



CITY OF HOBART

# **AGENDA**

## **City Planning Committee Meeting**

### **Open Portion**

**Monday, 2 November 2020**

**at 5:00 pm**

## THE MISSION

**Working together to make Hobart a better place for the community.**

## THE VALUES

**The Council is:**

<b>People</b>	We care about people – our community, our customers and colleagues.
<b>Teamwork</b>	We collaborate both within the organisation and with external stakeholders drawing on skills and expertise for the benefit of our community.
<b>Focus and Direction</b>	We have clear goals and plans to achieve sustainable social, environmental and economic outcomes for the Hobart community.
<b>Creativity and Innovation</b>	We embrace new approaches and continuously improve to achieve better outcomes for our community.
<b>Accountability</b>	We are transparent, work to high ethical and professional standards and are accountable for delivering outcomes for our community.

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## **ORDER OF BUSINESS**

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**Business listed on the agenda is to be conducted in the order in which it is set out, unless the committee by simple majority determines otherwise.**

### **APOLOGIES AND LEAVE OF ABSENCE**

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- 2. CONFIRMATION OF MINUTES..... 4**
- 3. CONSIDERATION OF SUPPLEMENTARY ITEMS ..... 4**
- 4. INDICATIONS OF PECUNIARY AND CONFLICTS OF INTEREST ..... 5**
- 5. TRANSFER OF AGENDA ITEMS..... 5**
- 6. PLANNING AUTHORITY ITEMS - CONSIDERATION OF ITEMS WITH DEPUTATIONS..... 5**
- 7. COMMITTEE ACTING AS PLANNING AUTHORITY ..... 6**
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    - 7.1.2 342 Argyle Street, North Hobart - Extension to Operating Hours .....355**
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**City Planning Committee Meeting (Open Portion) held Monday, 2 November 2020 at 5:00 pm.**

**This meeting of the City Planning Committee is held in accordance with a Notice issued by the Premier on 3 April 2020 under section 18 of the *COVID-19 Disease Emergency (Miscellaneous Provisions) Act 2020*.**

**COMMITTEE MEMBERS**

Deputy Lord Mayor Burnet (Chairman)  
Briscoe  
Harvey  
Behrakis  
Dutta  
Coats

**Apologies:**

**Leave of Absence:** Nil.

**NON-MEMBERS**

Lord Mayor Reynolds  
Zucco  
Sexton  
Thomas  
Ewin  
Sherlock

**1. CO-OPTION OF A COMMITTEE MEMBER IN THE EVENT OF A VACANCY**

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**2. CONFIRMATION OF MINUTES**

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The minutes of the Open Portion of the City Planning Committee meeting held on [Monday, 19 October 2020](#) and the Special City Planning Committee meeting held on [Monday, 26 October 2020](#), are submitted for confirming as an accurate record.

**3. CONSIDERATION OF SUPPLEMENTARY ITEMS**

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Ref: Part 2, Regulation 8(6) of the *Local Government (Meeting Procedures) Regulations 2015*.

**Recommendation**

That the Committee resolve to deal with any supplementary items not appearing on the agenda, as reported by the General Manager.

#### **4. INDICATIONS OF PECUNIARY AND CONFLICTS OF INTEREST**

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Ref: Part 2, Regulation 8(7) of the *Local Government (Meeting Procedures) Regulations 2015*.

Members of the committee are requested to indicate where they may have any pecuniary or conflict of interest in respect to any matter appearing on the agenda, or any supplementary item to the agenda, which the committee has resolved to deal with.

#### **5. TRANSFER OF AGENDA ITEMS**

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Regulation 15 of the *Local Government (Meeting Procedures) Regulations 2015*.

A committee may close a part of a meeting to the public where a matter to be discussed falls within 15(2) of the above regulations.

In the event that the committee transfer an item to the closed portion, the reasons for doing so should be stated.

Are there any items which should be transferred from this agenda to the closed portion of the agenda, or from the closed to the open portion of the agenda?

#### **6. PLANNING AUTHORITY ITEMS - CONSIDERATION OF ITEMS WITH DEPUTATIONS**

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In accordance with the requirements of Part 2 Regulation 8(3) of the *Local Government (Meeting Procedures) Regulations 2015*, the General Manager is to arrange the agenda so that the planning authority items are sequential.

In accordance with Part 2 Regulation 8(4) of the *Local Government (Meeting Procedures) Regulations 2015*, the Committee by simple majority may change the order of any of the items listed on the agenda, but in the case of planning items they must still be considered sequentially – in other words they still have to be dealt with as a single group on the agenda.

Where deputations are to be received in respect to planning items, past practice has been to move consideration of these items to the beginning of the meeting.

