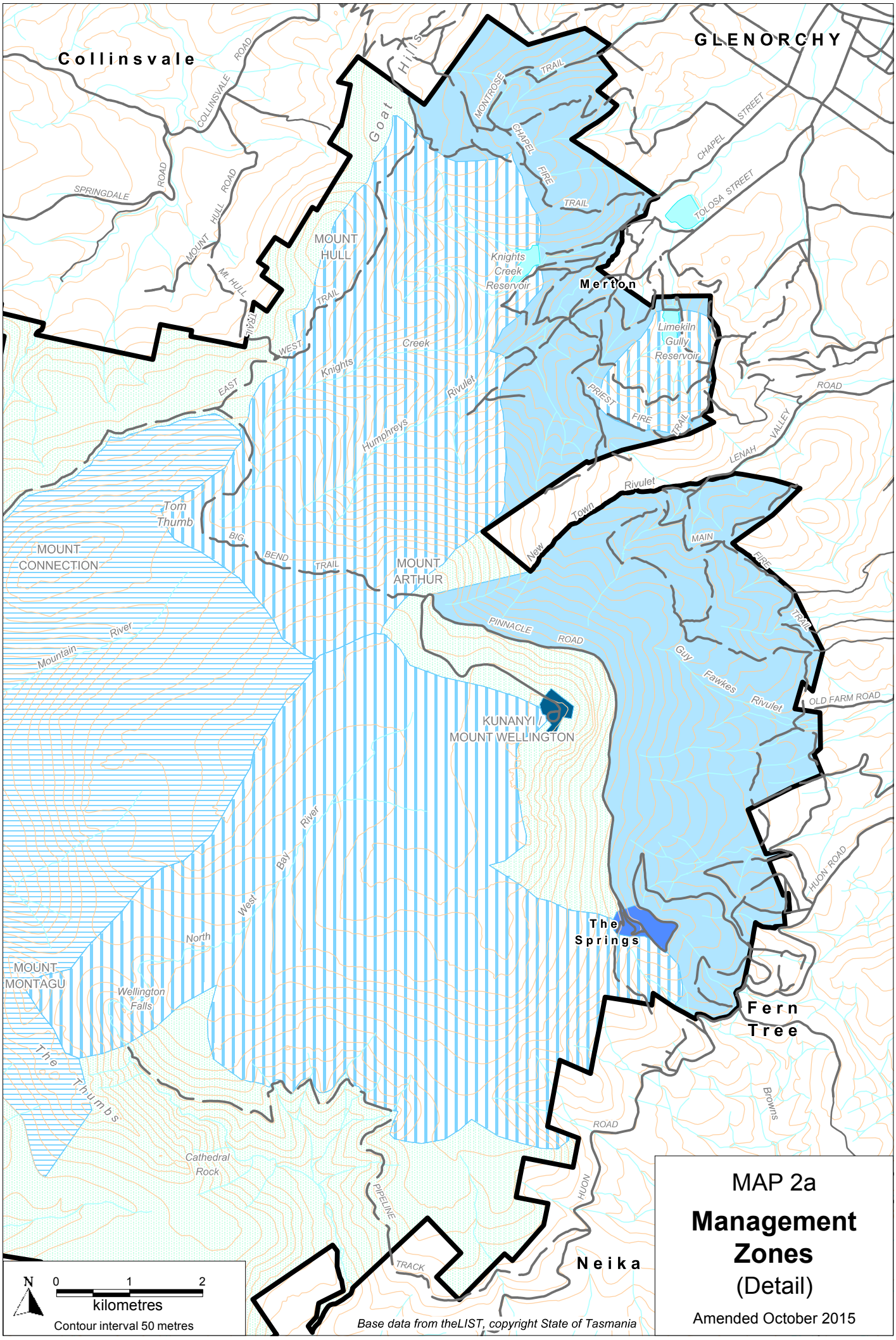
Crabtree
Grove
Leslie Vale
Longley
MOUNT LLOYD
MOUNT HULL
MOUNT MARIAN
MOUNT CHARLES
MOUNT PATRICK
COLLINS CAP
COLLINS BONNET
TRESTLE MOUNTAIN
MOUNT CONNECTION
MOUNT ARTHUR
KUNANYI / MOUNT WELLINGTON
MOUNT MONTAGU
WHITE TIMBER MOUNTAIN
Myrtle Forest
Midsky Swamp
Long Marsh
Moss Beds
Knights Creek Reservoir
Limekiln Gully Reservoir
The Springs
Wellington Falls
Cathedral Rock
Betts Hill
Tom Thumb
The Thumbs
Management Zones
Recreation Zone
Recreation Zone (The Springs Specific Area)
Recreation Zone (Pinnacle Specific Area)
Drinking Water Catchment Zone
Remote Zone
Natural Zone
Base data from theLIST, copyright State of Tasmania
MAP 2
Management Zones
Amended October 2015

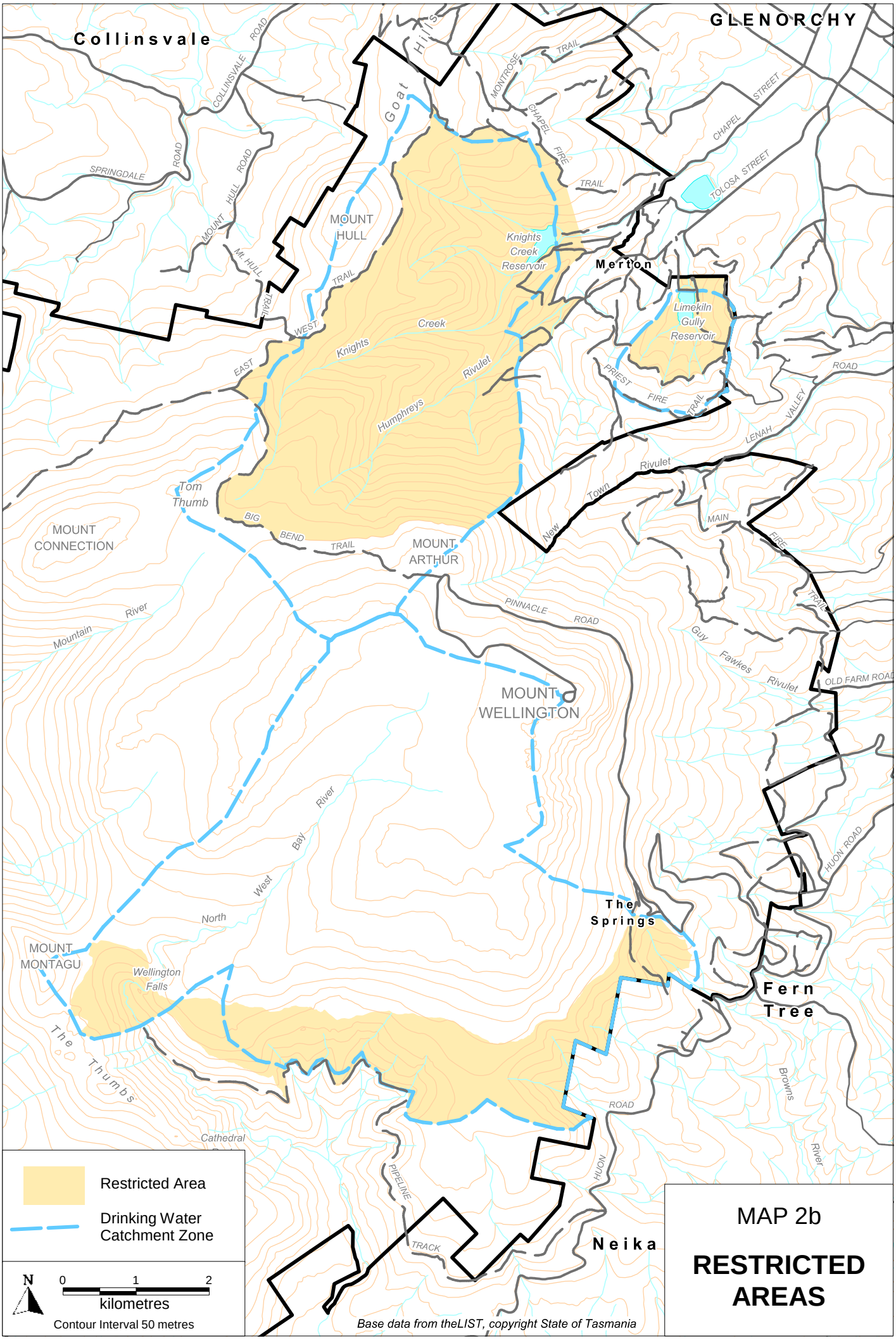


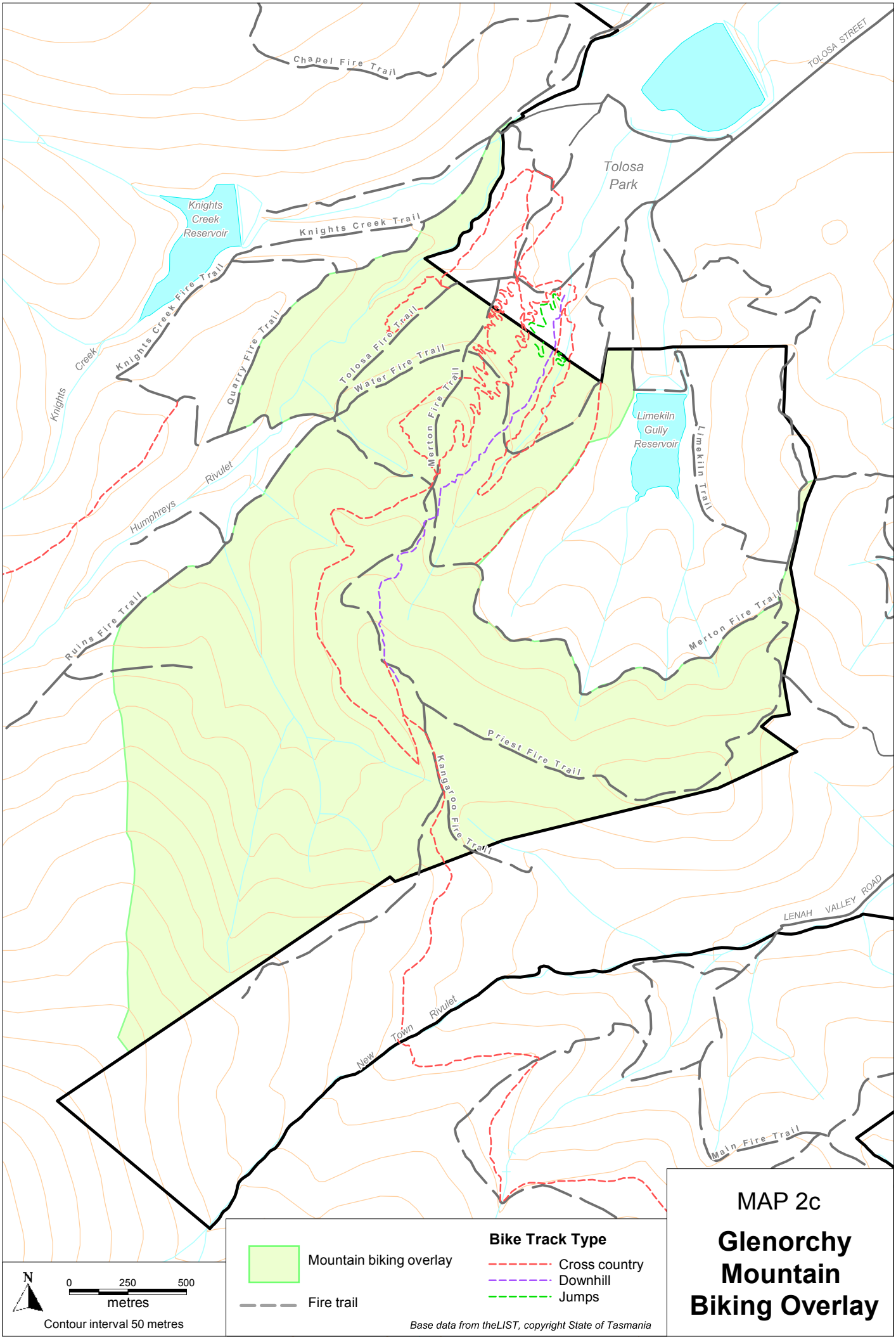
MAP 2a

Management Zones

(Detail)

Amended October 2015


Collinsvale
GLENORCHY
Goat Hills
MOUNT HULL
Knights Creek Reservoir
Merton
Limekiln Gully Reservoir
Knights Creek
Rivulet
Humphreys
Tom Thumb
MOUNT CONNECTION
MOUNT ARTHUR
MOUNT WELLINGTON
Mountain River
West Bay River
North
MOUNT MONTAGU
Wellington Falls
The Thumbs
Cathedral
The Springs
Fern Tree
Neika
Browns River
Restricted Area
Drinking Water Catchment Zone
N
0 1 2
kilometres
Contour Interval 50 metres
Base data from theLIST, copyright State of Tasmania
MAP 2b
RESTRICTED AREAS


Chapel Fire Trail
TOLOSA STREET
Tolosa Park
Knights Creek Reservoir
Knights Creek Trail
Knights Creek Fire Trail
Quarry Fire Trail
Tolosa Fire Trail
Water Fire Trail
Merton Fire Trail
Limekiln Gully Reservoir
Limekiln Trail
Knights Creek
Rivulet
Humphreys
Ruins Fire Trail
Merton Fire Trail
Priest Fire Trail
Kangaroo Fire Trail
LENAH VALLEY ROAD
New Town Rivulet
Main Fire Trail
N
0 250 500
metres
Contour interval 50 metres
Mountain biking overlay
Fire trail
Bike Track Type
Cross country
Downhill
Jumps
Base data from theLIST, copyright State of Tasmania
MAP 2c
Glenorchy Mountain Biking Overlay

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, bushfire 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:

- Preserve the Zone in an undisturbed condition, except for necessary disturbance associated with approved use and development;
- 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.

3.2.4 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 S1. 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 S4. The area is a major visitor and communications site, and has a long history of visitor use.

The management objectives for the Pinnacle Specific 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 Restricted Areas Overlay

The Management Plan (refer Map 2b) 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 *Wellington Park 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, Humphreys 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*.

The boundary of each Restricted Area is located according to nearby recognisable and enforceable on-ground features e.g. walking tracks and fire trails. Consequently the boundary of a Restricted Area may not directly correlate with the boundary of the respective Drinking Water Catchment Zone.

3.3.4 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.

PART 3 –MANAGING PARK VALUES

CHAPTER 4

THREATS AND PRESSURES ON PARK VALUES

4.1 Introduction

The primary objectives for the management of the Park, as described in chapter 2, include references to conserving and protecting natural, cultural and use values. To protect these values it is useful to have an understanding of the threats or pressures they may be under. This allows for management prescriptions to be developed which can focus on minimising the threats and managing the pressures to avoid adverse impact to Park values wherever possible.

The threats and pressures on the Park's values can be grouped as follows:

- Climate change impacts;
- Disturbance from fire;
- Disturbance from natural hazards;
- The introduction and spread of exotic species (flora and fauna);
- Inappropriate activities, use and development in the Park;
- Overuse of the Park; and
- Vandalism.

4.2 Climate Change Impacts

> *Over the 21st century, Tasmanian temperature is projected to rise by about 2.9 °C under the high emissions scenario, and about 1.6 °C under the low emissions scenario. In both emissions scenarios, this is less than the projected global average temperature rise, due to the moderating influence of the Southern Ocean. Increasing temperatures are also likely to lead to increases in evaporation, decreased average cloud cover, increases in relative humidity and increased winds in spring* (Antarctic Climate and Ecosystems Cooperative Research Centre, 2010).

While there are regional predictions of the possible effects of climate change, there is little specific information available as to how it may impact Wellington Park itself.

Tasmania's natural values are impacted by a range of threats and disturbance regimes such as fire, weeds and disease. The greatest uncertainties in projecting the effects of climate change are associated with the interaction of these effects with the other stress factors. It is likely that climate change impacts will exacerbate current stress factors through complex and cumulative interactions with multiple system components. Climate change may initiate or magnify the impacts of threats such as bushfire, invasive species, and natural hazards e.g. storms, floods and landslides. The influence of changing climate therefore cannot merely be considered as 'one more stressor', but must be considered in every natural resource management activity planned and executed (DPIPWE, 2010).

Bushfire is a particularly good example of this complex interaction. In the recent past, almost all bushfires affecting the Park have been: caused by humans; close to adjoining urban areas; and along roads and fire trails where they are relatively easy to access. Bushfires started by lightning would be a major threat to the Park if they occur in inaccessible areas. There are no records of any recent bushfire caused by lightning in the Park, however this could change in the future, as evidenced in the Tasmanian Wilderness World Heritage Area:

> *In the decade of fire seasons 1991- 2000, unpublished Tasmanian Parks & Wildlife Service records show 14 lightning fires were recorded on reserved land with a total area burnt of 11,245 ha. In the seven fire seasons from 2000-2001 onwards there were 55 lightning fires and 160,698 ha of reserved land burnt. Lightning is now the major cause of wildfire in the TWWHA, whereas in 1986 it was considered that '[i]n Tasmania there is no strong relationship between thunderstorms and fire' (Bowman and Brown 1986).* (DPIPWE, 2010, pg 12)

Snow cover is expected to diminish in all of Tasmania's alpine areas and is patchy and variable in Wellington Park. While the extent of snow cover itself has not been measured in a consistent way, data relating to the closure of Pinnacle Road gathered since 1996 shows significant variability from year to year in terms of the number of days the road is closed due to snow or ice. The data appears to show a reducing trend in the number of hours that the road is closed however this may be the result of improvements in snow clearing procedures, and is not a reliable indicator of snow falls.

Both the reduction in snow and ice cover, and any increase in bushfire frequency, have immediate implications for access management, however the implications for the Park's vegetation are not so obvious. Alpine vegetation, adapted to being covered by snow for weeks at a time, or extended bushfire frequencies, is likely to become more stressed:

> *Australian alpine environments have been identified as one of the most sensitive Australian environments to the potential impacts of climate change, with a high risk of biodiversity loss predicted by 2020 (Green and Pickering 2002; Hennessey et al. 2007). Endemic alpine species have been identified as having a disproportionately high vulnerability to climate change (Pauli et al. 2003), with limited capacity to adapt (Fischlin et al. 2007). In*

> *particular the predicted incidence of extreme events such as wildfire and drought could have a very significant impact.* (DPIPWE, 2010, pg 32)

Expert advice anticipates that the most serious future threat to the Park's vegetation, especially its alpine vegetation, would be an increase in the frequency of bushfires in the alpine and sub-alpine areas of the Park. Wellington Park is particularly at risk from bushfire due to it 'having extensive areas of dry (<600mm p.a.) country to its north and north west, the directions from which most fires emanate in Tasmania' (Dombrovskis, 1996). Over the longer term, any increases in extreme wind events and hotter drier days will increase the threat to the Park, beyond what already occurs due to current variable climatic conditions. While fire can benefit the dry forest plant communities on the lower slopes of the Park, past bushfires have caused considerable damage to more sensitive plant communities and areas of peat soils (organosols), particularly in the alpine and subalpine areas of the Park. In the shorter term (10 - 20 years), little real change is expected to be observed in vegetation cover, however a significant event (such as a bushfire) could trigger an upward altitudinal shift of the tree line. It has been noted that little evidence so far exists of such a shift, although there is an expectation that, in the longer term (and certainly by 2090), higher altitude vegetation will be significantly impacted. Currently the relatively treeless vegetation, composed of alpine species, interspersed with stands of *Eucalyptus coccifera* open forest is found down to the 950m contour (Dombrovskis, 1996).

4.3 Disturbance from Bushfire

> *Natural disturbance regimes including floods, bushfires, and storm events are predicted to change and intensify under climate change scenarios. Proactive management may help reduce the impacts. For example, controlled burning and other techniques could be used to reduce the potential impacts of catastrophic wildfires, particularly on fire sensitive native vegetation such as Tasmania's unique conifer and alpine communities. However, there is likely to be a reduced safe window of opportunity for fuel reduction.* (DPIPWE, 2010, pg 58)

Fire in the Park has always been recognised by land managers as both a natural disturbance necessary for many of the fire adapted plant communities in the Park, and a threat to the Park's natural and cultural assets, and to surrounding areas. As noted above, the potential for more extreme fire weather events and the possibility of ignitions by lightning may require a change in bushfire management strategies and the resources required for effective bushfire control.

Possible impacts of climate change on bushfire frequency, intensity and distribution are not covered in the current Fire Management Strategy for the Park. The strategy however allows for an Adaptive Management approach to be followed, which can accommodate climate change as well as other variables.

Long term rainfall modeling for Tasmania indicates no significant change to total annual rainfall across the state, however it predicts changes to spatial patterns of rainfall, with increases in coastal areas and decreases in inland areas. Further, the modeling suggests changes in seasonality of rainfall, and a reduction in the number of exceptionally wet years (Antarctic Climate and Ecosystems Cooperative Research Centre, 2010). However, in the short term, there is likely to be little change to the rainfall amount or seasonality affecting the Park, beyond normal weather variability, and thus little real impact from this variable on bushfire threat.

However bushfire remains the largest threat to the Park both in the short term and into the future, and thus requires a significant management focus.

There are relatively few built assets in the Park that are vulnerable to bushfires and much of the Park's fire-susceptible historic infrastructure has been burnt in fires up to and including the 1967 bushfires. However, the close proximity of many residential properties and rural residential developments to the Park means there is also a significant threat to life and property from bushfires moving out of the Park. A large bushfire in the Park could have a major impact on the quality and yield of the runoff in the various drinking water catchments in the Park.

Arson is currently the greatest single cause of bushfires within the Park, and there is little to prevent bushfires that start on adjoining private property from entering the Park. Urban and residential areas on the eastern side of the Park, although downslope of the Park, are at considerable risk from bushfires originating in, or moving through the Park. The Park has experienced several large bushfires, the largest being in 1967 when much of the Park was burnt. Since then smaller bushfires have occurred, the most notable being in 2001 when about 680 ha was burnt on the eastern and northern sides of Mount Arthur as a result of arson and in 2013 when 630 ha in the vicinity of Collins Cap was burnt by a bushfire that originated along Glen Dhu Road to the north of the Park.

Actions taken in fighting and controlling bushfires in the Park have the potential to impact on Park values. This can include: loss of significant sections of historic walking tracks; impacts on historic heritage and geoheritage values; loss of artefacts; and damage to natural values due to emergency clearances. Consequently, good pre-fire planning can help in reducing such impacts.

Planned burning is one of the management tools used to reduce the risk of bushfires in the Park, however, for practical, ecological and strategic reasons, is itself limited to the lower foothills in the eastern sector of the Park.

The specific policies and actions relating to fire as a management tool to protect Park values are detailed in chapter 5.

4.4 Disturbance from Natural Hazards (landslip and soil erosion)

The main natural hazards to be managed in the Park are landslip and soil erosion. Large areas of the Park have a moderate to high landslip potential due to the widespread occurrence of steep mountain slopes mantled by unconsolidated slope deposits and generally high rainfall. A number of landslips have occurred within the Park (both historic and modern) and the potential exists for continued instability posing threats to the Park's natural and cultural values, visitor safety, water quality, recreation tracks and other infrastructure. An increase in extreme rainfall events could increase the risk of landslips although, as noted above, recent modeling of rainfall for Tasmania indicates that in the short term the south-east of Tasmania is not expected to have a significant increase in such events. Also, rainfall events in themselves rarely trigger a landslip unless an area has been impacted by activity that involves vegetation or earth removal and thus left vulnerable to such events.

The risk from debris flows in certain catchments is significant. In relation to the risk of debris flows in the Mount Wellington – Hobart area, it has been noted that:

> *the Hobart-Mt Wellington areas ... the Humphries, New Town and Hobart Rivulets and North West River catchments have high susceptible slopes, the Knights Creek catchment has medium susceptible slopes and the Sandy Bay Rivulet has low susceptible slopes ... and it is confirmed there is a significant debris flow hazard in the mapped area.*
>
> *It is believed that the 1872 event in Humphries Rivulet formed a debris dam which then filled with water and breached resulting in severe flooding (greater than 1 in 100 ARI levels) in Glenorchy. If such an event was to occur now life loss could be around 15 to 40 persons depending on the time of day.*
>
> *An assessment of the risks in Humphries Rivulet was made against the Australian National Committee on Large Dams (ANCOLD) Guidelines tolerable life risks for dams, and the Australian Geomechanics Society (AGS) tolerable risks from landslides. The assessed individual and societal risks in Humphries Rivulet are greater than the tolerable values set by ANCOLD and AGS. However there are no internationally accepted risk criteria for landsliding and it is for those responsible for managing the hazard to establish tolerable risk criteria.* (UNSW Global & Coffey Geotechnics, 2008)

The report makes a number of recommendations, including that:

> *a more detailed study of hazards and risk is warranted in Humphries, Hobart and New Town Rivulets. It would be best to include Sandy Bay Rivulet and North West Bay River in this study.*

In addition to landslip related hazards, portions of the Park have high erosion potential. Within the alpine areas of the Park, erosion potential is heightened if vegetation is removed as the harsh climatic conditions, including frequent frost action, retards re-

vegetation. At lower altitudes, large areas of clay-rich mudstone-derived soils are susceptible to gully erosion by overland runoff, while smaller areas of friable sandy soils derived from sandstone bedrock, are prone to erosion on slopes. Dolerite soils on slopes below the alpine areas are generally more stable, but, as with all soils, may erode severely if poorly managed (Wellington Park Management Trust, 2005).

Management policies and actions to manage threats from earth hazards are detailed in chapter 5.

4.5 Introduced Species

Introduced flora and fauna can occur in all environments, but in Wellington Park they are most diverse and abundant adjacent to developed areas of Hobart and Glenorchy, and in substantially modified areas within the Park itself e.g. The Springs, the Glenorchy Mountain Bike Park, along roads and tracks, and within power-line easements. A number of introduced species have historic heritage values, particularly those introduced as part of The Springs Exhibition Gardens; the real issue is the extent of invasiveness and consequent impact on fauna and flora values. The degree of invasiveness can vary significantly.

Some exotic species show a wide geographic and/or ecological range ('ecological amplitude'), while others are confined to specific vegetation types or habitats. Based upon historical trends and current evidence (including the impact of climate change on species distribution), the number and extent of exotic species are likely to increase, especially in the absence of specific management strategies. Management strategies for dealing with introduced species in the Park will focus on those with the greatest invasive potential.

4.5.1 Flora

> *One hundred and twelve introduced vascular plant species have been recorded from the bush on Mount Wellington.* (Dombrovskis, 1996)

While this is a significant number, Kirkpatrick goes on to state that, by Australian standards, the Park (or at least Mount Wellington) is remarkably free of exotic plants. In the Park there is a very strong correlation between site disturbance and the abundance and diversity of exotic species of plants, thus most are found close to tracks or trails or along the Park boundaries.

Areas in the Park most at threatened by invasion of exotic flora due to disturbance include:

- Previously cleared areas such as upper and lower Merton, and the old quarries near Knights Creek Dam;

- Areas of lower altitude open forest where canopy cover or ground disturbance has occurred (particularly along fire trails and Transend transmission lines); and
- Cleared sites in wetter forests e.g. near creek crossings on some of the fire trails.

Particular weed threats include:

- Gorse (*Ulex europeaus*) which excludes native species and is highly flammable (and is in turn promoted by burning);
- Spanish heath (*Erica lusitanica*) which is spreading rapidly throughout the state in disturbed areas and occurs in the relatively undisturbed bushland on Goat Hills as well as in more disturbed areas of the Park;
- Orange hawkweed (*Hieracium aurantiacum*) which is an aggressive alpine invasive plant and has been located at The Springs and Fern Tree;
- Boneseed (*Chrysanthemoides monilifera*) which has potential to colonise open and disturbed areas near the boundary of the Park;
- Heather (*Calluna vulgaris*) which has potential to spread rapidly in alpine areas of the Park; and
- Blackberry (*Rubis fruticosa*) and Elijah's tears (*Leycesteria formosa*) which can persist under dense natural canopy cover in wetter areas.

While management should aim to eradicate or at least control weed species, the rapid removal of some infestations may have detrimental consequences for wildlife. There is growing evidence to suggest that unplanned and large-scale removal of weeds that grow in extensive stands e.g. gorse, blackberries, can have a secondary effect of removing the habitat of native animals such as potoroos, bandicoots and small bird species that feed and nest in dense undergrowth.

The previous Management Plan identified *Phytophthora cinnamomi* (root rot) and Myrtle wilt (a fungal disease caused when the fungus *Chalara australis* attacks the *Nothofagus cunninghamii* (Myrtle Beech) as two pathogens of concern. These pathogens could be devastating at a local level because of the localised distributions of potentially susceptible species, and the capacity for visitors to transport spores along the extensive track and trail systems within the Park.

Climate change potentially increases the susceptibility of the Park to the introduction of *P. cinnamomi*:

> *The plant pathogen of potentially most concern under climate change scenarios in Tasmania is the rootrot soil pathogen Phytophthora cinnamomi. It is currently limited in Tasmania to localities where soils warm sufficiently (presently below about 700m elevation) or hold enough moisture for at least part of the year (> 600 mm p.a.) for growth and reproduction to occur (Department of Environment and Heritage 2006). Climate*

> *change is likely to have a mixed effect on the extent of Phytophthora cinnamomi, depending on other factors such as soil type and ecophysiologic responses of the plant to increased CO2. The complex host, pathogen and soil microflora interactions may change with changing climate to either exacerbate or reduce disease incidence. … Higher temperatures may cause disease expression at higher altitudes than at present, particularly in the east of the state, and also in the far southwest from around 650m to over 800m elevation, the current lower boundary for alpine vegetation. Forest types currently too cool for disease development are also likely to experience P. cinnamomi infestation.* (DPIPWE, 2010, pg 15)

Currently, the Park is at low risk of attack by root rot as it does not establish well on dolerite soils or in areas of altitude above 700-750m, however increasing soil temperatures may enhance its survival at increasing altitudes. It can establish on mudstone and on sandstone soils, and there is anecdotal evidence of vegetation effected locally outside of the Park (Huon Road). There is however some risk of other forms of *Phytophthora* establishing in the Park, either from strains already localised in Tasmania or which may be imported from mainland Australia. The risk from these other forms has not currently been quantified.

Good hygiene controls and practices are considered to be the most effective ways to manage the *Phytophthora* risk to the Park. The *Wellington Park Hygiene Protocol* was completed in 2007 and identifies the best practice measures to be followed to minimise the risk of exotic flora and plant diseases establishing in the Park. Where introduced plants have recognised heritage values associated with them, control measures need to recognise these values and control should only occur where invasiveness is evident or the natural environment threatened.

The Park has a number of weed management programmes as implemented by the various land management agencies with the support of community Bushcare and Landcare groups, but no overall weed management strategy. Existing and potential weed growth forms part of the assessment of vegetation compartments scheduled to be burnt under the Park's Fire Management Strategy – this is a practical and effective way to manage weed populations and to monitor regrowth. The Trust has also established a GIS database of weed infestations in the Park.

Specific management actions to reduce the threat from introduced plant species are detailed in chapter 5.

4.5.2 Fauna

> *In some alpine and subantarctic areas of Australia it has already been observed that increased temperatures and the associated reduction in the severity of winter weather is allowing animal pest species to inhabit previously unfavourable habitat.*
>
> *In the past 12 years Tasmania has experienced an increase in the rate of emergence of several significant wildlife diseases such as Devil Facial Tumour Disease (DFTD) and*

> *Chytridiomycosis that threaten the Tasmanian devil and native frogs respectively. There has been significant research internationally that links the occurrence of Chytridiomycosis to climate change (Pounds et al. 2006). In addition there has been a recent re-emergence of Psittacine Circoviral (Beak and Feather) Disease affecting Orange-bellied parrots.*
> (DPIPWE, 2010)

Numerous introduced fauna species are present in the Park including house mice and black rats, goats, rabbits and feral cats. These animals have varying degrees of impact. Rabbits are causing damage to the vegetation in high altitude areas and feral cats in these areas may have a significant impact on some fauna species. Feral goats are potentially damaging but eradication programmes have significantly reduced numbers and are not considered a serious threat. There is no documented evidence of fox activity within or adjacent to the Park.

Several introduced bird species are now common in the Park. Blackbirds are probably responsible for the spread of woody weeds with succulent fruits, such as cotoneaster and blackberry, which are invading wet gullies at lower altitudes, while starlings form large flocks on the lower slopes and may be responsible for displacing native birds.

Many introduced terrestrial invertebrates occur in Wellington Park. Most are largely restricted to disturbed areas but some are more widely distributed. Introduced invertebrates such as the water snail, bumble bee and the European wasp are now widespread in the Park. The impact of these introduced terrestrial invertebrate species is not well known (Dombrovskis, 1996). The introduced freshwater snail *Potamopyrgus* has possibly had a dramatic impact on the native hydrobiid snails, many of which can be very restricted in their occurrence.

Management actions to reduce the threat from introduced animal species are detailed in chapter 5.

4.6 Activities, Use and Development

While a key purpose of the Park is the provision of visitor facilities and opportunities human activity in the Park can put pressure on the Park's natural and cultural values. Today, much of the Park is relatively lightly used and evidence of human impact is mainly confined to recreational tracks and visitor nodes, and some minimal infrastructure e.g. signs. However other areas – particularly the eastern face of the Mountain – receive significant visitation, with an extensive track network utilised to varying degrees by bush walkers, mountain bikers, rock climbers and dog walkers. Some fire trails also allow for horse riding and four-wheel driving. Human related pressures in these areas may result in: inappropriate use and damage of historic heritage sites and features; damage to features of geoheritage value; erosion on and adjacent to tracks; vegetation loss due to trampling or weed growth; vegetation clearing to maintain power

easements or clearance for track works; and other maintenance activities such as maintaining viewing points. In areas where recreation tracks are close to water intakes, additional risks are to the water supply becoming contaminated, or water related infrastructure being tampered with.

Recreation track works and maintenance are significant management activities in the Park. Preventing track erosion and/or the contamination of water supplies as a result of run-off is a particular focus of management agencies. Recreation values can be reduced due to the removal of an area from public use to allow rehabilitation of a track or site. Some tracks are more prone to erosion than others due to geology or gradient (or both), and this can be increased by recreation pressures on the track. A number of tracks are experiencing increased usage as multiple-use tracks, which in turn increases the required maintenance and management regime.

Reduced recreational value can occur due to excessive noise from vehicles or large numbers of people, and impact on the quietness, solitude and sense of wildness that many value in the Park (McConnell, 2012). The Springs and the Pinnacle are focal points for visitors and sustain constant foot and vehicle traffic, and pressures from human activity can potentially lead to a loss of natural and landscape values and, given their heritage significance, loss of heritage values. Alpine vegetation in particular is vulnerable and slow to recover from trampling, as is evident in some of the vegetation at the Pinnacle, while alpine soils may be shallow and prone to erosion if exposed.

Management of activity, use and development pressures on the Park includes Park zoning and the development of strategies and guidelines to guide both Park users and land managers. The allowable activities and permitted levels of use and development are discussed in chapter 8.

Management policies and actions aimed at encouraging recreation activities, while managing use and development pressures, are detailed in chapter 5.

4.7 Vandalism

The impact of vandalism is an ongoing issue for land managers, and results in increased maintenance costs, increased public safety risks, degraded environs, and poorer quality facilities and experiences for Park visitors. While prevalent, reports suggest that there has been no significant overall change in the level of vandalism in recent years.

Examples of vandalism in the Park are wide ranging, and many incidents are unrecorded given their relatively minor nature. Damage to Park signs is the most frequent form of vandalism, followed by hooning on Pinnacle Road, and damage to gates and locks, although few accurate records are kept as to frequency, location, cost of repairs etc. Vandalism incidents appear to be greatest in the areas of the Park that are close to key access points, but also occur in areas secluded from regular surveillance by legitimate

Park users. The expense involved in vandalism management can be significant owing to the frequency of some vandalism, the cost of replacing facilities, and the time involved by Park staff in responding to the acts.

Inadvertent vandalism also occurs in the Park i.e. damage to flora fauna, soils and other earth materials from visitors unaware of the impact of their actions. Examples include: trampling of fragile vegetation; widening of tracks to avoid muddy sections; building of cairns ; and searching for artefacts within known historic sites (which can cause loss or damage of artefacts and also destroy the archaeological integrity of the site).

Control of vandalism is difficult due to:

- The numerous access points into the Park from surrounding residential areas;
- Limited Park staff and resources to supervise visitor activities;
- Limited community reporting of acts of vandalism; and
- Community attitudes relating to reserved land.

It is unrealistic to find simple solutions to the causes of vandalism, given the complex social, physical and financial factors. However, it is possible to work towards eliminating or minimising some forms of vandalism, and to eventually reduce the damage and costs incurred. Strategic approaches to vandalism management elsewhere have: provided an effective means for allocating management resources; reduced some forms of vandalism through an understanding of why the vandalism is occurring; assisted in identification of perpetrators; and established better response mechanisms when it occurs. Education to improve awareness of the impacts of inadvertent vandalism activities can assist in reducing this type of vandalism.

Actions to manage vandalism are described in chapter 5.

4.8 Summary

It has been argued that changing weather patterns will deepen threats to native plants, wildlife and their habitats. There is a need for good management practices such as bushfire management and pest control, resulting in three priorities to assist nature to survive the impacts of climate change:

- Expand parks and protected areas to secure key refuges for species;
- Manage threatening processes, particularly feral animals and weeds; and
- Maximise linkages and connectivity in the broader landscape. (IUCN, 2008)

The Tasmanian Government's report on the impacts of global warming on the natural environment adds an additional priority: maintaining and protecting well functioning ecosystems (DPIPWE, 2010).

In examining climate change threats in more detail, it would appear that, for the five year life of this Management Plan, the impacts of climate change on the Park are not likely to be obvious, and that it is more important to manage and understand the linkages between existing threats, and how climate change might exacerbate those threats over time. These existing threats, such as bushfire and introduced species, have been described in this chapter, and the specific actions to manage these threats are detailed in the chapter 5. While climate change in itself may not be an immediate threat to the Park, the research clearly indicates the need to improve monitoring of the natural environment to ensure the identification of any future changes as a result of climate change and/or the increasing impact of the interrelation of other threats.

4.9 Key Desired Outcome

- Threats to the Park are managed so that those threats are reduced to a level that avoids or (if avoidance is not possible) minimises any adverse impact upon Park values.

Note: this is in the context of recognising that natural systems are dynamic and changing in response to many processes, which can of themselves alter Park values either dramatically and rapidly (such as bushfire) or slowly (such as the impact of changing weather patterns).

