

# Application Referral Cultural Heritage - Response

<b>From:</b>	Sarah Waight
<b>Recommendation:</b>	Proposal is acceptable subject to conditions.
<b>Date Completed:</b>	
<b>Address:</b>	30 - 34 GRAYS ROAD, FERN TREE 100 PINNACLE ROAD, MOUNT WELLINGTON
<b>Proposal:</b>	Dwelling
<b>Application No:</b>	PLN-17-1060
<b>Assessment Officer:</b>	Adam Smee,

## Referral Officer comments:

An application for a new house on this site was lodged in 2010 (PLN-10-00740-01). The proposal was assessed under the *City of Hobart Planning Scheme 1982* and a permit issued on 14 January 2011. It was assessed under that Scheme as a site adjacent to two heritage listed places (The Pipeline Track and 36 Grays Road).

A fresh and different proposal has now been submitted which requires assessment again against the relevant provisions of the Heritage Code of the *Hobart Interim Planning Scheme 2015*. The relevant clauses are *E13.7.1* and *E13.7.2* for demolition and new works on a heritage listed site (The Pipeline Track) due to the proposed stormwater system being located within this site. The subject site is also located within the Pipeline Track Corridor Cultural Landscape Precinct and part of the new house and stormwater triggers clauses *E13.9.1* Demolition and *E13.9.2* Buildings and Works other than Demolition.

The Statements of Significance for the Pipeline Track Corridor Cultural landscape Precinct are:

*The Pipeline Track landscape consists of a winding track along the contour from Halls Saddle to Long Creek. The track is heavily canopied by forest with an under storey of scrub dominant along track sides. Shadows, shade and darker colours are characteristic. In damper wetter parts of the tracks or on south facing slopes or at creek crossings, a variety of mosses, lichens, liverworts, man-ferns, and other ferns are readily encountered making even the shortest walk quite a unique experience.*

*The significance of the landscape stems from its heritage value as an integral section of the Hobart Waterworks engineering structures that demonstrate a high degree of technical achievement and creative stonework design during the nineteenth century, the visual landscape qualities, scenic variation and an outstanding bushland character.*

The proposed house, car deck and walkway is partially located inside the Pipeline Track Cultural Landscape Precinct with the house and trenching setback on the lower slopes of the site from the Pipeline Track heritage listed site by 14.108 metres and 14.6 metres respectively. The Precinct extends onto the subject site from the same boundary by 16.78 metres. Thus between 2 and 2.5 metres of the proposed house is within the Precinct.

The house triggers clause *E13.9.2* which states that the design and siting of buildings must not result in detriment to the heritage values of the precinct and must also be sympathetic to its character. The proposed house is over three levels with entry off Grays Road via an elevated

parking deck and walkway. The structure has a footprint of 7.3 metres by 4.59 metres and as a consequence is taller rather than spread out. It varies in height due to a significant site slope and depending on the location of the measurement from natural ground level to the top of the building. When viewed from Grays Road the house is 9.65 metres high, while the southern elevations it is 12.32 metres high. It is clad in Monument metal cladding with floor to ceiling glazing to some rooms. As already stated, only approximately 2 metres of the proposed dwelling along its longer side is within the precinct.

The statements of significance refer to the vegetation and canopy and other natural characteristics. In this respect the proposed house is located within an already cleared area, with no change to the current arrangement of the bushland setting. Therefore, there will be no resultant change or detriment to this aspect of the landscape as described in these statements. The second part of the statements of significance refer to the engineering structures associated with the mountain water supply system which demonstrate a high degree of technical achievement. Likewise, the proposed house will not negatively impact or result in detriment to the significance of the cultural landscape precinct.

However, the proposed stormwater infrastructure will involve excavation, demolition and new works within the precinct and the Pipeline Track heritage listed site, thus triggering *E13.7.1* and *E13.9.1 P1* Demolition and *E13.7.2* and *E13.9.2 P1* Buildings and works other than Demolition. It is proposed to remove the existing metal 150 mm diameter pipe, and replace it with a 225 mm diameter concrete pipe and build a grated pit on the up side of the track and a headwall on the down side of the track. Unfortunately the age or significance of the existing feature has not been verified. In addition, excavation for this work could have a detrimental impact on the historic culverts and features hidden and directly below the track path surface. The proposal will introduce new features in the form of a stone grated pit and headwall where there are currently none leading to the introduction of a new and completely unrelated element in the pipeline formation that does not appear to exist elsewhere along the length of the feature. As a result the new work would result in an unfortunate new element and undesirable precedent.

Input was received from the Mount Wellington Supply System Heritage Advisory Group. Two recommendations were made. The first recommendation was:

*"Given the significance of the MWSS and the current high level of intactness of the System, the proponent utilise an alternative method for disposing of ground water that does not impact on the MWSS."*

The second recommendation was as follows:

*"If the proponent wishes to pursue the use of a culvert through the MWSS formation (and this should really only be if the proponent has no other options), then given the lack of understanding of the existing culvert and assessment of the potential impacts, the proponent be asked to undertake a heritage impact assessment of the proposed culvert preplacement, as well as the potential heritage impact of a new culvert, and to compare the two approaches. If the assessment finds that a new culvert or upgrading of the culvert is a potentially acceptable impact, then the least impact approach should be adopted; and the proposed work should be based on, and comply with, guidance on necessary controls for the works, and an archaeological methods statement if required. These studies should be prepared by an appropriately qualified heritage expert, and this information should be used as a basis for the DA approval and Heritage Tasmania approvals. This work should also be to a high standard and reviewed by HCC Heritage Section and Heritage Tasmania heritage staff to ensure it meets the necessary standards."*

On this basis it is possible to impose a condition recommending that further work be done to explore possible alternative to reduce impacts on the Mountain Water Supply System, such as

the use of the existing metal diameter pipe and reducing the visual impact of the designed grated pit with stone detailing around it.

It should also be noted that there are trees in the immediate vicinity of the proposed stormwater infrastructure, located on Council owned land and the construction of the proposed grated pit and stormwater pipe connection could compromise or negatively impact on the root system of those trees, particularly as no tree removal is proposed. This requires further consideration.

The following image shows the location of the proposed grated pit and the existing pipe. The inlet is located adjacent to the leafy green shrub on the right of the track.



With a condition of permit, requiring further design work to minimise the impact on the Mount Wellington Supply System, that explores retaining the existing pipe and alternative options to connect into it, the proposal will satisfy E13.7.1, E13.7.2, E13.9.1 and E13.9.2.

On balance the proposed house and associated infrastructure satisfies the relevant provisions of the Heritage Code of the Scheme.

Sarah Waight  
Cultural Heritage Officer  
28 August 2018