#### **RECOMMENDATION**

That in accordance with Regulation 8(4) of the *Local Government (Meeting Procedures) Regulations 2015*, the Committee resolve to deal with any items which have deputations by members of the public regarding any planning matter listed on the agenda, to be taken out of sequence in order to deal with deputations at the beginning of the meeting.

## **7. COMMITTEE ACTING AS PLANNING AUTHORITY**

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In accordance with the provisions of Part 2 Regulation 25 of the Local Government (Meeting Procedures) Regulations 2015, the intention of the Committee to act as a planning authority pursuant to the Land Use Planning and Approvals Act 1993 is to be noted.

In accordance with Regulation 25, the Committee will act as a planning authority in respect to those matters appearing under this heading on the agenda, inclusive of any supplementary items.

The Committee is reminded that in order to comply with Regulation 25(2), the General Manager is to ensure that the reasons for a decision by a Council or Council Committee acting as a planning authority are recorded in the minutes.

## 7.1 APPLICATIONS UNDER THE HOBART INTERIM PLANNING SCHEME 2015

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### 7.1.1 8 DEGRAVES STREET, SOUTH HOBART AND ADJACENT ROAD RESERVE - PARTIAL DEMOLITION AND ALTERATIONS PLN-20-170 - FILE REF: F20/112291

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Address:	8 Degraives Street, South Hobart and Adjacent Road Reserve
Proposal:	Partial Demolition and Alterations
Expiry Date:	25 November 2020
Extension of Time:	Not applicable
Author:	Victoria Maxwell

#### **RECOMMENDATION**

That pursuant to the *Hobart Interim Planning Scheme 2015*, the City Planning Committee, in accordance with the delegations contained in its terms of reference, approve the application for partial demolition and alterations at 8 DEGRAVES STREET SOUTH HOBART TAS 7004 for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

#### **GEN**

**The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-20-170 8 DEGRAVES STREET SOUTH HOBART TAS 7004 - Final Planning Documents except where modified below.**

Reason for condition

To clarify the scope of the permit.

#### **ENG 1**

**Any damage to council infrastructure resulting from the implementation of this permit, must, at the discretion of the Council:**

1. **Be met by the owner by way of reimbursement (cost of repair and reinstatement to be paid by the owner to the Council); or**
2. **Be repaired and reinstated by the owner to the satisfaction of the Council.**

**A photographic record of the Council's infrastructure adjacent to the subject site must be provided to the Council prior to any commencement of works.**

**A photographic record of the Council's infrastructure (e.g. existing property service connection points, roads, buildings, stormwater, footpaths, driveway crossovers and nature strips, including if any, pre-existing damage) will be relied upon to establish the extent of damage caused to the Council's infrastructure during construction. In the event that the owner/developer fails to provide to the Council a photographic record of the Council's infrastructure, then any damage to the Council's infrastructure found on completion of works will be deemed to be the responsibility of the owner.**

Reason for condition

To ensure that any of the Council's infrastructure and/or site-related service connections affected by the proposal will be altered and/or reinstated at the owner's full cost.

#### **ENV 1**

**Sediment and erosion control measures sufficient to prevent sediment from leaving the site must be installed prior to any disturbance of the site, and maintained until all areas of disturbance have been stabilized or re-vegetated.**

*Advice:*

*For further guidance in preparing a Soil and Water Management Plan – in accordance with Fact sheet 3 Derwent Estuary Program click [here](#).*

Reason for condition

To avoid the sedimentation of roads, drains, natural watercourses, Council land that could be caused by erosion and runoff from the development, and to comply with relevant State legislation.

### **ADVICE**

The following advice is provided to you to assist in the implementation of the planning permit that has been issued subject to the conditions above. The advice is not exhaustive and you must inform yourself of any other legislation, by-laws, regulations, codes or standards that will apply to your development under which you may need to obtain an approval. Visit the Council's [website](#) for further information.

Prior to any commencement of work on the site or commencement of use the following additional permits/approval may be required from the Hobart City Council.

### **BUILDING PERMIT**

You may need building approval in accordance with the *Building Act 2016*. Click [here](#) for more information.

This is a Discretionary Planning Permit issued in accordance with section 57 of the *Land Use Planning and Approvals Act 1993*.

### **PLUMBING PERMIT**

You may need plumbing approval in accordance with the *Building Act 2016*, *Building Regulations 2016* and the National Construction Code. Click [here](#) for more information.

### **OCCUPATION OF THE PUBLIC HIGHWAY**

You may require a permit for the occupation of the public highway for construction (e.g. placement of skip bin, crane, scissor lift etc). Click [here](#) for more information.

You may require a road closure permit for construction. Click [here](#) for more information.

You may require a Permit to Open Up and Temporarily Occupy a Highway (for work in the road reserve). Click [here](#) for more information.