4.10 Policy/Actions

1. Apply an Adaptive Management Approach based on Planning, Implementing, Monitoring, and Learning (refer chapter 11 for a further explanation on Adaptive Management and on the monitoring and evaluation regime recommended for the Park):

    - Ensure that the key threatening processes as described are sufficiently recognised in all plans and strategies developed for the Park, at a level of detail that allows for specific effective actions to be described. (*Planning*)
    - As bushfire is identified as the most significant threat to the Park ensure that the fire management strategy maintains its priority focus within the management regime for the Park.
    - Develop action plans or strategies (or update existing ones) for threatening processes that recognise the need to monitor change in these processes and identify the potential for any increasing impact. (Implementing)

- Encourage links with other agencies monitoring climatic changes in Tasmania to ensure that any potential climatic induced changes in the Park are recognised, and expertise can be accessed to obtain best management advice as necessary. (*Monitoring*)
- Facilitate research into the key threatening processes in the Park, particularly how they operate, how they interact and how they might evolve with climate change. (*Learning*)

CHAPTER 5

MAINTAINING PARK VALUES

5.1 Introduction

Chapter 2 identifies the range and grouping of natural, cultural and use values that exist in the Park. Many of these values interrelate and overlap, however, for management purposes, it assists to group them in order to describe the issues, desired outcomes, strategies and actions that are required to ensure these values are recognised and protected.

A summary of the qualities on which the values include:

Use Values

- The broad range of tourism and outdoor recreational opportunities in an area of outstanding natural beauty, which is easily accessible to visitors; and
- The supply of good quality drinking water to the greater Hobart metropolitan area and other rural areas.

Natural Values

- The large scale, integrity and diversity of the self-sustaining ecosystems including both the biological and non-living components of those systems, including threatened species and geoheritage.

Cultural Values

- The history of use of the Park, by both its original Aboriginal inhabitants and later European colonists;
- 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; and
- 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.

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

management is those issues identified in chapter 4 as being the main threats to the Park's values.

5.2 Maintaining Natural Values

As described in chapter 4, natural values can be threatened by many natural and human induced processes. The critical issues that require a strong management focus are:

- Managing Bushfire.
- Managing Natural Hazards.
- Managing for Biodiversity and Geodiversity outcomes.
- Managing Introduced Species (vegetation and fauna).

5.2.1 Bushfire

Context
Bushfire is a natural disturbance in sclerophyll and some other ecosystems in Australia, and the animal and plant species inhabiting these ecosystems are adapted to its occurrence. While a natural occurrence, unplanned fires are a major threat to life, property, and natural and cultural values within the Park, and also to surrounding areas (refer chapter 4). The management requirements for these two threats are not always the same.

The vegetation, landscape and water catchment areas in the Park likely to be adversely affected by bushfires are shown on Map 3. Where possible, fire should be excluded from these areas and planned burns only conducted where the benefits greatly outweigh the adverse impacts.

While bushfire is a threat to Park values, fire is also utilised as a management tool to reduce fuel loads and protect ecological values.

Bushfire management includes:

- Minimising the risk of injury to Park users;
- Bushfire prevention;
- Planned burning to reduce fuel loads and maintain biodiversity;
- Protecting built and cultural assets and fire sensitive vegetation;
- Protecting drinking water catchments; and
- Facilitating bushfire control through provision and maintenance of fire trails, water sources and other bushfire management assets.

Maintenance of biodiversity needs to be balanced with the priority of reducing the risk to life and property. In addition the resourcing implications involved in bushfire management need to be considered along with the often inadequate knowledge of the fire ecology of important species in the Park and the long-term effects of different fire regimes on the various plant communities.

Current Situation

Responsibility for bushfire management in Wellington Park, including planning and prevention, lies with the Trust, in association with the respective land managers.

The Tasmania Fire Service (TFS) is the agency responsible for fire suppression throughout the Park but the resources of the Councils, Parks and Wildlife Service and other agencies may also be utilised to control fires within or threatening the Park.

Since 2000, the Park's land managers have been guided by the Wellington Park Fire Management Strategy. This was updated in 2006 and remains the current plan guiding bushfire management in the Park. The Fire Management Strategy is reviewed every 5 years although planned burns have been scheduled over a 15 year time period. The Fire Management Strategy provides recommendations for consistent bushfire management policy and maintenance and operational procedures to minimise threats posed by bushfires to:

- Life and property;
- Biodiversity; and
- Sustainability of natural systems.

The Trust employs a part-time Fire Management Co-ordinator who co-ordinates the implementation of the Fire Management Strategy. This position has established strong links with the TFS and other agencies in order to provide a regional approach to bushfire management.

The Trust's website includes a bushfire management section providing information on bushfire management activities in the Park, and general bushfire management planning and safety information to assist neighbouring landowners reduce the bushfire risk on their properties.

A Geographic Information System (GIS) is used to plan burns and record details of planned burns and bushfires. Planned burns are carried out in a mosaic pattern and for practical and strategic reasons are focused in the dry forests on the lower eastern slopes of Mount Wellington. Most burns have been completed as scheduled in the current Fire Management Strategy however there remain difficulties in meeting the burn targets due to a combination of weather conditions and the availability of the personnel and equipment required to carry out the burns safely and according to burn prescriptions. Pre

and post burn weeding is carried out where required to minimise the risk of the fire disturbance increasing weed invasion.

The Park contains an extensive network of fire trails, particularly in the eastern areas. Significant improvements in fire trail condition have been achieved, particularly in the Glenorchy management area, however many trails still do not meet the access standards provided in the Fire Management Strategy. In 2010 and 2011, waterholes and dams in the Park that can be used to supply water for fire fighting were refurbished and nine new waterholes constructed.

Bushfire – Key Desired Outcomes

Successful bushfire management based on an Adaptive Management process (refer chapter 11), with adequate resources focused on:

- The protection of life and property;
- Reducing the potential for bushfires to start and spread in the Park;
- Reducing the potential for bushfires to enter or escape Wellington Park;
- The maintenance of Park values; and
- Minimisation of any detrimental impact on water quality and yield.

Bushfire – Policy/Actions

1. Review the Fire Management Strategy for the Park every 5 years, ensuring it is based on an Adaptive Management approach and forms part of any integrated regional approach to bushfire management. The Fire Management Strategy must address:
    - Bushfire prevention
    - General strategies and precautions for controlling bushfires in the Park;
    - The extent and magnitude of the bushfire risk to persons, built assets, drinking water quality and quantity, and the natural and cultural values within and surrounding the Park;
    - Community concerns, particularly those of surrounding landowners;
    - Minimising the risk of injury or death to Park users, and damage to infrastructure and other built assets within and adjoining the Park, due to bushfire and the after-effects of bushfire;
    - Use of planned burning for hazard reduction and maintenance of fire dependent ecosystems, and procedures for planning and carrying out planned burns;

N

0 2 4

kilometres

Contour interval 50 metres

LEGEND

Fire Sensitivity of Vegetation

- Very high
- High
- Moderate
- Low

- High scenic Quality
- Active drinking water catchment

Base data from theLIST, copyright State of Tasmania

MAP 3

Bushfire Management Constraints

- Weed control in the context of planned burns and bushfire;
- The adequacy, location, standard and maintenance of bushfire management assets in the Park including fire trails, water sources, firebreaks and helicopter landing sites;
- Procedures for integrating and coordinating bushfire management with other management strategies and activities in the Park and on adjoining property;
- Monitoring the effects of bushfires, planned burns and other bushfire management activities; and
- Recording data necessary to facilitate an adaptive management approach to bushfire management.

2. Planned burning for ecosystem management must be in accordance with the latest information on the fire ecology of the vegetation types in the area burnt and any flora or fauna of conservation value. An appropriate means of monitoring the effect of any burns on the plant communities and on any flora of conservation value must be implemented and provide suitable data for evaluating the effectiveness of the planned burning program in the Fire Management Strategy and improving bushfire management practices.

3. Encourage Councils adjoining the Park to review planning policies for assessment and determination of development applications in bushfire prone areas adjacent to the Park to include strategies that will reduce the risk of bushfires entering the Park and reduce the bushfire risk to developments adjoining the Park without affecting Park values. For example, developments should not be permitted that would require hazard reduction in adjacent areas of the Park in order to ensure an adequate level of bushfire protection for the development.

4. Fires, including picnic and campfires, may only be lit in a designated fireplace, except in an emergency or unless otherwise authorised by permit. Determine fire safety design and siting standards for fireplaces and include within the facility design manual. Replace or, where appropriate, modify existing fireplaces which do not meet these standards. Replace existing wood bbqs with electric/gas ones where feasible and where other values are not negatively impacted, as bbq facilities reach replacement time.

5. Maintain a database of the occurrence and effects of bushfires in the Park and of bushfire management activities.

6. Work cooperatively with the Tasmanian Fire Service to ensure they can effectively control bushfires in the Park.

7. Encourage the Tasmania Fire Service brigades that have responsibility for fire suppression in the Park to carry out familiarisation tours and training exercises in the

Park. Brigades wishing to access fire trails within the Park (other than when responding to a fire) must inform the relevant management agency prior to entry, and observe Park Regulations and any hygiene protocols endorsed by the Trust.

8. Where a planned burn is to be undertaken in accordance with the Fire Management Strategy, the proponent must complete a Burn Proposal Form (considering the relevant risk of impact as identified in the Trust's Park Activity Assessment form) for approval by the Trust. The notification section of Burn Proposal Form and a map of the area to be burnt must be circulated to Trust member agencies and any other agencies likely to be affected by the burn, with an invitation to comment. Any comments by affected agencies must be addressed in the Burn Proposal Form. In the absence of a Fire Management Strategy, obtain approval for all planned burns prior to their implementation by submitting a Park Activity Assessment (PAA) in accordance with established Trust procedures.

9. Maintain an effective system of fire trails within the Park in accordance with the requirements and standards of the Fire Management Strategy. Officially name i.e. through Nomenclature Board, and signpost all fire trails. Close to vehicles all existing trails within the Park not required for bushfire management or other purposes designated in this Plan. Assess any requirements for non-vehicular access and rehabilitate accordingly.

10. Restrict the use of earthmoving equipment within the Park to designated roads and tracks except for management or emergency purposes, or for purposes approved or allowed for in this Management Plan.

11. Inform the community of bushfire management activities in the Park, including notification of any nearby residents prior to any planned burning. Educate Park users and the general public about the risks of bushfires in the Park, the use of fire as a management tool to reduce bushfire risk and maintain biodiversity, and bushfire safety and prevention. Provide general advice to residents adjacent to the Park about bushfire prevention, and measures to improve protection of themselves and their property. Participate in any regional programs run by other agencies that aim to reduce bushfire risk and educate the public.

12. Close the Park to all public access during periods of Extreme and/or Catastrophic Fire Danger Rating as declared by the Tasmania Fire Service, and when there are active bushfires in or adjoining the Park. Place signs on all major public access points regarding potential closures during such periods.

5.2.2 Natural Hazards

Context

As identified in chapter 4, the primary natural hazards to be managed in the Park are landslips and soil erosion. Storms and floods are the main natural events that can

contribute to these hazards while human impacts through the inappropriate location of a building, arson (causing vegetation removal) or excessive human activity in an area (causing soil erosion) can also contribute to an increase in the hazard.

Landslip

Within landslip potential zones, two management options are possible:

- avoidance of any developments involving earth movement or excavation, alteration of runoff and drainage patterns, significant fire risk, or permanent clearing of vegetation; or
- incorporation of engineering design features into proposed developments that are specifically designed to avoid triggering landslips e.g. retaining walls, properly planned drainage, and careful siting and design of necessary excavations and fill.

A major landslip risk area is the section of the Pipeline Track, above North West Bay River. Landslips and subsequent stabilisation works that occurred in this area prior to 2003 continue to be monitored by TasWater. Further stabilisation works are proposed for the major landslip.

In 2008 a study of the risk of debris flows in the Mount Wellington – Hobart area was conducted by UNSW Global Consulting and Coffey Geotechnics for the then Hobart Water (now TasWater). It found the risk from debris flows in certain catchments to be significant. It recommended a more detailed study of hazards and risk in the Humphries, Hobart and New Town Rivulets and also suggested that the Sandy Bay Rivulet and North West Bay River be included in this further study (refer Chapter 4 for more detail).

Soil Erosion

While soil erosion is not a primary hazard in the sense of bushfire, landslip or flooding, it is a hazard that can result from the primary hazards, and can have serious impacts on the Park's values over the long term. Areas prone to soil erosion include the alpine areas of the Park, and, if poorly managed, dolerite soils and areas of clay-rich mudstone-derived soils on some of the lower slopes which are susceptible to gully erosion by overland runoff.

Maintenance of vegetative cover continues to be the best method of preventing soil erosion. While it is recognised that frequent burning of key water catchments can lead to reduced vegetation cover and eventual problems with turbidity in water storages, recent research highlights that planned burns are a lower risk to water quality than bushfires. Consequently, planned burns within water catchment areas are likely to be considered in the future revision of the Fire Management Strategy.

Soil erosion at the base of a number of climbs on the Organ Pipes has occurred and is being remediated by using rocks to 'hard pave' the standing areas.

Storm and Flood

Severe storms are an infrequent event in the Park but can include strong winds which cause tree loss or damage Park facilities. Severe rainfall as part of the storm event can cause flooding and blocking of creeks with debris, resulting in turbidity and loss of water quality. High rainfall events can also increase soil erosion and landslip risk in vulnerable areas along with damaging infrastructure such as bridges and crossing areas. While climate change is not considered to be a significant risk to the Park in the short term (refer chapter 4), a longer term increase in severe weather events may increase the risk of damage to the Park's values.

Natural Hazards – Key Desired Outcomes

- Minimisation of the potential for landslip and soil erosion;
- Rehabilitation/stabilisation of areas of active or potential erosion and landslip; and
- Vegetation maintained in healthy condition, especially in streamside areas and able to recover from storm events with minimal management intervention.

Natural Hazards – Policy/Actions

1. Incorporate landslip potential assessment and preventative measures into the development planning process including professional assessment of conditions, risk and amelioration/avoidance techniques.

2. Incorporate grade reversals and other features into the design new recreation tracks to ensure effective drainage and minimise the risk of erosion.

3. Conduct a more detailed study of hazards and risk in the Humphries, Hobart and New Town Rivulets and in the Sandy Bay Rivulet and North West Bay River, as recommended by UNSW Global Consulting and Coffey Geotechnics Report on Debris Flows in the Mount Wellington – Hobart Area (2008).

4. Continue monitoring of old landslips along the Pipeline Track and Knights Creek Trail, and continue any appropriate measures to stabilise slopes and reduce impact on water quality.

5. Prepare an inventory of existing track and trail conditions and undertake a comprehensive program of soil erosion mapping including identification of the extent, types and causes of erosion within the Park. Priority attention should be given to susceptible areas including Permian mudstone soils, clayey soils on mudstone beds within the Triassic sandstone sequence (Ice Brook Land System), high altitude 4WD tracks, and dolerite and peat soils in the Alpine area, as well as drinking water catchment areas.

6. Monitor the effects of fire frequency and timing on water turbidity in water storages within the Park and undertake preventative measures as necessary.

7. Ensure all fire trails and other vehicle access routes are drained in accordance with the Fire Management Strategy and drainage structures are regularly inspected and maintained.

8. Ensure all recreation tracks are drained to prevent water running down the tracks and eroding the track surface.

9. Undertake preventative measures to reduce the potential for erosion. Rehabilitate areas where erosion has occurred and is likely to lead to degradation of Park values.

5.2.3 Biodiversity

Context

Wellington Park and Mount Wellington in particular, is recognised as being one of the most biodiverse areas in Tasmania.

> *Mount Wellington has the most varied environment of any area of its size in Tasmania. If we could go back to 1803 and select our national parks anew, using as the major criterion representation of natural environments, Mount Wellington and its foothills would have been one of the first choices.* (Dombrovskis, 1996)

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 have been detailed in chapter 2, and 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;
- A number of vascular species which have conservation significance because they are poorly reserved, rare, vulnerable or endangered;
- 60% of Tasmania's bryoflora;
- Over 40 plant communities; and
- Optimal habitat for a number of species of high conservation value.

Inappropriate fire regimes are the biggest risk to these plant and animal communities. This is recognised within the current Fire Management Strategy (2006), which places particular emphasis on the protection of biodiversity. The strategy maps the locations of

Rare and Threatened Species and High Value habitats, and contains descriptions of known flora and fauna and implications for bushfire management.

While a considerable amount of information is known about the Park, detailed understanding of its flora and fauna that readily assists with management is limited. Vegetation on Mount Wellington and the slopes above Hobart were mapped in detail by Johnson in 1994, and the Glenorchy management area in 1996 by Kirkpatrick and McDonald., and these have been supplemented by various specific and undergraduate studies. More recently, the Hobart City Council undertook further mapping via its *Flora and Fauna Identification and Assessment Process.* Vegetation data for the remainder of the Park comes from the State Government TasVeg maps however its reliability in the more remote areas of the Park is poor given the scale at which it the mapping was done and the lack of ground truthing.

The Trust's website contains a significant amount of information in relation to all of the Park's values, including flora and fauna.

Biodiversity – Key Desired Outcomes

- The protection of biodiversity is recognised as a fundamental component of all management activities and decisions on use and activities in the Park; and

- No loss of native vegetation other than for approved management purposes.

Biodiversity – Policy/Actions

1. Ensure any revisions of the Fire Management Strategy continue to focus on the protection of biodiversity as a key principle of bushfire management.

2. Conduct an audit of the Park's flora and fauna values in order to gain an up-to-date understanding of these values.

3. Develop a vegetation monitoring strategy for the Park. As a starting point develop guidelines to assist the Park's land managers in deciding what, when and where to monitor.

4. Require an assessment of the impact on biodiversity values as part of any proposal for activities, use and development (refer chapter 8).

5. Promote the Trust's website, and particularly the site's information in relation to Park values. Ensure it is up-to-date and that relevant publications in relation to the Park are linked to it.

6. Work with the University of Tasmania and other relevant bodies and agencies to encourage further research and understanding of the Park's biodiversity and how to

best manage it, including improving the accuracy of the current TasVeg maps of the Park.

7. Ensure information relating to natural values and biodiversity is included on the Park's GIS and is readily available to land managers and planners, both internally and through the Natural Values Atlas.

8. Ensure that every review of the Management Plan includes an assessment of the Park's boundary to establish if changes are required to improve the protection of biodiversity values.

5.2.4 Introduced Species

Context

Chapter 4 describes the threat from introduced flora and fauna species in more detail however it is worth repeating that, while the Park's values are not currently seriously threatened by introduced species, they do occur in most environments in the Park. Introduced species (particularly flora) are most diverse and abundant adjacent to developed areas of Hobart and Glenorchy, and in substantially modified areas within Wellington Park e.g. The Springs, the Pinnacle, previously settled areas at Merton and on Goat Hills, along roads and tracks, and within Transend easements. Introduced flora of most concern are those with invasive habits such as Spanish heath (*Erica lusitanica*), gorse (*Ulex europeaus*), blackberry (*Rubis fruticosa*), orange hawkweed (*Hieracium aurantiacum*), heather (*Calluna vulgaris*), Elijah's tears (*Leycesteria formosa*), radiata pine (*Pinus radiata*) and Holly (*Ilex aquifolium*). It is noted that a number of historically introduced species, particularly those introduced to create The Springs Exhibition Gardens and to a lesser extent in the Upper Merton area, are considered to have historic heritage value and need to be managed in accordance with the relevant conservation policies.

Current Situation

Consistent but regionally uncoordinated weed management has been carried out in the Park, particularly in the Glenorchy management area with the removal of invasive species such as Spanish heath and radiata pine around threatened native heath communities. Substantial weed management has been undertaken by bushcare groups in the Hobart management area on established infestations of gorse and, more recently, in more remote areas targeting small populations of newly established weeds. Hygiene protocols were developed in 2007 and are utilised by all of the land managers to minimise the spread of weeds and plant pathogens.

Since 2002, the Wellington Park Bushcare Group has operated in the Park focusing on removal of gorse, Spanish heath, radiata pine and broom. They, along with other groups who work in areas bordering the Park, have made significant progress in controlling weed invasion into the Park and in particular in detecting any new weed threats. Recently orange hawkweed (*Hieracium aurantiacum*), an introduced plant considered to be a threat to alpine vegetation in Australia, has been detected in the Fern Tree area and

the Fern Tree Bushcare group is working with the Hobart City Council to control it. Hawkweed has also been discovered in The Springs area.

In relation to introduced animals, feral goats have been targeted with some success although complete eradication has not occurred. Feral cats have been trapped in response to localised sightings however no systematic control of either cats or rabbits has occurred. The *Cat Management Act 2009* (commenced in 2012) provides potential means for trapping and removing from the Park, along with the existing powers of Authorised Officers under the *Regulations*. To be effective, trapping requires substantial on-ground and ongoing resources, and continual monitoring to measure the success of the programme. A pre-requisite to any trapping programme is an understanding of the degree of impact the introduced animals are having on Park values and on particular native species.

Introduced Species – Key Desired Outcomes

- No unauthorised disturbance of natural areas, in order to eliminate conditions which favour invasion of introduced species;
- The impact of disease and exotic species minimised and their spread either controlled or eliminated; and
- Surrounding landowners educated and encouraged to adopt management practices which reduce/prevent the impact of introduced species on the Park.

Introduced Species – Policy/Actions

1. Prepare an Introduced Species Management Strategy for the Park and immediate environs that includes:
    - Identification of the values being most impacted by introduced species and how they are being impacted;
    - Identification and mapping of sites of invasion;
    - Techniques for eradicating/minimising existing invasions;
    - The involvement of land managers and community Bushcare/Landcare groups; and
    - Approaches to minimising disturbance.
2. Update the inventory of the distribution and extent of exotic weed species along existing tracks. Monitor tracks and track edges for outbreaks of invasive weed species, and diseases which are pathogenic to native vegetation. As a priority, undertake control measures of orange hawkweed in The Springs area, to minimise the potential for spread of this species.

3. To reduce risk of spread of invasive flora, ensure that all management machinery and vehicles are cleaned before entering the Park using procedures detailed in the Wellington Park Hygiene Protocol (2007) and *Keeping it Clean*, a Tasmanian Field Hygiene Manual (DPIPWE, 2010).

4. Continue to develop and implement procedures/guidelines to minimise disturbance within the Park.

5. Continue with public education programs including:

    - Promoting existing information for surrounding landowners regarding the potential threats (weed escapes and food sources for exotic animals) and benefits (habitat) of their gardens; and
    - Encouraging responsible pet ownership and behaviour in the vicinity of the Park.

6. Continue to encourage the adoption by surrounding local Councils of measures to:

    - Reduce the predation by domestic cats on fauna in the native vegetation within and adjoining the Park; and
    - Eliminate the dumping of domestic cats.

7. Undertake monitoring of new and potential threats posed by introduced fauna. Continue to monitor the feral goat population and recommence an eradication program if necessary and achievable.

8. Continue to provide assistance and in-kind support for landcare groups.

9. Retain introduced plant species only if they are non-invasive and associated with (not necessarily those inadvertently resulting from) sites of historic significance.

10. Ensure eradication of introduced plants is undertaken in a manner that reduces any threats to non-target flora and fauna species, and where the threat from the introduced species is greater than that from the eradication methods.

11. Restrict the deliberate introduction of non-invasive exotic plant species to sites where no suitable native alternatives exist to facilitate rapid revegetation. Introduction of such plants should. If required, include plans for their removal when native species have successfully regenerated.

12. Continue to rehabilitate heavily disturbed areas e.g. vehicle trails that are not required for Park management, old quarries and borrow pits, roadside embankments along Pinnacle Road etc, to prevent weed invasion.

13. Enforce the *Regulations* to prohibit dumping of:

    - Domestic animals; and
    - Garden wastes (introduces exotic plants and invertebrate species).

5.2.5 Geodiversity

Context

As well as the prominent geological features, such as the Organ Pipes on Mount Wellington, Lost World on Mount Arthur and Sleeping Beauty, Wellington Park contains the most extensive areas of high altitude periglacial landforms not affected by glaciation in Tasmania. These features, such as the numerous boulder fields, provide much of the landscape character of the higher parts of the Park. Although most of the geoheritage features, such as the dolerite columns and boulder fields, are robust, there are other geoheritage features, such as alpine peat soils, that are very fragile and easily damaged.

Inappropriate developments are the main threat to geoheritage features, but they can also be damaged by bushfires and bushfire management activities and sometimes by recreational activities such as bushwalking, rock climbing and abseiling.

Geodiversity – Key Desired Outcomes

- The protection of geodiversity, particularly sites of geoheritage value, is recognised as a fundamental component of all management activities and decisions on use and activities in the Park; and
- No damage to sites of geoheritage value other than for approved management purposes.

Geodiversity – Policy/Actions

1. Ensure any revisions of the Fire Management Strategy includes consideration of the damage bushfires and bushfire management activities may have on geoheritage.
2. Conduct an audit of the Park's geodiversity values in order to gain a better understanding of these values and the threats to them.
3. Require an assessment of the impact on geodiversity values as part of any proposal for activities, use and development (refer chapter 8).
4. Work with the University of Tasmania and other relevant bodies and agencies to encourage further research and understanding of the Park's geodiversity and how to best manage it.
5. Ensure information relating to geoheritage values and geodiversity is included on the

Park's GIS and is readily available to land managers and planners, both internally and through the Natural Values Atlas.

6. Ensure that every review of the Management Plan includes an assessment of the Park's boundary to establish if changes are required to improve the protection of geoheritage values.

7. Enforce Regulations that prohibit ground disturbance and the taking of earth materials in the Park.

5.3 Maintaining Cultural Values

Cultural values and their significance are outlined in the Statement of Significance in chapter 2 and in section 2.3.3. They include Aboriginal and Historic heritage values, Aesthetic or Landscape values and Community values, often described as a 'sense of place'.

5.3.1 Aboriginal Heritage

Context

Information regarding the historic use of the Park and its place in Aboriginal culture is very limited. As such, it is difficult to manage these values and impossible to compare the Aboriginal significance of the Park with other areas in Tasmania. The dense ground cover and leaf litter throughout most of the Park make conducting surveys for archaeological sites extremely difficult and often dependent on an area being burnt before any useful survey work can occur.

However the significance of areas of the Park, and particularly Mount Wellington, to the Aboriginal communities that continue to inhabit southern Tasmania is known and celebrated. The Mountain was called *kunanyi* by the Muwinina, one of several southeastern tribes whose country ranged from New Norfolk to Storm Bay, and south to the Huon Valley. Kunanyi has been revived by Aborigines today, and the Mountain is now formally dual named kunanyi/Mount Wellington.

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, in particular benches on the slopes.

Current Situation

In relation to specific sites and artefacts, the scale of the Park and the lack of systematic research, continues to limit the knowledge of Aboriginal heritage and creates difficulty in

identifying likely archaeologically or culturally sensitive sites of occupation. Such sites are of significance to the Aboriginal community, and may be important for archaeological research, management purposes and/or to guide the location of future development. In addition, general community understanding of the history of Aboriginal occupation of this important and large area of Tasmania is slight and the capacity of Park managers to interpret the history of the area to Park visitors is limited.

To date only one site specific survey has occurred and no overall Aboriginal heritage audit of the Park has been conducted.

In relation to dual naming, the State Government, in conjunction with the Tasmanian Aboriginal Centre (TAC), launched the Aboriginal and Dual Naming Policy in December 2012. Following an application by the TAC, the Nomenclature Board endorsed the dual naming of Mount Wellington as kunanyi/Mount Wellington in August 2013. The dual naming was supported by the Trust.

The Trust has also instigated a project to build better long-term engagement with the Aboriginal community. The engagement relates both to consultation on management practices and projects, including site surveys, and to the investigation of the spiritual significance of the Park to Tasmanian Aborigines.

Aboriginal Heritage – Key Desired Outcomes

- Aboriginal heritage is recognised in management as a fundamental value of the Park;
- All Aboriginal heritage values are protected and conserved; and
- Aboriginal heritage management is undertaken co-operatively with the Aboriginal community.

Aboriginal Heritage – Policy/Actions

1. Develop a strong and ongoing relationship with the Aboriginal community to gain a better understanding of how the community values the Park and the particular management issues it seeks to be involved with.

2. In cooperation with the Aboriginal community, develop strategies to protect, conserve and, where permitted, interpret Aboriginal heritage. This may include designating sites as heritage sites or heritage precincts in accordance with this Management Plan.

3. Co-ordinate implementation of actions associated with the dual naming of kunanyi/Mount Wellington. In association with the Aboriginal community, investigate co-naming of the Park. This may involve retaining 'Wellington Park' but also utilising an Aboriginal name agreed to by the Aboriginal community.

4. Identify and record Aboriginal archaeological sites on the Tasmanian Aboriginal Site Index. Focus on conducting this survey work after an area has been burnt, when the ground is less obscured with vegetation and leaf litter.

5. The Aboriginal community will be consulted on any undertaking or development which will impinge upon Aboriginal sites and other heritage values.

6. Aboriginal archaeological sites will not be publicised unless the site has been assessed and chosen by the Trust and the Aboriginal community for educational or interpretive use.

7. Aboriginal heritage will not be disturbed for management, development, or research purposes unless there is no technically feasible alternative and a permit has been issued under the *Aboriginal Relics Act 1975*.

8. Where a proposal for new use and development requires an assessment of potential impact upon Aboriginal heritage values, the assessment shall comply with any relevant guidelines produced by Aboriginal Heritage Tasmania.

5.3.2 Historic Cultural Heritage

Context

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

- The original 1831 water supply canal (the first of its kind amongst Australia's capital cities) and the pipeline and other related infrastructure which was its 1866-1917 successor;
- Sites of historic exploitation of the Park's other resources including the ice houses and the forestry, mining and farming sites, some of which date back to at least the 1830s;
- The numerous walking tracks, all built by hand utilizing Depression employment labour, and which date from the early 1800s to the 1930s;
- Sites such as The Springs area, the network of original recreation huts and other small buildings, monuments and features which reflect the importance of the Park as an historical recreational destination;
- Pinnacle Road, constructed during the Great Depression by hand labour; and
- Sites of scientific importance such as the Mount Wellington summit and Wragge's Observatory.

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, the Mountain Park section (included within the Hobart management area) is significant as an early site where the conflicting demands of place, aesthetics, visitation, environmental awareness and the utilitarian need for 'resources', were disputed within the community.

Current Situation

A historic heritage inventory and audit of the Park was completed in 2005, identifying some 335 heritage places (McConnell and Scripps, 2005). Most of these features are historical in nature, with only a few being of social significance, and the majority (69%) of places lies within the Hobart management area. The audit found that a severe lack of information for individual places makes management of these places very difficult, and that less than 4% of places had adequate information to assist with management decisions. In determining a preliminary level of significance for the identified places, the audit found:

- 22 places (6%) have state level significance (a few of these may also have national and/or international significance);
- 67 places (19%) have regional significance;
- 128 places (36%) have local significance; and
- There was insufficient information available to make even a preliminary assessment of 133 (37%) of places.

The audit also found that, while the integrity of many sites was generally good, some loss of integrity had occurred, due either to tourism infrastructure development since the 1930s or post 1966 management activities.

The audit report made a number of recommendations for improving the management of historic heritage, including highlighting 12 areas of potential high historic significance, where additional assessments should be carried out. These areas are: The Springs; the Pinnacle; the Junction cabin area; the Montrose Trail area; Upper Merton; the Myrtle Forest – Fairy Glen fringe; the Gumtop area; the central plateau area; the Brushy Creek-Guy Fawkes Rivulet area; the area below The Springs; the Fern Tree area; and the Big Bend area. The first three of these areas were seen as the highest priority areas.

Since the audit report was completed a number of its recommendations have been implemented including: the employment of a part-time Cultural Heritage Co-ordinator; the provision of training in cultural heritage management to agency staff; surveys of a

number of the recommended areas completed; and the heritage site data captured on a GIS for management purposes.

Other cultural heritage reports completed include:

- An assessment of the Social Values of Wellington Park
- Mount Wellington Summit Area Historic Heritage Assessment
- Junction Cabin Area Historic Heritage Assessment
- Upper Merton Historical Heritage Assessment
- The Historic Track and Hut Network on the Hobart Face of Mount Wellington
- Myrtle Forest Conservation Policy
- Former Exhibition Gardens Conservation Management Plan
- Mountain Heritage Water Supply System Conservation Management Plan (prepared for Hobart City Council in 2009)

In addition, a number of heritage assessment reports in relation to proposed works have been undertaken primarily by consultants. Assessments of this type have been prepared for the: North South Track; the Cascades Track; Jefferys Track; and Guy Fawkes Rivulet / Sawyers Road.

Historic Cultural Heritage – Key Desired Outcomes

- Cultural heritage in the Park is recorded, identified, protected and conserved;
- Historic cultural heritage is recognised in management as a fundamental value of the Park; and
- The integrity and authenticity of structural and other historic and moveable heritage is maintained.

Historic Cultural Heritage – Policy/Actions

1. For management purposes, areas or sites of historic heritage, including cultural landscapes, will be designated as heritage precincts or heritage sites.

2. Conservation and management of historic heritage will adhere to the *Burra Charter* (Australia ICOMOS, 1999) and its associated guidelines.

3. A conservation policy statement or conservation plan, including specific assessment of significance, will be prepared before any decisions about major works, use, removal or interpretation of cultural landscapes or of individual elements of historic heritage. Such statements or plans will be prepared in accordance with the principles outlined in the *Burra Charter*, using the methodology outlined in Kerr (1990).

4. Where a proposal for new use and development requires an assessment of potential impact upon Historic cultural heritage values, the assessment shall comply with Heritage Tasmania Pre-development Assessment Guidelines, and any other relevant guidelines produced by Heritage Tasmania.

5. Accurate, detailed working documentation, appropriate to the scale and significance of any proposed works, will be prepared prior to any conservation works.

6. Priority in conservation works will be given first to maintenance and preservation, then restoration (with possible adaptation). Missing fabric elements may be reconstructed in accordance with a conservation policy statement or plan, but no hypothetical reconstruction will be permitted.

7. If conflicting with other values or causing management problems, remove obsolete facilities assessed not to be of cultural significance worthy of retention, including footings and other remains.

8. For management purposes, ensure that cultural heritage sites and information is included on the Trust's GIS and is provided to land managers and planners.

9. Develop a Historic Heritage Management Strategy as recommended in the Heritage Inventory and Audit (2005). Until the strategy has been prepared, continue implementing the recommendations of all historic heritage conservation advice and policy for heritage within Wellington Park endorsed by the Trust.

10. Based upon the information contained in the Heritage Inventory and Audit, develop a list of sites of State significance and develop a series of management protocols for them. This may include recommending and initiating listing of some sites under the State's heritage legislation, where sites or artefacts are considered to be at a higher level of risk.

11. Identify, and promote areas of historic heritage significance for educational or interpretive use, as appropriate and in accordance with the prescriptions in this Management Plan. Public access to individual historic features shall not be provided or encouraged unless adequate site protection measures are in place.

12. Develop interpretation about the significance of the selected historic huts identified in the Historic Huts survey.

5.3.3 Landscape/Aesthetic Values and 'Sense Of Place'

Context

The visual beauty and presence of Wellington Park is one of the most important factors shaping people's perception of it. Its setting on the edge of Hobart, its height and shape and geology, striking landforms, running waters, steep altitudinal cline on the eastern face and diverse natural vegetation all contribute to its aesthetic beauty. Temporal

changes of lighting, climate and atmospheric effects further reinforce the Park's visual qualities.

The highly significant visual value placed on the broader Wellington Range, is directly attributable to the scale and prominence of the Range and its features and to the integrity of its ecosystems (McConnell, 2012).

Intrinsically linked to the visual beauty of the Park (but also to many of its other values) is the strong community 'sense of place' that the Park, primarily Mount Wellington, contributes to Hobart and other nearby towns and properties. The Park (more particularly Mount Wellington) has a strong identity and character that is deeply felt by many locals and also visitors to the Park. A recent study undertaken by the Trust found that 'sense of place' values appear to be held at about the same level as Aesthetic Values (McConnell, 2012). The study, found that, after the ability to walk in the Park, the most important individual values all related to landscape and aesthetic values. These are the (in order of importance):

- Naturalness/wildness quality of the Park;
- Landscape of the Park at a general level;
- Park's location as a natural area next to Hobart, or bookending Hobart with the Derwent on the other side;
- Native biota; and
- Park's general aesthetic quality.

Current Situation
A suite of landscape values focused studies have been initiated by the Trust since 2005:

- Wellington Park Social Values and Landscape – An Assessment (2012). This qualitative survey asked: 'Why is Wellington Park important / not important to you?'
- Historic Landscape Values of Mount Wellington, Hobart – an evolution across time, place and space (2011). This report details the historic landscape values of the Park, with a focus on Mount Wellington.
- Wellington Park: Landscape and Visual Character and Quality Assessment (2011). This report describes the landscape character of various parts of the Park, and provides a Landscape Sensitivity map for the Park which identifies areas of high, medium and low visual significance (refer Map 4).

The three reports together have been synthesised into an overarching report and will be used to provide management advice in relation to landscape values of the Park.

Landscape/Aesthetic Values – Key Desired Outcomes

- The maintenance of the quality, significant character and visual integrity of the natural and cultural landscapes of Wellington Park; and
- The landscape and aesthetic values are recognised in management as a fundamental value of the Park.

Landscape/Aesthetic Values – Policy/Actions

1. A Visual Impact Analysis and/or a Conservation Policy Statement or Conservation Plan, including specific assessment of significance, will be prepared before any decisions about major works, use, or development, are made within areas considered to have significant landscape and/or cultural heritage values. Such statements or plans will be prepared in accordance with the principles outlined in the *Burra Charter*, using the methodology outlined in Kerr (1990).

2. Conservation and management of landscape and cultural heritage will adhere to the *Burra Charter* (Australia ICOMOS, 1999) and its associated guidelines.

3. Ensure development or disturbance does not compromise the aesthetic and natural landscape and historic cultural landscape values of the Park, particularly when viewed from outside the Park.

4. Identify and record on the Trust's GIS the character, aesthetic values and landscape characteristics of the Park as described in the Historic Landscape Values report and the Landscape Sensitivity map.

5. Seek to ensure the various landscape maps are accessible to all of the relevant land managers so that the information contained in them is considered when carrying out any management activities or making decisions on use and development in the Park.

6. Consider preparing an application for National Heritage Listing for the Park, based upon the Park's identified natural and cultural (including landscape and social) values.

N

0 2 4

kilometres

Contour interval 50 metres

Lachlan

Collinsvale

GLENORCHY

Merton

Lenah Valley

Neika

Fern Tree

Mountain River

Crabtree

Grove

Leslie Vale

Longley

MOUNT LLOYD

WHITE TIMBER MOUNTAIN

MOUNT HULL

MOUNT MARIAN

MOUNT CHARLES

MOUNT PATRICK

COLLINS CAP

COLLINS BONNET

TRESTLE MOUNTAIN

MOUNT CONNECTION

MOUNT ARTHUR

MOUNT WELLINGTON

MOUNT MONTAGU

Tom Thumb

Myrtle Forest

Midsky Swamp

Long Marsh

Moss Beds

Wellington Falls

Cathedral Rock

Betts Hill

The Springs

Knights Creek Reservoir

Limekiln Gully Reservoir

Gumtop Rivulet

Knights Creek

Humphreys Rivulet

Guy Fawkes Rivulet

Browns Rivulet

Sleeping Beauty Mountain

West Bay River

North West Bay River

Tyne Triumba

Visual Management Sensitivity

- High
- Moderate
- Low

Visual sensitvity data from; Inspiring Place P/L and Chetwynd, B. (2011) Wellington Park Landscape and Visual Character and Quality Assessment

MAP 4

Visual Management Sensitivity

5.3.4 Social Values

Context

The Social Values and Landscape Assessment (McConnell, 2012) highlighted the very high social value of the Park and Mount Wellington in particular; this reflects the very strong personal valuing given to the Mountain. Other social values identified include: spiritual value; memorial value; proximity ('important to be close to'); a place in which to escape and find peace; and family associations.

The report finds that many of the social values are dependent on the Park being easily accessible, and that accessibility is itself an important social value. The Park's recreation value is highly dependent on its setting in a 'beautiful', 'scenic' and 'natural' environment'. The report makes a number of recommendations in relation to management practices to ensure the Park's social values are recognised and protected.

Social Values – Key Desired Outcome

- The identified social values are maintained.

Social Values – Policy/Actions

1. Management of the Park, and consideration of new uses and development, will take into account the Park's landscape and social values.

5.4 Maintaining Use Values

Use values and their significance are described in chapter 2. They include opportunities for a wide range of visitation activities, the use of the Park to provide high quality drinking water, and the use of the Park for research and education purposes. In addition, the Pinnacle area is utilised for meteorological and for telecommunications purposes.

Maintaining these use values requires balancing the location of visitor activities with ensuring overuse doesn't damage the various values that attract visitors in the first place. It means that some sensitive water intake areas are restricted from public access in order to ensure water quality is maintained and to protect them from vandalism. In some cases it means rehabilitating areas damaged either by previous activities or through use or natural events.

Protecting the quality of the drinking water sourced from various catchments in the Park is a fundamental reason for which the Park was reserved and addressed in greater detail in chapter 6.

The provision and management of facilities and opportunities for visitors for either tourism-focused or recreation-focused activities is also a fundamental reason for the reservation of the Park, and is addressed in Part 4 of this Management Plan.

5.4.1 Vandalism

Current Situation

There is no comprehensive or regional approach to vandalism management in the Park, with the ad hoc nature of vandalism resulting in a reactive approach by land managers. Currently, no detailed records are kept as to frequency or location of vandalism, or cost of repairs, other than those kept by management agencies for asset replacement purposes.

The reactive approach to vandalism has had some success e.g. the deployment of security personnel to prevent ongoing vandalism of hut sites at The Springs. However a more strategic management approach was taken in response to ongoing vandalism at Myrtle Forest picnic reserve, with the preparation of a Master Plan for the area resulting in the provision of improved facilities and changes to access and parking conditions. This has successfully reduced the incidences of vandalism in that area.

Levels of vandalism in the Glenorchy management area have reduced since the development of the Glenorchy Bike Park and a gate placed at the Tolosa Park entrance. Illegal trail bike usage in the Goat Hills area continues to occur and Jefferys Track continues to experience extensive abuse, resulting in damage to the track and signs, and associated illegal camp fires, rubbish dumping and wood hooking. Damage to signs is sporadic around the Park, and the management response has been to replace damaged signs promptly. The incidence of hooning on Pinnacle Road remains high, and remains a problem given the desire to keep Pinnacle Road open all hours.

An additional management response to reducing vandalism and improving the enforcement of the Regulations has been the employment of a Park Ranger and the implementation of the Regulations Awareness Programme. This has allowed for a stronger management presence in the Park and enables opportunities to educate people about Park values and appropriate behaviour in the Park. The Ranger works closely with field-staff from land management agencies to provide a regulatory presence in the Park.

The development of a Vandalism Management Strategy would enable coherent documentation of the vandalism issue and appropriate responses, however it is seen as a longer term strategy, when resources permit.

Vandalism – Key Desired Outcome

- Park values protected by reducing the number and cost of vandalism incidents over time.

Vandalism – Policy/Actions

1. Encourage agencies to provide sufficient resources to ensure an immediate response capability to vandalism incidents which provide imminent or potential danger to visitors and/or Park values, and so as to maintain Park values, visitor experiences and visitor safety.

2. Investigate options for maximizing responsible use of the Park, including education and interpretation activities, and enforcement of the *Regulations* through a greater management presence.

3. Continue to employ a Park Ranger to focus on delivery of the Regulations Awareness Program, including educating visitors as to Park values and to promote responsible use of the Park. Consideration should be given to extending the position to a full-time position.

4. Raise awareness of vandalism issues by:

    - An appeal for public support through the use of appropriate and targeted publicity;
    - Inter-agency co-operation e.g. agency and user groups, for responding to acts of vandalism;
    - Training of agency staff in effective public contact, public relations, reporting of incidences, resolving disputes and enforcing regulations;
    - Making visitors more aware of the consequences of vandalism e.g. cost, inconvenience, safety;
    - Encouraging visitor co-operation in reducing vandalism incidents;
    - Excluding sensitive features from maps and other publications;
    - Increasing the visibility of agency staff in the Park; and
    - Ensuring consistency and clarity in presentation of the *Regulations*.

5. Locate, design and manage future visitor facilities with consideration for vandalism management and in compliance with the Wellington Park Design and Infrastructure Manual.

6. Control littering and or the leaving of rubbish or other offending material within the Park.

7. When resources permit, prepare a Vandalism Management Strategy including:

    - Development of a baseline inventory of the condition of existing facilities;

- Monitoring, reporting and recording in a data base, vandalism activities including location, timing, type and cost of repairs;
- Analysis of records to determine the most cost-effective options for vandalism control;
- Establishment priorities for repair and removal of vandalised facilities;
- Options for redesign of facilities to reduce their vulnerability (but not at overall expense of the quality of facilities); and
- Identification of educational materials and activities aimed at reducing vandalism.

5.4.2 Site Rehabilitation

Context

Rehabilitation may include reshaping of landforms, spreading of topsoil, construction of drains, diversion of water and the re-establishment of a permanent cover of native vegetation on disturbed sites. Disturbance through erosion and weed invasion threatens areas of Wellington Park. Rehabilitation is required if these impacts are to be rectified (desirable response) or ameliorated (minimal response). Disturbance from development and recreational use, or natural disturbance, may also require rehabilitation works and the development of guidelines for rehabilitation procedures.

Vegetation in the alpine area of the Park is considered to be particularly vulnerable to trampling and the most difficult to rehabilitate owing to the slow recovery of species following disturbance, and the susceptibility of disturbed sites to frost action and soil erosion due to high rainfall. Rehabilitation at lower altitudes is generally achieved more easily, however, unnecessary site disturbance should be avoided as the process of rehabilitation is neither foolproof nor inexpensive.

Current Situation

Rehabilitation has focused primarily on track works and have involved drainage works and resurfacing, along with cutting back vegetation on fire trails. Trail improvement works have focused on Priests Trail, Knights Creek Fire Trail, Quarry Trail, Chapel Trail, Jacksons Bend Trail, East West Trail, Collins Cap Trail, Jefferys Track and Big Bend Trail. A grant to improve emergency access along Jefferys Track was obtained through the Federal Government's Bushfire Mitigation Programme, resulting in significant improvements to the whole length of Jefferys Track. The improvements made within the Park and along the southern portion of the Track have been sustained despite relatively heavy usage, however parts of the northern section of the track have deteriorated due to on-going abuse to the point where its condition is worse than before the repairs.

To assist with rehabilitation and other management works, the Trust prepared the Wellington Park Hygiene Protocol Risk Management – Framework for Agencies

Operating in Wellington Park (2007). This protocol assists in ensuring that protection of the Park's values is always considered at the operational phase.

Site Rehabilitation – Key Desired Outcomes

- Restoration of disturbed and degraded land and landscapes as near as practical to their original condition and natural character; and
- Land degraded by human activities or natural disturbance is safe, stable and not vulnerable to further degradation.

Site Rehabilitation – Policy/Actions

1. Develop a strategy for the rehabilitation of disturbed sites which includes:
    - An inventory of location, type and extent of existing disturbed sites;
    - Identification and cost of methods of treatment;
    - Priorities for works and their progressive undertaking;
    - Monitoring of the Park for disturbance; and
    - An action plan for immediate response to new disturbances when they are identified.
2. Give priority to:
    - Rehabilitation of disturbed sites (including tracks) in the alpine area;
    - Establishment of canopy cover in cleared areas in wet forests to reduce weed invasion; and
    - Rehabilitation of vehicle trails not required for management purposes (particularly on dry mudstone sites).
3. Rehabilitate sites where facilities or activities have been removed or unacceptable impacts have occurred. Rehabilitation of disturbed areas that have heritage significance must not degrade the heritage values of the site.
4. Monitor rehabilitation works and modify techniques where they are not achieving the desired results.
5. Utilise local native plants species for all restoration works wherever possible. Restrict the deliberate introduction of exotic plant species to those species which are non-invasive and to those sites where no suitable native alternatives exist to facilitate rapid revegetation. Introduction of such plants should include plans for their removal over longer periods of time.

6. Except when approved through a Park Application Assessment (PAA), prohibit the importation of any soil, fill or crushed rock for restoration or construction works. Imported materials are to be free of plant pathogens and weed propagules. Movement of soils within the Park is discouraged, except over short distances.

7. Clean all earthmoving machinery before allowing it to enter the Park using procedures detailed in the Wellington Park Hygiene Protocol (2007) and Keeping it Clean, a Tasmanian Field Hygiene Manual (DPIPWE, 2010).

8. Provide assistance and in-kind support to Bushcare or Friends Group(s) for the Park.

9. Provide assistance/support to researchers examining optimum rehabilitation techniques which would apply to vegetation communities occurring in Wellington Park.

5.4.3 Other Uses

Context

In addition to the various uses and activities already described, the Park is also used for telecommunication purposes and scientific research. Logging, gravel quarrying, mining, ice-collection, firewood collection, hunting and trapping are historic uses which are no longer allowed within the Park, but may have left a legacy requiring on-going management.

Current Situation

Telecommunications. Mount Wellington is a centre of telecommunications, which is rivalled in the state only by the facilities on Mount Barrow. There are two major communications installations on Mount Wellington on leaseholds: the main facility owned and operated by Broadcast Australia (leased until 2057), and the smaller facility owned by WIN TV (leased until 2059). Both facilities include a transmission tower and transmitter buildings, while the Broadcast Australia site includes satellite receiver dishes and a small microwave tower for use in relaying land mobile transmissions by Telstra and as an uplink from the Australian Broadcasting Corporation city studios.

Other telecommunications facilities on the Mountain include minor communication facilities at The Springs, including a transmitter operated by Tasmania Police and a cellular phone tower.

Community concerns have consistently been raised about the visual impact of telecommunications facilities at the Pinnacle. In this regard, the use of the Park for telecommunications could be seen to be inconsistent with the purposes for which the Park has been set aside under the *Wellington Park Act*. However the expectation is that the Mountain will continue to be used for broadcasting until such time as alternative technologies make the towers obsolete.

Apart from a shared conduit beneath the car parking area, there has been little consolidation of telecommunications facilities within the Park. Despite the almost total destruction of the WIN TV transmitter building in 2001, the facility was rebuilt on the previous site, and no consolidation is envisaged in the near future.

Other Infrastructure

Toilets. There are no reticulated sewer services in the Park. Existing picnic areas and the telecommunications transmitter building all use septic tanks for waste disposal. The toilets at the Pinnacle are flush toilets within a pump-out facility. The new toilet block completed in 2012 increased the number of toilets at the Pinnacle with analysis confirming that pump-out continues to be the most effective and environmentally benign waste disposal means for the Park.

Transmission Lines. Transend maintains overhead transmission power lines in the north-eastern corner of the Park, and Aurora maintains a single line from Fern Tree, via The Springs to the Pinnacle. Telstra provides a land line connection to the Broadcast Australia site which runs underground via the Zig Zag track. Disturbance associated with these powerlines is known to be related to exotic species invasion.

Other Interests. The provisions of the *Wellington Park Act* revoked certain dedications and reservations for forestry purposes. *The Forestry Act 1920* does not apply to the Park by virtue of s 74 of the *Wellington Park Act*. Norske Skog manages a number of plantations near Jefferys track on the northern boundary of the Park but has currently no plans to conduct logging in this area.

Firewood collection has occurred in the past and continues to occur illegally to a limited extent, particularly along Jefferys Track where vehicle access is not controlled. This activity has the potential to add to the land management problems within the Park through creation of vehicular tracks, increased soil erosion, impact on the experiences of other visitors, introduction of weeds, and removal or destruction of fauna habitat.

While there are earth resources of interest for mining/quarrying within the Park, few of these are known to have been explored, tested or evaluated as to their economic viability. The widespread availability of these resources in areas outside of the Park suggests a low need for any future mining operations within the Park.

Quarrying of limestone and other materials occurs adjacent to the Park in the Limekiln Gully area. This quarry has historically extended into the Park and negotiations are ongoing to exclude the quarry from the Park.

Other Uses – Key Desired Outcomes

- Existing telecommunications facilities within the Park are rationalised to reduce their visual impact; and

- Other land uses within the Park limited to those which are essential for management purposes and not in conflict with the other objectives for management of the Park.

Other Uses – Policy/Actions

1. Promote the rationalisation and eventual removal (if/when alternative technological means of transmission become possible) of telecommunications facilities within the Park and minimise their impact through:

    - Encouraging WIN TV to locate facilities on the Broadcast Australia tower when their existing facility is to be replaced;
    - Placement of all new telecommunications facilities within the existing Broadcast Australia structures i.e. on the new tower or within the existing transmitter building;
    - Discouraging the construction of telecommunications facilities elsewhere in the Park;
    - The removal of unnecessary external lighting on buildings and towers; and
    - Rehabilitation of abandoned telecommunications sites.

2. In association with relevant electricity supply entities, investigate options to minimise the visual and environmental impact of electricity supply easements and infrastructure, as new technologies become available. In particular, encourage Aurora to reduce the visual impact of existing power lines from Fern Tree to Big Bend.

3. Limit the development and housing of permanent scientific research facilities in the Park to those that can demonstrate a critical need to be located within the Park.

4. Do not permit the collection of firewood within the Park.

5. Do not permit mineral exploration and mining operations within the Park.

6. Do not permit the grazing of stock and exotic animals within the Park.

7. Investigate the amendment of the Park boundary to exclude the section of the Limestone Gully quarry currently within the Park. Negotiate improved public safety around the quarry with Glenorchy City Council and the quarry owner.

CHAPTER 6

WATER SUPPLY

6.1 Introduction

The *Wellington Park Act* sets aside the Park as a reserve for a number of purposes, including 'the protection of the water catchment values of the land'. Historically, high rainfall on the Range had provided the source of numerous perennial streams and rivers utilised for drinking water. Since 1831, numerous engineering schemes have been developed to collect water from the Mountain and deliver it to Hobart, and much of this infrastructure continues to be utilised for water storage and supply. Given the age and continual use of this infrastructure it is recognised as having high heritage significance with the main historic elements of the Mountain Water Supply System listed on the Tasmanian Heritage Register (Item R1597).

In 2009, Southern Water replaced Hobart Water as the regional water management agency, with the responsibility for collecting and supplying drinking water to the twelve councils in south-east Tasmania. In July 2013 Southern Water was incorporated into TasWater a state-wide water and sewerage corporation. TasWater is now responsible for an extensive infrastructure which draws upon 20 catchments within the Park, including that of: the North West Bay River (for reservoirs at Fern Tree and Ridgeway); Knights Creek (for storage in the Knights Creek Reservoir in Glenorchy); and a number of small creeks which feed the Merton intake and Limekiln Gully Reservoir (originally a balancing reservoir used in summer months but now offline due to turbidity issues associated with the geology in the area) (refer Map 5). Together, these water storages provide in the vicinity of 15% of the bulk water supply for the Hobart-Kingston area.

The Park's water catchments also supply:

- Illa Brook Reservoir at Lachlan (originally managed by the Derwent Valley Council as a reserve supply but now managed by TasWater);
- A small weir on Rocky Creek which forms part of the water supply for Huonville (originally maintained by the Huon Valley Council but now managed by TasWater);
- Stephensons Creek, which supplies Mountain River community (originally maintained by Huon Valley Council but now managed by TasWater);

- Cascade Brewery (which obtains about 25-30% of its water needs from the Hobart Rivulet);
- A number of private residences, including all of Fern Tree; and
- The needs of individuals and families who collect water from a number of the creeks and natural springs in the Park.

6.2 Context

The management of the Park's water supply is guided by the Management Plan but also by the Wellington Park Drinking Water Catchment Management Strategy, prepared by Hobart Water in 2002, and revised (in draft form) by Southern Water in 2009. The strategy was completed within the framework of the Management Plan, and aims to ensure that the Park's catchments are effectively managed in an environmentally responsible manner to ensure preservation of sustainable quantities of high quality drinking water.

The management of water quality and quantity has consistently provided challenges given the multiple-use nature of the Park and the activities that overlap with drinking water catchments, particularly on the eastern foothills. Drinking water from catchments within the Park is directly protected through:

- Reservation and control of catchments via a Drinking Water Catchment Zone and the use of a Restricted Areas overlay which restricts public access to vulnerable intake areas;
- Restriction of some activities within those catchments; and
- The provision of educative and interpretive materials relating to the use of the Park for the supply of drinking water.

Such protection has ensured the quality of water remains high and that expensive treatment of the raw water supply is not required.

Typical pollution risks to the quality of this raw water Include:

- Over-use of areas important for drinking water supply;
- Land disturbance, including bushfire (which can lead to accelerated erosion of the soils, increased turbidity and siltation);
- Poor treatment or management of human and animal wastes (which can lead to an increase in bacterial and/or nutrient levels in surface and groundwaters); and
- Pollution of waters by waste disposal, pesticides and fertilisers.

Actions undertaken to protect water quality and quantity include: providing educative and interpretive materials within key catchment areas; signposting all of the Restricted Areas and tracks within the Drinking Water Catchment Zone; closing and rehabilitating St Crispins Well track upstream from the Well; restricting public access from the landslip section of the Pipeline Track; and improved drainage provided on the landslip section of the Knights Creek Trail.

6.2.1 Current Situation

(Draft) Wellington Park Drinking Water Catchment Management Strategy (2009)
The revised draft *Wellington Park Drinking Water Catchment Management Strategy* (the draft strategy) notes that many recommendations of the 2002 strategy have been implemented. The draft strategy focuses on the 17 catchments within the Park under the control of Hobart Water at the time, rather than the 20 now under TasWater control. The additional three catchments are: Illa Brook reservoir (contributing to New Norfolk's supply); Rocky Creek (supplying Crabtree); and Stephensons Creek (supplying Mountain River community).

While updates need to occur to this strategy to reflect the current water management regime, the management strategies and actions proposed, to protect water quality are still of relevance.

The draft strategy utilises a risk assessment methodology to quantify hazards and risks posed to water quality and quantity within the Park. The risk assessment conducted in 2009 found that the risks varied between catchments, with extreme risk factors being: illegal vehicle access, lack of coordination between agencies and the underlying geology (Glenorchy catchments); proximity of intakes to recreation tracks and the lack of buffer strips, lack of detention time before consumption and dog access (Pipeline Track catchments); and the maintenance of environmental flows (North West Bay River catchments).

A number of high risk factors were common across all catchments, including: bushfire; flooding and high rainfall events; and increasing recreational use of popular tracks, all potentially increasing turbidity via erosion of tracks and trails. Also, native and introduced animals can cause faecal contamination of the water, and decreased snow melt can reduce water quantity and quality.

The draft strategy emphasises the need to manage catchments in an environmentally responsible manner, and to provide information to Park visitors regarding possible impacts on drinking water quality as a result of recreation activities. The draft strategy also highlights the need to: move trails away from intake areas where possible; enforce the Regulations regarding access, particularly in relation to dogs and the Restricted Areas; ensure rapid detection of contaminants; and ensure ongoing monitoring of aging pipeline assets, particularly in catchments prone to landslip.

The draft strategy proposes a number of actions flowing from its hazard and risk analysis, and these complement and have informed many of the actions in this Management Plan. Proposed actions include: a continuing focus on education of Park visitors as to the importance of maintaining water quality through catchment protection; supporting the Regulations Awareness Program; the location of a toilet on the Pipeline Track; coordination between the land management agencies with regard to sharing water quality monitoring data; and implementing the findings of the landslip and flow risk assessment studies.

The Trust recognises the need to provide public access to as many tracks as possible while protecting water catchments. To that end, the Restricted Area overlay around the Limekiln Gully reservoir has been reduced with Merton Fire Trail now defining the boundary of the area (refer Map 2b). This is based on the reservoir being off-line due to ongoing turbidity issues, and the difficulty of rectifying the underlying cause of the turbidity.

6.3 Key Desired Outcomes

- The Park's ecological systems and values sustained while managing the collection and supply of water from the Park;
- Protection of water catchments within the Park which provide a sustainable, safe, adequate and reliable water supply for the community;
- Land management practices encouraged that minimise any detrimental effects to water quality within the catchments;
- The Australian Drinking Water Guidelines, and Framework for Management of Drinking Water Quality met; and
- The heritage values of the Mountain Water Supply System maintained while achieving the above listed outcomes.

6.4 Policy/Actions

1. Except where authorised by permit, do not allow public and commercial access to any Restricted Area as described in section 3.3.4 and identified on Map 2b in this Management Plan, except on the following tracks (and any other track approved in accordance with this Management Plan and endorsed for public access by the Trust):

    - Knights Creek track along the ridge southeast of Knights Creek to the junction with the Tolosa Fire Trail;
    - Snake Plains Track south from the Milles Track to the boundary of the Drinking Water Catchment Zone;

- St Crispins Well track between the Pipeline track and the Well; and
- Wellington Falls track where it passes through the Restricted Area.

2. Adopt buffer areas to all other water bodies, wetlands and watercourses, based on the guidelines of the current Forest Practices Code for different classes of watercourses. To protect water quality, all watercourses within the Drinking Water Catchment Zone shall be designated a Class 1 watercourse type in accordance with the current Forest Practices Code to maintain the maximum level of streamside protection. Within the buffer areas:

    - Restrict vehicle and horse access to approved roads, tracks or trails (ensure these are properly constructed to control erosion);
    - Do not permit excavation of pits;
    - Do not permit camping;
    - Do not permit removal of vegetation except for emergency works or approved management purposes e.g. safety, bushfire management, access;
    - Do not permit waste disposal;
    - Do not permit development of buildings or structures; and
    - Do not permit commercial recreation/tourism activities, unless the site has the capability to accommodate the likely levels of impact without affecting water quality.

3. Continue to signpost the Drinking Water Catchment Zone and any Restricted Areas at existing access tracks and trails into these areas and on maps produced for the Park.

4. Seek the advice of TasWater on approving, altering or rejecting any activity or development with the potential to impact upon water quality in the drinking water catchments, and particularly in the Drinking Water Catchment Zone.

5. Do not construct new vehicular or recreation tracks in the catchments of the weirs below Merton Weir on Humphreys Rivulet without the approval of TasWater. In these catchments, public access will be limited to designated existing tracks approved for walking, mountain bike riding and horse riding. Public access to all other tracks in the area will be restricted in accordance with the Regulations. Tracks closed to the public in this area which are not required for bushfire management or other approved purposes will be rehabilitated.

6. Continue regular maintenance of drainage lines on trails, especially those in vulnerable landslip areas such as the Knights Creek Track, to ensure erosion issues are minimised.

7. Except for temporary structures or facilities associated with approved maintenance or

management works, or where there is a demonstrated need for a permanent closed-loop facility, do not permit the construction of toilet facilities within the Drinking Water Catchment Zone. Elsewhere in the Park, utilise self-contained toilet systems on soils unsuitable for septic disposal (professional advice is required to determine suitability); septic systems may be used if approved in accordance with this Management Plan.

8. Monitor all toilet and sewage treatment systems on a regular basis for surface and groundwater contamination. Remove or upgrade facilities as necessary. Investigate the potential for an environmentally minimal impact toilet along the Pipeline track.

9. Do not permit the use of fertilisers and pesticides within the Park except for approved management works.

10. Finalise the (draft) Wellington Park Drinking Water Catchment Management Strategy (2009) and co-operate with TasWater and relevant land management agencies to implement its recommendations, including supporting public educations campaigns (focused on the importance of catchment protection) and the Regulations Awareness Programme (focused on education and regulatory activities).

11. Develop a strategy for achieving consistent and cooperative water quality monitoring practices between TasWater, local Councils and the Trust for drinking water catchments within the Park. As a starting point this should be based on the targets utilised by TasWater in relation to turbidity which are a Process Control Limit target of < 1.0 NTU and a Critical Control Limit of >5.0 NTU. The data should be shared with the land management agencies to ensure a co-operative approach to monitoring and management of water quality.

12. Develop a monitoring regime to inspect all vehicle and track crossings over watercourses and upgrade where appropriate to minimise the potential for allowing sediments and polluted water to enter watercourses. Prioritise vehicle crossings within the Drinking Water Catchment Zone.

13. Incorporate silt retention techniques, weed control measures and site rehabilitation practices in all new developments and in existing drainage works as appropriate.

14. Continue to monitor water quality at untreated public collection points at the Chalet and The Springs. In conjunction with the Hobart City Council, consider research projects that gain a better understanding of how many people collect this water, how widely it is distributed and whether there is evidence of any water related illnesses having occurred as a result of use of this water.

N

0 2 4

kilometres

Contour interval 50 metres

Derwent River

Huon River

Lachlan

Collinsvale

GLENORCHY

Merton

Lenah Valley

Illa Brook

Rocky Creek

Knights Creek

Lower Humphrey Rivulet

Limekiln Gully

Upper Humphrey Rivulet

North West Bay River

Pipeline Track

Stevenson Creek

Mountain River

Crabtree

Grove

Longley

Leslie Vale

Neika

Fern Tree

MOUNT LLOYD

WHITE TIMBER MOUNTAIN

MOUNT CHARLES

MOUNT MARIAN

MOUNT PATRICK

TRESTLE MOUNTAIN

COLLINS CAP

COLLINS BONNET

MOUNT CONNECTION

MOUNT ARTHUR

MOUNT WELLINGTON

MOUNT MONTAGU

MOUNT HULL

Myrtle Forest

Midsky Swamp

Long Marsh

Wellington Falls

The Thumbs

Cathedral Rock

Betts Hill

Tom Thumb

Knights Creek Reservoir

Limekiln Gully

Goat Hills

RINGWOOD ROAD

LACHLAN ROAD

GLEN DHU ROAD

COLLINS CAP ROAD

SOUTH ROAD

SPRINGDALE ROAD

COLLINSVALE ROAD

MOLESWORTH ROAD

GLENLUSK ROAD

MARIES HOPE ROAD

MONTROSE ROAD

MONTROSE TRAIL

CHAPEL STREET

TOLOSA STREET

RINGWOOD TRAIL

COLLINS CAP TRAIL

WEST TRAIL

EAST TRAIL

JEFFERYS TRACK

TIMBER TRAIL

BIG BEND TRAIL

PINNACLE ROAD

LENAH VALLEY ROAD

MAIN ROAD

OLD FARM ROAD

HUON ROAD

CRABTREE ROAD

MOUNTAIN RIVER ROAD

BETTS Rd

PIPELINE TRACK

HIGHWAY

Sleeping Beauty Mountain

Guy Fawkes Rivulet

Browns Rivulet

LEGEND

Drinking water catchment

Base data from theLIST, copyright State of Tasmania

MAP 5

Drinking Water Catchments

PART 4 – VISITOR SERVICES AND FACILITIES

CHAPTER 7

PROVIDING FOR VISITORS

7.1 Introduction

Wellington Park provides opportunities for a wide range of visitation, and the development of services and facilities to support visitors. Visitor activities and use both rely on, and potentially impact upon, the values of the Park. One of the primary objectives for the management of Wellington Park, therefore, sets out to provide visitor opportunities and facilities in accordance with these values.

Visitation includes (but is not limited to) the two key areas of tourism and recreation. Tourism tends to relate to activities involving visitors from interstate and overseas, and is often primarily focused on sightseeing and short visits, while recreation tends to involve local visitors and is often for longer periods. However, while it can be convenient for descriptive purposes to separate the two, tourism and recreation overlap significantly, and many visitors may not perceive themselves as part of either group. Modern 'tourists' increasingly looking for more than just a sight-seeing experience and seek to be more actively involved in the area they are visiting, through themed tours, bushwalks, bike rides etc. Many visitors come to not just 'see' the view but to *experience* the variety physical, cultural and social elements of the broader landscape. In the context of Wellington Park, this could include the view, but also include the: unusual geology e.g. the Organ Pipes; unusual or specific flora and fauna; historic access and use of the Park e.g. the historic huts; and the variety of recreation tracks and trails. Equally, local visitors engaged in recreation activities may also utilise visitor facilities (lookouts, interpretation panels, toilets etc) that may primarily have been designed as tourist facilities.

Adventure tourism is also increasing where tourists are looking to immerse themselves in the landscape, via recreation activities such as multi-day walking and biking trips. The Park is limited to what it can offer in this regard however may form part of longer trips incorporating adjoining natural areas.

In Wellington Park, increasing numbers of people are engaged in adventure activities such as bush walking, mountain biking and rock climbing. Mountain biking in particular has experienced significant growth. While detailed data on the actual numbers of mountain bikers utilising the Park is not available, it is evident that there is a strong demand for greater biking access and thus an increasing resource requirement on land managers. Mountain biking is just one example of the overlap between tourism and

recreation, and the potential implications for management of both the activity and any potential impact on Park values.

7.2 Context

7.2.1 Balancing Competing Demands

The Wellington Range, and Mount Wellington in particular, has long been recognised as a significant tourism and recreation asset for southern Tasmania, being a large natural area steeped in history and being easily accessible to visitors. Since early European settlement the tourism focus on the Mountain has mainly been one of scenic tourism, including picnicking and walking. Utilising the area for a wider range of visitation is a relatively recent phenomenon. The range of visitation presently undertaken in the Park includes:

- Scenic tourism;
- Bushwalking and running;
- Picnicking;
- Snow play (including limited skiing);
- Rock climbing;
- Mountain bike riding and cycling;
- hang gliding and paragliding (free flying);
- Horse-riding;
- Four wheel driving;
- Orienteering and rogaining;
- Camping;
- Nature and historical study; and
- Dog walking.

Balancing these multiple demands with the protection and management of the Park's natural and cultural values is an ongoing focus for the Trust and is achieved through this Management Plan and the *Regulations*, under the auspices of the *Wellington Park Act*. The Management Plan guides activities and use in the Park via a zoning system, and provides for the preparation of various guidelines and strategies e.g. Walking Track Strategy, Mountain Bike Strategy, which give more detailed management advice and guidance on the specific activities.

Visitor facilities and infrastructure in the Park have been kept low key, with specific locations such as The Springs, Fern Tree and Myrtle Forest (the traditional road access

points in to the Park) providing car parking, picnic facilities and toilets. The Springs has traditionally been the focal point in the Park for the provision of visitor facilities, reflecting its accessibility, more benign climate, the large number of tracks and trails that converge at this point, and the fact that, up to 1937, road access went only to The Springs. However today, the Pinnacle attracts the most visitors, drawn to the panoramic views available from the top of Mount Wellington. Hence a substantial amount of vehicle parking is available at the Pinnacle along with the observation building, which provides shelter to sightseers while they admire the views.

A long running debate in the Hobart community in relation to the Park has been whether more facilities should be provided for visitors at the Pinnacle and whether a cable-car should be allowed. Many abhor such an idea as detracting from the Park's values while many others believe it would enhance recreation values and boost visitation to the Park. A comprehensive visitation strategy would assist this type of debate in the future, especially when underpinned by statistically valid data. It would be unlikely to change the strongly held positions that many in the community hold in relation to how the Park (and Mount Wellington in particular) is valued and should be used, however it would greatly assist the Trust in its decision making about the type of facilities that are desired and appropriate in the Park, and where they are best located.

7.2.2 A Visitation Strategy

There is a lack of comprehensive data on visitation and a corresponding lack of a good understanding of how well current facilities meet current and future visitation demands. The annual Tasmanian Visitor Surveys provide data on visitor numbers and demographics, but are not able to provide detailed information relating to visitor experiences or expectations, or even which parts of the Park was visited. While numerous studies or research have been conducted in relation to specific areas of the Park or for specific management issues, it has been noted that *'there has been surprisingly little research and little is known about the number and the variety of users in Wellington Park'* (Hardy, 2010).

Visitation research needs to be prioritised and conducted in a methodical and rigorous way. The research should be the starting point to developing a Visitation Strategy for the Park, and should answer questions relating to: visitation levels and patterns of use; visitor assessment of current facilities; types of transport used; and visitor expectations in terms of the experience and facilities. The Visitation Strategy should also review the adequacy of Park facilities, and provide a basis for the development and location of visitor activities and facilities.

This Management Plan gives guidance in terms of the location and type of recreation activities are allowed in the Park (refer chapter 8), based upon current knowledge and research. However the preparation of a Park-wide Visitation Strategy will provide a solid basis for long-term visitation planning and will greatly assist the development of future management plans and policies for the Park.

7.2.3 Current Situation

Mount Wellington continues to be one of the most-visited destinations by overseas and interstate tourists to the State. Visitor surveys estimated that 203 100 overseas and interstate tourists visited the Park in 2011 (Tourism Tasmania, 2011). This figure does not include intra-state tourists or local Park visitors. The high level of visitation is indicative of the significance of Mount Wellington as a natural attraction in its own right, given the limited visitor facilities that are presently provided.

The Springs has traditionally been the primary visitor node where facilities are focused, although the Pinnacle is the focal point for sightseeing. In recent years the facilities at the Pinnacle have been improved by the provision of outdoor observation areas with boardwalk access to them, better parking arrangements and improved toilet facilities. The Trust however notes the policy position of the Hobart City Council of retaining The Springs as the commercial development node for the Park, and its priority for developing visitor services and facilities.

To further enhance facilities at the Pinnacle, this Management Plan allows for consideration of food services and alternative forms of transport to the Pinnacle along with ancillary visitor facilities. As is the case for all proposals for use and development, approval will be dependent on any proposal obtaining land owner consent and meeting relevant assessment criteria and standards (refer section 7.3.1 and chapter 8).

Much of the activity and use in the Park is non-commercial, involving locals and other visitors accessing the Park primarily via private transport, and primarily for scenic tourism purposes and recreation. A number of activities are increasing in popularity, in particular mountain biking, leading to an increased management response.

The number of commercial operators utilising the Park continues to grow each year: as at 30 June 2011 there were 76 commercial operators providing tourism and recreational services within the Park, an increase of 19 operators from 30 June 2010. The vast majority of commercial activities in the Park consists of short stay tourism, including bus or coach tour operators providing basic tourism transport operations, however a small number provide more complex operations including wildlife viewing, rock climbing, mountain biking or downhill cycling. Further detailed information on the operation of the CVS is contained in chapter 8.

7.3 Managing Visitor Facilities

While visitor facilities such as picnic areas, shelters, lookouts, and benches are scattered throughout the Park, particularly in the eastern areas, the major visitor facilities are focused in two main public use areas: The Springs and the Pinnacle. Major developments have been proposed for these areas on numerous occasions, however most have failed to proceed beyond the concept stage.

7.3.1 Facilities in Major Public Use Areas

The Springs

The Springs has historically been identified as the preferred site for the provision of integrated visitor services and facilities. The area has previously been used for hotel accommodation (the Springs Hotel, destroyed in the 1967 bushfires) however more recently has been used as for picnicking and passive recreation, with facilities including picnic shelters and tables, wood-fired barbeques, car parking, toilets and recreation tracks.

Commercial development has been, and continues to be, permitted within The Springs area. This recognises the excellent positioning of The Springs for the delivery of enhanced visitor services and activities, including visitor information and interpretation, recreation activities and other commercial experiences. The Trust has supported the development of a visitor centre in the area to provide a focal point for the delivery of visitor services, and has provided a planning permit (valid to May 2014) for a visitor centre and associated cafe/restaurant, public toilets and increased car parking. Further, the Trust, in conjunction with the Hobart City Council, prepared The Springs Master Plan (2008) to complement the approved development and to facilitate the development of visitor facilities in the area. However the delay in commencing the approved development has resulted in little improvement in existing visitor facilities, beyond necessary maintenance.

It is considered that The Springs remains the most appropriate location for a visitor centre and should be the focal point for visitor services and facilities; this approach reflects the current policy position of the Hobart City Council, which seeks to develop visitor facilities and services at The Springs before considering major developments elsewhere in the Park. The relatively sheltered location and more benign climate, the historic association with visitor facilities and the confluence of numerous tracks and trails in this area make it a natural node for such facilities. It is generally accessible during winter snow conditions and provides options for car parking and management.

The types of use and development that can be considered at The Springs, and application and assessment procedures are outlined in chapter 8. However the relevant objectives and standards against which any proposal would be assessed are provided in The Springs Specific Area Plan (chapter 8A). The issues covered by the standards include:

- Impact on broader Park values;
- Impact on the values identified at The Springs Specific Area;
- Compliance with objectives for The Springs Specific Area;
- Visual impact;
- Design and location of buildings;
- Environmental impact;

- Economic viability;
- Historic cultural and Aboriginal heritage;
- Access;
- Traffic management and parking; and
- Bushfire protection.

All development proposals require the consent of the land owner (in this case, the Hobart City Council) and the Trust to submit a development application for a *LUPAA* permit. For commercial development, the Council has the discretion to call for Expressions of Interest to determine the preferred development proposal.

The Pinnacle

Public facilities at the Pinnacle consist of the observation shelter, board walks and viewing platforms, toilets and car parking. The Pinnacle also is the location for two large transmission towers operated by WIN TV and Broadcast Australia, and a historic stone shelter.

To date the provision of commercial facilities has been restricted at the Pinnacle, with previous Management Plans providing for such services only in association with events e.g. Point-to-Pinnacle. This Management Plan, however, provides for uses and developments relating to: tourist operations e.g. interpretation centre; food services e.g. small cafe; and transport related infrastructure e.g. shuttle bus or cable car, to be considered and assessed against the relevant standards provided in chapter 8B.

The Trust believes that, while The Springs is considered the most appropriate location for a visitor centre and for longer stay experiences, the Pinnacle attracts the bulk of sightseers and those only wanting a short visit experience, and that proposals that provide for such experiences may be considered if they are in accordance with this Management Plan. The Trust however seeks to provide an integrated approach to commercial development and the provision of visitor facilities, and would seek to ensure any development of the Pinnacle and The Springs is complementary and in keeping with the values of the Park. This approach reflects the current policy position of the Hobart City Council.