### **WORK WITHIN THE HIGHWAY RESERVATION**

Please note development must be in accordance with the Hobart City Council's Infrastructure By law. Click [here](#) for more information.

## WASTE DISPOSAL

It is recommended that the developer liaise with the Council's Cleansing and Solid Waste Unit regarding reducing, reusing and recycling materials associated with demolition on the site to minimise solid waste being directed to landfill.





Further information regarding waste disposal can also be found on the Council's [website](#).

## FEES AND CHARGES

Click [here](#) for information on the Council's fees and charges.

## DIAL BEFORE YOU DIG

Click [here](#) for dial before you dig information.

- |               |   |
|---------------|---|
| Attachment A: | PLN-20-170 - 8 DEGRAVES STREET SOUTH<br>HOBART TAS 7004 - Planning Committee or<br>Delegated Report ↓                |
| Attachment B: | PLN-20-170 8 DEGRAVES STREET SOUTH<br>HOBART TAS 7004 - CPC Agenda Documents ↓<br>                                   |
| Attachment C: | PLN-20-170 - 8 DEGRAVES STREET SOUTH<br>HOBART TAS 7004 - Planning Referral Officer<br>Cultural Heritage Report ↓  |
| Attachment D: | PLN-20-170 8 DEGRAVES STREET SOUTH<br>HOBART TAS 7004 - CPC Supporting Documents<br>↓                                |

**APPLICATION UNDER HOBART INTERIM PLANNING SCHEME 2015**

Type of Report:	Committee
Committee:	2 November 2020
Expiry Date:	25 November 2020
Application No:	PLN-20-170
Address:	8 DEGRAVES STREET , SOUTH HOBART ADJACENT ROAD RESERVE
Applicant:	Pamela Hubert (Port Arthur Historic Site Management Authority) 6973 Arthur Highway
Proposal:	Partial Demolition and Alterations
Representations:	No representations
Performance criteria:	General Residential Zone Development Standards, Historic Heritage Code

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**1. Executive Summary**

- 1.1 Planning approval is sought for Partial Demolition and Alterations at 8 DEGRAVES STREET SOUTH HOBART TAS 7004.
- 1.2 More specifically the proposal includes:
  - demolition of the existing verandah;
  - demolish the concrete slab floor and remove fill;
  - reconstructed verandah flooring;
  - retain existing half verandah posts;
  - replace three east side verandah posts with more appropriate period posts;
  - and
  - construction of a replacement verandah.
- 1.3 The proposal relies on performance criteria to satisfy the following standards and codes:
  - 1.3.1 General Residential Zone Development Standards - Setbacks
  - 1.3.2 Historic Heritage Code - Heritage Precinct and Heritage Place
- 1.4 No representations were received during the statutory advertising period between 24th September and 8th October 2020.

- 1.5 The proposal is recommended for approval subject to conditions.
- 1.6 The final decision is delegated to the City Planning Committee, because the proposal includes works within the Council road reserve, and no representations have been received and the officer recommendations is for approval.

## 2. Site Detail

- 2.1 The site is located on the inside corner of Degraives Street and Degraives Lane, adjacent to the Hobart rivulet. Surrounding uses are light industry to the east and residential on all other sides.



Figure 1: Location Plan (Geo Cortex, 2020)

- 2.2 The site is known as the Matrons Quarters in the Female Factory. Located on the south eastern corner of the site, it provides a previous separate external access for staff. The site comprises a four room residence which was later extended. The area of interest for this application is the east facing verandah. This and a section of retained garden extends into the road reserve of Degraives Street.

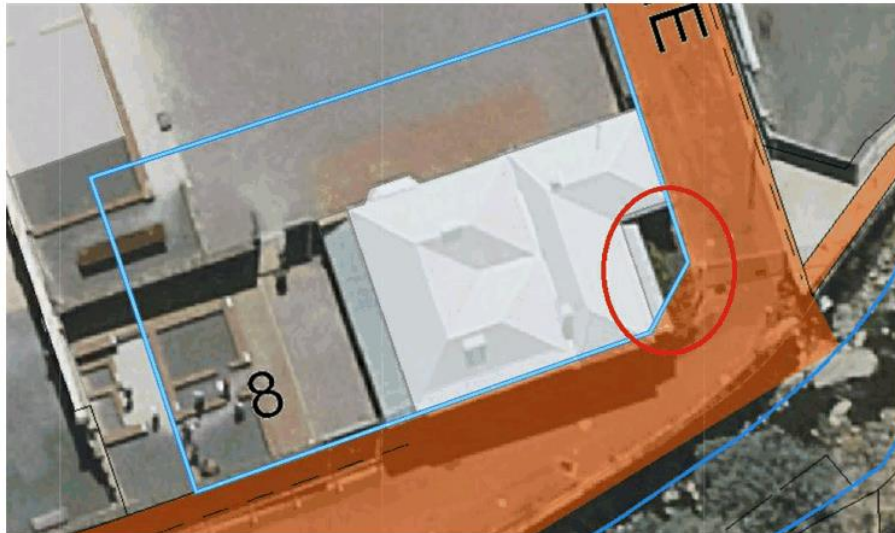


Figure 2: Site plan (Geo Cortex, 2020)

- 2.3 The verandah was constructed later than the original dwelling and was provided with a concrete floor after the Female Factory closed and transferred into private ownership, possibly in the 1960s.



Figure 3: View from intersection of Degraes Street and Degraes Lane (Officer photo, 2020)



Figure 4: Internal view of the verandah (Officer photo, 2020)

### 3. Proposal

3.1 Planning approval is sought for Partial Demolition and Alterations at 8 DEGRAVES STREET SOUTH HOBART TAS 7004.

3.2 More specifically the proposal includes:

- demolition of the existing verandah;
- demolish the concrete slab floor and remove fill;
- reconstructed verandah flooring;
- retain existing half verandah posts;
- replace three east side verandah posts with more appropriate period posts; and
- construction of a replacement verandah.



Figure 6: Applicant Site Plan (Port Arthur Historic Sites, 2020)

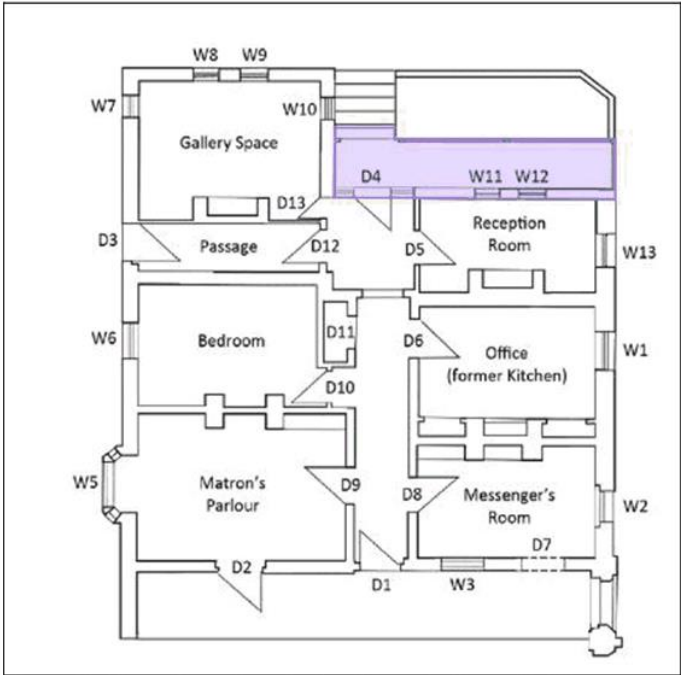


Figure 7: Floor Plan (Port Arthur Historic Sites, 2020)

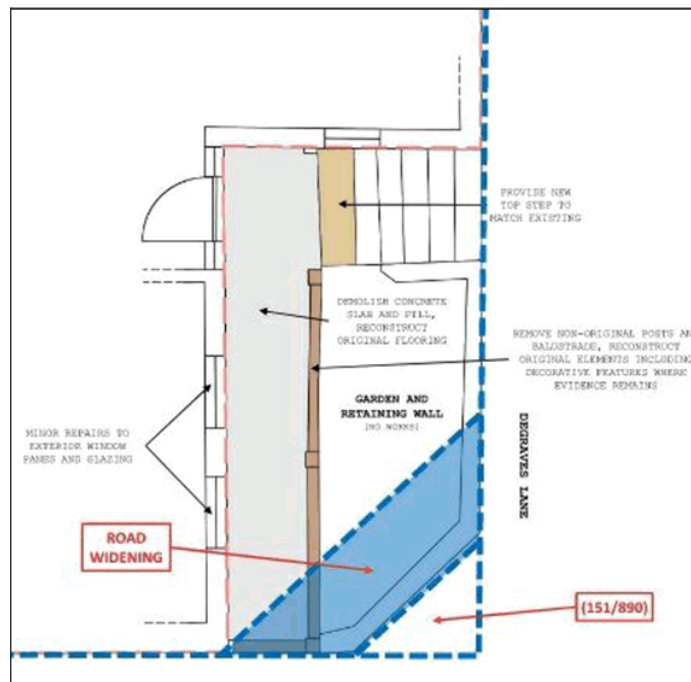


Figure 8: Plan showing works within the road reserve (Port Arthur Historic Sites, 2020)