The types of use and development that can be considered at the Pinnacle, and application and assessment procedures are outlined in chapter 8. However the relevant objectives and standards against which any proposal would be assessed are provided in the Pinnacle Specific Area Plan (chapter 8B). The issues covered by the standards include:

- Impact on broader Park values;
- Impact on the values identified for the Pinnacle Specific Area;
- Compliance with objectives for the Pinnacle Specific Area;
- Visual impact;

- Design and location of buildings;
- Environmental impact;
- Economic viability;
- Implications for a visitor centre/commercial development at The Springs;
- Historic cultural and Aboriginal heritage;
- Access;
- Traffic management and parking; and
- The likely maintenance regime required given the climatic conditions on the Mountain.

All development proposals require the consent of the land owner (in this case, the Hobart City Council) and the Trust to submit a development application for a *LUPAA* permit. For commercial development, the Council has the discretion to call for Expressions of Interest to determine the preferred development proposal.

7.3.2 Facility Design and Siting

Protection of environmental and cultural values are a primary objective for the Park, and the development of facilities and infrastructure can potentially conflict with these aims. Any design guidelines should be framed in such a way that does not limit creative or inspirational design responses to individual sites and/or issues, particularly in order to avoid or (where required) minimise conflict with Park values.

The Trust has previously prepared Wellington Park Design and Infrastructure Manual (2003). The Manual includes general principles that should be followed when considering the design and siting of facilities, and includes detailed designs for some basic infrastructure. In order to minimise any adverse impact on environmental or cultural values, the Manual recognises the environmental and social characteristics of each site, the visual impact of each development and the need to limit construction practices to minimise physical impact. It recognises that incremental devaluing of the Park can have implications as great as those of a larger, one-off development, and emphasises the importance of siting and types of material utilised, and the need for structures to 'harmonise' with the surrounding environment.

The Wellington Park Sign Manual (2000; revised) was incorporated into the Design and Infrastructure Manual. Park signs are designed to enhance the surrounding natural environment and be eminently replaceable given the physical pressures placed upon such structures. The Sign Manual has guided the establishment of a corporate image for the Trust and the Park.

7.3.3. Management of Other Public Uses and Visitor Facilities

Tracks and Trails

Numerous tracks and trails are one of the biggest attractions of the Park, particularly on the eastern face of Mount Wellington. Repairs and upgrades to tracks and trails are ongoing and are a significant part of the land managers' works programmes for the Park. Given the management of tracks and trails is a significant issue, it is discussed in greater detail in chapter 9.

Huts/Camping

There are no dedicated camping areas or formal camping infrastructure in the Park, however rough 'bush camping' is allowed in the Natural Zone (and by permit In the Recreation Zone), and is known to be undertaken by bushwalkers, cross-country skiers, rock climbers, and participants in outdoor education programs. It is considered to be currently at such a low level as to have minimal impact on Park values. Permits have been provided sporadically for school groups to camp at Junction Cabin and The Springs.

Existing huts are ostensibly for day-use only, however it is known that some huts are used for overnight stays. There are opportunities for additional huts to be provided in some locations to increase the range of opportunities for visitors to experience the Park. In particular there are opportunities to provide additional huts and camping platforms that could facilitate multi-day recreation tracks connecting the Park to the south west of the state. These would improve safety and comfort for overnight users, and also assist in limiting the potentially more serious impacts of camping in some areas (should demand for such rough camping increase). The areas of the Park considered most appropriate for such walking huts and/or camping platforms lie within the Natural Zone or areas in the Remote Zone immediately beside existing access routes.

School Groups

Informal rough camping for small groups has been allowed via permit from the Trust where it is considered that: the Park's environmental, cultural and social values will not be damaged; the purpose allows for the promotion of Park values; and a community benefit is evident. This particularly applies to small school groups, where the focus of the education activity is to allow students to experience camping in a natural area, learn bush skills and improve their understanding of the Park's environment and values.

Picnic Area Facilities

Picnic facilities are provided at the following locations within and/or adjacent to the Park: Fern Tree; The Springs; the Chalet; Myrtle Forest; and Tolosa Reserve. Fireplaces are provided at most (but not all) picnic areas, and also at a number of the huts within the Park. As noted above, upgrade of the facilities at The Springs has awaited the construction of the approved visitor centre. The preparation of a master plan to guide the renewal of facilities at Fern Tree Park and Fern Tree Bower (major entry points to Wellington Park) is recommended in section 7.5.2.4 of this Management Plan.

The Myrtle Forest picnic area received a substantial upgrade following the preparation of the Myrtle Forest Site Development Plan (2004), following substantial and consistent vandalism and anti-social activities in the picnic area. Car access was restricted via a locked gate approximately 500m from the site and new parking arrangements established near the gate. Within the picnic area, the existing picnic shelter was upgraded and a new toilet constructed, and a new lookout platform placed a short walk from the area. Other minor facility improvements include the placement of site-specific benches along walking tracks.

Rock Climbing

The Organ Pipes are considered to be one of the premier rock climbing locations in Tasmania, with over 125 recorded climbing routes. Other climbing sites in the Park include Lost World, Mount Arthur and Mount Marion, while Sphinx Rock also provides a variety of climbing challenges. The Park, and the Organ Pipes in particular, have the quality and capacity to attract interstate and overseas climbers, and offer a range of climbs to suit varying skills and party size.

Climbing routes on the Organ Pipes are accessible by a variety of tracks which have deteriorated over the years. A program of rationalising and repairing the access tracks to rock climbing areas is being undertaken by Hobart City Council, in consultation with local climbers.

Para Gliding/Hang Gliding

Hang gliding and paragliding launching is permitted in the Park except in the Remote Zone and the Drinking Water Catchment Zone. The Mountain is considered a challenging location because of its altitude, unique setting and wind conditions.

Orienteering/Rogaining/Geocaching

Orienteering has occurred within the Park for events, training programs and school use. In the main, such use has focused on the existing tracks and trails on the eastern face of the Mountain, with the occasional use of the higher altitudes for longer distance events. Rogaining (team-based long distance, cross country navigation) has also been undertaken in the Park. The recent increase in popularity of geocaching has resulted in a number of sites being located within the Park. Geocaching involves participants using a mobile device or navigation aid to find containers ('geocaches') hidden within nominated areas. Generally, permission is sought from the land manager prior to a geocaches being located on land, however this is not always the case and the Trust is aware of several sites within the Park. While generally benign, there is potential for increased use of areas to adversely impact upon Park values, particularly where geocaches are located within or near heritage sites.

7.3.4 Events

A number of annual sporting events have a focus in the Park and attract significant numbers of participants. Among the most popular are the 'Point to Pinnacle' (a walk and

run from Wrest Point to the Pinnacle) and the 'Three Peaks Race'. Numerous other smaller scale events such as mountain bike races and orienteering occur throughout the year. Art and cultural events also occur, either organised privately or with the support of the Trust and/or the relevant land manager e.g. Bushland Adventures Program facilitated by the Hobart City Council. A biannual Mountain Festival was successfully run for a number of years but in more recent years has declined in scope and popularity.

The Park is also utilised by many groups and families for their own special events or family occasions. Some of these events require a permit from the Trust however many occur as legitimate free public use of the Park. Approval for events requiring a permit is dependent on the nature of the activity and likely impacts on the environmental, cultural and social values of the Park.

7.3.5 Visitor Information

A significant amount of information about the Park is now available in both hard copy format and on the Trust's website. The Trust seeks to develop thematic information and interpretation, highlighting: the diverse flora and fauna, and geology of the Park; historic use and development; landscape writing, poetry and reflections; studies on the cultural and historic values of the Park; historic and modern photography and paintings; and the role of early naturalists and scientists in carrying out research in the Park.

While information for visitors informing them about the Park has significantly improved, an audit conducted by the Trust in 2010 highlighted the need to improve the information and research about visitation to the Park, particularly data relating to: numbers of visitors; the variety and expectations of visitors; and their assessment of the current experience (Hardy, 2010). The Trust envisages that the visitor centre approved for The Springs will be a focal point for providing significant interpretation about the Park and for providing better facilities from which to conduct educational activities within the Park.

7.4 Key Desired Outcomes

7.4.1 Promoting Visitation

- Visitors are provided with opportunities for activities, relaxation, contemplation, enjoyment and educational experiences based on and compatible with the values of the Park;
- Improvement in visitor understanding and support for the Park by highlighting and presenting its values;
- Tourism and recreation contributing directly to meeting the costs of researching, protecting, and managing the Park; and

- The Park providing economic benefit to the community to the degree that is compatible with sustaining the values of the Park

7.4.2 Facility Location, Siting and Design

- Visitor services and facilities appropriately located in the zones and areas most suited to such use, and avoiding or (where required) minimising conflict with environmental and cultural values of the Park ;
- Facilities designed to appropriately respond to the landscape character of the Park;
- Facility construction processes managed to minimise negative impact upon Park values;
- The provision at The Springs of improved facilities and services for visitors to the Park, including improved opportunities to interpret the Park and educate visitors about Park values; and
- The complementary development of any commercial facilities at The Springs and the Pinnacle.

7.5 Policy/Actions

7.5.1 Promoting Visitation

1. Develop and implement a comprehensive Visitation Strategy which identifies the tourism and recreation needs and opportunities for the Park, and provides recommendations and actions to realise these opportunities. The strategy should be consistent with the Management Plan and Specific Area Plans, and acknowledge and promote the values of the Park and its accessibility to both local and inter-state visitors. The strategy should be underpinned by good quantitative and qualitative data that gives information on visitor numbers, where they go in the Park, what their expectations are and how they rate their actual experiences.

2. Prepare and carry out surveys that improve the inventory and understanding of visitor numbers, characteristics, behaviour, needs and expectations, or that otherwise assist with visitor management.

3. Encourage the co-ordinated packaging of the Park experience to special interest markets and provide a collective means for marketing and distribution of information.

4. The development of visitor experiences and facilities in the Park will conform with and contribute to the provisions of this Management Plan, the Specific Area Plans, and any Trust endorsed visitation strategy for the Park.

5. At the discretion of the Trust and in accordance with this Management Plan (chapter 8, Table 2), public and commercial visitor services and activities (as distinct from facilities) may be permitted in the Park except in any Restricted Area designated by this Management Plan. Precautionary conditions will be applied to ensure:

    - Minimal environmental impact;
    - Protection of water quality and quantity;
    - Visitor safety; and
    - Avoidance of areas of known conservation and heritage value.

6. Continue to implement the performance guidelines and standards for all tourism operators, in association with the Commercial Visitor System facilitated by the Parks and Wildlife Service, in order to ensure services consistent with the management objectives of this Management Plan.

7. Provide opportunities to improve communication between tourism operators and land managers to identify management problems, issues and options.

8. Identify contribution programs by tourism operators for the development of visitor experiences and facilities to assist meeting the costs of researching, protecting and managing the Park. Contributions may be in financial or in-kind, and directed to: information and interpretation programs; scientific research programs; provision of visitor facilities; maintenance or rehabilitation of the Park; or to other matters identified by the Trust.

9. Support visitor events, cultural festivals or other celebrations that: promote Wellington Park; emphasise interaction between people and the natural setting; and are consistent with the objectives of this Management Plan.

10. Where suitable planned and programmed works and adequate supervision are available, seek user/user groups' participation in the development, management and maintenance of facilities. At a planning level this could include the establishment of a Friends of Wellington Park which promotes the Park and raises funds for it. At an operational level this includes providing assistance and in-kind support for landcare groups that work in and around the Park.

11. Ensure all facilities in the Park meet appropriate current safety and access standards and requirements.

12. Monitor the impacts of approved visitor services, activities and facilities, and minimise any deleterious effects.

13. Continue to provide visitor information, education and interpretation services in the Park, with The Springs area as a focal point for such services in association with the

approved visitor centre (refer chapter 10).

14. Continue the implementation of the Pinnacle Road Winter Access Strategy to provide for maximum community access during snow and ice events. Ensure commercial operators are informed regarding any road closures.

7.5.2 Facilities Location and Siting

1. In general, encourage integration of visitor services and facilities at concentrated development sites. Avoid dispersed, stand-alone facilities within the Park unless, as is the case with walking huts, it is fundamental to the type of facility and otherwise consistent with this Management Plan.

2. Give preference to the use of previously disturbed sites and as far as possible direct new facilities/uses to areas that have already been disturbed. Where new sites are to be used, the emphasis should be on minimum impact and maximum restoration. Choose areas which are most environmentally resistant e.g. alpine area tracks if they are to be constructed should be located on rocky substrates and not peat which is prone to erosion.

3. Require all proposals for visitor services and facilities throughout the Park to adopt environmentally 'best practice' methods, including for (where required):

    - Sewage treatment;
    - Stormwater management;
    - Water supply;
    - Energy generation
    - Vehicle storage and maintenance;
    - Fuel delivery and storage;
    - Storage and disposal of solid and liquid waste; and
    - Bushfire protection.

4. Prior to the placement of new major infrastructure at key Park entry points and visitor nodes, prepare master plans that guide future development and management of visitor facilities in keeping with the area's natural and cultural values. As a minimum, master plans will be prepared for the following:

    - Fern Tree Park and Fern Tree Bower;
    - Junction Cabin; and
    - The Chalet.

5. Design facilities to harmonise (not necessarily understood to mean 'camouflage') with their surroundings and utilise landforms, landscape elements, orientation and views. Utilise the principles outlined in the Trust's Design and Infrastructure Manual where relevant. For major facilities, key design principles should include:

    - All designs should take account of fire risk without unduly affecting visual character and with the least possible clearing;
    - Consideration should be given to allowing materials to weather naturally where possible;
    - Buildings should not generally exceed two storeys and may be restricted to one storey in particularly visually sensitive sites; and
    - External lighting should assist orientation only and not be used to provide visibility; lighting should be focused towards the ground to avoid spill light and as far as possible, lights on the Range should not be visible from the City.

6. Manage construction such that an absolute minimum of physical impact occurs.

7. Rehabilitate disturbed sites using local native plant species. Some limited ornamental use of local natives may be made i.e. unnatural patterns of distribution can be used for design effect.

8. As far as practicable take account of disabled access in the design and maintenance of facilities. Include a range of visitor facilities providing disabled access at The Springs, the Pinnacle and in the Recreation Zone, where appropriate.

9. Limit new facilities until there is a demonstrated community need and increased management resources to ensure ongoing surveillance and maintenance.

10. Review the design, placement and construction of all existing picnic facilities in line with the recommendations of the Design and Infrastructure Manual.

11. Rehabilitate sites where recreational developments/uses have been removed or unacceptable impacts have occurred.

12. Require high standards of maintenance of facilities including structures and infrastructure.

13. Take account of vandalism risks and impacts in the design and maintenance of facilities.

7.5.3 Major Public Use Areas – Major Facilities

1. Consistent with this Management Plan, the two principal areas for visitor facilities, services and activities are The Springs Specific Area and the Pinnacle Specific Area. The Springs is the favoured area for a visitor centre and for services facilitating longer

visits, while the Pinnacle is favoured for facilities supporting sightseeing and shorter visits.

2. A services corridor to The Springs Specific Area and the Pinnacle Specific Area may be developed through the Recreation Zone to provide for services infrastructure associated with developments approved in accordance with this Management Plan. Any corridor shall meet the relevant performance standards contained in chapter 8 of this Management Plan, and permanent infrastructure located within the corridor shall be placed below the ground where possible. Access to the corridor is limited to essential maintenance, and only in situations where such access is not possible on existing tracks and trails.

7.5.4 Other Public Uses and Facilities – Tracks and Trails

1. Tracks and routes may be established in the Remote Zone if provided for in a recreation or walking track strategy prepared in accordance with this Management Plan.

2. Snow pole and/or route marking of cross country skiing or walking routes will be permitted in all zones where considered necessary.

3. No vehicular tracks will be maintained or constructed in the Remote Zone, except for bushfire management purposes as detailed in a Fire Management Strategy prepared in accordance with this Management Plan.

4. Walking tracks, fire trails and four wheel drive vehicle tracks, horse riding trails, bicycle and mountain bike tracks will be permitted in the Drinking Water Catchment Zone strictly as designated in this Management Plan or in a strategy prepared in accordance with this Management Plan.

5. Any new tracks and trails must be routed and constructed to avoid or (where avoidance is not possible) minimise impact on Park values.

7.5.5 Walking Huts and Camping Facilities

1. Except where authorised by permit from the Trust for infrequent, special occasions or where there is a demonstrated educational or broader community benefit, rough bush camping will only be allowed in the Natural Zone.

2. At the discretion of the Trust, formal camping areas may be established in the Natural Zone. Formal camping areas shall not be established:

    - Near car parks;
    - Near picnic areas;
    - Near access points to the Park; or

- Along or within the vicinity of Pinnacle Road.

3. Subject to the feasibility of a multi-day walk through the Park (refer chapter 9), identify opportunities for overnight hut accommodation and/or formal camping areas for track users at designated locations in the Natural Zone and the Remote Zone (in the immediate vicinity of existing access routes). As a minimum, conditions on the development of such facilities shall include:

    - A limitation on maintenance access to existing vehicular tracks or walking tracks;
    - A prohibition on the use of Park wood resources for fuel;
    - The treatment of sewage sufficient to prevent contamination of Park water resources and other values;
    - Identification of emergency access requirements;
    - The implementation of design solutions to prevent or minimise bushfire threats to the facilities; and
    - A clear definition of the location of, and absolute limits of expansion of, such facilities.

4. Formal camping areas may be established in the Remote Zone in association with an approved multi-day recreation track through the Park and, where possible, be limited to the immediate vicinity of existing access routes, unless the feasibility study and an environmental and cultural impact analysis indicate that a different location within the zone would protect Park values more effectively.

5. No visitor buildings or other visitor facilities will be provided in the Remote Zone except in association with an approved multi-day recreation track through the Park and, where possible, be limited to the immediate vicinity of existing access routes, unless the feasibility study and an environmental and cultural impact analysis indicate that a different location within the zone would protect Park values more effectively.

6. Except at campsites which may be specifically designated by the Trust for this purpose, prohibit camping in association with horse-riding and four-wheel driving.

7. Monitor the level of impact of camping and review management responses and actions as required. Formal camping areas as permitted by this Management Plan may be considered in response to environmental degradation or for other management reasons.

7.5.6 Picnic Facilities and Other Visitor Facilities

1. Fires, including picnic and campfires, may only be lit in a designated fireplace, except in an emergency or if otherwise authorised by permit from the Trust.

2. Unless designated by the Trust for such purposes, prohibit the overnight use of picnic and shelter huts except in emergency situations.

3. No further visitor facilities will be permitted in the Remote Zone other than as permitted in this chapter and chapter 8 (Table 3).

4. To maintain environmental and water quality values and the visitor experience qualities of the Remote Zone, permits and other restrictions may be placed upon visitor numbers and activities.

5. At the discretion of the Trust, the placement of memorials and plaques in the Park will only be approved if they commemorate events or people of outstanding significance to the Park. Approved memorials will only be permitted in The Springs Zone and Recreation Zone. Existing memorials and plaques may remain.

6. Visitor information should be provided at all main access points. This information should be stylistically coordinated with other Park information and furniture.

CHAPTER 8

ACTIVITIES, USE AND DEVELOPMENT

8.1 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 to 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 parts of the Park, namely The Springs and the Pinnacle, have historic and existing high levels 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.

8.1.1 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 chapters 8A or 8B of this Management Plan.

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

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

This Management Plan provides for an increased emphasis on the promotion and enhancement of visitation experiences, including tourism and recreation activities, while protecting and conserving the Park's natural and cultural values.

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;
- Ensuring that new uses and developments minimise any adverse impacts upon existing uses, activities and experiences;
- Ensuring that proponents for private development bear any costs associated with the preparation of documentation required for the assessment of use and development proposals and, where relevant, the assessment of such proposals;
- 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; are 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.

8.3 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 *Wellington Park 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.

8.4 Describing the Two Approval Processes that Operate in the Park

8.4.1 Introduction

The Park is subject to two key pieces of legislation: the *Wellington Park 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 the *Wellington Park Regulations* and (where relevant for leases and/or licences) ss 31 and 32 of the *Wellington Park Act*. 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 is bound by 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*. [*Note: s 52A of LUPAA was amended on 20 November 2013 to remove the requirement that an application for a LUPAA permit must be accompanied by a Letter of Authority by the Trust.*] A flowchart is provided in Appendix 3A to illustrate the inter-relationship of the two assessment processes.

The following sections provide detail on the two use and development assessment processes, and the permits required under the respective legislation. In summary:

- A permit is required from the Trust for all new uses and developments except for routine maintenance and emergency works, or where the works are authorised under other legislation. Applications for such permits are via the Park Activity Assessment (PAA), which adopts a risk management approach in determining potential impacts upon Park values. Permits may be granted for extended timeframes to allow forward planning and resource allocation.
- A planning permit under *LUPAA* may be required where a proposal is not listed as Exempt in Table 4 of this chapter. Table 3 provides for proposals to be Permitted or Discretionary, and Table 5 provides the performance standards used by the relevant Planning Authority to assess any proposal. The Management Plan conforms with the terms and definitions, and performance standards, provided by the State Government in State Planning Directive No. 1.
- Separate to planning permits, commercial operators require a licence to conduct a business in the Park from the Trust. Application for a licence is via the State Government Commercial Visitor Service, and the Trust's assessment of proposals is consistent with the risk management approach provided by the PAA process .
- Separate to any commercial operation licence, proposals for commercial activities requiring exclusive occupation of land in the Park e.g. a cafe, may require a lease (or, in some situations, a licence to occupy) with the relevant land owner. All leases and licences to occupy must also be approved by the Trust in accordance with s 32 of the *Wellington Park Act*.

8.4.2 Trust Approvals under the *Wellington Park Act 1993*

Permits under the *Wellington Park Regulations*

A permit is required under the *Regulations* for all uses and developments that are in contravention of the *Regulations* e.g. disturbing vegetation or soil within the Park. This

applies irrespective of whether a use or development may be Exempt from requiring a *LUPAA* permit.

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*. 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, and to assess potential impacts of commercial activities (where relevant).

The process followed by the Trust in considering applications is outlined in Appendix 3A. 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 8.4.3).

A PAA must be submitted to the Trust for all works, including works listed as Exempt in Table 4 and chapters 8A and 8B of this Management Plan, unless otherwise excepted by this Management Plan. The Checklist in Appendix 3B 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 the appropriate level of the PAA to be completed (see below).

Applications are made directly to the Trust, except where otherwise delegated e.g. permits for recreational four-wheel driving and horse riding. The PAA application form is contained in Appendix 3C, 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 3B, derived from a similar checklist used by the Parks and Wildlife Service. A PAA will not be required where: a review of the issues contained in the Checklist indicates there may be no negative impact upon Park values and further information and assessment is not required (including on heritage sites listed under section 5.3.2.1 of this Management Plan); the works are to ensure continuing effective operation of a telecommunication network in accordance with the *National Transmission Network Sale Act 1998*; the works are classified as being of minor environmental impact in accordance with the *Electricity Supply Industry Act 1995* and *Electricity Supply Industry Regulations 2008*; or the works involves emergency works. 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 e.g. 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.

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* permit. However some activities e.g. vegetation clearing in a recognised historic area or where threatened species are present, may 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 a Letter of Authority for the application to proceed to be assessed under *LUPAA*. [*Note: s 52A of LUPAA was amended on 20 November 2013 to remove the requirement that an application for a LUPAA permit must be accompanied by a Letter of Authority by the Trust.*]

Leases and Licences

Section 31 of the *Wellington Park Act* requires that commercial activities in the Park can only be undertaken with a lease and/or licence approved by the Trust. Section 32 provides 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 five years, requires a one-off application fee and an annual licence administration fee. More complex operations, particularly those involving a lease or licence to occupy, may have a specific licence fee determined for the operation. 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.

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). However some allowable activities may be restricted in nature and/or location, and reference should be made to other relevant sections of the Management Plan.

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.

The notes referenced in Table 2 form part of Table 2.

Activity	Recreation Zone			Natural Zone	Remote Zone	Drinking Water Catchment Zone
		The Springs Specific Area	The Pinnacle Specific Area			
Walking	A	A	A	A	A	A See Note 1
Mountain Biking (on tracks designated in a Bike Strategy endorsed by the Trust)	A	A	A	A	A	A See Note 1
Dog-walking (on-lead only)	A See Note 2	A See Note 3	X	X	X	X
Horse Riding (by permit and on designated trails only)	A	X	X	A	X	A See Note 4
4 Wheel driving (by permit and on designated trails only)	A	X	X	A	X	X
Other Off road motorised recreational vehicles e.g. trail bikes, quad bikes	X	X	X	X	X	X
Rough Camping: no infrastructure and camp fires prohibited unless in designated fireplaces	A See Note 5	X	X	A	A See Note 6	A See Note 6
Hang-Gliding/Para Gliding launching	A	A See Note 7	A	A	X	X
Snow Recreation	A	A	A	A	A	A
Rock Climbing	A	A	A	A	A	A
Skiing	A	A	A	A	A	A
Special Events e.g. sporting competitions and events, cultural festivals (where licence or permit granted)	A	A	A	A	A	A
Commercial Filming (by permit only)	A	A	A	A	A	A
Commercial Access with no in-situ infrastructure (where licence granted)	A	A	A	A	A	A
Activities not identified in this Management Plan (must be compatible with relevant zone objectives and maintain Park Values	As determined by the Trust					

Note 1: Only outside of the Restricted Area unless approved in accordance with this Management Plan

Note 2: Only on tracks designated in this Management Plan

Note 3: Only to access designated tracks leading from The Springs

Note 4: Only outside of the Restricted Area

Note 5: Only by permit unless in association with rock climbing

Note 6: Only for search and rescue purposes

Note 7: Only by permit

8.4.3 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 3A 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 *Wellington Park 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 8.5.3). 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. Section 8.5 of this Management Plan provides the application requirements and assessment procedures for applications for a *LUPAA* permit.

8.4.4 Application of Other Legislation

It is noted that some applications may be subject to specific provisions of *LUPAA*, or other State or Commonwealth legislation.

Projects of Regional Significance

The Minister may declare a proposal for use and development in the Park to be a Project of Regional Significance (refer pt 4, div 2A of *LUPAA*), however may only do this with the consent of the Trust, pursuant to s 60C(5)(c) of *LUPAA*. Once declared, the

assessment of the proposal is then governed by the processes outlined in pt 4, div 2A of *LUPAA*.

Projects of State Significance
The Governor may make an order declaring a proposal to be a project of State significance, and this must be approved by both Houses of Parliament before an assessment can begin. Procedures for assessment of projects of State significance are contained in pt 3 of the *State Policies and Projects Act 1993*.

8.4.5 Summary of key use and development changes from the 2005 Management Plan

The following key changes have arisen following the review of the 2005 Management Plan, and the Trust's increased emphasis on the promotion and enhancement of visitation experiences, including tourism and recreation activities:

- Adoption of use and development definitions from State Planning Directive No. 1.
- Provision for commercial and tourism facilities, and food services, in the Recreation Zone (Pinnacle Specific Area).
- Provision for Transport Depot and Distribution facilities in the Recreation Zone (inclusive of Pinnacle Specific Area and Springs Specific Area) and Natural Zone.
- Expansion of the former Pinnacle Zone to the Pinnacle Specific Area.
- Provision for visitor accommodation in the Remote Zone (bunkhouse or hut linked to an approved multi-day recreation track).
- Provision for storage of Park management materials and public toilets in the Remote Zone (linked to an approved multi-day recreation track).

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.

The notes referenced in Table 3 form part of Table 3.

Use/Development	Recreation Zone			Natural Zone	Remote Zone	Drinking Water Catchment Zone
		The Springs Specific Area	The Pinnacle Specific Area			
Tourist Operation (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	X	D	D	X	X	X
Food Services (use of land for preparing or selling food or drink for consumption on or off the premises): cafe, restaurant and take-away food premises	D See Note 1	D	D	X	X	X
Visitor accommodation: only for holiday cabins and/or lodge-style complex,, walkers' bunkhouses and/or cabins	X	D	X	D See Note 2	D See Note 3	X
Transport Depot and Distribution (use of land for distributing goods or passengers): bus terminal, council depot, other Potential Transport Modes	D See Note 4	D	D	D See Note 4	X	X
Vehicle Parking (single storey only)	D	D	D	D	X	X
Camping (other than rough camping, and includes some basic site infrastructure)	X	X	X	D	D See Note 5	X
Utilities: telecommunications, electricity generation, transmitting power, transport networks, collecting, treating, transmitting, storing, distributing or disposing of water, sewerage or sullage	D	D	D	D See Note 6	X	D See Note 6
Storage (for Park management purposes)	D	D	D	D	D See Note 5	D

Use/Development	Recreation Zone			Natural Zone	Remote Zone	Drinking Water Catchment Zone
		The Springs Specific Area	The Pinnacle Specific Area			
Natural and Cultural Values Management:						
Park management office	X	D	D	X	X	X
Park seating	P	P	P	P	X	P
Toilets	P	P	D	P	D See Note 5	P See Note 7
Picnic/BBQ facilities	P	P	D See Note 8	P	X	X
Viewing shelter/building	P	D	D	D	X	X
Visitor information/interpretation panels	P	P	P	P	X	P
Fire trails (where consistent with Trust endorsed Fire Management Strategy)	D	D	X	D	D	D
Lookouts (open air)	P	D	D	P	X	P
Recreation tracks and trails, and related structures e.g. Recreation trails and related structures (when endorsed in a Recreation Strategy, Walking Track Strategy or Bike Strategy prepared in accordance with the Management Plan)	P	P	D	D	D	D

Note 1: Only if within the Mountain Bike Park overlay

Note 2: Only for a bunkhouse or hut

Note 3: Only for a bunkhouse or hut linked to approved multi-day recreation track approved in accordance with this Management Plan (refer sections 9.3.2 and 9.5.1.9)

Note 4: Only for infrastructure associated with Potential Transport Modes

Note 5: Only as part of a multi-day recreation track approved in accordance with this Management Plan (refer sections 9.3.2 and 9.5.1.9)

Note 6: Basic level only. Excludes telecommunications and electricity generation

Note 7: Only for closed loop systems

Note 8: Only for a picnic shelter

8.5 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.

8.5.1 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;
    - Except where determined unnecessary by a suitably qualified person, demonstrate compliance with relevant Aboriginal Heritage Tasmania and Heritage Tasmania assessment standards and guidelines;
    - 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 e.g. road upgrades resulting from the proposal;
    - Accord with the Management Plan and be achievable within the realistic capacity of management resources;
    - Include relevant monitoring programmes that measure the impact of the approved use and/or development; 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 to the satisfaction of the Trust while according with this Management Plan. As a minimum, the business and financial plan will be based upon the State Government guidelines for business operators and address:

   - Financial plans, including identification of construction and operational costs and revenue sources (including grants and subsidies);
   - Marketing; and
   - Organisational structure and operations

   The Trust's assessment of economic viability of a proposal will be based upon an assessment of both the proposal's financial components, and the management and social benefits to the Park as a result of the proposal.

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 Specific Area and Pinnacle Specific Area, 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, TasWater and the relevant land management agency.

8. Commercial recreational/tourism activities will not be permitted within buffer areas to water bodies, wetlands or watercourses as designated in this Management Plan (refer chapter 6) unless the site has the capability to accommodate the likely levels of

impact without affecting water quality and quantity.

8.5.2 Leases, Licences and Permits Issued Under the *Wellington Park 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 3B) indicates there may be no 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;
    - Establishing an approved monitoring programme, including the collection of baseline data and/or the establishment of monitored trials of the proposed use or development;

- 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.

8.5.3 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.

8.5.4 *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. [*Note: s 52A of LUPAA was amended on 20 November 2013 to remove the requirement that an application for a LUPAA permit must be accompanied by a Letter of Authority by 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;
   - For habitable buildings as defined in the Building Code of Australia, a Bushfire Hazard Management Plan or exemption certificate prepared in accordance with Planning Directive 5, Bushfire Prone Areas Code and certified by a person accredited under the *Fire Service Act 1979*;
   - 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.

8.5.5 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 TasWater 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.

8.5.6 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 sections 8.5.5.1- 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.

8.5.7 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 8.5.8 and 8.5.9.

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 9m^2 and a combined total area of such buildings or structures does not exceed 20m^2;
- 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 Management Plan;
- Disturbance of more than 1m^2 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 1m^2 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*;
- Bushfire hazard management in accordance with a bushfire hazard management plan approved as part of subdivision or development;
- Bushfire hazard reduction required in accordance with the *Fire Service Act 1979* or an abatement notice issued under the *Local Government Act 1993*;
- Bushfire 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 5 – Standards for Use and Development	
Issue 1: Subdivision	
Objective: To ensure that subdivision is consistent with the purpose of protecting, managing, enhancing or enjoying the reserve.	
Acceptable Solution	**Performance Criteria**
A1.1 There is no acceptable solution for this element.	**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 Solution	**Performance Criteria**
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.
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.*	**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.
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.	**P2.3** Geoheritage Any adverse impacts on any geoheritage values must be avoided, remedied or mitigated.

Issue 3: Water quality and flow	
Objective: To conserve water quality and quantity.	
Acceptable Solution	**Performance Criteria**
A3.1 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.	**P3.1** 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.
A3.2 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 water body, 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.	**P3.2** 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.
A3.3 Drinking Water Catchment Zones TasWater has advised that the use or development will have no negative impact upon drinking water quality and quantity.	**P3.3** Drinking Water Catchment Zones All use or development is in accordance with the objectives and permitted activities of the Drinking Water Catchment Zone, and is in accordance with a water quality risk assessment prepared by a suitably qualified person.
Issue 4: Cultural Heritage Values	
Objective: To protect sites or areas of cultural value and significance.	
Acceptable Solution	**Performance Criteria**
A4.1 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.	**P4.1** 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 shall conform with any relevant standards and guidelines prepared by Aboriginal Heritage Tasmania and comply with the *Aboriginal Relics Act 1975.*
A4.2 Historic Cultural Heritage The proposal does not involve a place: listed on the Tasmanian Heritage Register under the *Historic Cultural Heritage Act 1995*; or listed in a Heritage Code of a Planning Scheme.	**P4.2** Historic Cultural Heritage All works shall conform with any relevant standards and guidelines produced by Heritage Tasmania to ensure that any adverse effects on historic cultural values and any heritage precincts or sites will be avoided, mitigated or remedied, and to ensure 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, and with the Burra Charter (Australia ICOMOS, 1999). *(Cont'd)*

	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 (Burra Charter, Australia ICOMOS, 1999).
Issue 5: Landscape, visual quality and amenity	
Objective: To protect and enhance the landscape and visual quality of Wellington Park.	
Acceptable Solution	**Performance Criteria**
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 4 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 4 of this Management Plan, must be designed and sited to minimise or remedy any loss of visual values or impacts on the visual character of the affected area. 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 The maximum building height is 3.5m and any building is not more than one storey, and is 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	
Acceptable Solution	**Performance Criteria**
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	
Acceptable Solution	**Performance Criteria**
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* Road speed controls or other measures are utilised in order minimise road kill. *(Cont'd)*	**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.

And The design and maintenance of any fire trail meets the standards required by a Bushfire Management Strategy prepared in accordance with this Management Plan.	
A7.2 Pedestrian Access Use or development does not interfere with (existing or potential) formal public pedestrian access within or into the Park.	**P7.2** Pedestrian Access 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.
A7.3 Recreation Track Construction There is no Acceptable Solution for this element	**P7.3** Recreation Track Construction 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).
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.	
Acceptable Solution	**Performance Criteria**
A8.1 Hazard Avoidance and Mitigation 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 water body, wetland or watercourse. *And* 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.	**P8.1** Hazard Avoidance and Mitigation 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.
A8.2 Bushfire Development of new or modified buildings must be in accordance with sections E1.6.3, E1.6.4 & E1.6.5 of Planning Directive No 5 (Bush Fire Prone Areas Code)	**P8.2** Bushfire There are no Performance Criteria for this issue.

8.5.8 The Springs Specific Area

The Springs Specific Area is that area depicted in Map S1. 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 8A).

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 8A 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 or utilise any other process the Council deems appropriate, to determine the appropriate detailed design, construction and operation of the development.

8.5.9 The Pinnacle Specific Area Plan

The Pinnacle Specific Area is that area depicted in Map S4. 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 8B 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 8B). 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, or utilise any other process the Council deems appropriate, to determine the appropriate detailed design, construction and operation of the development.

CHAPTER 8A

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 *Wellington Park 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.
- 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 (including through the spread of introduced flora), 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, in accordance with this Management Plan.
- 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.
- Minimises any adverse impacts upon existing uses, activities and experiences;
- 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 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 S1.

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
The Wellington Park Management Plan 2013.

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 S4.

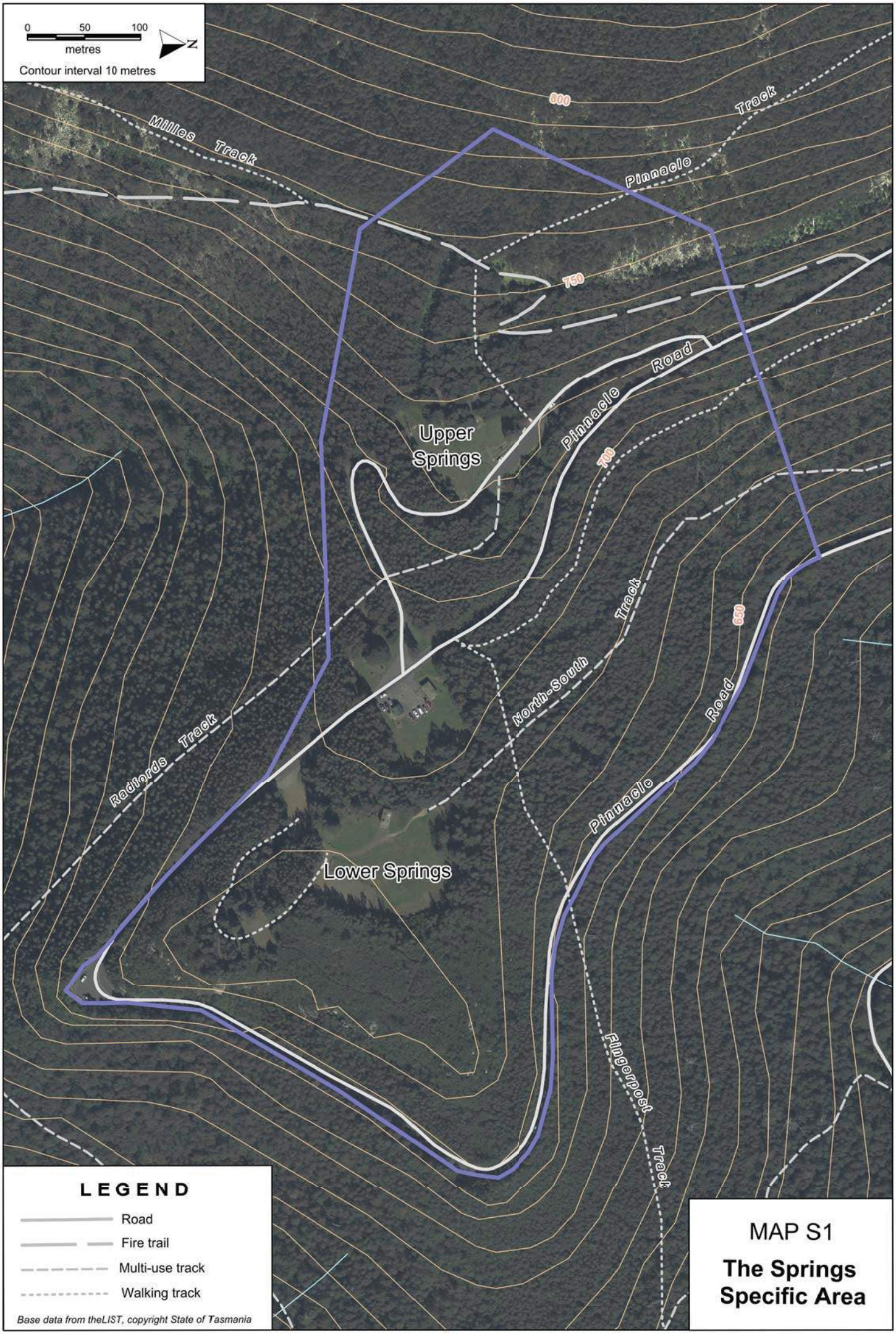
Proposal Plan
A plan and associated documentation setting out the details of a proposal submitted with an application for approval under this Specific Area Plan.