#### 4. Background

- 4.1 General Manager Consent to lodge the application was provided on 17 June 2020 (GMC-20-32).
- 4.2 Previous planning applications relating to the site:
  - PLN-13-00105-01 - 8 Degraives Street - Partial Demolition and Alterations.
  - PLN-09-00423-01 - 8-16 Degraives Street & 23 Syme Street - Construction of perimeter walls and gates.
  - PLN-08-01363-01 - 8, 16 & 18 Degraives Street & 23 Syme Street (Female Factory) - Replacement Fencing, Fabric Conservation, interpretive works, gravel paving & fabric stabilization, equity access.
  - PLN-07-01358-01 - 8 Degraives Street & 23 Syme Street - Partial Demolition, and Repairs to Stonewall.
- 4.3 This site is listed on the Australian Convict Sites World Heritage Property, the National Heritage List, the Tasmanian Heritage Register, as well as being a Heritage Place and within Heritage Precinct HR1 of the planning scheme. The proposed works are part of the ongoing reclamation and remediation of the Female Factory Historic Site.

**5. Concerns raised by representors**

- 5.1 No representations were received during the statutory advertising period between 24th September to 8th October 2020.

**6. Assessment**

- 6.1 The *Hobart Interim Planning Scheme 2015* is a performance based planning scheme. To meet an applicable standard, a proposal must demonstrate compliance with either an acceptable solution or a performance criterion. Where a proposal complies with a standard by relying on one or more performance criteria, the Council may approve or refuse the proposal on that basis. The ability to approve or refuse the proposal relates only to the performance criteria relied on.
- 6.2 The site is located within the General Residential zone of the *Hobart Interim Planning Scheme 2015*.
- 6.3 The use has previously classified as an Educational Establishment (Museum) under the previous *City of Hobart Planning Scheme 1982*. However this definition has changed in the current Hobart Interim Planning Scheme 2015, to be restricted to Educational facilities only. Museums now fall within the Community Meeting and Entertainment use class. The existing use is a Discretionary use in the zone. The proposed use is also a Discretionary use in the zone. There is no intensification of use, and note that clause 9.2.1 of the planning scheme says:

*Proposals for development (excluding subdivision), associated with a use class specified in an applicable Use Table, as a discretionary use, must be considered as if that use class had permitted status in that Use Table, where the proposal for development does not establish a new use, or substantially intensify the use.*

- 6.4 The proposal has been assessed against:
- 6.4.1 Part D - 10 General Residential Zone
  - 6.4.2 E6.0 Parking and Access Code
  - 6.4.3 E7.0 Stormwater Management Code
  - 6.4.4 E13.0 Historic Heritage Code

- 6.5 The proposal relies on the following performance criteria to comply with the applicable standards:

6.5.1 General Residential Zone:

*Setbacks – Part D 10.4.2 P1: P3*

6.5.2 Historic Heritage Code:

*Demolition, Building and Works on a Listed Place - E13.7.1 P1 and E13.7.2 P1, P2, P3*

*Demolition, Building and Works in a Heritage Precinct - E13.8.1 P1 and E13.8.2 P1*

- 6.6 Each performance criterion is assessed below.

6.7 General Residential zone - Setback and Building Envelope - Part D 10.5.1 P1

- 6.7.1 The acceptable solution at clause 10.5.1 A1 requires non residential development to comply with the residential setback, site coverage and fencing provisions; relevant in this proposal being a 4.5m setback from the front boundary and 3m setback from the side boundary on a corner lot.

- 6.7.2 The proposal includes replacement of the existing verandah in the same footprint, but not with like for like materials.

- 6.7.3 The proposal does not comply with the acceptable solution; therefore assessment against the performance criterion is relied on.

- 6.7.4 The performance criteria at clause 10.45.1 P1 provide as follows:

*Non-dwelling development must comply with the related performance criteria as if it were a dwelling.*

*10.4.2 P1: A dwelling must:*

- (a) have a setback from a frontage that is compatible with the existing dwellings in the street, taking into account any topographical constraints; and*  
*(b) if abutting a road identified in Table 10.4.2, include additional design elements that assist in attenuating traffic noise or any other detrimental impacts associated with proximity to the road.*

and

10.4.2 P3: The siting and scale of a dwelling must:

(a) not cause unreasonable loss of amenity by:

(i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining lot; or

(ii) overshadowing the private open space of a dwelling on an adjoining lot; or

(iii) overshadowing of an adjoining vacant lot; or

(iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining lot; and

(b) provide separation between dwellings on adjoining lots that is compatible with that prevailing in the surrounding area.