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.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Millies Track
Track
Pinnacle
750
Road
Pinnacle
Upper Springs
700
Track
North-South
650
Road
Radfords Track
Pinnacle
Lower Springs
Fingerpost Track
LEGEND
Road
Fire trail
Multi-use track
Walking track
Base data from theLIST, copyright State of Tasmania
MAP S1
The Springs Specific Area

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 8) 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.

Use and Development	The Springs Specific Area
Tourist Operation (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	D
Food Services: (use of land for preparing or selling food or drink for consumption on or off the premises): cafe, restaurant and take-away food premises	D
Visitor Accommodation: only for holiday cabins and/or lodge-style complex, walkers' bunkhouses and/or cabins	D
Transport Depot and Distribution (use of land for distributing goods or passengers): only for bus terminal, council depot, or a Potential Transport Mode	D
Vehicle Parking: only for single storey	D
Camping: which requires site infrastructure; excluding rough camping	X
Utilities: only for telecommunications, electricity generation, transmitting power, transport networks, collecting, treating, transmitting, storing, distributing or disposing of water, sewerage or sullage	D
Storage: only for Park management purposes	D
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
Fire Trails (where endorsed in a Fire Management Strategy prepared in accordance with the Management Plan)	D
Lookouts (open air)	D
Recreation trails and related structures (when endorsed in a Recreation Strategy, Walking Track Strategy or Bike Strategy prepared in accordance with the Management Plan)	P

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.

Issue 1: Subdivision	
Objective: To ensure that subdivision is consistent with the purpose of protecting, managing, enhancing or enjoying the Park.	
Acceptable Solution	**Performance Criteria**
A1.1 There is no acceptable solution for this element.	**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 Solution	**Performance Criteria**
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.
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*.	**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.
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.	**P2.3** Geoheritage Any adverse impacts on any geoheritage values must be avoided, remedied or mitigated.

Issue 3: Cultural Heritage	
Objective: To protect sites or areas of cultural value and significance.	
Acceptable Solution	**Performance Criteria**
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.	**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 shall conform with any relevant standards and guidelines prepared by Aboriginal Heritage Tasmania and comply with the *Aboriginal Relics Act 1975*.
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 listed in a Heritage Code of a Planning Scheme.	**P3.2** Historic Heritage 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 conform with any relevant standards and guidelines produced by Heritage Tasmania and the *Burra Charter* (Australia ICOMOS, 1999). *Note:* Achieving this can occur through the submission of a Heritage Assessment & 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.
Issue 4: Hydrology	
Objective: To maintain the biological and physical quality of all surface and subsurface hydrological systems at existing ambient standards.	
Acceptable Solution	**Performance Criteria**
A4.1 Use and development (including vegetation removal) will not occur within 40m of the boundary of a water course, bog, recharge basin shown on Map S2 Hydrology. There is no acceptable solution for use or development within the Drinking Water Catchment boundary as shown on Map S2 Hydrology.	**P4.1** 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 S2 Hydrology: (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; (b) The development and/or use must not adversely affect any vegetation communities of conservation significance or any threatened species of plants and animals; (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; (d) The development and/or use must not adversely affect any relevant water quality objectives, and will comply with the following water quality guidelines: - To Protect Human Health Values: Those recommended by the National Health and Medical Research Council; and/or, - To Protect Values other than Human Health: Those recommended by the Australian Water Quality Guidelines. (e) Any potential environmental impacts must be mitigated; and (f) Effective monitoring and reporting of any environmental changes must be undertaken.
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 bushfire 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.	
Acceptable Solution	**Performance Criteria**
A5.1 Visual Sensitivity The proposal does not involve a new building or structure, apart from Park furniture or Park signs.	**P5.1** Visual Sensitivity 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 4 of this Management Plan, must be designed and sited to minimise or remedy any loss of visual values or adverse impacts on the visual character of the affected area. *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: (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.	
Acceptable Solution	**Performance Criteria**
A6.1 Regolith Development is on slopes less than 6 degrees on areas of Triassic type geology.	**P6.1** Regolith 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	**Performance Criteria**
Development of new or modified buildings must be in accordance with sections E1.6.3, E1.6.4 & E1.6.5 of Planning Directive No 5 (Bushfire Prone Areas Code)	There are no Performance Criteria for this issue.

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	**Performance Criteria**
A7.1 New Roads Any new road to be constructed within The Springs Specific Area is to provide access to an approved development.	**P7.1** New Roads 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.
A7.2 Road Capacity 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).	**P7.2** Road Capacity Where a development is shown to require the upgrade of access roads to The Springs, the proponent will avoid or minimise any adverse impacts upon existing road access, and public use and safety. A developer contribution towards the upgrade of those roads may be required.
A7.3 Environmental Impacts 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.	**P7.3** Environmental Impacts 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 S2 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 All roads are to be constructed to Australian Roads Standards as published by Austroads.	**P7.4** Road Construction 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 Springs.	
Acceptable Solution	**Performance Criteria**
A7.6 Water Supply The use and development does not require a supply of drinking water.	**P7.6** Water Supply Any water supplies are to be provided by a water main from the Summerleas Reservoir. *(Cont'd)* Or 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.

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.	
Acceptable Solution	**Performance Criteria**
A7.7 Sewerage The use and development does not require sewerage facilities.	**P7.7** Sewerage Sewerage facilities must be designed, perform and be managed to: (a) Deliver an appropriate level of protection for human health and the environment; (b) Minimise odour nuisance to acceptable levels; (c) Minimise noise nuisance to acceptable levels; (d) Not rely on the soils for absorption of any contaminated wastes; and (e) Not cause landslip or erosion on the development site or other lands.

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.	
Acceptable Solution	**Performance Criteria**
A7.8 Stormwater 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.	**P7.8** Stormwater 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) An increase in landslip or erosion hazard potential.

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.	
Acceptable Solution	**Performance Criteria**
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 the: (a) Nature, number and size of vehicles associated with the proposed use or development; (b) Location and nature of other uses or developments in the vicinity; (c) Effect of hazards shown on Map S3 or other site constraints in reducing parking opportunities; (d) Possibility for sharing spaces with other developments; and (e) 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.	
Acceptable Solution	**Performance Criteria**
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	**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 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

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.	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.

Acceptable Solution	Performance Criteria
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.

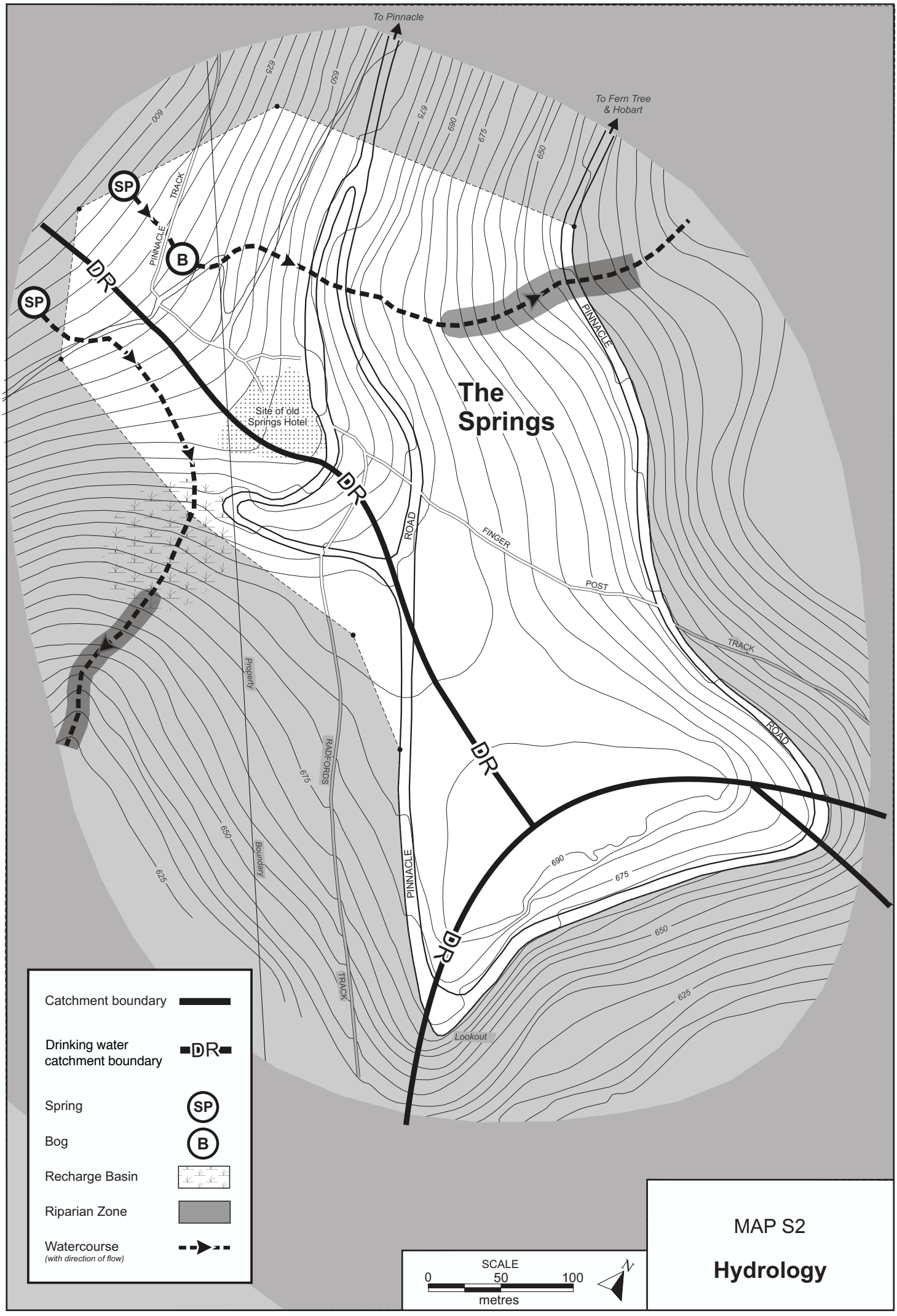
Acceptable Solution	Performance Criteria
A9.2 Building Size Maximum floor area of any building is 100m2.	**P9.2** Building Size Any proposal for a building of more than 100m^2 in floor area is to show that the building will not: (a) Cause visual intrusion, (b) Require infrastructure that cannot be provided 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.

Acceptable Solution	Performance Criteria
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.	
Acceptable Solution	**Performance Criteria**
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 4 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.	
Acceptable Solution	**Performance Criteria**
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.


To Pinnacle
To Fern Tree & Hobart
The Springs
Site of old Springs Hotel
PINNACLE TRACK
PINNACLE
ROAD
FINGER POST
TRACK
ROAD
Property Boundary
RADFORDS TRACK
PINNACLE
Lookout
SP
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DR
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650
675
690
Catchment boundary
Drinking water catchment boundary
Spring
Bog
Recharge Basin
Riparian Zone
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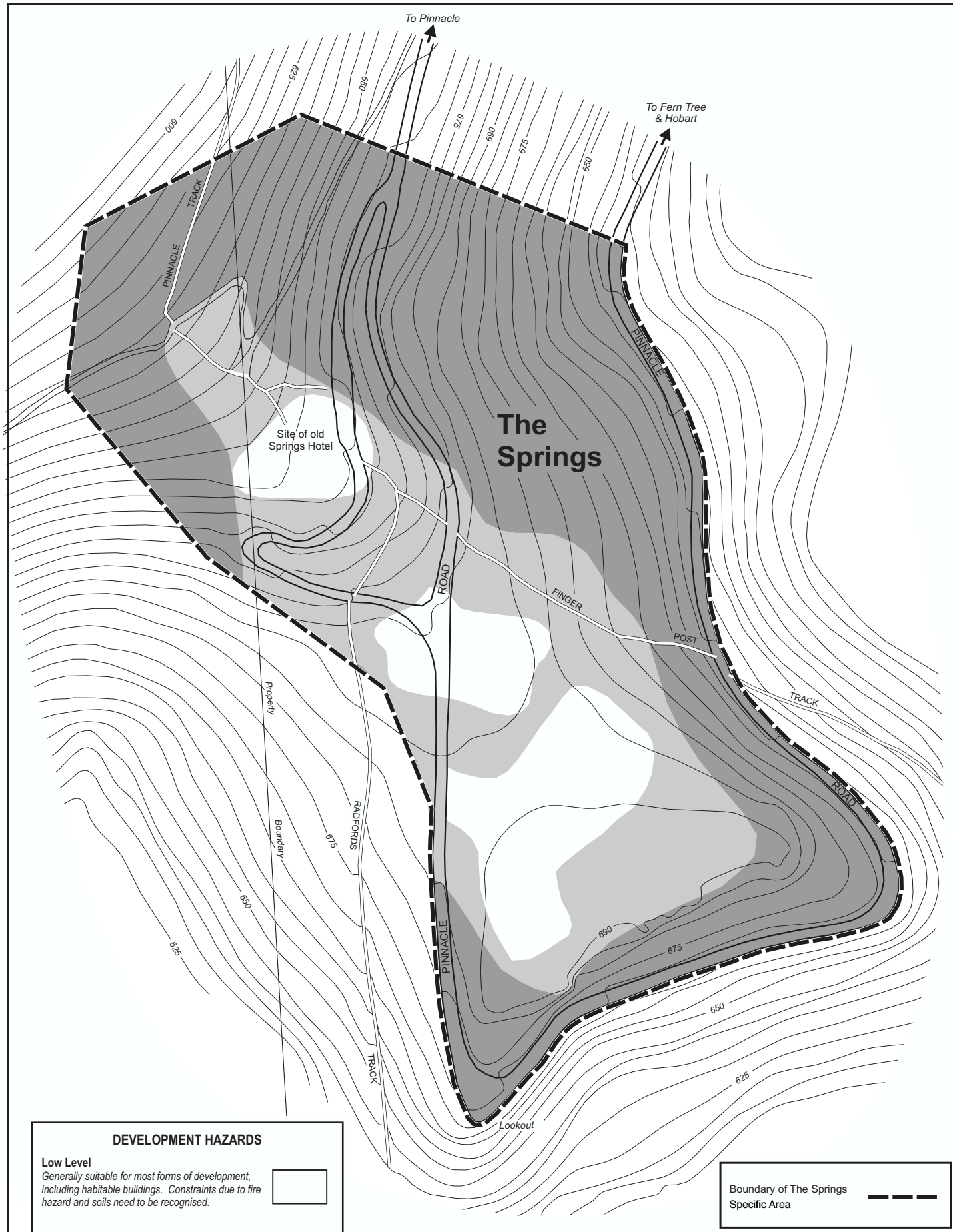
MAP S2
Hydrology



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 tracks, rehabilitation - **extreme care needed**.*

Boundary of The Springs Specific Area

SCALE
0 50 100
metres

N

MAP S3
Development Hazards

CHAPTER 8B

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 *Wellington Park 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.

- 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 (including as a result of invasive introduced flora).
- 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, in accordance with this Management Plan.
- Is compatible with and subservient to the needs and interests of users of Wellington Park and the wider community of the Hobart Region.
- Minimises any adverse impacts upon existing uses, activities and experiences;
- 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 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 S4.

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

The Wellington Park Management Plan 2013.

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 S4.

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 8) 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.

Use and Development	The Pinnacle Specific Area
Tourist Operation (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	D
Food Services: (use of land for preparing or selling food or drink for consumption on or off the premises): cafe, restaurant and take-away food premises	D
Visitor Accommodation	X
Transport Depot and Distribution (use of land for distributing goods or passengers): only for bus terminal, council depot, or a Potential Transport Mode	D
Vehicle Parking: only if single storey	D
Camping: other than rough camping, and includes some basic site infrastructure)	X
Utilities: only for telecommunications, electricity generation, transmitting power, transport networks, collecting, treating, transmitting, storing, distributing or disposing of water, sewerage or sullage	D
Storage: only for Park management purposes	D
Natural and Cultural Values Management:	
Park Management office	D
Park seating	P
Toilets	D
Picnic/BBQ facilities	D (only for picnic shelter)
Viewing shelter/building	D
Visitor Information/interpretation panels	P
Lookouts (open air)	D
Recreation trails and related structures (when endorsed in a Recreation Strategy, Walking Track Strategy or Bike Strategy prepared in accordance with the Management Plan)	D

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	**Performance Criteria**
A1.1 There is no acceptable solution for this element.	**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	**Performance Criteria**
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 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.
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*.	**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.
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.	**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	**Performance Criteria**
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.	**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 shall conform with any relevant standards and guidelines prepared by Aboriginal Heritage Tasmania and comply with the *Aboriginal Relics Act 1975*.
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 listed in a Heritage Code of a Planning Scheme.	**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 conform with any relevant standards and guidelines produced by Heritage Tasmania and 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.	
Acceptable Solution	**Performance Criteria**
A4.1 Waste water 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.	**P4.1** Waste water 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.
A4.2 Water bodies, wetlands and watercourses No land clearing, excavation, filling or other development will occur: (a) Within a watercourse a water body, wetland; or (b) Within a buffer area, as specified in accordance with this Management Plan, of a water body, 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 bushfire management strategy prepared in accordance with this Management Plan. The use or development has the approval of TasWater that it will have no negative impact upon drinking water quality.	**P4.2** 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.	
Acceptable Solution	**Performance Criteria**
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 4 of this Management Plan, must be designed and sited to minimise or remedy any loss of visual values or adverse impacts on the visual character of the affected area. *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: (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.	
Acceptable Solution	**Performance Criteria**
A6.1 Regolith Development is on slopes less than 6 degrees.	**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.
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	**Performance Criteria**
Development of new or modified buildings must be in accordance with sections E1.6.3, E1.6.4 & E1.6.5 of Planning Directive No 5 (Bush Fire Prone Areas Code)	There are no Performance Criteria for this issue.
Issue 7: Infrastructure Provision – (a) Roads	
Objectives: (i) To ensure that adequate access is provided to the Pinnacle and that appropriate facilities for vehicle circulation are provided within the Pinnacle 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	**Performance Criteria**
A7.1 New Roads Any new road to be constructed within the Pinnacle Specific Area is to provide access to an approved development.	**P7.1** New Roads 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.
A7.2 Road Capacity 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).	**P7.2** Road Capacity Where a development is shown to result in the upgrade of access roads to the Pinnacle, the proponent will avoid or minimise any adverse impacts upon existing road access, and public use and safety. A developer contribution towards the upgrade of those roads may be required.

A7.3 Environmental Impacts 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.	**P7.3** Environmental Impacts 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 All roads are to be constructed to Australian Roads Standards as published by Austroads.	**P7.4** Road Construction 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.	
Acceptable Solution	**Performance Criteria**
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.	
Acceptable Solution	**Performance Criteria**
A7.7 The use and development does not require sewerage facilities.	**P7.7** Sewerage facilities must be designed, perform and be managed to: (a) Deliver an appropriate level of protection for human health and the environment; (b) Minimise odour nuisance to acceptable levels; (c) Minimise noise nuisance to acceptable levels; (d) Not rely on the soils for absorption of any contaminated wastes; and (e) Not cause landslip or erosion on the development site or other lands.
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.	
Acceptable Solution	**Performance Criteria**
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.	**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) Any increase in landslip or erosion hazard potential.

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.	
Acceptable Solution	**Performance Criteria**
A8.1 The use and development does not require car parking.	**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.
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 manoeuvring of vehicles.	
Acceptable Solution	**Performance Criteria**
A8.2 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 "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.	**P8.2** 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 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.	
Acceptable Solution	**Performance Criteria**
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 Wellington Park 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 Pinnacle.	
Acceptable Solution	**Performance Criteria**
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	
Objectives: (i) To ensure that all buildings are of a high architectural design standard. (ii) To ensure that buildings blend with the local environment and do not cause visual intrusion. (iii) To ensure lighting minimises impact on the local environment.	
Acceptable Solution	**Performance Criteria**
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 The design of buildings and structures is to take into account 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.	
Acceptable Solution	**Performance Criteria**
A10.1 There is no Acceptable Solution for this element.	**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 4 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.	
Acceptable Solution	**Performance Criteria**
A11.1 Noise from point sources must not exceed 50 dB(A) at any point within 50m of the source.	**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.

MAP S4

Pinnacle Specific Area

Amended October 2015

PART 5 – MANAGEMENT OF ACCESS AND INTERPRETATION

CHAPTER 9

ACCESS, TRACK RECREATIONAL USAGE AND TRACK MANAGEMENT

9.1 Introduction

A number of key points, such as Fern Tree, Tolosa Road (in Glenorchy) and Myrtle Forest, provide entry and access to Wellington Park. These entry points include visitor facilities such as toilets and picnic benches. Many other access points to the Park exist such as from Lenah Valley, Strickland Avenue, Mountain River and Lachlan, however generally do not have visitor facilities available other than car parking.

Apart from main road entry points, access is via unsealed fire trails or recreation tracks, suitable only for walking, mountain biking or recreational four-wheel driving (on permitted fire trails). Pinnacle Road is the only sealed road within the Park, and gives access from Hobart city to the Pinnacle and other destinations, and numerous recreation tracks; for this reason it carries almost all of the vehicular traffic within the Park. A number of points along Pinnacle Road offer spectacular views of Hobart and the Derwent Estuary, and thus the road supports one of the most popular activities conducted in the Park – that of sightseeing. Parking bays are provided at a number of points along the road, from where extensive long distance views can be obtained. Similarly spectacular views are afforded by the observation shelter, viewing platforms and boardwalk at the Pinnacle, where a car park catering for approximately 100 car spaces and bus parking is provided. The south-west boardwalk at the Pinnacle provides special needs access to a viewing platform and spectacular views. Special needs access around The Springs area is also possible and along sections of the Pipeline Track however the steep gradient and generally rough surface of most of the Park's tracks make such access very challenging.

The Park provides four-wheel driving opportunities by permit on designated fire trails, however trail bikes and other such forms of motorised recreational vehicles are prohibited. Horse riding is also allowed by permit on a number of suitable fire trails (refer Map 6). A substantial network of multiple-use tracks provide access for mountain bikes and walkers although the greatest density of tracks is in the eastern section of the Park, where access from the city is quicker, and half-day or day walks and rides are readily available. While mountain bikes are allowed on all fire trails (outside of the Restricted Area), and some walking tracks, a number of walking tracks are not considered suitable for such multiple-use and are limited to walkers only. Dog walking (on-lead only) is permitted on a number of the more easily accessible tracks and trails

within sections of the Recreation Zone in both the Hobart and Glenorchy management areas.

9.2 Context

Access to the Park and track management are inter related issues and are a high priority for the land managers. Maintaining Pinnacle Road, the fire trails, multiple and single-use tracks in good condition absorbs a substantial portion of agency time and resources. The various individual forms of access and activity in the Park raise their own issues and are discussed below, however two broader access issues have resulted in the preparation of specific strategies to guide the management response: management of snow and ice on Pinnacle Road; and sustainable transport to the Park. An additional issue of importance is bushfire management access however this is discussed separately in chapter 5 (section 5.2.1).

The determination of what forms 'sustainable transport' is ongoing and contentious, with regular community debate regarding the feasibility of a cable car or funicular railway, both as providing better access to the Park, and as being a tourist attraction in its own right. While it has been argued that such transport modes would improve access during winter conditions and for those with particular needs, it has also been argued that current access to the Park is not generally a problem and is appropriate to the natural setting of the Park.

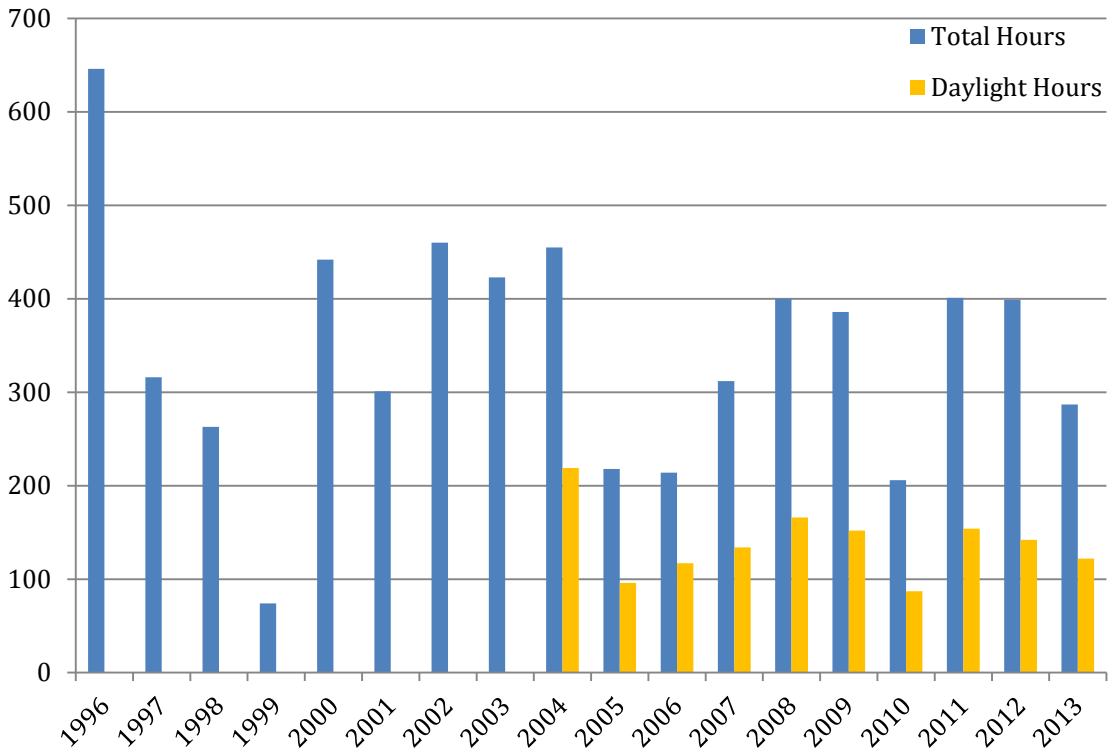
9.2.1 Pinnacle Road Snow Management Strategy

This Strategy was developed in 2003 in response to a desire to better manage access along Pinnacle Road for the considerable numbers of people who visit the Park after heavy snow falls. At peak times, traffic problems emerge along Pinnacle Road and at The Springs, extending to Huon Road in heavy snowfall events. Safe use of Pinnacle Road requires snow and/or ice to be cleared so that access can be maintained to the Pinnacle for the community, and for emergency services and maintenance of the telecommunications facilities. The strategy outlines traffic control measures and other management actions to ensure safe vehicle access to the Pinnacle, and aims to provide a workable compromise between the need to have the road open as quickly and safely as possible, and the desires of the community to access snow play areas and for skiing. The increasingly sporadic nature of snow falls makes it difficult to plan for dedicated snow recreation areas, however the strategy recommends the retention of snow on Pinnacle Road where possible for limited periods.

The variable nature of road closures is reflected in Figure 1 which highlights the total hours that Pinnacle Road has been closed due to snow and ice conditions since 1996 and the actual daylight hours of road closure.

Since commencing recording daylight hours (8am – 5pm) of closure in 2004, the average daylight closure (to 30 June 2013) is 140 hours per annum, although there is significant variability over the years. Some of this variability may be to improved snow clearing equipment in place since 2008.

Figure 1 – Pinnacle Road Closures due to Snow and/or Ice (1996 - 2013)



9.2.2 Sustainable Transport System

The Trust endorsed a Sustainable Transport System (STS) in December 2009. This followed a review (carried out in conjunction with the Hobart City Council) of potential sustainable transport options, including consideration of community submissions on the issue. The aim was to develop a system, based upon internationally recognised criteria (Centre for Sustainable Transportation (Canada)), that incorporates a range of transportation modes and provided for year round access to the Mountain for all of the community within the environmental and social constraints of the Park.

Community submissions indicated:

- Strong support for year-round access, with improved access during snow events. Some submissions however noted that it is unreasonable for the community to expect to access the Mountain at all times.
- Strong support for an alternative access mode, the most frequently mentioned being a shuttle-bus (generally mini-bus) service, followed by a cable car.

- Significant support for maintaining the status quo, including the use of private vehicles and bicycles.
- Some support for a rail-based approach, utilising the road corridor.

The STS endorsed by the Trust supports the following modes of transport for the Park:

Primary Modes

- Individual access by private car.
- A shuttle-bus service provided by licensed private operators.
- Walking.

Secondary Modes (Complementary To The Primary Modes)

- Bike riding.
- Other private operators and services e.g. taxi services operating from outside of the Park.

The STS also provided for the consideration of other possible modes outside of those listed ('Potential Modes'). Such modes could be considered where they:

- complement an existing mode to enhance the overall transport system, or provide a suitable replacement.
- meet the needs of the community and visitors to the Park, the sustainable transport criteria in the STS, and the vision, management policies and objectives of the Trust and the planning framework.

9.2.3 Potential Transport Modes

Discussion about other modes of transport that can also be tourist attractions in their own right has been ongoing since before the Park was established, and generates considerable controversy within the community. The most commonly suggested form of transport is a cable car, although light rail e.g. a funicular railway, is also regularly suggested. The STS considered these modes in only a very preliminary way as limited technical and financial details relating to any specific proposals were available.

The development of alternative transport proposals has been limited by the prohibition on commercial development at the Pinnacle. Commercial activities are seen as necessary to supplement the viability of such transport, and to enhance the Pinnacle as a visitor destination. It has been argued that the prohibition has prevented the consideration of such proposals against the relevant assessment criteria, and consequently prevented any proponent from demonstrating that a well-designed, environmentally and visually sensitive public transport mode could be constructed and bring many benefits to the Park, including better year-round public access (particularly during winter closures of Pinnacle Road), less carbon emissions and a potential boost in revenue to the Park.

While recognising The Springs Specific Area as the preferred area for a visitor centre and associated services and activities, the management objectives in this Management Plan for the Pinnacle Specific Area include to 'provide for a range of day-use tourism and recreational opportunities based on sightseeing, scenic tourism and appreciation of the alpine environment' (refer chapter 3). The Trust also acknowledges that, despite the adoption of the STS, the ongoing community debate as to the appropriate access modes will continue.

This Management Plan provides for consideration of commercial use and development within both of The Springs and Pinnacle specific areas, including transport options and food services (refer chapter 8). As with all proposals throughout the Park, both landlord consent and the consent of the Trust is required before an application for a *LUPAA* permit can be lodged with the relevant Planning Authority. Once submitted, proposals will be assessed by Planning Authority as outlined in chapters 8, 8A and 8B (where relevant).

9.3 Managing Access

9.3.1 Motorised Vehicle Access

Pinnacle Road access

Despite the critical role that Pinnacle Road and Pillinger Drive play in providing access to Wellington Park for both local and interstate visitors, the cost of management and maintenance of these roads rest solely with Hobart City Council. Due to the construction techniques used in the 1930s, Pinnacle Road requires frequent maintenance. A comprehensive resurfacing of the road pavement is scheduled during the life of this Management Plan.

Vehicle usage data for Pinnacle Road shows week-end use being significantly greater than mid-week, and winter months (6000 vehicles per month) averaging greater use than the summer months (2500 vehicles), reflecting the popularity of Mount Wellington during snow events (data based on traffic counts conducted by Hobart City Council). Traffic counts have not yet been consistently gathered for long periods to enable identification of long-term trends in the traffic volumes.

The Trust's research suggests community support for a fee for vehicle access to the Park via Pinnacle Road, particularly if an alternative transport option were to be provided e.g. a shuttle-bus service.

Vehicle access during snow/ice events

This issue is covered in more detail in section 9.2.1. Access is managed in accordance with the Pinnacle Road Snow Management Strategy. Road closures are communicated to local media and commercial operators utilising the Park, and via both the Hobart City

Council and Wellington Park websites. Electronic signs along Huon Road and Pillinger Drive also notify prospective visitors of the extent of road closures.

Four-wheel drive access

Recreational four-wheel driving is allowed on designated fire trails via permit (administered by the Parks and Wildlife Service). Access is as shown on Map 6, including the all-day journey along the East West Trail to Jefferys Track, Lachlan and Crabtree, or to Judbury via the White Timber Trail. Permits are not issued during wetter periods to minimise impacts to trails.

The Trust has no control over access to the portions of Jefferys Track and White Timber Trail that are within the Park. Repairs to Jefferys Track within and outside the Park were carried out in 2009 and some sections remain in reasonable condition however the sections outside of the Park are again severely degraded. Control measures to prevent illegal access into high conservation button grass in the west of the Park (near Jefferys Track) have been successful.

Unauthorised vehicle access

Unregistered trail bikes and quad-bike are prohibited in the Park due to their intrusive noise and ability to access vulnerable areas of the Park. The Trust's research indicates overwhelming support for this prohibition, and regulating unauthorised vehicle access continues to be a focus of the Trust's Regulations Awareness Program. Registered recreational vehicles, including trail bikes are allowed along Jefferys Track and on Pinnacle Road.

Helicopter access

Under the Regulations, helicopter landings must be authorised by permit except for emergency purposes. Permits have been provided for training activities, commercial filming and Park management activities. Applications for landings are assessed in relation to impacts upon the Park's values and visitor amenity. The Trust's research indicates community disapproval for commercial tourism-based landing operations.

9.3.2 Non-Motorised Track Recreational Usage

Walking

Within the Park, there is an extensive network of walking tracks and fire trails which cater for the needs of large numbers of people with different recreational interests, skills and experience. The higher altitude, untracked areas of the Park, where vegetation cover is more open, allows for walkers to take individual routes to their destination. Some routes have been marked to encourage walkers to avoid areas with sensitive vegetation and soils. Among the many visitors are members of walking clubs who regularly organise walks within the Park.

The extensive track network not only has significant recreational value but many tracks also have significant heritage value. The Pipeline Track is listed on the State's Heritage

Register, and all but two walking tracks on Mount Wellington predate 1935, with the first purpose-built walking track in Australia being constructed in the Park in 1845. Thus, track management must balance use and maintenance of the track system with protection of the identified heritage values.

Track management is guided by the Walking Track Strategy (2003). The strategy includes a track classification system and identifies individual track development and maintenance requirements. The strategy provides a basis for a flexible approach to track planning, and outlines the range of potential walking experiences and opportunities. The major new track constructed in the Park in recent years is the North-South Multiple-use Track, built to allow access for mountain bikers and walkers across the eastern face of the Mount Wellington. While exploring opportunities for multiple-use of existing and new tracks, the Trust recognises the need to protect some tracks for walking use only.

Mountain biking and cycling

The Park continues to attract large numbers of mountain bikers looking for both the excitement and isolation of riding in a natural area. Management of mountain bike access is guided by the Wellington Park Bike Strategy (2005), which provides for multiple forms of bike riding to be available within the Park including the opportunities provided by the Glenorchy Mountain Bike Park. The strategy defines the permitted levels of access to tracks and trails, and identifies links to other natural areas within the Hobart-Glenorchy area. The strategy also outlines a Bike Riders' Code of Conduct, which has been incorporated into signs in the Park and the Wellington Park Bike Map.

Bikes are permitted access to the Pipeline Track, providing an easy riding opportunity for all ages and abilities. A more challenging ride is the North-south Multiple-use Track, a 10.5 km long track linking The Springs to the Glenorchy Bike Park. Since its completion the track has received considerable praise from mountain bike enthusiasts and provides a link to the Glenorchy Mountain Bike Park. The demand for more of the existing walking tracks within the Park to be available for multiple-use has increased significantly as mountain biking has grown in popularity, however there remain significant issues in terms of risk management and impact upon Park values. The default position for existing walking tracks is that they will remain for that use only unless the Trust is satisfied as to their capacity for multiple-use and they provide substantial benefit from becoming multiple-use. Any new tracks will however be considered for multiple-use at the planning stage.

Greater Hobart Mountain Bike Master Plan (2011)

Recognising the growth in demand for more mountain biking facilities in both the Park and the wider Hobart metropolitan area, the Trust facilitated the preparation of the Greater Hobart Mountain Bike Master Plan, released in late 2011. The plan was part of a regional project involving Cycling South, State Government (through Sport and Recreation Tasmania), and the municipal councils of Clarence, Glenorchy, Hobart and Kingborough. The plan seeks to provide an effective regional trail network, with

Wellington Park recognised as an essential element in the network, given its altitude, varied terrain and spectacular scenery.

The master plan identified some 60 priority trails for the network, with almost half of these trails in Wellington Park. Within the Park, recommends priorities for links between existing trails, new trails and specific down-hill trails. It suggests that a significant number of existing walking tracks be investigated as to their suitability for multiple-use, subject to the consideration of technical, environmental and safety issues, including effects on existing track use.

The Trust has endorsed the master plan, and incorporated the relevant sections into the Wellington Park Bike Strategy. This allows for the further investigation and consideration of the recommendations of in the master plan.

Cycling

Cycling continues to be a popular activity in the Park with the Pipeline Track allowing for access by ordinary bicycles. Cycling on Pinnacle Road continues as an individual or group activity, along with the commercial down-hill venture and other events. While signs and road surface improvements can assist in improving the cycling experience the gradient and narrow winding nature of Pinnacle Road means cycling on the road will always need to be conducted with care.

Horse Riding access

Horse riding is permitted in the Park designated trails including the East West Trail and sections of the Tasmanian Trail (refer Map 6). Access is by permit only (except for the Tasmanian Trail), and riders are encouraged to consider the remoteness of the area and rough nature of the trails before riding in the Park. The provision of suitable float parking areas continues to be an issue for horse riders, with few locations available near the Park with suitable float access. One possible option exists in the Collinsvale area, utilising a link from Collinsvale recreation ground via the Nelson Road trail (currently overgrown and passing through private land) (Glenorchy City Council, 2008).