- 6.7.5 The proposed demolition and reconstruction is to remove later additions that do not represent the era of development relevant to the museum. The works, whilst within the road reserve have existed there since early settlement. Whilst the affected corner is extremely tight for contemporary vehicles because of the extension into the road reserve, the proposed works will perpetuate the frontage and are considered compatible within the street. There are no roads listed in Table 10.4.2 and so this provision can be disregarded.

The siting and scale of development does not cause any loss of amenity in terms of sunlight, overshadowing or visual bulk. The closest dwelling is located across the rivulet. Given that the scale of development is similar to existing, the proposal is considered to easily meet these planning provisions.

- 6.7.6 The proposal complies with the performance criteria.

- 6.8 Historic Heritage Code - Demolition and works other than demolition in a Heritage Place and Heritage Precinct HR1 - Parts E13.7.1 P1, E13.7.2 P1, P2 P3, E13.8.1 P1 and E13.8.2 P1

- 6.8.1 There is no acceptable solutions for E13.7.1, E13.7.2, E13.8.1 and E13.8.2.

- 6.8.2 The proposal includes demolition and new works in a Heritage Place and Heritage Precinct HR1.

6.8.3 There is no acceptable solution; therefore assessment against the performance criterion is relied on.

6.8.4 The performance criteria at clauses E13.7.1 P1, E13.7.2 P1, P2 P3, E13.8.1 P1 and E13.8.2 P1 provide as follows:

*13.7.1 P1 Demolition must not result in the loss of significant fabric, form, items, outbuildings or landscape elements that contribute to the historic cultural heritage significance of the place unless all of the following are satisfied;*

- (a) there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place;*
- (b) there are no prudent and feasible alternatives;*
- (c) important structural or façade elements that can feasibly be retained and reused in a new structure, are to be retained;*
- (d) significant fabric is documented before demolition.*

*13.7.2 P1 Development must not result in any of the following:*

- (a) loss of historic cultural heritage significance to the place through incompatible design, including in height, scale, bulk, form, fenestration, siting, materials, colours and finishes;*
- (b) substantial diminution of the historic cultural heritage significance of the place through loss of significant streetscape elements including plants, trees, fences, walls, paths, outbuildings and other items that contribute to the significance of the place.*

*P2 Development must be designed to be subservient and complementary to the place through characteristics including:*

- (a) scale and bulk, materials, built form and fenestration;*
- (b) setback from frontage;*
- (c) siting with respect to buildings, structures and listed elements;*
- (d) using less dominant materials and colours.*

*P3 Materials, built form and fenestration must respond to the dominant heritage characteristics of the place, but any new fabric should be readily identifiable as such.*

*E 13.8.1 P1 Demolition must not result in the loss of any of the following:*

- (a) buildings or works that contribute to the historic cultural heritage significance of the precinct;*
- (b) fabric or landscape elements, including plants, trees, fences, paths,*

*outbuildings and other items, that contribute to the historic cultural heritage significance of the precinct;  
unless all of the following apply;  
(i) there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place;  
(ii) there are no prudent or feasible alternatives;  
(iii) opportunity is created for a replacement building that will be more complementary to the heritage values of the precinct.*

*E13.8.2 P1 Design and siting of buildings and works must not result in detriment to the historic cultural heritage significance of the precinct, as listed in Table E13.2.*

- 6.8.5 The application was referred to Council's Cultural Heritage Officer, who advised the following;

The proposed works are located in a heritage place listed in Table E13.1 (Cascade Female Factory) and also located in the HR1 Hobart Rivulet Heritage Precinct. It is also within the Hobart Rivulet HR1 Heritage Precinct.



Matron's Quarters, Cascade Female Factory Site, Source: Google streetview

This precinct is significant for reasons including:

1. The numerous remaining buildings, complexes, intact infrastructure and archaeological features which demonstrate the importance of the Rivulet in the development of early Hobart industrial activity and settlement.
2. The significant former Female Factory complex of structures and

features which are contained within an important visual and physical setting.

3. The contribution by the Rivulet to the aesthetic and visual qualities of the Precinct and wider Hobart area through its diverse setting and structures along its length.

4. Its representation of a multitude of integrated historical themes, a complex history and a wide variety of elements and physical features. Part of the site is located in the road reserve.

The proposal is for the demolition of a concrete verandah slab, non-original verandah posts and elements, new steps up to the front verandah, minor repairs to exterior glazing and external painting and wall repair works.

The following provisions of the Historic Heritage Code apply:

E13.7.1 P1 demolition - heritage place

E13.7.2 P1, P2, P3 new work - heritage place

E13.8.1 P1 demolition - heritage precinct

E13.8.2 P1 new work - heritage precinct

The works are essential conservation works to the Matron's Quarters building. This building dates to 1849 with modifications in the 1870s and again in about 1905.

The submission is accompanied by a Conservation Management Plan Part 1 and 2 for this part of the site. (both dated 2012) A Conservation Management Plan for the Cascade Female Factory Site, dated June 2007, by Lovell Chen.

Although the documentation predates the current Scheme (and Historic Heritage Code) the proposed work is based on a sound conservation practice and principles. The rationale, materials and detailing is entirely appropriate in this instance and even though demolition is proposed, this is considered acceptable as it does not involve non-heritage or significant fabric and provides a more authentic and appropriate approach to the conservation of significant fabric on this site of local, state, national and world heritage values.

The proposal satisfies E13.7.1 P1, E13.7.2 P1, P2, P3, E13.8.1 P1 and E13.8.2 P1. No conditions of permit are necessary.

6.8.6 The officer's report is provided as an attachment to this report.

6.8.7 The proposal complies with the performance criteria.

## 7. Discussion

- 7.1 Planning approval is sought for Partial Demolition and Alterations at 8 DEGRAVES STREET SOUTH HOBART TAS 7004.
- 7.2 The application was advertised and no representations were received.
- 7.3 The proposal has been assessed against the relevant provisions of the planning scheme and is considered to perform well.
- 7.4 The proposal has been assessed by other Council officers, including the Council's Development Engineer, Cultural Heritage Officer, Traffic Technical Officer and Environmental Development Planner. The officers have raised no objection to the proposal, subject to conditions.
- 7.5 The proposal is recommended for approval.

## 8. Conclusion

- 8.1 The proposed Partial Demolition and Alterations at 8 DEGRAVES STREET SOUTH HOBART TAS 7004 satisfies the relevant provisions of the *Hobart Interim Planning Scheme 2015*, and as such is recommended for approval.

## 9. Recommendations

That: Pursuant to the *Hobart Interim Planning Scheme 2015*, the City Planning Committee, in accordance with the delegations contained in its terms of reference, approve the application for Partial Demolition and Alterations at 8 DEGRAVES STREET SOUTH HOBART TAS 7004 for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

### GEN

**The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-20-170 8 DEGRAVES STREET SOUTH HOBART TAS 7004 - Final Planning Documents except where modified below.**

Reason for condition

To clarify the scope of the permit.

### ENG 1

**Any damage to council infrastructure resulting from the implementation of this permit, must, at the discretion of the Council:**

1. **Be met by the owner by way of reimbursement (cost of repair and reinstatement to be paid by the owner to the Council); or**
2. **Be repaired and reinstated by the owner to the satisfaction of the Council.**

**A photographic record of the Council's infrastructure adjacent to the subject site must be provided to the Council prior to any commencement of works.**

**A photographic record of the Council's infrastructure (e.g. existing property service connection points, roads, buildings, stormwater, footpaths, driveway crossovers and nature strips, including if any, pre-existing damage) will be relied upon to establish the extent of damage caused to the Council's infrastructure during construction. In the event that the owner/developer fails to provide to the Council a photographic record of the Council's infrastructure, then any damage to the Council's infrastructure found on completion of works will be deemed to be the responsibility of the owner.**

Reason for condition

To ensure that any of the Council's infrastructure and/or site-related service connections affected by the proposal will be altered and/or reinstated at the owner's full cost.

#### **ENV 1**

**Sediment and erosion control measures sufficient to prevent sediment from leaving the site must be installed prior to any disturbance of the site, and maintained until all areas of disturbance have been stabilized or re-vegetated.**

*Advice: For further guidance in preparing a Soil and Water Management Plan – in accordance with Fact sheet 3 Derwent Estuary Program click [here](#).*

Reason for condition

To avoid the sedimentation of roads, drains, natural watercourses, Council land that could be caused by erosion and runoff from the development, and to comply with relevant State legislation.

#### **ADVICE**

The following advice is provided to you to assist in the implementation of the planning permit that has been issued subject to the conditions above. The advice is not exhaustive and you must inform yourself of any other legislation, by-laws, regulations, codes or standards that will apply to your development under which you may need to obtain an approval. Visit the Council's [website](#) for further information.

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#### **BUILDING PERMIT**

You may need building approval in accordance with the *Building Act 2016*. Click [here](#) for more information.

This is a Discretionary Planning Permit issued in accordance with section 57 of the *Land Use Planning and Approvals Act 1993*.

#### **PLUMBING PERMIT**

You may need plumbing approval in accordance with the *Building Act 2016*, *Building Regulations 2016* and the National Construction Code. Click [here](#) for more

information.

#### **OCCUPATION OF THE PUBLIC HIGHWAY**

You may require a permit for the occupation of the public highway for construction (e.g. placement of skip bin, crane, scissor lift etc). Click [here](#) for more information.

You may require a road closure permit for construction. Click [here](#) for more information.