Multi-Day Recreation Track

The Park offers an opportunity for a multiple-use recreation link between Hobart and the south-west of the State, via a multi-day track utilising existing tracks and fire trails through the Park and other conservation reserves, and forestry and Crown land, including sections of the Tasmanian Trail. This could include links to Judbury, and to Maydena and Mount Field in the north. The Trust is facilitating a feasibility study of such a link, to explore issues relating to the potential route, required infrastructure, market and cost of the concept. Any facilities would need to be located appropriately to minimise impact on Park values.

Dog exercising

Dogs are permitted on-lead on tracks and trails in sections of the Recreation Zones in the Hobart and Glenorchy management areas. This includes the area below Pinnacle Road

from below The Springs to Big Bend, and the trails immediately above Tolosa Park in Glenorchy. Dogs are also permitted on-lead on Radfords Track (linking Fern Tree to The Springs), and Jefferys Track and White Timber Trail (in the western area of the Park). Within the designated area, dog exercising is prohibited on the Silver Falls Track (to reduce potential contamination of drinking water quality) and the North-south Multiple-use Track (Shoobridge Bend – Old Hobartians Track, to reduce potential conflict with bike riders). There are no off-lead exercising areas within the Park, given the expense of providing enclosed off-lead areas and the potential impact uncontrolled access on native fauna. Off-lead exercise areas exist in close proximity to the Park in Knocklofty Reserve.

Skiing

Snow cover in the Park is considered to be too unreliable and generally unsuitable for downhill skiing (owing to insubstantial, quick melting, infrequent and unpredictable snow falls), however cross country skiing is popular when snow cover permits. Access to the open alpine areas is usually by the Pinnacle Road. Skiing is also undertaken on Pinnacle Road itself however, as noted above, snow is cleared from the road to allow for community and maintenance access to the Pinnacle during snow events.

Other users

While there are no specially developed nature/history trails within the Park, the area is recognised as a very accessible outdoor learning environment for schools, scout and similar groups, adult education, University of Tasmania and special interest groups. Such use of the Park is encouraged and promoted by the Trust and the land management agencies via initiatives such as the Hobart City Council's Bush Adventures Program.

9.4 Key Desired Outcomes

- The promotion of opportunities for all people, including those with special needs, to visit and enjoy the Park safely, consistent with the protection of Park values;
- Park values protected by concentrating and limiting developed access, arrival points, and internal routes to designated locations and corridors;
- Access to, and within, the Park directed and developed, appropriate to the objectives of the management zone in which it occurs; and
- Adequate access proportionate to the scale of an emergency is maintained for emergency services.

9.5 Policy/Actions

9.5.1 Recreation Tracks

1. Prepare a Recreation Strategy as a component of an overall visitation strategy, that provides for the promotion of the range of visitation and recreation opportunities and experiences within the Park, including bush and recreation walking, bike and horse riding, and other recreation pursuits. The strategy should identify: the inter-relationship between the differing uses; the constraints and limitations in achieving the identified opportunities; and make recommendations regarding recreation opportunities that the Trust should pursue, including interpretation of the historic nature of the existing track network. The strategy should recognise and work with the existing individual use-based strategies and provide an overarching framework for them.

2. Within any recreation strategy, walking track strategy or bike strategy, guide the management and use of all approved tracks by detailing the condition, suitability for single or multiple-use, and required standards for track construction, trail head facilities, signs and maintenance.

3. Subject to the preparation of a Recreation Strategy for the Park, continue to implement the Wellington Park Mountain Bike Strategy (2005, as amended to include the relevant sections of the Greater Hobart Mountain Bike Master Plan (2011)) and Wellington Park Walking Track Strategy (2003) and any subsequent review of those strategies endorsed by the Trust.

4. Permit the use of bicycles as defined in the *Road Rules 2009* (Tas) on formed roads and fire trails open to the public, and walking and/or bike tracks nominated in a recreation or bike strategy. Investigation of bike access to existing walking tracks will be as recommended in the Wellington Park Mountain Bike Strategy (2005), and include consideration of environmental and cultural impacts and issues, and public safety, with proposed mitigation strategies and subsequent works to be approved by the Trust prior to implementation.

5. Give priority to upgrading and maintaining tracks which are creating local environmental degradation, to the appropriate standard as outlined in the walking track strategy and bike strategy.

6. Tracks and routes may be established in the Remote Zone if provided for in a recreation strategy, walking strategy or a Trust approved feasibility study, prepared in accordance with this Management Plan. If monitoring indicates the need, the approved routes may be upgraded by minimal surfacing and drainage for environmental or cultural values protection purposes only.

7. Promote the adoption of minimal impact and safe recreational practices within the Park.

8. As part of a recreation strategy prepared in accordance with this Management Plan, investigate the introduction of a visitor register system for high use points of departure, particularly for multi-day activities.

9. Any multi-day recreation track proposal will require a feasibility study to be conducted prior to any proposal being submitted for approval. The scope of the feasibility study will need to be endorsed by the Trust prior to its commencement. Facilities would need to be located appropriately to minimise impact on Park values.

10. Prior to the construction of any new recreation tracks, or the realignment of existing tracks, a survey of the proposed alignment will be required to ensure protection of water supply values (refer chapter 6) including - in the Drinking Water Catchment Zone – a water quality risk assessment, determine disease risk, erosion risk, habitat and species significance, and heritage significance and potential impacts to cultural heritage values along the proposed route. Proposals will be assessed in accordance with the PAA process provided in this Management Plan.

11. Monitor the impacts of recreation track users within the Park on a regular basis. Specific attention should be given to minimising the risk of exotic species spreading along trails, erosion and impacts on water quality. Use may need to be prohibited, modified, or the standard of tracks improved where required to achieve acceptable standards of use.

12. Upgrade map and brochure information about recreation tracks in the Park, and identify distribution mechanisms. Tracks that have been closed and are undergoing rehabilitation will be deleted from future editions of maps and other promotional material.

13. Install Park signs and recreation information at all existing car parks leading to recreation tracks and/or fire trails. Track signs shall use interpretive symbols recommended by the relevant accepted national standard e.g. Australian Walking Track Grading.

14. Continue to provide information, education and publicity to create a better awareness of opportunities and restrictions relating to recreation tracks, particularly in situations of multiple-use.

15. Investigate opportunities for events and other activities that promote increased walking access to the Park.

9.5.2 Roads and vehicular tracks

1. Co-operate with and encourage the relevant authorities to ensure the Pinnacle Road access and its feeder routes present an appropriate image and experience as the major arrival route to the Park.

2. Environmental and cultural heritage constraints, including visual impact, will be considered in planning new vehicular access and the upgrade or maintenance of existing roads and tracks.

3. Allow continued use, at the discretion of the Trust and administered by the Parks and Wildlife Service, of the following fire trails by recreational four-wheel drive vehicles using the existing permit system (which includes group permit and guidelines) (refer Map 6):

    - East West Trail;
    - Montrose Trail;
    - Collins Cap Trail (subject to the continued agreement of the adjoining landowner over the section of trail on their property); and
    - Ringwood Trail (subject to the continued agreement of the adjoining landowner over the section of trail on their property).

4. Allow continued use (without permit) of:

    - White Timber Trail (from Jefferys Track to White Timber Mountain along the southern boundary of the Park); and
    - Jefferys Track.

5. Vehicular access on trails within the Park other than those listed above, and excepting public roads, will be limited to Trust-approved training exercises, educational activities, scientific research, commercial activities, and management purposes only.

6. In addition to the requirements of this Management Plan, access by permit for four-wheel drive vehicles will be subject to weather and track conditions. Monitor the impacts of four-wheel drive vehicles within the Park on a regular basis. Specific attention should be given to the introduction of exotic species along trails, erosion, impacts on water quality and impacts on other Park visitors. Use may need to be prohibited, modified, or the standard of tracks improved where required to achieve acceptable standards of use.

7. In consultation with recognised recreational vehicle groups and consistent with the Policy for the Use of Recreational Vehicles on State-Owned Lands (IWGRV 2004), the number of four-wheel drive vehicles per day and per year may be limited.

8. Seek assistance from recreational vehicle clubs to maintain trails used by recreational vehicles.

9. Prohibit unregistered motorised recreational vehicles, including trail bikes and quad-bikes, within the Park and provide appropriate regulatory controls via the Regulations.

10. Registered motorised recreational vehicles will only be permitted within the Park on the Pinnacle Road (unless closed by barrier), Jefferys Track and White Timber Trail (from Jefferys track to White Timber Mountain along the southern boundary of the Park).

11. Manage trails designated as fire trails for bushfire management purposes in accordance with the endorsed Wellington Park Fire Management Strategy.

12. Improve the safety of laybys and bends along Pinnacle Road through appropriate line marking.

13. Investigate options for improving surfacing, signing and marking of Pinnacle Road to cater for recreational road cycling.

14. Continue to monitor, review and implement the Pinnacle Road Snow Management Strategy (2003) (refer section 9.2.1) and associated traffic control plan for Pinnacle Road, Pillinger Drive, Huon Road and Bracken Lane after/during heavy snowfalls when high vehicle numbers are expected.

9.5.3 Horse Trails

1. Horse riding is allowed (without permit) on the Tasmanian Trail (Jefferys Track and White Timber Trail (refer Map 6).

2. At the discretion of the Trust, allow horse riding access by permit in accordance with an established permit system (which includes group permits and guidelines) administered by the Parks and Wildlife Service, to the following fire trails (subject to the noted constraints) or to trails endorsed for horse riding access under a recreation strategy prepared in accordance with this Management Plan:

    - East West Trail;
    - Chapel Fire Trail;
    - Collins Cap Trail;
    - Ringwood Trail (subject to the continued agreement of the adjoining landowner over the section of trail on their property);
    - Montrose Trail;
    - Mountain River Trail (subject to the trail being upgraded);
    - Betts Hill Trail (subject to obtaining land owner consent, from Andersons Road to the saddle of Cathedral Rock and Betts Hill) and the Cathedral Rock Track to the boundary of the Park (limited to the old fire trail alignment, and not including the section of walking track to Betts Road); and
    - Nelson Road Trail (subject to obtaining land owner agreement, and reopening the track).

3. Continue to support the use of Jefferys Track and White Timber Trail as a route for the Tasmanian Trail through Wellington Park (refer Map 6).

4. In addition to the requirements of this Management Plan, access by permit for horses will be subject to weather and track conditions. Monitor the environmental and social impacts of horse riding and regulate as necessary to achieve acceptable standards of use. Specific attention should be given to the introduction of exotic species along trails, erosion, impacts on water quality and the potential for conflict with participants in other recreational activities.

5. Seek contributions from the Australian Trail Horseriders Association and other horse riding clubs to the maintenance of permitted trails.

9.5.4 Dog Exercising Trails

1. All dogs in the Park must be restrained on a lead and, in accordance with the *Regulations*, all dog faecal matter must be removed from the Park.

2. Unless otherwise signposted or notified, and subject to the prohibitions listed in section 9.5.4.3, exercising of dogs is allowed on, and limited to, walking tracks and roads and vehicular tracks:

    - In the Recreation Zone (Hobart) (only below Pinnacle Road from The Springs to Big Bend);
    - In the Recreation Zone (Glenorchy);
    - In The Springs Specific Area (only to access the signed dog walking tracks); and on
    - Radfords Track;
    - Jefferys Track; and
    - White Timber Trail (from Jefferys Track to White Timber Mountain along the southern boundary of the Park.

3. Prohibit dogs from the Silver Falls Track, Lost World Track and the North-South Track (Shoobridge Bend – Old Hobartians Track), and in picnic and visitor areas within the Park, other than on, or for approved access to, trails and tracks allowed for dog exercising.

4. Except if confined within vehicles, do not permit dogs in the Pinnacle Specific Area. Promote awareness of the risks of leaving dogs in vehicles during warm conditions.

5. Continue to monitor the environmental impact of dog exercising and conflicts with other visitors via anecdotal and offence reports from the Park Ranger, and modify restrictions as necessary to achieve the objectives of the Management Plan.

9.5.5 Access Arrangements

1. Ensure that existing access licence agreements with individual land owners for all required recreation and/or management access points to the Park are maintained, and required agreements negotiated, including:

    - Unnamed trail (commencing at White Timber Road);
    - Andersons Road;
    - Mt Hull;
    - Betts Road;
    - Ringwood Road;
    - Mountain River Trail;
    - Moss Beds (to the isolated private lot within the Park);
    - Collins Cap Fire Trail;
    - Bracken Lane Fire Trail;
    - Lower Sawmill Track;
    - Main Fire Trail;
    - Priest Fire Trail;
    - Jackson Fire Trail;
    - Fire trail W19;
    - Snake Plains Track;
    - Old Montagu Fire Trail; and
    - The access route from Jefferys Track through the park to lot 236793/1.

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0 2 4

kilometres

Contour interval 50 metres

Vehicle and Horseriding Access

- Sealed public road
- Unrestricted 4WD and horseriding access (Tasmanian Trail)
- 4WD and horseriding access by permit
- 4WD and horseriding access by permit and with formal agreement of landowners
- Horseriding access by permit
- Horseriding access by permit and with formal agreement of landowners

MAP 6

Vehicle and Horse Rider Access

CHAPTER 10

INTERPRETING THE PARK

10.1 Introduction

The Trust recognises the need to ensure that the quality of the visitor experience is maintained and where possible extended through interpretation and education about the values of the Park.

The primary reason for interpretation is to enhance the visitor experience and to provide educational opportunities by:

- informing and educating visitors, and stimulating an awareness, curiosity and appreciation of the Park's values;
- identifying the potential impacts associated with visitor use of the Park and how impacts may be minimised;
- making visitors aware of the purpose of various management activities; and
- identifying risks to visitor safety.

Interpretation and education about the Park takes many forms, including: interpretation facilities; visitor guide-books; maps, pamphlets and tour guides; and staff contact. Interpretation also includes the use of signs to inform visitors as to allowable and prohibited activities, and provide directional and warning information. Increasingly interpretation is also provided digitally, via the Trust's website. The website contains a significant amount of information about Park values and management, things to do in the Park, and links to other publications.

10.2 Context

While an Interpretation Strategy for The Springs has been developed, there is no Park-wide Interpretation Strategy, to guide and ensure consistency across the various land management tenures. The Springs strategy does however provide a thematic guide to interpretation that is applicable throughout the Park.

Research on various aspects of the Park has occurred over many years, conducted by academics, university students and consultants, or those with a particular interest in or passion for the Park. Examples of specific expert research include: the effectiveness and

environmental impact of anti-icing chemicals (to reduce ice formation on Pinnacle Road); the distribution of frog chytrid fungus in waterholes and wetland areas; the inter-relating cultural landscape studies (refer chapter 5 (section 5.3.3)); and the historic tracks and huts study.

Thus, while a wide range of material about the Park is available, it is a difficult task effectively collate and provide access to the information. It is also difficult to compare the various research results over time given variations in survey methodology and the nature of questions, and the depth of analysis, and thus much of the research is of limited usefulness in terms of Park management. This is understandable given that the research conducted was not necessarily aimed at assisting with Park management, but often for academic research purposes or for a specific task, but it would be worthwhile to work towards developing research projects that can achieve both purposes.

The Interpretation Strategy prepared for The Springs indicated that a thematic approach to interpretation delivery provided the best experiences for Park visitors. The strategy was based upon the development of a visitor centre at The Springs however sought to deliver experiences beyond the centre itself, utilising the Park's natural and cultural assets, including through the use of community volunteers with strong associations with the Park.

10.2.1 Current Situation

Park Information for Visitors

A significant amount of information about the Park is now available in both hard copy format and on the Trust's website. The website receives considerable use, with 67 540 page visits in 2011 (up from 43 593 page visits in 2010). The Trust has continued to develop thematic information and interpretation, including the production of pamphlets and short publications available on the website or in hard copy from a variety of locations, including Service Tasmania, the Visitor Information Centre in Davey Street Hobart, and from the shop and the tavern at Fern Tree. The information includes:

- Various maps outlining opportunities for recreation access, and any restrictions on public access;
- Information sheets relating to general Park use and access (bush walking, dog walking, horse riding, snow management, and advice to Park neighbours); and
- Documents and reports relating to a range of management issues, including historical and landscape studies e.g. Wellington Park Papers.

The Trust also seeks to promote the Park and inform the community via the Regulations Awareness Programme (facilitated by the Trust's Ranger) and community programmes implemented by land management agencies e.g. Bushland Adventures Programme (Hobart City Council).

Visitor information, including interpretation signs, is mainly located at the Pinnacle and Springs. The development of a visitor centre at The Springs would provide a major opportunity for further interpretation and greater educational opportunities for a wide range of visitors and user groups. Other signs such as directional signs and regulatory signs are found at many of the entry points and along all of the tracks in the Park. Sign size and style is guided by the Wellington Park Sign Manual (2000; revised 2005).

Information about Visitors

An audit carried out by the Trust of known visitor research has highlighted the need to coordinate further visitor research to focus on the collection of broad data on all Park users, including visitor numbers, experiences and behaviour (refer Hardy 2010). It is noted that the numerous visitation studies and surveys have been conducted on an ad hoc basis and usually specific to a particular project, and thus it is difficult to collate and compare data. It is recommended that future research be co-ordinated via a research committee and implemented according to priority.

Research about the Park

The Trust has developed a list of potential research topics of value for Park management purposes, with the intention of working co-operatively with the University of Tasmania, Tasmanian Museum and Art Gallery, and other partners. The research priorities focus on five areas:

- Conservation and environmental condition;
- Cultural values;
- Tourism and recreation;
- Information management; and
- Management planning.

Potential projects have been identified under these headings and efforts continue to develop specific research topics of interest to both the Trust and its partner agencies.

10.3 Key Desired Outcomes

- The ongoing safety of Park visitors;
- An informed and inspired community which understands the diversity and quality of the Park's values;
- Enhancement of the visitor experience through an appreciation of the Park's values;
- Increase in visitor knowledge and awareness resulting in adoption of safe and minimal impact practices; and

- a better community and visitor understanding of management policies and practices that are aimed at conserving the values of the Park.

10.4 Policy/Actions

1. Build on the existing Springs Interpretation Strategy to develop a Park-wide Interpretation Strategy. This should involve:

    - formulation of a coordinated approach to the development of interpretive themes, and sites and methodologies for interpretation;
    - the investigation of 'study' trails e.g. at The Springs, Myrtle Forest, and along nominated walking tracks;
    - identification of risks to persons visiting the Park and appropriate warning signs;
    - the development of brochures and other publications to support interpretation sites, walks etc; and
    - training of staff and commercial operators in information presentation and visitor liaison skills.

2. The strategy should be developed with a focus on:

    - liaison with the Park's land management agencies as well as the Office of Sport and Recreation, and Forestry Tasmania to ensure coordination of approach;
    - ensuring that site interpretation does not place at risk fragile features of the Park that are prone to damage by visitor access; and
    - ensuring all interpretation of historic heritage conforms with the *Burra Charter* (Australia ICOMOS, 1999).

3. Continue to require commercial operators to provide information and services that are consistent with the management objectives for the Park.

4. In association with land management agencies, continue to employ seasonal interpretation staff to enhance visitor understanding of the Park.

5. Update the Wellington Park Sign Manual. In particular ensure consistency with statutory emergency and hazard signs, and review the sizing of regulatory logos. Track signs shall use interpretive symbols recommended by the relevant accepted national standard e.g. Australian Walking Track Grading.

6. Continue to ensure the Park's corporate image and logo is utilised on all revised and new maps, books, signs, brochures, educational materials, and facilities, to ensure a consistent and accurate approach to the presentation of information, including the

Park's sensitive sites and the potential impact of visitor use.

7. Promote the Park as a nature study learning area for education and special interest groups. Investigate provision of interim basic outdoor learning facilities at The Springs as a centre for school and other groups (both for the Tasmanian community and visiting groups) until a permanent centre is established.

8. Implement the recommendations of the Wellington Park Visitor Research and Monitoring Program: Visitor Research Audit (2010), including:

    - the establishment of a research steering committee, including land managers and staff from the University of Tasmania;
    - the prioritisation of research projects and the commitment of suitably trained personnel to high priority projects to ensure a high quality base, upon which future projects may be built;
    - a focus on collecting data whose demographic information correlates with the Tasmania Visitor Survey or surveys conducted by the Australian Bureau of Statistics, including, in the short term, projects that collect broad data on the experiences, behaviour and expectations of all Park visitors;

9. Continue liaison with the University of Tasmania to develop research topics of interest to the University, that will also aid in the long term management of the Park. Investigate co-operative research partnerships with other agencies and entities, including the Tasmanian Museum and Art Gallery.

10. Develop guidelines outlining terms, conditions and parameters for research carried out in the Park, for use by both the Trust and its research partners. Issues to be covered include:

    - an agreed list of project priorities;
    - the extent of control by over the topic and type of research conducted;
    - the level of anticipated Trust resources and involvement; and
    - timeframes.

11. Ensure that all infrastructure related to interpretation is sympathetic to the values being interpreted and conforms to the Design and Infrastructure Manual, where relevant.

12. Continue liaison with Councils and the Department of Infrastructure, Energy and Resources to ensure road approaches to the Park have clear, coordinated direction signs.

13. Continue to inform visitors of necessary safety considerations and minimal impact practices throughout the Park, and particularly within the Drinking Water Catchment Zone.

PART 6 – MONITORING AND ADAPTIVE MANAGEMENT

CHAPTER 11

MONITORING, EVALUATION AND ADAPTIVE MANAGEMENT

11.1 Introduction

The need to gain a better understanding of the condition and ongoing sustainability of protected areas such as national parks, nature reserves, and world heritage wilderness areas has become a focus of concern for park managers, conservation organisations and governments. As a result of this focus, interest has grown in 'ways in which we can monitor and evaluate the effectiveness of protected areas and apply the findings to progressively improve on-going management' (Hocking, 2000).

11.1.1 Monitoring and Evaluation

Monitoring and Evaluation are related, but different, activities. Monitoring is 'the process of repeated observation, for specified purposes, of one or more elements of the environment, according to prearranged schedules in space and time and using comparable data collection methods' (Hocking, 2000).

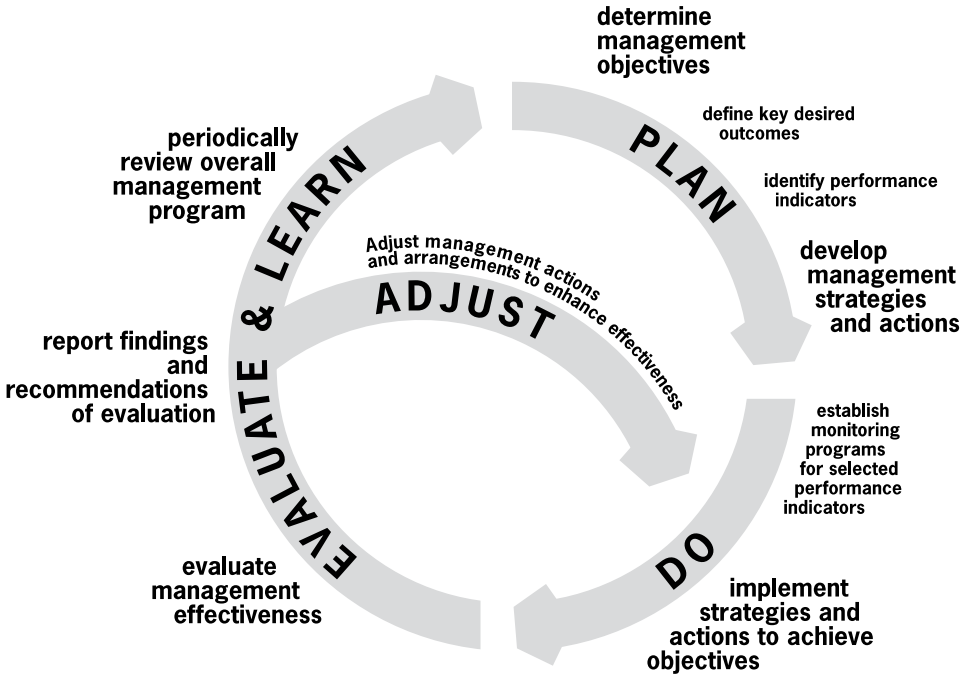
Evaluation is 'the judgment or assessment of achievement against some predetermined criteria (usually a set of standards or objectives)' (Hocking, 2000).

Monitoring provides the information that is evaluated, and allows park managers to assess change in environmental parameters over time. Monitoring includes examination of the activities and processes of management as well as examining the physical and social attributes of the designated area.

11.1.2 Adaptive Management

Monitoring and Evaluation together can give a better understanding of how effectively management is working and whether the declared objectives for managing the Park are being achieved. It allows for a review of management actions and subsequently altered. This circular process is known as Adaptive Management (refer Figure 2), and allows 'information from past management activities to be fed back into and improve the way management is conducted in future' (Hocking, 2000). It is particularly appropriate for natural areas as it recognises the dynamic and changing nature of natural areas, and for the need to review and respond to those changes.

Figure 2 - The Adaptive Management Process
(Parks and Wildlife Service, 1999)



11.2 Context

Data relating to a range of issues in the Park has been collected over the years, usually in relation to specific projects. Such projects have included: floral diversity in 30 plots of alpine vegetation (undertaken by the University of Tasmania); recreational impacts from track use; and assessing the level of Chytrid fungus in the Park's frog population at 15 waterhole sites (undertaken as part of the upgrade of some fire trails and small storage areas for bushfire management purposes).

While the data has been valuable to the immediate project or task, and has been of assistance to Park managers, it lacks a systematic focus and has not focused on information that assists in assessing the success of management activities. Also, ongoing monitoring (where the data is gathered across a number of years and then evaluated to establish cause and effect in relation to changes occurring in the Park) has not been a part of most projects. The need for improved monitoring and feedback systems was emphasised by the independent review of the Trust's management framework conducted by Parks Forum (refer Parks Forum, 2011).

Utilising an Adaptive Management process that asks key questions, monitors condition of key identified values, assesses whether defined outcomes are being achieved, and identifies areas needing change in focus or management, is seen as the best practice approach for management of the Park for the future.

Implementation of an Adaptive Management approach requires identification of the core elements to be monitored, the collection of baseline data and an ongoing commitment from all Park land managers both to conducting the monitoring and sharing the data. It also requires resourcing to establish efficient monitoring, and ongoing analysis and reporting of the findings. It is noted that monitoring processes should be extended to commercial operators using the Park for recreation and other licensed activities.

Current Situation
As noted, research and monitoring currently does occur in various ways in the Park:

- Formal maintenance assessments of recreation tracks, leading to works programmes;
- User counters placed on a selection of recreation tracks, reinforced by targeted user surveys, to gain an understanding of use, track performance and user satisfaction;
- Impact studies of particular uses on selected walking tracks, resulting in a recommendations for future track design and maintenance;
- Surveys of users in water catchment areas to test knowledge and understanding of water catchment issues;
- The condition of flora and fauna in the Park, either in relation to research or works projects ;
- Community surveys to understand community views on the social value of the Park; and
- A suite of landscape studies producing important information regarding the historic landscape values of the Park, and the identification of the Park's visual landscape sensitivity.

Thus, while research continues to gather data, the individual nature and diversity of the data make comparative analyses difficult. It is also difficult to get a sense of what is changing over time, what is causing those changes, and how successful the various management activities are or where improvement can occur.

11.3 Improving Monitoring and Evaluation Processes

11.3.1 What to Monitor

Deciding on what to monitor is an important part of developing a monitoring program. A good starting point is the elements that are a fundamental part of the values for which the Park has been created, followed by identification of the outcomes that achieve the protection of that value. These outcomes are called Key Desired Outcomes (KDO), and these have been described in each of the chapters of this Management Plan.

To achieve the relevant KDO, a number of strategies and actions are recommended throughout the Management Plan. The measurement and analysis of these strategies and actions indicate whether they are being implemented effectively. One method of doing this is to develop a series of measurable indicators that help to illustrate if an action or strategy has been effective; these are called Key Performance Indicators (KPI).

A case study relating to the protection of the Park's water catchment areas is provided below (refer section 11.3.6). The study highlights that achieving the KDO is a good indication that effective management (in relation that issue) is occurring. The Management Plan sets the relevant strategy of a 'Restricted Areas Overlay' to ensure that intake areas are protected from visitation. Specific actions support this strategy e.g. that on-ground signs are erected to inform users of the restrictions. The relevant KPI relates to the ultimate quality of the water, specifically whether turbidity levels should meet the requisite target. This result is then regularly monitored to determine whether the management KDO is being achieved.

11.3.2 Developing Criteria for Monitoring

Monitoring can be resource intensive, and requires an understanding of the key threats to the Park's values and a focus on a risk management approach. The key threats are identified in chapter 4, resulting in a focus on monitoring of fire, vegetation cover and condition, introduced species and impacts resulting from inappropriate activities. Issues identified as having insufficient information for effective management should also be prioritised e.g. the lack of good information on visitor expectations and satisfaction with Park facilities.

Any monitoring regime ideally should be simple to implement, regular and utilise a minimum resources, otherwise it becomes too much of burden on Park managers. The criteria for establishing a monitoring regime will thus include:

- A focus on Park values;
- A focus on management effectiveness (management actions);
- Be easily implemented;
- Be done regularly;
- Allow easy repetition;
- Require a minimum of resources; and
- Provide information that is useful for managers and needed to improve management.

Consequently, the key issues that will be most useful and readily monitored in the Park are:

- Bushfire management practices: bushfire is identified as one of the main threats to Park values and is an important management tool;
- Visitation: an understanding of visitor numbers, expectations and satisfaction is essential to plan for future facilities and services, and to enhance the overall visitor experience;
- Vegetation condition: one of the fundamental values of the Park and influences many of the other values (and the threats to those values);
- Track condition: a well maintained track network is critical to providing the recreation activities enjoyed by many visitors to the Park and for accessing the Park for management purposes;
- Introduced species (weeds, feral animals and diseases): potentially pose a threat to Park values; and
- Water quality: the provision of drinking water is one of the principal reasons the Park was established.

Having identified the key issues, monitoring and evaluation should occur on the related actions. For example, in relation to bushfire management, monitoring should occur on the impact of planned burning on: natural values; weed invasion; track condition; and the reduction in threat to Park infrastructure and neighbouring properties.

11.3.3 Establishing the Baseline

Prior to undertaking broader or longer term monitoring, and to help understand the values proposed to be monitored, it is important to first establish a baseline level of data. This may involve surveying of existing features and assets, and the establishment of photo-points for future reference, and the approach should be tailored to suit the physical and temporal nature of the particular value to be monitored.

Baseline data is also relevant to the measurement of the success of new uses and development. Monitored trials, and the reference to established baseline data, are an important tool in measuring the impact of new uses and developments on Park values, and should be designed to capture all relevant data to inform management decisions.

11.3.4 How to Monitor

Establishing effective monitoring regimes takes time and resources, and it may not be possible to establish rigorous monitoring for all of the suggested issues immediately. Some are easier to establish than others given elements of the monitoring processes may already be in place and/or some relevant data may already exist. Based the issues

identified in section 11.3.2 and existing data availability, the suggested sequencing and prioritising of monitoring processes is as follows:

- **Bushfire management:** the Adaptive Management approach is already recognised in the existing Wellington Park Fire Management Strategy. Section 6.5 of the strategy discusses: monitoring and evaluation in relation to wildfire and bushfire management activities; the need to map impacts on threatened species, especially in relation to *Epacris virgata* and *E. acuminata*; and the need to monitor any major changes in plant structure in each fire management unit. Chapter 6 of the strategy also describes the procedure for revising the Fire Management Strategy. In addition chapter 9 of the strategy sets Performance Indicators for various groups of bushfire management actions. One additional element in this process would be a report at the end of each burn season detailing the success in achieving the objectives of individual burns, and any observed changes in the condition of the vegetation, and extent and density of weed growth before and after the burn. The most effective monitoring methods should be developed in consultation with the Trust's Fire Management Coordinator and the relevant agency officers, with the on-ground assistance of the various management groups operating within the Park.
- **Visitation:** data in this area is very lacking (refer chapters 7 and 9). An immediate focus is the collection of data relating to visitor satisfaction and expectations of Park facilities, services and recreational opportunities. This is a high priority as inappropriate visitor activity and poorly considered facilities can have a detrimental impact on Park values (refer chapter 4).
- **Vegetation condition:** the enormity of this task necessitates that it be focused on specific areas and elements. Monitoring undertaken as part of implementation of the Fire Management Strategy will provide information on vegetation condition and weed invasion pre and post-burning, in compartments recommended for managed burns. However these areas are mainly confined to vegetation along the eastern boundary of the Park.

  Other vegetation monitoring priorities are the plants that are most dependent on the Park environment. Research has indicated that monitoring is required for: the Forest Groundsel (*Senecio velleioides*) given the Park has 50% of the world's population; Mount Wellington Eyebright (*Euphrasia gibbsia ssp wellingtonensis*) given the Park has 90% of the world's population of this species; the Dainty Leek Orchid (*Prasaphyllum amoenium*) as it is listed as Endangered under the *Threatened Species Protection Act 1995* (Tas) and the *Environment Protection and Biodiversity Conservation Act 1999* (Cth); the Clasping Leaf Heath (*Epacris acuminata*), listed as Rare under the *Threatened Species Act* and Vulnerable under the *Environment Protection and Biodiversity Conservation Act*; and the Drumstick Heath (*Epacris virgata* 'kettering') listed as Vulnerable under the *Threatened Species Act* and Endangered under the *Environment Protection and*

Biodiversity Conservation Act. The distribution of these species should be monitored every five years via a distribution survey. Specific monitoring methods should be developed in consultation with the University of Tasmania (given the University's long-standing involvement in vegetation monitoring) and relevant land management agencies.

Weed spread is an issue linked to vegetation condition but is also a management issue in its own right. Despite weed invasion mainly being confined to the edges of the Park, it needs ongoing monitoring and management intervention to keep them at a low threat level. The various bushcare groups currently assist in monitoring and this should be supported by management agencies.

- **Track condition:** assessment of track condition is undertaken by the land management agencies however on-going monitoring where change is noted does not occur. The increasing multiple-use of tracks suggests that particular tracks may require monitoring for impacts resulting from this use. Radfords Track is considered the highest priority due to its frequent use by walkers and bike riders. The specific methods for monitoring track condition should be developed in consultation with the various agency track managers and those with expertise in track construction.
- **Water Quality:** protection of the Park's value as a source of clean water is a high priority and the issue is currently subject to a monitoring regime implemented by TasWater. The existing water quality reports produced by TasWater could however be regularly distributed to the Trust and Park managers, allowing a co-operative approach to remedial actions should the required standard not be reached.
- **Social/Cultural/Landscape Values:** while data on how the Park is valued and the identification of social, cultural and landscape values has improved due to recent studies, monitoring of community satisfaction in relation to the maintenance of these values also needs to occur. Further social surveys should be carried out at least once in the life of this Management Plan.
- **Monitoring the tree cover line on the Mountain as an indicator of the impact of climate change:** in addition to vegetation condition, monitoring of any altitudinal change of existing tree cover should commence in order to give base line data as to where the current tree line stops and to identify vegetative creep as a result of the impact of climate change. Although climate change is not considered to be a short-term threat to the Park's vegetation, it is important to collect base-line data on whether tree cover is beginning to establish at higher altitudes. This could be done relatively easily using GPS to record altitude at given points along the current tree line, and repeating this exercise every five years.

11.3.5 Evaluation

Evaluation of data assesses the success of management practices against the pre-determined criteria. Evaluation should be undertaken in a consistent manner, and in a way that gives Park managers useful feedback.

The selection of a few Case Studies can be a useful and cost effective way to give snapshots of management performance and effectiveness, and to provide for 'organisational learning for adaptive management' (Jones, 2009). It is suggested that a Reporting Template be developed that highlights the Key Desired Outcomes and Key Performance Indicators being used, any target being aimed for, the detected changes over the management period, and the outcomes that have been delivered. An example of this template utilised for reporting on management effectiveness in the Tasmanian World Heritage Wilderness Area is attached in Appendix 4.

In determining the case studies, key considerations include the extent to which the management project or program is likely to be a good example of effective management and thus serve as a good model for learning, and whether it will provide monitoring data that will increase understanding about unresolved or emerging management issues. It is recommended that each issue listed for monitoring in section 11.3.2 should aim to have one case study conducted every five years, using the Reporting Template. This would provide valuable information across the key management areas, allow the Adaptive Management approach to become more established, and provide for 'State of the Park' reports to be produced to inform the Annual Report and the Trust's broader strategic planning.

11.3.6 Case Example: Drinking Water Quality and Quantity

To illustrate how the Adaptive Management Process can work for the Park, the issue of protection of the Park's water catchments has been utilised as a case example.

- **Value:** the provision of high quality and quantity drinking water from the Park's water catchments.
- **Key Desired Outcomes (KDO):** the Park's ecological systems and values sustained while managing the collection and supply of water from the Park, including:
    - Protected water catchments within the Park which provide a sustainable, safe, adequate and reliable water supply for the community;
    - Land management practices encouraged that minimise any detrimental effects to water quality within the catchments;
    - The Australian Drinking Water Guidelines, and Framework for Management of Drinking Water Quality met; and

- The heritage values of the Mountain Water Supply system maintained whilst achieving the above listed outcomes.

- **Strategy and action to achieve the KDO:** A critical strategy is to ensure that the intake areas are protected from impacts by limiting access close to the intake areas. This is done by the use of a 'Restricted Areas Overlay' in the Management Plan. A specific action to support this strategy is that the Drinking Water Catchment Zone and the specific Restricted Areas are signed and monitored through a regulatory presence.
- **Key Performance Indicator (KPI):** The KPI of good water quality is that turbidity levels should meet the Process Control Limit target of < 1.0NTU and a Critical Control Limit of > 5.0 NTU. This requires regular monitoring to help managers assess whether the management action is achieving the desired goal of minimal turbidity, and ultimately whether the KDO are being achieved.
- **Monitoring:** Regular sampling of supply is required at the water intake areas to ensure the water quality complies with the designated standard. Consistent compliance helps to indicate that management is being effective in this regard. Failure to comply triggers a need to understand the nature and cause of the poor result, and consequently the changes in management that need to be considered.

As noted above, monitoring is currently undertaken by TasWater and annual reports submitted to the State Government. This system could be improved through the distribution of the information Park land management agencies, with a report summarising water quality data and any variability in the data, the relevant actions that may need to be taken to improve water quality, and recommending any changes to the existing management framework, including ongoing monitoring requirements.

11.4 Research

As noted above, the Park has been the subject of many research studies over the years, however there has been little consistency or co-ordination of research topics and methodology.

A review of current and future research needs has indicated five research priorities:

- Conservation and environmental condition;
- Cultural values;
- Visitation, including tourism and recreation;
- Information management; and
- Management planning.

Potential projects need to be identified under these headings that meet the needs of the Trust and potential research partners. The Trust should seek to establish long-term links with the University of Tasmania, Tasmanian Museum and Art Gallery, NRM South, Greening Australia, and other relevant education and/or scientific entities. Such research can greatly contribute to the Adaptive Management approach if it is structured to evaluate the effectiveness of particular management actions, with the results becoming part of the evaluation and learning stage.

11.5 Key Desired Outcomes

- Systems for operational management of the Park are developed to the best standards possible within the available resource constraints;
- Monitoring of issues is efficient, effective and allows for well-informed management of the targeted issues;
- Monitoring and evaluation reporting feeds into a continual process of Adaptive Management among all of the Park's land managers and relevant agencies; and
- Effective and long-term research partnerships are established with relevant educational and scientific entities and institutions.

11.7 Policy/Actions

11.7.1 Adaptive Management

1. Establish and promote an Adaptive Management approach among Park management agencies based upon monitoring and evaluation of key elements of the fundamental values for which the Park is reserved.

2. Establish a Monitoring regime based on the criteria and issues outlined in section 11.3 of this Management Plan. Monitoring of visitation should be undertaken as a matter of highest priority.

3. Develop an evaluation regime, including the identification of performance indicators, based on case studies for each of the identified monitoring priorities. Reports on the case studies should conform to a consistent template, to enable the production of a 'State of the Park' report at least once every five years.

11.7.2 Future Research

1. Encourage and support future scientific research in the Park, particularly that which is of direct relevance to the protection of Park values. Potential projects and priorities should be developed in accordance with the topics identified in section 11.4 of this

Management Plan. Priorities for scientific research will be regularly evaluated and reviewed.

2. Consult the Tasmanian Aboriginal community regarding any proposed research involving Aboriginal heritage.

3. The prior written approval of the Trust will be required for any manipulative research proposed to be conducted in the Park. Applications for approval must detail research methodology.

4. Permits for the collection of material within the Park will not be issued where the Trust determines that it is possible and appropriate to collect the material outside the Park, unless the data provides information useful for management of the Park.

5. Only research that does not have long term adverse effects on the environmental, cultural or water supply values of the Park will be permitted.

11.7.3 Review

1. Continuously and systematically review actions to determine the effectiveness and cost efficiency in achieving the management objectives for the Park.

2. Undertake a statutory review of the Management Plan in five years and a major review within ten years of this Management Plan coming into effect.

3. The Management Plan will only be varied in accordance with the procedures set out in ss 23-26 of the *Wellington Park Act*.

PART 7 – ADMINISTRATION

CHAPTER 12

PARK BOUNDARIES AND TENURE

12.1 Introduction

The functions and powers of the Trust are established pursuant to s 11 of the *Wellington Park Act*. The Act also provides for the administration, management and regulatory control of the Park, and other miscellaneous powers. While the Trust is the management authority for the Park, land ownership is divided between the Hobart City Council, Glenorchy City Council, and the Crown (refer Map 7). In addition TasWater may elect to take ownership of several small portions of land occupied by water reservoirs pursuant to the *Water and Sewerage Corporations Act 2008*. Other entities own assets within the Park however do not own the associated land e.g. Transend Networks, Broadcast Australia and WIN Television.

Consequently the multiple tenure arrangement and the existing Park boundary necessitates a co-operative approach between the land owners in order to ensure successful management of the Park.

12.2 Context

The multiple land tenure means that effective administration and on-ground management involves continual negotiation and liaison between the land owners. It also means that approval processes for use and development involve gaining approval from both the Trust (as the managing authority), the relevant land owner, and from the relevant Planning Authority (refer chapter 8).

The area of land comprising the Park is defined by the *Wellington Park Act*, however the Park boundary is complex. There are areas of land adjacent to the Park that would be appropriate to consider for inclusion into the Park given their high natural values, strategic importance and/or usefulness in simplifying the boundary. Such areas are identified in Map 8; these areas have been highlighted based upon the criteria outlined above however do not represent a full analysis of potential land acquisitions.

Only Crown land, Crown land vested in a public authority or land owned by a public authority can be included within the Park. The process for amending the Park boundary is outlined in ss 7-8 of the *Wellington Park Act*. It requires that any Crown land or land owned by a public authority, must be declared by the Governor under Proclamation,

have the consent of the public authority and must be approved by both houses of Parliament.

Current Situation

The Trust has focused on its role as the coordinator of management for the Park and has built a planning framework consisting of targeted strategic plans supported by the over-arching Management Plan. Significant co-operation between Trust member agencies and other community and agency stakeholders has resulted in the effective and regional management of the Park. This success was verified by an independent peer review conducted by Parks Forum in 2011. The review panel consisted of two senior park planners from New Zealand and one from Parks Victoria. The Parks Forum report focused on the management plan and on the planning framework, stating:

> *Stakeholders tended to agree that the Trust model works well for management of the Park and that the Trust has built capacity to manage the Park well. This could be attributable to the acceptance that the Trust has a fundamental role as a broker to manage relationships and to set strategic direction for the Park. It is also, in part, a reflection of a common recognition of Mount Wellington and the Park being an iconic landscape and valued recreational and tourism asset to the region.*
>
> *The planning framework, consisting of the Wellington Park Management Plan and subsidiary plans and strategies, provides a sound basis for an effective and cooperative management approach. In addition, there is a shared perception amongst the interviewees that the Wellington Park Management Plan has improved the Park environment and that the plan has delivered a clear benefit, both social and environmental. Based on information sighted and observations during interview, this perception is also shared by the Peer Review team.*
>
> *In spite of the obvious complexities of managing a park with multiple land owners, each delivery agent seems to have a willingness to work cooperatively and maintains a shared vision for the Park. It is the belief of the Peer Review team that the expertise and interpersonal skills of the Trust's manager underpins the sound working relationships with the stakeholders and partner agencies.* (Parks Forum, 2011)

In 1995 the Tasmanian Public Land Use Commission (PLUC) recommended that Park management could be improved by simplifying the tenure of the Park. Although complex, the existing management arrangements have worked effectively in terms of protecting the Park's values, thanks to the high degree of co-operation between the various land management agencies involved in the Park. Issues in terms of management arrangements are not ones of tenure complexity but of the differences between the management agencies; generally in terms of the resources they have available to spend on Park management. The success of the current cooperative approach negates further consideration of the PLUC recommendation at this time.

As noted above, the current Park boundaries are complex. There are a number of private freehold blocks of land lying wholly within the Park, and the configuration of the boundary creates areas of land intruding into or extruding out of the Park, where fire, protection of Park values, and provision of tourism and recreational opportunities are difficult to manage effectively. The areas identified for potential consideration for inclusion into the Park over the long term are indentified in Map 8. This includes three areas of public land have been agreed in-principle by relevant public authorities to be considered for inclusion in the Park (refer Map 8):

- The area located between Tolosa Park and the Park boundary, owned by the Glenorchy City Council. This area includes vegetation of high conservation values, and also provides an opportunity for consistent regulation of activities that have a direct effect on Park values (Ref A);
- The large parcel of freehold land extending westwards from Lenah Valley Road acquired by the Hobart City Council. The parcel has previously created land management problems for access and bushfire management within the Park, and is important for the protection of the New Town Rivulet and for achieving trail connections between Glenorchy and the eastern face of the Park (Ref B); and
- Several parcels of land owned by the Hobart City Council in the Fern Tree and Neika areas that are contiguous with the Park (Ref C).

12.3 Key Desired Outcomes

- Efficient, effective and integrated management of the Park; and
- A rational and manageable boundary for the Park that increases the potential for better management outcomes.

12.4 Policy/Actions

1. Ensure that the Trust provides for a co-operative and inclusive approach to management planning and co-ordination.

2. Develop a long-term strategy aimed at maximising opportunities to obtain the identified potential areas of land and, in consultation with the relevant landowners and managers, and when considered beneficial to the Park, investigate the inclusion of neighbouring properties within the Park as follows (refer Map 8):

    - Two small freehold titles on steep land that are isolated within the Park requiring access agreements over the Park (Ref. 1);

- One small freehold title that is isolated within the Park requiring access agreements over Park land (Ref. 2);
- Timber Reserve adjoining the Park boundary which contains the aesthetically outstanding Silver Falls, plus two freehold blocks, together potentially suitable for a minor picnic site development (Ref. 3);
- Single freehold lot surrounded by Park boundaries on three sides (Ref. 4);
- Two freehold areas which are virtually surrounded by Park and contain the Myrtle Forest Trail with potential for further walking track connections to Myrtle Forest picnic ground (Ref. 5);
- Small section of lot owned by Cascade brewery encompassing a section of Main Fire Trail at the end of Old Farm Road (Ref. 6);
- Small freehold lot at Neika in between land owned by Hobart City Council (Ref 7);
- Part of Snake Plains and land containing parts of the Pipeline Track and Snake Plains walking track in private ownership (Ref. 8);
- Two small freehold lots at the rear of existing rural residential lots that extend into the Park (Ref. 9);
- Freehold land surrounded by Park on three sides that includes a section of the Betts Hill Trail, one of the access routes to Cathedral Rock (Ref. 10)
- Single freehold lot that extends into the Park and is mostly surrounded by the Park (Ref. 11);
- One small freehold title that is isolated within the Park requiring access agreements over Park land (Ref. 12);
- Irregular shaped area of State Forest not included within the Park which excludes Jefferys Track and removes part of the Water Reserve from the Park (Ref. 13);
- Steep Crown land generally above 800 metres, which would extend the Park to include the western slopes of the Wellington Range rather than just the plateau (Ref. 14); and
- Crown land at White Timber Mountain and White Timber Plain, comprising a notable landform (planar surfaces) integral to the adjacent Park (Ref. 15).

3. Whenever any Park zone boundaries are being considered for change, where possible define boundaries that facilitate better management of the Park's values, which will generally accord to recognisable geomorphic and land-use features, and/or water catchment boundaries.

4. Amend the tenure map for the Park in order to update and clarify the existing tenure arrangements.

5. As a priority, undertake further consultation with land owners, relevant agencies and neighbouring property owners/lessees to finalise the extent of the areas currently proposed for inclusion in the Park (Map 8, Ref A–C).

6. Until such time as the parcels of land identified on Map 8 are included in the Park, investigate and, where appropriate, facilitate the protection of these parcels through private land conservation and reserve programmes.

N

0 2 4

kilometres

Contour interval 50 metres

TENURE

1 Public Reserve under the *Crown Lands Act 1976*

2 Crown Land vested in the City of Hobart for the purposes of water supply

3 Crown Land

4 Glenorchy City Council Freehold land

5 Hobart City Council Freehold land

MAP 7

Park Tenure Arrangements

N

0 2 4

kilometres

Contour interval 50 metres

Lachlan

Collinsvale

GLENORCHY

MOUNT LLOYD

MOUNT HULL

COLLINS CAP

MOUNT CHARLES

MOUNT MARIAN

MOUNT PATRICK

COLLINS BONNET

TRESTLE MOUNTAIN

MOUNT CONNECTION

MOUNT ARTHUR

MOUNT WELLINGTON

MOUNT MONTAGU

WHITE TIMBER MOUNTAIN

White Timber Plain

Midsky Swamp

Long Marsh

Moss Beds

Tom Thumb

Sleeping Beauty

Wellington Falls

Cathedral Rock

Betts Hill

Knights Creek Reservoir

Limekiln Gully Reservoir

Merton

The Springs

Fern Tree

Neika

Mountain River

Crabtree

Grove

Leslie Vale

Longley

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

A B C

LEGEND

Agreed (in principle)

Possible areas for inclusion

Base data from theLIST, copyright State of Tasmania

MAP 8

Possible Areas for Inclusion

CHAPTER 13

ADMINISTRATION

13.1 Introduction

Section 11 of the *Wellington Park Act* establishes the Trust as the managing authority for Wellington Park and sets out its functions and powers. Membership of the Trust consists of an independent chairperson appointed by the Minister, and representatives from the city councils of Hobart and Glenorchy, TasWater, Tourism Tasmania, Parks and Wildlife Service, and the Director-General of Lands. The Wellington Park Office forms the administrative arm of the Trust, and is supported strategically and financially by the State Government and Trust member agencies.

Pursuant to s 27 of the *Wellington Park Act*, on-ground management of the Park is the responsibility of various owners and occupiers of land within the Park i.e. Hobart City Council, Glenorchy City Council, the Parks and Wildlife Service (on behalf of the Crown) and TasWater. In addition, Transend Networks and Aurora are responsible for maintenance of transmission lines through the Park and the land underneath the lines, while Broadcast Australia is responsible for the large broadcasting tower at the Pinnacle and the WIN Television for the smaller tower.

The management decisions of the Trust, as well as the day to day management activities of the agencies are guided by the Management Plan. The Plan provides the:

- Basis for the Trust and the community to share a long term vision for the future management of the Park;
- Management objectives to guide decision making towards this vision; and
- Specific recommended management policies, strategies and actions for achieving effective management of the Park's values.

For the Plan to be successful, there must be the administrative and procedural capacities and powers to plan, implement, monitor and evaluate the various management strategies, policies and actions. This chapter discusses the administrative requirements for managing the Park and procedures for implementing the Plan.

13.2 Context

The administration of the Park must be directed at achieving the desired outcomes of the Management Plan. Successful management of Wellington Park requires:

- Co-ordination and integration of management by the constituent members of the Trust and the owners/operators of infrastructure within the Park, and a commitment to implementing the Plan;
- Sufficient funding, staffing, and other resources to administer the Park and to implement the Plan;
- A co-ordinated approach to dealings with the community, commercial operators and government agencies;
- Appropriate staff training to deal with the multitude of issues associated with the Park;
- Power to enforce the Regulations working in tandem with the Management Plan;
- A commitment to carry out research to extend the knowledge of managers and users;
- Preparation of subsidiary plans, policies, guidelines, strategies, and protocols to deal with specific management issues;
- Constant monitoring and evaluation of the management strategies and actions against the goals and objectives for the Park; and
- Continual improvement of management effectiveness as well as a formal review of the Management Plan every five years.

13.3 Issues

13.3.1 Financial Arrangements

The administration of the Trust's finances is set out in s 16 of the *Wellington Park Act*. The Act requires the establishment of a Wellington Park Management Fund to receive funds appropriated from Parliament, and any income derived from fees, charges, licences, the sale of land or other sources received by the Trust.

The State Government has continued to supply an annual grant for the administration of the Trust and to assist in the implementation of the Management Plan. The funding has remained constant since the 1998-99 financial year. Consequently, the Trust must rely on administrative contributions from external and Government grants to cover actual administrative costs, leaving little available funds for strategic planning initiatives.

While administered through the Department of Primary Industries, Parks, Water and the Environment, the physical location of the Trust's administration continues to be within the Hobart City Council. This co-operative approach involving direct funding and substantial in-kind support continues to result in significant benefits and savings for the Trust.

The Trust has also established Memoranda of Understanding with various Trust member agencies to formalise the administrative, strategic and financial contributions of these agencies to the Trust (excluding finances provided for on-ground management actions). The current Memoranda of Understanding commenced in 2009 and continue until 2014.

External contributions and grants have been sought on a project basis, with the Trust regularly providing assistance to member agencies for on-ground projects while also seeking to further its planning initiatives. Two such examples are a grant from the Commonwealth Government Bushfire Mitigation Program (2008), which allowed for the upgrade of fire trails and small dams for fire fighting purposes, and a grant from the State Government Urban Renewal and Heritage Fund (2010) providing for strategic cultural heritage planning and operational projects.

The Trust obtains minor additional revenue from commercial activities undertaken within the Park, largely from commercial filming. Fees for other commercial activities e.g. tourism operations, are collected by the Parks and Wildlife Service as part of the Commercial Visitor Service. These fees are generic and largely intended to cover administrative costs. Any large-scale commercial operations e.g. a cafe or restaurant (as currently approved for The Springs) would however provide a direct revenue opportunity for the Trust.

Land owning and managing agencies have continued to fund on-ground works in accordance with their responsibilities outlined under s 27 of the *Wellington Park Act*. Substantial on-ground works are also undertaken by community groups, including weed removal, track maintenance and monitoring.

Achieving the recommended strategies and actions continues to be a challenge given the limited financial resources available to the Trust. It is thus incumbent upon the Trust to consider future strategic financial opportunities for increasing its available resources.

13.3.2 Park Resources and Staffing

Agency Resources and Staffing

As noted above, the various land owners of the Park have responsibility for on-ground management activities within the Park. The specific areas of management are outlined in Map 1.

The Parks and Wildlife Service through its Derwent Field Centre (located in Glenorchy), manages a large part of the more remote areas of the Park. The Derwent Field Centre has

five full-time staff to manage a very large area that contains many reserves, thus resources to focus on the Park are very limited. The Trust's Ranger is located within the Derwent Field Centre, and receives considerable administrative and operational support.

The Hobart City Council has management control over the most popular visitation areas of the Park. The Council provides a high level of management input and support, and also provides work crews based at the Mountain Park Depot (on Huon Road). The Council also provides considerable administrative, technical and operational support, with the bulk of the Trust's administrative staff based on its premises.

The Glenorchy City Council provides strategic planning and operational support, and conducts maintenance on the tracks and trails within its management area. The Council also provides technical support for the Trust's geographical information system.

TasWater principally operates and maintains water supply headworks located within the Park's boundary. This infrastructure includes a number of springs, weirs and intake structures, two large dams and significant lengths of pipelines, including the historic Pipeline Track.

Trust Resources and Staffing

The Trust employs one full-time Manager, and a Fire Management Co-ordinator, Cultural Heritage Co-ordinator, and a Park Ranger (all part-time). At various times other officers are funded for specific projects, usually via grant funding for the specific project. Technical and specialist advice is provided from the membership bodies on the Trust and via the Trust's Management Advisory Committee (MAC) – a statutory committee formed pursuant to s 12 of the *Wellington Park Act*.

Community Groups

The Wellington Park Bushcare Group has conducted weed control and revegetation works in the Park for many years and has significantly contributed to the improvement and ongoing management of the Park's natural environment. Significant contributions have also been made by the Fern Tree and South Hobart Bushcare groups. The ongoing efforts of these groups along with the support given to them by the relevant municipal councils is greatly appreciated by the Trust.

13.3.3 Community Engagement

Decisions about the management of Wellington Park must actively embrace community participation and involvement in seeking solutions to management issues. The Trust has consistently engaged the community during the preparation of significant reports and studies, as well as any major planning strategies, policies or guidelines. It also seeks community comment on any significant developments proposed for the Park.

Community engagement should be transparent and aim to involve the widest range of individuals and community groups, usually at the earliest stages of any given project. The benefits of community engagement in Park management include:

- Informing the community about the management objectives, issues and actions;
- Tapping into a wealth of local information which would provide for more informed discussion of values and options;
- Canvassing community feelings and opinions about the future planning directions;
- Involving the community in the process of decision making for their public place;
- Encouraging co-operative attitudes and actions that support the achievement of management objectives; and
- The potential to resolve issues without creating major public issues which may divide sections of the community.

While community engagement can assist in resolving issues it cannot in itself prevent there being strong and differing opinions in the community on some issues. The ongoing debate over the appropriateness of any further infrastructure or commercial development e.g. the ongoing call for a cable car to the Pinnacle, stems largely from the fact that people prioritise the Park's values in different ways. Some people value the Park strongly for its recreational purposes and the opportunities it offers to promote tourism, while others value it equally strongly for its naturalness and for the ability to escape into a more natural place. Community engagement is about identifying these differing opinions, encouraging discussion and understanding the different perspectives, but also understanding the limitations of such consultation. Community engagement takes significant time and resources and, as with all other management activities, is limited by resourcing constraints and by the level of interest in the community to actively participate. Often, the most interested will be those who take the time to engage on an issue, and the Trust must be careful to ensure that it obtains the wider community view.

Current Situation

The Trust continues to maintain a strong relationship with the community through its engagement programmes as part of the preparation of planning strategies. Numerous community-based reference and working groups have been established to participate in the management of Wellington Park. In 2011 this included the establishment of a consultative group and a working group to assist the project officer working on the Greater Hobart Mountain Bike Master Plan. An on-line forum was also established to allow for web-based communication for those interested in the mountain biking issue.

Management Plan Consultation

The preparation of this Management Plan (and the review of the previous Plan) involved significant community engagement, commencing with an initial call for public

submissions on how the community valued the Park. This was followed by direct engagement with various management agencies and interest groups, including commercial operators in the Park, through facilitated workshops. Finally an Issues Discussion Paper was released in November 2011 covering a wide range of Park management issues. All relevant material and background information was placed on the Trust's web site, including the provision of an on-line forum to enable community discussion of the Paper.

The current draft Management Plan was released on 27 August 2012 for eight weeks of public review, as required by the *Wellington Park Act*. The Trust's response to the issues raised in the representations was reviewed by the Tasmanian Planning Commission in accordance with s 24A of the *Wellington Park Act*.

13.3.4 Regulatory Control

Section 79 of the *Wellington Park Act* sets out the powers and provisions for the *Regulations*. Comprehensive regulations were originally produced in 1999 and renewed in 2009, and are designed to complement the Management Plan. The *Regulations* are the sole means for regulatory control of day-to-day activities and visitors to the Park given the *Wellington Park Act* provides that Council by-laws not apply to the Park.

To support the implementation of the *Regulations*, the Trust has established the Regulatory Awareness Programme (RAP). The RAP is implemented by the Ranger, and overseen by an agency steering committee, which provides guidance on strategic and operational initiatives. The Ranger works in conjunction with Authorised Officers from Trust member agencies appointed pursuant to s 13 of the *Wellington Park Act*, to provide a means for educating Park users and ensuring the proper care, control and management of the Park.

Activities undertaken by the Ranger include on-ground enforcement and education, distributing regulatory information, responding to public enquiries, promotions, and providing material for the Parks web site. Enforcement of the *Regulations* occurs via on-ground patrols, investigation of reported offences, and contact with Park neighbours. Offences are addressed in accordance with the Trust's Guidelines for Authorised Officers and Field Staff, and may include the issue of verbal and written cautions, Prescribed Infringement Notices and (rarely) prosecution through the Court.

13.3.5 Statutory Powers of other Agencies

Section 25 of the *Wellington Park Act* provides that certain statutory powers of other agencies can be authorised in the Park, subject to any restrictions specified in the Management Plan. The specific type of statutory powers referred to are those as defined in the *National Parks and Reserves Management Act 2002*, *Nature Conservation Act 2002* and *Land Use Planning and Approvals Act 1993*.

13.3.6 Safety and Emergency Services

Comprehensive safety and emergency services are required for the Park. Rapid changes in weather conditions, the exposed alpine environment, and the fire prone nature of much of the Park vegetation pose potential risks to all visitors. The Park is visited by people with varying levels of experience and knowledge who face the normal risks involved in outdoor recreational pursuits, in additions to the Park's inherent risks. There are numerous access points to the Park which cannot be monitored and limited resources available to supervise activities within the Park. Despite the risks and high numbers of visitors, major search and rescue operation in the Park are a rare occurrence.

The responsibility for search and rescue rests with Tasmania Police, which co-ordinates search and rescue emergency services within the State. The staff and resources of the Hobart City Council's Mountain Park depot and the Parks and Wildlife Service can be called upon (due to local knowledge) to assist with any operations.

Other emergencies that occur in the Park such as traffic accidents, the spill of hazardous materials or a medical emergency are generally dealt with by the normal agencies who are responsible for such issues, with the assistance of personnel from the relevant land management agency if needed.

13.3.7 Training

Management of the Park is largely directed towards maintenance of assets (roads, shelters, tracks, toilets), the control of threats (bushfire hazard reduction, weed control), and managing human use. There is an ongoing need to extend the skills of management staff to improve land management practices, visitor management services, and regulatory control. This is a task undertaken by the individual land management agencies, with the Trust providing guidance and expertise in specific knowledge areas e.g. in relation to cultural heritage understanding and assessment.

13.4 Key Desired Outcomes

- Efficient, effective and integrated management and administration of the Park;
- Sufficient funding generated to effectively manage and administer the Park;
- An adequate number of well trained and skilled staff for the management responsibilities necessary to sustain the Park in the long term; and
- Adequate facilities and equipment to support management of the Park.

13.5 Policy/Actions

13.5.1 Financial Arrangements

1. Prepare a rolling five year Financial Strategic Plan as a component of the Trust's Corporate Strategic Plan. The plan should detail the resources and priorities needed for implementation of the Management Plan and form the basis for submissions to the State Government budgetary process. It should include a methodology, to be agreed by the constituent members of the Trust, for annual financial contributions by each constituent member to the Wellington Park Management Fund. Consideration of funding and resourcing options should include user pays models relating to visitor access (in conjunction with other access initiatives).

2. Prepare an Implementation Strategy which identifies priorities and the organisation(s) responsible for implementing each policy and action contained in this Management Plan.

3. Seek to renew the existing Memoranda of Understanding with Trust member agencies to ensure ongoing administrative, strategic and financial support from those agencies.

4. Recover costs commensurate with any administrative and assessment costs involved in issuing licences, leases and permits and to contribute to meeting the costs of researching, protecting and managing the Park.

13.5.2 On-Ground Management

1. Divide the on-ground responsibilities for development and maintenance of facilities and services and day-to-day management of visitors between the constituent land managers of the Park as shown on Map 1.

2. Ensure any Trust employees, especially any field staff, are identifiable as such, in the field.

3. Implement the Regulations Awareness Programme in co-operation with Trust member agencies. Continue to ensure that Park management agencies have field staff duly authorised to give effect to the *Regulations*. Co-ordinate authorised and non-authorised field staff in relation to regulatory activities.

4. Control and regulate, where necessary, the use of roads, trails, tracks, car parks and visitor areas as well as other activities/uses to achieve the management objectives for the Park.

5. Regularly review the adequacy of existing legislative provisions for meeting management requirements.

6. Continue to provide assistance and in-kind support for landcare groups.

13.5.3 Staffing

1. Continue co-ordination of the Park's on-ground management agencies to ensure sufficient staffing levels are available to implement the Management Plan effectively.

2. Review the adequacy of staffing levels on a regular basis to ensure that effective management can be maintained in the long term. As a minimum, seek to maintain staffing provided by each constituent member of the Trust at current levels.

13.5.4 Training

1. Work with the Park's management agencies to undertake an assessment of the current skill base of existing field staff, and determine any additional training needs for the staff as a group and on an individual basis, to assist them to work effectively in the Park environment. Ensure that opportunities are available for staff to gain skills and where possible co-operate with other agencies in the sharing of information and land management techniques.

2. Review the training needs and program on an annual basis, and assist the identification of adequate training programmes for member agencies.

13.5.5 Community Engagement

1. Encourage community commitment and involvement in Park planning through active engagement in:

    - Preparing, reviewing and revising the Management Plan, and subsidiary plans and strategies;
    - Assessing development projects within the Park; and
    - Making decisions which will significantly affect visitors and permitted uses of the Park.

3. Develop and implement timely and affordable engagement programmes for community participation in planning and decision making.

4. Work with adjoining landowners, tourist operators, community groups, user groups, the Tasmanian Aboriginal community and relevant government agencies, to achieve co-operative land management practices in response to known management problems.

5. As far as practicable, keep neighbouring landowners and managers informed of management decisions and actions in sections of the Park adjoining their properties and seek their input as appropriate.

6. Publicly report on any decisions made in relation to new use and development within

the Park involving private and/or commercial development, operation or funding.

13.5.6 Statutory Powers

1. The State Fire Commission is authorised to exercise its powers within the Park in accordance with the Management Plan and Fire Management Strategy approved by the Trust from time to time.

2. Municipal Councils either represented on the Trust or with land within the Park falling inside their respective municipal area are authorised to exercise their powers pursuant to the *Local Government Act 1993*, *Building Act 2000*, *Traffic Act 1925* and the *Local Government (Highways) Act 1982* where such powers are statutory powers within the meaning of the *Wellington Park Act 1993*.

13.5.7 Safety and Emergency Services

1. Continue to assess the public safety risks and potential hazards with the existing visitor facilities and services provided in the Park. Match safety measures for visitors with their expected level of experience, type of activity and potential risk consequences while ensuring that safety measures do not create a 'sterile' or 'controlled' environment for activities. Consider the implications of the *Civil Liability Act 2002* for all services and activities provided in the Park.

2. Review and update where necessary the existing information services to improve visit planning and preparation by visitors to the Park.

3. Assist in developing a training program for Park staff to cover basic search and rescue actions, emergency operational procedures, and remote area first aid.

4. Continue to provide Tasmania Police, State Emergency Services, Ambulance Tasmania and Tasmania Fire Service with master keys to all gates in the Park.

5. Cooperate with and encourage Tasmania Police to prepare a Search and Rescue Plan for the Park which among other things, should:

    - Indicate the respective role and responsibilities of agencies;
    - Identify appropriate communication systems;
    - Provide a coordinated management structure;
    - Identify available resources and equipment to utilise in emergency situations;
    - Establish budget allocations to retain capabilities to respond;
    - Identify emergency meeting points;
    - Identify training requirements; and

- Establish search and rescue procedures in relation to achieving the other objectives of the Management Plan.

6. Ensure that any visitor facility operators in the Park are able to assist with early response to emergency situations.

7. Establish a registration system for those users and groups that intend having extended stays involving long walks and/or camping overnight in the Park, if determined as necessary by a Recreation Strategy or Walking Track Strategy prepared in accordance with this Management Plan.

8. Design future upgrades of facilities/uses to minimise or limit public safety risk as appropriate and in accordance with the Infrastructure and Design Manual.

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APPENDICES

APPENDIX 1 – TABLE OF POLICIES, PLANS, STRATEGIES AND GUIDELINES

	Date	Status
Site Development Plans		
Springs Zone Site Development Plan	2002 (1998)	Policy: required by Management Plan
Pinnacle Zone Site Development Plan	2001	Policy: required by Management Plan
Myrtle Forest Site Development Plan	2004	Policy/Design
Springs Zone Master Plan	2008	Design
Recreation Strategies		
Walking Track Strategy	2003	Policy: required by Management Plan
Bike Strategy	2005 (2000)	Policy: required by Management Plan
Operational Strategies		
Fire Management Strategy	2006 (2000)	Policy: required by Management Plan
Design and Infrastructure Manual	2006 (2003)	Guideline: required by Management Plan
Sign Manual	2002	Guidelines
Drinking Water Catchment Management Strategy	2002	Policy (prepared by Hobart Water)
Springs Zone Interpretation Strategy	2008	Guidelines
Heritage Policies/Plans		
Historic Heritage Audit and Inventory	2005	Assessment & Advice
Upper Merton Historic Heritage Assessment	2006	Assessment & Advice
Junction Cabin Area Historic Heritage Assessment	2006	Assessment & Advice
Former Exhibition Gardens Conservation Management Plan	2006	Policy
Springs Initial Conservation Policy	2007	Policy
Myrtle Forest Conservation Policy	2008	Policy
Pinnacle Area Heritage Assessment	2010	Assessment & Advice
Historical Landscape Character Assessment	2011	Background Study to inform Management Plan
Landscape Character and Visual Quality Analysis	2011	Background Study to inform Management Plan
Social Values Survey	2012	Background Study to inform Management Plan

	Date	Status
Mountain Water Supply Conservation Management Plan	2013	Policy
Administrative Policies		
Commercial Visitor Service Guidelines	2007	Guidelines
Vehicle Hygiene Protocol	2007	Operational Guidelines
Agency Induction Kit	2007	Operational Guidelines
Corporate Strategic Plan	2006	Administration
Communications Plan	2006	Administration
Regulations Awareness Programme: Guidelines for Field Staff	2013	Operational Guidelines
External Plans/Policies		
Planning Schemes (Hobart; Glenorchy; Kingborough; Huon Valley; Derwent Valley)		Statutory
Pinnacle Zone Local Area Plan (HCC)	2001	Statutory
Springs Zone Local Area Plan (HCC)	2002	Statutory

APPENDIX 2 – THREATENED FLORA AND FAUNA IN WELLINGTON PARK

Species	Conservation Value	
	Threatened Species Protection Act 1995 (Tas)	*Environment Protection and Biodiversity Conservation Act 1999 (Cth)*
Flora		
Agrostis propinqua alpine bent	Rare (unofficial)	_
Allocasuarina duncanii conical sheoak	Rare	_
Anogramma leptophylla annual fern	Vulnerable	_
Arthropodium strictum chocolate lily	Rare	_
Australina pusilla ssp. muelleri shade nettle	Rare	_
Austrodanthonia induta tall wallaby grass	Rare	_
Austrostipa nodosa knotty speargrass	Rare	_
Brachyglottis brunonis tree daisy	Rare	_
Carex gunniana mountain sedge	Rare	_
Cynoglossum australe Australian hounds-tongue	Rare	_
Epacris acuminata clasping-leaf heath	_	Vulnerable
Epacris virgata 'Kettering' drumstick heath	Vulnerable	Endangered
Euphrasia gibbsiae ssp. wellingtonensis Mt Wellington eyebright	Rare	_
Euphrasia scabra yellow eyebright	Endangered	_
Hovea tasmanica rockfield purplepea	Rare	_
Isolepis habra wispy clubsedge	Rare	_
Lepidium pseudotasmanicum Tasmanian peppercress	Rare	_
Olearia hookeri crimson-tip daisy bush	Rare	_

Species	Conservation Value	
	Threatened Species Protection Act 1995 (Tas)	*Environment Protection and Biodiversity Conservation Act 1999 (Cth)*
Pellaea calidirupium hotrock fern	Rare	_
Pimelea flava subsp flava yellow riceflower	Rare	_
Prasophyllum amoenum dainty leek-orchid	Endangered	Endangered
Ranunculus pumilio var. pumillio ferny buttercup	Rare	_
Senecio squarrosus rigid grassland groundsel	Rare	_
Senecio velleioides forest groundsel	Rare	_
Thismia rodwayi fairy lanterns	Rare	_
Viola cunninghamii alpine violet	Rare	_
Vittadinia cuneata var. Cuneata fuzzy new-holland-daisy	Rare	_
Fauna		
Accipiter novaehollandiae grey goshawk	Endangered	_
Alcedo azurea ssp. Diemenensis azure kingfisher (Tasmanian)	Endangered	Endangered
Aquila audax fleayi wedge-tailed eagle	Endangered	Endangered
Dasyurus maculates spotted-tailed quoll	Rare	Vulnerable
Lathamus discolor swift parrot	Endangered	Endangered
Lissotes menalcas Mount Mangana stag beetle	Vulnerable	_
Perameles gunnii eastern barred bandicoot	_	Vulnerable
Roblinella agnewi silky snail	Rare	_
Sarcophilus harrisii Tasmanian devil	Endangered	Endangered
Tyto novaehollandiae ssp. Castanops masked owl (Tasmanian)	Endangered	Vulnerable

APPENDIX 3A – ASSESSMENT FLOW CHART FOR WELLINGTON PARK

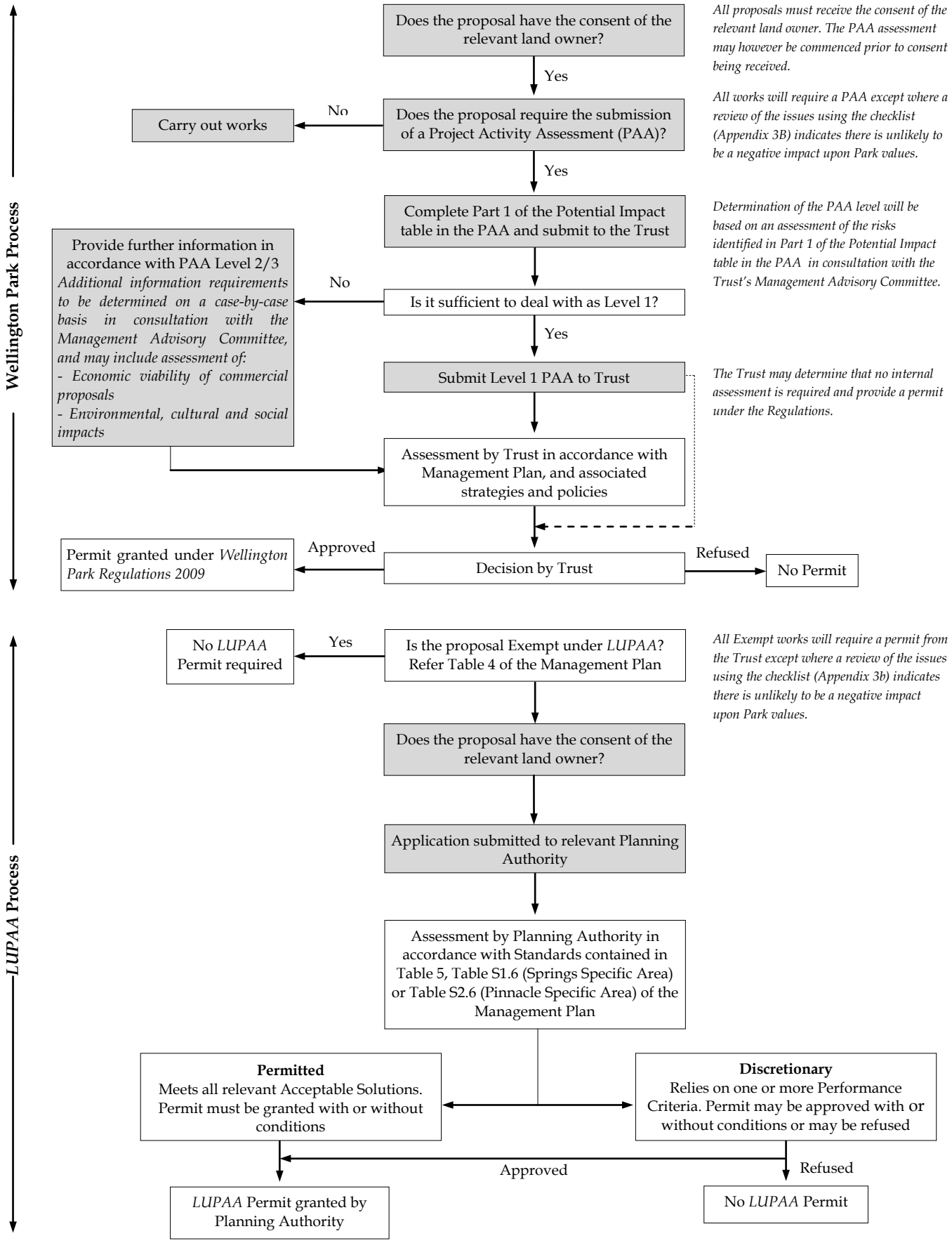
Development Assessment Process

This flowchart summarises the procedure for obtaining a permit for use and development provided in chapter 8 of the Management Plan. It includes processes relating to permits under both the *Wellington Park Act* and *LUPAA*.

Actions/decisions to be carried out by the proponent are shown in grey boxes, actions/decisions to be carried out by the approval authority are in clear boxes.

The assessment process allows for the permits to be issued for recurring site and/or process specific maintenance activities that require a Level 1 or higher Project Activity Assessment (PAA) but are Exempt under *LUPAA* (refer to Table 4 of the Management Plan). Such permits will allow the activity to proceed without further approval as long as the conditions in the permit are complied with. Permit conditions may be reviewed and varied from time to time by the Trust in consultation with the proponent.

Where the proposal requires a permit under both the *Wellington Park Act* and *LUPAA*, the Trust will seek to carry its assessment in parallel with the Planning Authority.


Wellington Park Process
Does the proposal have the consent of the relevant land owner?
Yes
No
Carry out works
Does the proposal require the submission of a Project Activity Assessment (PAA)?
Yes
Complete Part 1 of the Potential Impact table in the PAA and submit to the Trust
Provide further information in accordance with PAA Level 2/3
Additional information requirements to be determined on a case-by-case basis in consultation with the Management Advisory Committee, and may include assessment of:
- Economic viability of commercial proposals
- Environmental, cultural and social impacts
No
Is it sufficient to deal with as Level 1?
Yes
Submit Level 1 PAA to Trust
Assessment by Trust in accordance with Management Plan, and associated strategies and policies
Approved
Permit granted under Wellington Park Regulations 2009
Decision by Trust
Refused
No Permit
All proposals must receive the consent of the relevant land owner. The PAA assessment may however be commenced prior to consent being received.
All works will require a PAA except where a review of the issues using the checklist (Appendix 3B) indicates there is unlikely to be a negative impact upon Park values.
Determination of the PAA level will be based on an assessment of the risks identified in Part 1 of the Potential Impact table in the PAA in consultation with the Trust's Management Advisory Committee.
The Trust may determine that no internal assessment is required and provide a permit under the Regulations.
LUPAA Process
No LUPAA Permit required
Yes
Is the proposal Exempt under LUPAA? Refer Table 4 of the Management Plan
Does the proposal have the consent of the relevant land owner?
Application submitted to relevant Planning Authority
Assessment by Planning Authority in accordance with Standards contained in Table 5, Table S1.6 (Springs Specific Area) or Table S2.6 (Pinnacle Specific Area) of the Management Plan
Permitted
Meets all relevant Acceptable Solutions. Permit must be granted with or without conditions
Discretionary
Relies on one or more Performance Criteria. Permit may be approved with or without conditions or may be refused
Approved
Refused
LUPAA Permit granted by Planning Authority
No LUPAA Permit
All Exempt works will require a permit from the Trust except where a review of the issues using the checklist (Appendix 3b) indicates there is unlikely to be a negative impact upon Park values.

Comparison between Wellington Park Assessment categories and *LUPAA* Permit categories

Wellington Park Process (PAA)	**Routine maintenance:** *e.g. repair of existing walking track*	**Level 1:** *e.g. extension of existing walking track*	**Level 2:** *e.g. new walking track*	**Level 3:** *e.g. major visitor facility*
***LUPAA* Process**	**Exempt** (Prescribed by Planning Directive No 1) *e.g. maintenance or extension of walking track, but not where it affects threatened flora*	**Permitted** *e.g. new walking track that meets all Acceptable Solutions*	**Discretionary** *e.g. new walking track that relies on one or more Performance Criteria*	

This table demonstrates the overlap between the Trust's internal assessment categories (via the Project Activity Assessment), and those provided under *LUPAA.*

There are broad similarities between the PAA Level 1 and *LUPAA* Exempt, and PAA Level 2 and *LUPAA* Permitted, however it is inevitable that there will be Level 1 proposals that trigger a need for a *LUPAA* permit, and Level 2 proposals that are Discretionary under *LUPAA*.

It is noted however that the overwhelming majority of use and development proposals within the Park are Level 1, and are mostly Exempt under *LUPAA*. Those that may require a *LUPAA* permit usually fall within the Permitted category.

APPENDIX 3B – PARK ACTIVITY ASSESSMENT: PROPOSAL CHECKLIST

This Checklist should be used to determine whether a proposal requires a PAA. It is designed for use by proponents of an activity, and does not have to be submitted to the Trust.

The Management Plan requires that a PAA shall be submitted to the Trust for all works, including works listed as Exempt in Table 4 and chapters 8A and 8B, except for emergency works and where a review of the issues using the Checklist indicates that the works are unlikely to have a negative impact upon Park values and further information and assessment is not required.

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 the answer is 'Yes' to any of the listed criteria, then it is likely that the Trust will require a PAA. However it may be that further consideration of the issue could result in the identified impacts either not actually existing or being at an acceptable level. Please consult with your Supervisor and/or the Wellington Park Office.

If a PAA is required, then the applicant should complete Part 1 of the Potential Impact table in the PAA and submit it to the Trust. Based on this the Trust will determine the PAA level and the amount of information required in consultation with the Management Advisory Committee.

Examples of activities or works that may not require a PAA include:

- Inspection and cleaning of assets
- Maintenance of tracks and facilities where there is no change or increase in extent, location, materials used, or size.
- Vegetation clearing for maintaining existing fire trails to the standard specified in the Trust's Fire Management Strategy.
- Vegetation management 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 work program, conducted by either the land management agencies or a recognised Landcare Group.
- Replacing existing signs in the same location.

Note: even the above activities may have unforeseen or unintended impacts upon other values, and thus it should not be assumed that the above works will not require a PAA. In particular, proposals involving a site of cultural heritage shall require a PAA (unless they are routine or general maintenance in accordance with approved conservation advice or a maintenance schedule for that site).

PARK ACTIVITY ASSESSMENT – PROPOSAL CHECKLIST	
Activity Title:	
Location Information:	
Description:	
Checklist – *Indicate: Yes [true] or No [false] as appropriate*	
1. Scale and Construction. The activity involves:	**Yes/No**
Construction or major change/realignment of a road, fire trail, firebreak or recreation track? *Note:* 'major change' includes: upgrades that change the class of all or a portion of a track/trail; any changes to the capacity or location of drainage infrastructure; and repairs that require importation of materials from outside of the Park that may be contaminated with weeds or pathogens.	
Excavation and/or works which disturb or expose the ground surface and have the potential to cause or increase erosion and/or sediment runoff?	
Clearing of vegetation or exposure of soil where there is minimal risk of erosion where the total area cleared or disturbed is greater than 50 sq m? *Does not include mowing or slashing of areas greater than 50 sq m where this is regular programmed maintenance.*	
Disturbance of a natural area larger than a total of one hectare by factors other than direct clearing (planned burning, use of herbicides etc) which isn't otherwise approved by a Park strategy? *Note:* planned burns, other than small pile burns, require submission of a Planned Burn Proposal and its approval by the Trust.	
Construction or removal of a building, infrastructure, or major facility? *e.g. walking track, visitor shelter, lookout platform.*	
Building or major modification to any toilet, or sewage holding or treatment facility? *Note: a 'major modification' includes any modification that changes the size, colour, shape or capacity of the facility.*	
Erection of a building or facility in an area with a vulnerability classification[1]? *e.g. identified landslip areas, geoconservation areas, areas of moderate or high visual sensitivity.* *Note:* upon request the Trust can provide the appropriate maps or GIS data to assist proponents determine if their proposed building or facility is in an area with an identified vulnerability.	
2. Planning	**Yes/No**
The activity is unlikely to comply with one or more zone objectives contained in the Management Plan? *The management objectives for each of the management zones in the Park are described in section 3.2 of the Management Plan.*	
The activity is, or may be, inconsistent with policies and/or prescriptions of the Management Plan and relevant subsidiary planning strategies or policies? ***e.g.*** *a new bike track that is not listed within the Wellington Park Bike Strategy 2005. Please consult with the Wellington Park Office if you suspect this may be an issue.*	

3. Impact on Values. The activity has potential to (either immediately or over a number of years):	**Yes/No**
Disturb the known habitat of threatened species, or threatened or rare communities of plants or animals? *This includes both direct and indirect disturbance.*	
Disturb a known site or area of known or likely geoconservation significance? *Known areas of geoconservation significance can be found on the Natural Values Atlas.*	
Disturb a site or area of known or likely Aboriginal or historical importance? *e.g. a site recorded on the Trust's heritage database, Tasmanian Aboriginal Site Index, a municipal planning scheme, and/or the Historic Cultural Heritage Act 1995.*	
Directly or indirectly alter an existing structure within the Park? *This would include painting a structure a different colour or replacing a major component but does not include maintenance that does not alter the existing colour, form or materials of a structure.*	
Impact upon visual values both from within and from outside of the Park? *e.g. the activity is within a medium or highly sensitive area identified in Map 4 of the Management Plan.*	
Result in a potentially controversial change in the use of an area or facility? *e.g. a change from single-use walking track to multiple-use, closure of an existing track.*	
Interfere with a watercourse, recharge basin or wetland, or may have an adverse impact downstream of the activity? *e.g. activities within a buffer area prescribed by the Forest Practices Code, activities that divert, or increase or decrease water flow.*	
Have the potential to adversely affect a wider area than the immediate project area? ***e.g.*** *exacerbation of landslip potential.*	
Result in an increased risk of the introduction of weeds, plant or animal diseases or feral animals?	
Affect water quality and/or yield in a drinking water catchment area? *Drinking water catchments are shown on Map 5 of the Management Plan.*	

APPENDIX 3C – PARKS ACTIVITY ASSESSMENT LEVEL 1 – 3

1. Activity Title		
Date Submitted:		File Number:
2. Activity Summary		
Contact Details		
Applicant (entity):		
Contact Person:		Phone:
Email:		
Address:		
Activity Location		
Agency Management Area(s):		Zone(s):
Tenure(s):		Municipality:
Grid Ref (GDA) / Location:	Easting:	Northing:
Location Description:		
Area/Length of Affected Area:		
Is the proposed activity in a drinking water catchment?	☐ Yes	☐ No
Activity Description: (including the nature of the activity and why it is being proposed; proposed start date and duration; the equipment to be used; whether any facilities need to be closed and duration)		
Activity Objective/s		
Activity Benefits/Outcomes:		

3. Alternative Ways of Meeting the Objectives		
Option	**Effectiveness**	**Consequences**
Do nothing		
Eliminate *What would happen if the service or facility was no longer provided?*		
Isolate/Substitute *Different ways of conducting the activity e.g. changing the timing; utilising alternative locations, facilities or routes*		
Engineer *Alternative designs and ways of building/engineering a solution*		
Administrate *Education/interpretation or regulation, rather than an infrastructure option. E.g. using interpretation or patrolling in conjunction with regulatory signs*		

4. Land Owner Consent		
Does the proposal have the in-principle consent of the land owner?	☐ No	☐ Yes →Attach written consent

5. Legislation, Planning and Other Permits				
Legislation and Planning Is the proposed activity compliant and consistent with all legislative requirements, the Management Plan, management zoning and other approved strategies?				
☐ Yes	☐ Potentially yes, with controls	☐ No		
Relevant Provisions of the Management Plan or Park Planning Strategy (including other internal/external planning documents relevant to the activity).				
Plan/Document Name:	Details**:** *(State relevant sections and page numbers)*			
Other Permits				
Is a *LUPAA* permit required? Refer chapter 8, 8A & 8B in the Management Plan	☐ No	☐ Yes →	☐ Permitted	☐ Discretionary
Are any other legislative approvals required?	☐ No	☐ Yes →	List: *E.g. Threatened Species Protection Act*	

6. Impact Assessment and Proposed Management

Part 1 of the impact assessment is to be completed by the applicant, based upon the specifics of the proposal, and submitted to the Trust before completing the PAA. Part 1 allows for an assessment of the probability and consequence of potential impacts, and assists the Trust determine the category of the activity i.e. Level 1-3. A guide to the probable information requirements for Level 1-3 activities is provided in Attachment 2.

Part 2 of the impact assessment (proposed mitigation measures) is to be completed by the applicant together with the rest of the PAA once the level required has been determined by the Trust.

Part 1: Potential Negative Impact				
Issue	→	**Initial impact assessment without mitigation measures**		
	Part 1: Potential Negative Impact (also consider incremental impacts) *Please add/delete potential Impacts as required. Refer Attachment 1 – PAA Risk Assessment Matrix*	**Probability**	**Consequence**	**Rating**
1. Natural Values				
1.1 Flora *(includes impact of fire)*	**1.1.1** The activity may negatively impact:			
	- Flora species of high conservation value			
	- Native vegetation that is known to have a slow recovery rate after disturbance			
	- Native plant communities of high conservation value (threatened or poorly reserved plant communities)			
	- Vegetation that is known to provide important habitat for local fauna species			
	1.1.2 Exotic flora species may be introduced due to activity			
	1.1.3 Plant pathogens e.g. *Phytophthora cinnamomi,* may be introduced or spread			
1.2 Fauna	**1.2.1** The activity may negatively impact:			
	- Fauna/fauna habitat (including waterways and geomorphologic features)			
	- Fauna/fauna habitat that is known to have a slow recovery rate after disturbance			
	- Fauna species of high conservation value (threatened species)			
	- Non-threatened fauna species of scientific and/or regional significance			
	- Fauna species restricted to Wellington Park			
	1.2.2 Exotic fauna species may be introduced due to the activity			

Part 1: Potential Negative Impact				
Issue	→	**Initial impact assessment without mitigation measures**		
	Part 1: Potential Negative Impact (also consider incremental impacts) *Please add/delete potential Impacts as required.* *Refer Attachment 1 – PAA Risk Assessment Matrix*	**Probability**	**Consequence**	**Rating**
	1.2.3 Fauna pathogens e.g. Chytrid fungus, may be introduced or spread			
1.3 Geoheritage	**1.3.1** The activity may negatively impact:			
	- Geological and/or geomorphological features			
	- Features of geoconservation significance			
1.4 Soils	**1.4.1** Increased risk of soil erosion or mass movement during and/or after the activity			
	1.4.2 Risk of soil contamination			
	1.4.3 Activity may change soil fertility (increase or decrease)			
	1.4.4 Activity may damage soil structure			
2. Hazards				
	2.1 Slope stability may be reduced during and/or after the activity			
	2.2 Risk of fires starting or spreading may be increased during and/or after the activity			
	2.3 Ability of fire fighters to access and control fires may be reduced during and/or after the activity			
	2.4 Risk of flooding may increase during and/or after the activity			
	2.5 Activity may increase the risk of storm damage during or after the activity			
	2.6 Staff and visitors may face an increased risk of injury during or after the activity either directly or indirectly (safety risks may arise from the activity itself or from the activity triggering, contributing to, or increasing potential damage from other hazards e.g. fire, storm, flood, landslip, falling trees or branches			
3. Visual Values				
	3.1 Activity may create or result in visual intrusions:			
	- For visitors within Wellington Park			
	- When viewed from outside Wellington Park			
4. Water				
	4.1 The activity may:			
	- Increase streambank erosion and/or sediment runoff into watercourses (impacting upon water quality)			

Part 1: Potential Negative Impact				
Issue	→	**Initial impact assessment without mitigation measures**		
	Part 1: Potential Negative Impact (also consider incremental impacts) *Please add/delete potential Impacts as required.* *Refer Attachment 1 – PAA Risk Assessment Matrix*	**Probability**	**Consequence**	**Rating**
	- Increase likelihood of biological contamination of water			
	- Increase the risk of chemicals adversely affecting water quality			
	- Impact upon existing water supply infrastructure and/or access			
	- Alter the water yield from a drinking water catchment			
	4.2 The activity may impact habitat values of any waterway			
5. Cultural Heritage				
5.1 Aboriginal	**5.1.1** Sites or areas of Aboriginal heritage significance may be negatively impacted due to the activity (including through the promotion of the site)			
5.2 Non-Aboriginal	**5.2.1** Sites or areas of historic significance may be negatively impacted due to the activity (including through the promotion of the site)			
5.3 Quality of Visitor Experience	**5.3.1** Experience of Park visitors may be negatively impacted due to the activity in the form of:			
	- Visual intrusions			
	- Excessive smells			
	- Excessive noise			
	5.3.2 Accessibility to public space and/or facilities within Wellington Park may be negatively impacted during and/or after the activity			
6. Commercial Services	**6.1** Economic viability and access of licensed commercial operators to Park resources or facilities may be negatively impacted during and/or after the activity			
7. Park Management Agencies	**7.1** Activity (including the implementation of mitigation measures) may negatively impact management agencies through demands on resources *e.g. special signs, requires extra funding, pressure put on otherwise low priorities*			
8. Regulation	**8.1** Activity will result in increased potential for unauthorised activities			

Impact Description
Applicants shall provide a brief description of the specific aspects of the works that have a Moderate, High or Extreme risk rating without mitigation measures.

Issue Reference	Initial Risk Rating	Description of specific activities identified as having a Moderate, High or Extreme risk

Part 2: Proposed Mitigation Measures				
Issue	→	**Residual Risk when mitigation measures are implemented**		
	Part 2: Proposed Mitigation Measures **To be completed following review of Potential Impacts by the Trust**	**Probability**	**Consequence**	**Rating**
	Each mitigation measure will be determined on a case by case basis. The following are examples of matters for consideration during the development of mitigation measures: *- activity design/location;* *- route design;* *- access to minimal impact guidelines to managers and - staff;* *- infrastructure development;* *- monitoring regime; and* *- training and follow up.* *Possible Mitigation Measures and any supporting information will be considered by the Trust, in consultation with the relevant Trust member agencies and professional experts (when required)*			
1. Natural Values				
1.1 Flora *(includes impact of fire)*	**1.1.1** The activity may negatively impact:			
	- Flora species of high conservation value			
	- Native vegetation that is known to have a slow recovery rate after disturbance			
	- Native plant communities of high conservation value (threatened or poorly reserved plant communities)			
	- Vegetation that is known to provide important habitat for local fauna species			
	1.1.2 Exotic flora species may be introduced due to activity			
	1.1.3 Plant pathogens e.g. *Phytophthora cinnamomi,* may be introduced or spread			

Part 2: Proposed Mitigation Measures				
Issue	→	**Residual Risk when mitigation measures are implemented**		
	Part 2: Proposed Mitigation Measures **To be completed following review of Potential Impacts by the Trust**	**Probability**	**Consequence**	**Rating**
1.2 Fauna	**1.2.1** The activity may negatively impact:			
	- Fauna/fauna habitat (including waterways and geomorphologic features)			
	- Fauna/fauna habitat that is known to have a slow recovery rate after disturbance			
	- Fauna species of high conservation value (threatened species)			
	- Non-threatened fauna species of scientific and/or regional significance			
	- Fauna species restricted to Wellington Park			
	1.2.2 Exotic fauna species may be introduced due to the activity			
	1.2.3 Fauna pathogens e.g. Chytrid fungus, may be introduced or spread			
1.3 Geoheritage	**1.3.1** The activity may negatively impact:			
	- Geological and/or geomorphological features			
	- Features of geoconservation significance			
1.4 Soils	**1.4.1** Increased risk of soil erosion or mass movement during and/or after the activity			
	1.4.2 Risk of soil contamination			
	1.4.3 Activity may change soil fertility (increase or decrease)			
	1.4.3 Activity may damage soil structure			
2. Hazards	**2.1** Slope stability may be reduced during and/or after the activity			
	2.2 Risk of fires starting or spreading may be increased during and/or after the activity			
	2.3 Ability of fire fighters to access and control fires may be reduced during and/or after the activity			
	2.4 Risk of flooding may increase during and/or after the activity			
	2.5 Activity may increase the risk of storm damage during or after the activity			

Part 2: Proposed Mitigation Measures				
Issue	→	**Residual Risk when mitigation measures are implemented**		
	Part 2: Proposed Mitigation Measures **To be completed following review of Potential Impacts by the Trust**	**Probability**	**Consequence**	**Rating**
	2.6 Staff and visitors may face an increased risk of injury during or after the activity either directly or indirectly (safety risks may arise from the activity itself or from the activity triggering, contributing to, or increasing potential damage from other hazards e.g. fire, storm, flood, landslip, falling trees or branches			
3. Visual Values	**3.1** Activity may create or result in visual intrusions:			
	- For visitors within Wellington Park			
	- When viewed from outside Wellington Park			
4. Water	**4.1** The activity may:			
	- Increase streambank erosion and/or sediment runoff into watercourses (impacting upon water quality)			
	- Increase likelihood of biological contamination of water			
	- Increase the risk of chemicals adversely affecting water quality			
	- Impact upon existing water supply infrastructure and/or access			
	- Alter the water yield from a drinking water catchment			
	4.2 The activity may impact habitat values of any waterway			
5. Cultural Heritage				
5.1 Aboriginal	**5.1.1** Sites or areas of Aboriginal heritage significance may be negatively impacted due to the activity (including through the promotion of the site)			
5.2 Non-Aboriginal	**5.2.1** Sites or areas of historic significance may be negatively impacted due to the activity (including through the promotion of the site)			
5.3 Quality of Visitor Experience	**5.3.1** Experience of Park visitors may be negatively impacted due to the activity in the form of:			
	- Visual intrusions			
	- Excessive smells			
	- Excessive noise			
	5.3.2 Accessibility to public space and/or facilities within Wellington			

Part 2: Proposed Mitigation Measures				
Issue	→	**Residual Risk when mitigation measures are implemented**		
	Part 2: Proposed Mitigation Measures **To be completed following review of Potential Impacts by the Trust**	**Probability**	**Consequence**	**Rating**
	Park may be negatively impacted during and/or after the activity			
6. Commercial Services	**6.1** Economic viability and access of licensed commercial operators to Park resources or facilities may be negatively impacted during and/or after the activity			
7. Park Management Agencies	**7.1** Activity (including the implementation of mitigation measures) may negatively impact management agencies through demands on resources *e.g. special signs, requires extra funding, pressure put on otherwise low priorities*			
8. Regulation	**8.1** Activity will result in increased potential for unauthorised activities			

7. Economic Assessment		
Is the activity for a commercial purpose?	☐ No	☐ Yes → Proposal must include a detailed business and financial plan demonstrating economic viability over at least a five-year period (refer section 8.5.1.4).
Does the activity involve private investment?	☐ No	☐ Yes → Consult with landowner regarding consent processes.
Economic Questions		
What is the source of the funding?		
Is there sufficient funding for ongoing maintenance of any new assets constructed as a result of the proposal?		

8. Additional Information/Attachments	
No.	**Description/Details of Attachment e.g. maps, plans, photos, reports**
1	
2	

3

9. Circulation

Date Circulated:	**Response Required By:**
	Comment
GCC	
HCC	
PWS	
TasWater	
Tourism	

10. Determination

Activities Not Requiring a *LUPAA* Permit

☐ **Activity Approved** *(No additional conditions, activity can be implemented immediately)*

☐ **Activity Approved With Conditions**

Condition	**Details**

Activities Requiring a LUPAA Permit

☐ Wellington Park Permit Granted

Activity Not Approved

Reason	**Details**
☐ The proposed activity is likely to cause	

unacceptable environmental impacts.

☐ The proposed activity is likely to cause unacceptable economic impacts.

☐ Other

Authorised by:

Signed	**Date:**
Name:	**Position:**

11. Notification and Implementation

Internal proposals: An approved PAA indicates to agencies that the proposal can be implemented, subject to any conditions stated in the approval at Section 10.

External proposals: the Trust provides written authority including any conditions to external proponents. Following notification and the fulfilment of any pre-conditions the activity proceeds.

Appendix 3C – Attachment 1: PAA Risk Assessment Matrix

Note: the following steps are for the consideration of the Potential Impacts only.

Once the Impacts have been considered, applicants should consult with the Trust to determine the level of information required to support any Proposed Mitigation Measures.

It should be noted that not all Potential Impacts are quantifiable, and thus may need a Mitigation Measure even if assessed as low risk.

Step 1: Applicant to consider the Probability of identified Impact occurring	
Probability: the *likelihood* that the identified impacts will occur during or as a consequence of the activity	
Rare	Very low probability of occurring but not impossible. Would only occur in exceptional circumstances. Less than 10% chance of occurring.
Unlikely	Could occur but not expected. Has a 10-30% chance of occurring.
Possible	Could occur. Has a 40-60% chance of occurring.
Likely	Will probably occur in most circumstances. Has a 60-90% chance of occurring.
Almost Certain	Is expected to occur in most circumstances. Has a greater than 90% chance of occurring.

Step 2: Applicant to Rate the Consequence of the identified Impact occurring

Note: Many activities may have negative consequences in more than one rating category. In this case use the highest rating in any of the four columns in the risk assessment.

Consequence: the potential negative effects of the impact occurring

Rating	Natural Values/Assets	Cultural Values/Assets	Personal Safety
Insignificant	No or Limited damage to a small area of land of limited natural value. No or limited reduction in water quality outside drinking water catchments No reduction in water quality within drinking water catchments. No or limited risk of soil damage or contamination No increase in the risk of natural hazards	Limited damage to structures/buildings or other cultural assets of no significance. Any negative changes to recreational opportunities/settings not noticeable. No negative impact on existing recreational or cultural use of a site.	No or minimal risk of injury.

Minor	Minor damage to the environment or natural values of the area that can be contained on-site. Damage may occur but is fully recoverable with no permanent effect on natural values/assets. It will take less than 6 months for the resource to fully recover or it will only require minor repair. Reduction in water quality in natural waterways outside a drinking water catchment for a short period but unlikely to have a negative effect on riparian flora and fauna. Minot, short-term reduction in water quality in drinking water catchments that will not adversely affect the quality of the water for the user. Possible short-term increase in the risk of natural hazards during the activity. Short-term adverse changes to soil structure and fertility, or long-term adverse changes limited to an area of less than 20 square metres. Minor contamination that can be remediated or removed as part of the works.	Minor damage to a heritage asset or area that is immediately contained on-site. The assets would only require minor repair. Damage may occur but is fully recoverable with no permanent effect on historic cultural values. Temporary loss of recreational opportunity or cultural use of a site during works.	Some risk of minor injuries.
Moderate	Short term, moderate damage to natural values/assets, which is repairable or does not affect long term their local significance/value. Temporary reversible damage not affecting any significant flora/fauna. Water quality of natural waterway affected which exceeds background limits and will take over 6 months to fully recover. Fuel/oil spill up to 2,000 L to land or water outside drinking water catchments. Increased risk of natural hazards during the activity. Medium-term changes to soil structure and fertility, or contamination of soils, or long term changes over an area of less than 2 ha.	Short-term or small changes to social, cultural, recreational and/or aesthetic values of a site. A change in a recreational opportunity for a small number of users. Temporary loss of recreational or cultural use of a site (up to 6 months). Short term, moderate damage to cultural values/assets, which is repairable or does not affect long term their local significance/value.	Risk of minor injuries, major injuries possible.

Major	Loss of biodiversity on a local scale. Loss of ecological functioning with which will take more than 10 years to recover. Significant damage is caused to significant natural values from which it will take more than 10 years to recover. Temporary pollution of a natural waterway/area which will take up to a year to fully recover. Fuel/oil spill up to 10,000 L to land or water outside drinking water catchments. High risk of natural hazards during and/or for a short period after the activity Major long-term or permanent changes to soil structure and fertility, or contamination of soils, over an area of 2 to 10 ha.	Permanent change in quality or use of a major recreational or cultural site of regional significance. Irreversible and extensive damage is caused to a asset with heritage value but is not listed Significant damage is caused to a Heritage Listed area or asset that involves either extensive remediation or will take more than 10 years to recover. Significant change to high quality wilderness recreational values.	Risk of major injuries, fatalities unlikely.
Severe	Loss of biodiversity on a regional scale. Loss of ecological functioning without recovery to pre-activity conditions. Irreversible and extensive damage is caused to a Matter of National Environmental Significance under the *EPBC Act*: (e.g. endangered or vulnerable species, Ramsar wetland, Commonwealth marine environment). Irreversible impact to natural values/assets of national significance. Irreversible damage to a species or community listed under the Tasmanian *Threatened Species Protection Act 1995*, *Nature Conservation Act 2002*, or priority forest community listed under the RFA or non-forest communities. Pollution of natural waterway/area which will take more than 10 years to recover. Fuel/oil spill greater than 10,000L to land or water outside drinking water catchments. High risk of natural hazards during and/or for an extended period after the activity. Major long-term or permanent changes to soil structure and fertility, or contamination of soils, over an area of more than 10 ha.	Irreversible changes and loss of social, cultural, recreational and/or aesthetic values of a region. Permanent loss of a major recreational opportunity of national significance affecting a significant number of users. Irreversible impact to cultural values/assets of national significance. Irreversible and extensive damage is caused to a World Heritage Listed Area value, a Commonwealth Heritage Listed Site or a National Heritage Listed Site. Loss of high quality wilderness recreational values.	Risk of major injuries and fatalities.

Step 3: Applicant to determine the resultant Risk Level					
Risk Level Rating	**Consequences**				
Probability	**Insignificant**	**Minor**	**Moderate**	**Major**	**Severe**
Rare	Low	Low	Low	Moderate	High
Unlikely	Low	Low	Moderate	Moderate	High
Possible	Low	Moderate	Moderate	High	Extreme
Likely	Low	Moderate	High	Extreme	Extreme
Almost Certain	Low	High	High	Extreme	Extreme

Step 4: Applicant to consider Response and discuss information requirements and Proposed Mitigation Measures with Trust	
	Response
Low	Little or no additional control actions are needed.
Moderate	Consider additional control actions.
High	Control actions required to minimise adverse impacts. Ensure alternative strategies have been considered. Ensure documentation is of high standard. Carefully weigh benefits of the activity against risks before approving.
Extreme	Ensure documentation is of high standard for elements that pose an extreme risk. Ensure alternative strategies have been considered. Control actions required to minimise adverse impacts and checked by relevant specialists. Do not approve activity if impacts cannot be ameliorated or benefits do not far outweigh the risks.

Appendix 3C – Attachment 2: Activity Levels: Guide to Information Requirements

	Level 1	Level 2	Level 3
Risk Level	Generally low risk activities with no long term negative impacts.	Activities have the potential for adverse impact but these impacts can be minimised through effective implementation of routine control actions.	Activities have the potential for adverse impact but these impacts can be minimised through effective implementation of more specific and complex control actions, monitoring and works.
Natural and Cultural Assets	The site's natural and cultural assets that may be affected by the activity are known or can be easily identified. No significant values/assets are present or if so they are unlikely to be affected.	Some site values/assets are known but there may be some unknown values/assets present. Significance of all assets present may not be known. Some important or significant values/assets may be present and if so may be affected.	Survey/s required to identify or investigate site values/assets and/or their significance. Specialist advice required to prepare or check the results of additional surveys and studies. Some important or significant values/assets may be present and if so may be affected.
Impact	Very good chance (>90%) that all impacts associated with the activity are known including the area or assets potentially affected and the scale of the impact(s).	Most of the impacts associated with the activity are known including the area or assets potentially affected and the scale of the impact(s).	Some of the impacts associated with the activity, and the scale of the impacts, are known, however there exists potential for other adverse impacts affecting reserve values, assets of significance or a large area of land Additional surveys may be required to assess the area potentially affected, the scale of impact, a lesser-known value or a critically important value.
Controls	High level of confidence that the control actions identified will be effective in minimising impact to acceptable levels. Only 1 or 2 simple control actions required.	Specialist advice would assist in identifying and/or confirming appropriate control actions. A number of relatively simple control actions are required to minimise impacts to acceptable levels. Implementation of controls does not require specialist personnel or monitoring.	Specialist advice would assist in identifying and/or confirming appropriate control actions, in particular on the value/s surveyed. A number of control actions, or one or more complex control actions, are required to minimise impacts to acceptable levels. Implementation of controls requires specialist personnel or monitoring.
Social	Unlikely to be any differences of opinion in stakeholder views on the activity. Very few stakeholders identified. Unlikely to gain media interest. All stakeholders identified are indifferent or supportive of the activity.	Differences in stakeholder views may need to be managed. A communication plan may assist. Local media interest may be generated.	Differences in stakeholder views may need to be managed given potential high interest and/or differences of opinion. A communication plan would assist. Likely to raise media interest State-wide.

	Level 1	Level 2	Level 3
Planning Policy	Activity compliant with legislation, management plans, zoning and policy. No *LUPAA* permit required or, if required, the application will be Permitted. No other external permits or licences required.	Activity compliant with legislation, management plans, zoning and policy. *LUPAA* permit required but may be either Permitted or Discretionary. Other external permits or licences may be required.	Activity usually compliant with legislation, management plans, zoning and policy. *LUPAA* permit required and the application will be Discretionary. Other external permits or licences may be required.

APPENDIX 4 – TASMANIAN PARKS & WILDLIFE TEMPLATE FOR EVALUATED CASE STUDIES

TASMANIAN PARKS & WILDLIFE SERVICE TEMPLATE FOR EVALUATED CASE STUDIES

EVALUATED CASE STUDY	
PERFORMANCE ARENA:	e.g. 3. **MANAGEMENT OF THREATS RISKS & IMPACTS**
Key Performance Area:	e.g. **3.6 Feral and introduced animal management**
DATE LAST UPDATED	Insert text
Date first created	Insert text
Prepared/cleared by	Insert text *(Project Manager and Manager Monitoring & Reporting System)*
Approved by	Insert text *(Branch Manager or PWS General Manager)*

INSERT PROJECT TITLE HERE

Introduction

Provide brief description of the management issue, what causes it, and what areas or values are affected by it. Where appropriate, include photos and/or map (including captions & credits). The following subheadings may be used.

ABOUT THE AREA

Insert text

ABOUT THE THREAT OR ISSUE

Insert text

WHAT NATURAL OR CULTURAL VALUES ARE AFFECTED?

Provide brief description of the reserve values affected by this issue.

Insert text

BACKGROUND TO MANAGEMENT

Provide brief history of the issue and its management prior to the current management period.

Insert text

Overall Management Goal

Provide a brief statement (e.g. one sentence) of what management is aiming to achieve. Where appropriate, include bullet points of identified key desired outcomes.

Insert text

Management Actions and Significant Events

List bullet points of key management actions and any significant events over the management period which may have affected the outcomes.

- Insert text

Monitored Results for Performance Indicators

Performance Indicators (and how they are monitored)	Targets and/or Limits (and how performance is assessed)	Detected Changes over the Management Period
PRESSURE INDICATORS[1]		
Insert name of pressure indicator or write "None identified for this project"		
Monitoring *Describe how the indicator is monitored.* Insert text	**Target or limit for indicator** *State any target or limit that has been established for the indicator. If a meaningful target has not been established, simply state 'no target established', 'target under development', or 'tracking only'.* Insert text **Assessment of performance** *How will performance against the target or limit be determined?* Insert text	**Results** *Describe any changes or trends detected for the monitored indicator i.e. any increase or decrease in the measured data; or evidence of stability.* Insert text
Insert additional rows for pressure indicators as required by copying and pasting the above format		
CONDITION INDICATORS[2]		
Insert name of condition indicator or write "None identified for this project"		
Monitoring Insert text	**Target or limit for indicator** Insert text **Assessment of performance** Insert text	**Results** Insert text
Insert additional rows for condition indicators as required by copying and pasting the above format		
OTHER INDICATORS (E.G. SOCIAL OR ECONOMIC)		
Insert name of indicator or write "None identified for this project"		
Monitoring Insert text	**Target or limit for indicator** Insert text **Assessment of performance** Insert text	**Results** Insert text
Insert additional rows for indicators as required by copying and pasting the above format		

Supporting Evidence

Under subheadings below of performance indicators for which measured data or other evidence of management effectiveness is available, insert figures, charts, summary tables of data and/or other reliable evidence that demonstrate the results of this project to date. This includes photo monitoring sequences of visible changes; 'before' and 'after' photos; aerial photographic sequences etc. Ensure all figures and tables are numbered and have clear captions explaining what the evidence is showing. Include references or other sources of data, and include dates on all photo monitoring sequences. To present material in landscape format, insert document section breaks and change the layout of the relevant section from portrait to landscape. Provide complex data tables or additional material in appendices.

INSERT SUBHEADING

Insert additional subheadings for other supporting evidence as required.

[1] Pressure indicators' relate to activities, processes and/or agents that are considered to pose a threat of degradation to reserves or reserve values (either directly or indirectly).

[2] 'Condition indicators' relate to the condition of reserves or reserve values (e.g. natural or cultural resource assets and features).

Outcomes

Complete the following table by inserting bullet points of the anticipated outcomes and the actual outcomes and/or progress towards outcomes as they are achieved. Include any unanticipated outcomes. If there are no other anticipated outcomes of the project (e.g. negative impacts), write "None identified for this project". If there are no unanticipated outcomes, write "None identified to date". Insert additional table rows as needed by copying and pasting row formats.

Expected Outcomes of this Project	Actual Outcomes
A. GOAL AND KEY DESIRED OUTCOMES	
Insert text •	Insert text •
B. OTHER ANTICIPATED OUTCOMES/IMPACTS	
Insert text –	Insert text –
C. UNANTICIPATED OUTCOMES	
	Insert text •

Assessment and Commentary on Management Performance

PWS ASSESSMENT OF MANAGEMENT PERFORMANCE

Select and copy the appropriate coloured dot from the key below and insert into the following table to indicate the management authority's assessment of management performance for effectiveness and efficiency. Note that the assessment provided below must reflect the views of the Parks and Wildlife Service (PWS).

Level of Performance	Effectiveness *To what extent did the project achieve its objectives?*	Efficiency *To what extent was the project delivered on time and on budget? Were resources including time and effort used wisely and without wastage?*
Great result		
Acceptable result		
Unacceptable result		

KEY: Great result Acceptable result Unacceptable result

PWS COMMENTS ON MANAGEMENT PERFORMANCE

The purpose of this section is to provide feedback that can assist in guiding improvements in management. Completion of this section is optional. Where appropriate, bullet points may be inserted against the following prompts.

Summary statement on performance: *Provide a brief statement summarising performance in relation to management effectiveness and efficiency (e.g. 1 paragraph on each).*

Insert text

Key factors contributing positively to management performance:

- Insert text

Key factors limiting or threatening management performance:

- Insert text

Suggestions for improving management performance: *Where appropriate, suggestions may be provided here.*

- Insert text

Additional comments/ lessons learnt: Where appropriate, additional comments that are pertinent to ongoing management may be provided here.

Insert text

Investment in this Project

Provide a brief statement of the resources invested in this project, e.g. funding levels and sources, staffing, in-kind support, volunteer effort, term and/or security of funding arrangements etc.

Insert text

Sources

PROJECT MANAGER/ RESPONSIBLE OFFICER

Name: Insert text
Position title/section: Insert text
Email address: Insert hyperlink text

ACKNOWLEDGEMENTS

Where appropriate, insert acknowledgement of project team members and/or others who have contributed to the project or provided inputs to this report.

Insert text

Insert photo of project manager here

Insert photo caption with name and position title of the project manager. If desired include brief description of the project manager's experience, expertise and/or achievements/contributions to reserve management.

Insert text

Photo: Insert photo credit

References and Further Information

Insert key references, websites an/or links to latest news, additional information, video clips or other resources about this project.

Insert text

Photo Gallery

Insert additional photos here. If there are numerous photos, create a separate file of the Photo Gallery and provide a link. Aim to select photos that tell the story of this project and provide acknowledgement of the key people behind the project e.g. choose photos that feature key staff, management activities, community engagement, volunteers etc. Include all photo captions and credits. Ensure the caption 'adds value' to the image, e.g. by making a key point; or drawing the attention of readers to what they should be noticing in this photo; or simply communicating an interesting fact.

Compress all photos to suit document quality.

Appendices

As necessary, insert numbered and labelled appendices here.