You may require a Permit to Open Up and Temporarily Occupy a Highway (for work in the road reserve). Click [here](#) for more information.

#### **WORK WITHIN THE HIGHWAY RESERVATION**

Please note development must be in accordance with the Hobart City Council's Infrastructure By law. Click [here](#) for more information.

#### **WASTE DISPOSAL**

It is recommended that the developer liaise with the Council's Cleansing and Solid Waste Unit regarding reducing, reusing and recycling materials associated with demolition on the site to minimise solid waste being directed to landfill.

Further information regarding waste disposal can also be found on the Council's [website](#).

#### **FEES AND CHARGES**

Click [here](#) for information on the Council's fees and charges.

#### **DIAL BEFORE YOU DIG**

Click [here](#) for dial before you dig information.



(Victoria Maxwell)

*As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.*



(Ben Ikin)

**Senior Statutory Planner**

*As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.*

Date of Report: 16 October 2020

**Attachment(s):**

Attachment B - CPC Agenda Documents

Attachment C - Planning Referral Officer Cultural Heritage Report

Attachment D - CPC Supporting Documents

Planning: #200104

**Property**

8 DEGRAVES STREET SOUTH HOBART TAS 7004

**People**

## Applicant

\*

Port Arthur Historic Site Management Authority  
Pamela Hubert  
6973 Arthur Highway  
PORT ARTHUR TAS 7182  
0362512363  
pamela.hubert@portarthur.org.au

## Owner

\*

Port Arthur Historic Site Management Authority  
Stephen Large  
6973 Arthur Highway  
PORT ARTHUR TAS 7182  
0362512301  
stephen.large@portarthur.org.au

## Entered By

NICKY CORBETT  
0362512382  
nicky.corbett@portarthur.org.au

**Use**

Other

**Details**

Have you obtained pre application advice?

☒ No

If YES please provide the pre application advice number eg PAE-17-xx

Are you applying for permitted visitor accommodation as defined by the State Government Visitor Accommodation Standards? Click on help information button for definition. If you are not the owner of the property you MUST include signed confirmation from the owner that they are aware of this application.

\*

☒ No

Is the application for SIGNAGE ONLY? If yes, please enter \$0 in the cost of development, and you must enter the number of signs under Other Details below.

\*

<input type="radio"/> No		
If this application is related to an enforcement action please enter Enforcement Number <input type="text"/>		
<b>Details</b>		
What is the current approved use of the land / building(s)? *		
<input type="text" value="Heritage Site - Matron's Quarters Building"/>		
Please provide a full description of the proposed use or development (i.e. demolition and new dwelling, swimming pool and garage) *		
<input type="text" value="Heritage Site - Matron's Quarters Building"/>		
Estimated cost of development *		
<input type="text" value="20000.00"/>		
Existing floor area (m2)	Proposed floor area (m2)	Site area (m2)
<input type="text" value="189.00"/>	<input type="text" value="189.00"/>	<input type="text" value="2496"/>
<b>Carparking on Site</b>		
		N/A
Total parking spaces	<input type="text" value="0"/>	
Existing parking spaces	<input type="text" value="Other (no selection chosen)"/>	
<b>Other Details</b>		
Does the application include signage? *		
<input type="radio"/> No		
How many signs, please enter 0 if there are none involved in this application? *		
<input type="text" value="0"/>		
<b>Tasmania Heritage Register</b>		
Is this property on the Tasmanian Heritage Register? • <input type="radio"/> Yes		
<b>Documents</b>		
<b>Required Documents</b>		
Title (Folio text and Plan and Schedule of Easements) *		
<input type="text" value="CFF-Yard4S_FolioPlan-229260-1.pdf"/>		
Title (Folio text and Plan and Schedule of Easements) *		
<input type="text" value="CFF-Yard4S_FolioText-229260-1.pdf"/>		
Plans (proposed, existing) *		
<input type="text" value="DA01_MatronsQtrsVerandah-SitePlan.pdf"/>		
Plans (proposed, existing) *		
<input type="text" value="DA02_MatronsQtrsVerandah-DetailPlan.pdf"/>		
GM or Crown consent <input type="text" value="C24342_OwnersConsent_2020_02_20.pdf"/>		
<b>Supporting Documents</b>		
Architectural Description <input type="text" value="C24237_14-CFF_ScopeWorksVerandah.pdf"/>		
Heritage Report <input type="text" value="C24289_SOHI_MatronsQtrsVerandah.pdf"/>		
Heritage Report <input type="text" value="Lovell Chen_2007_CFF_CMP2007_w_appendices.pdf"/>		
Heritage Report		

The Matron's Quarters CMP Part 1_Final_Sept 2012.pdf
Heritage Report
The Matron's Quarters CMP Part 2_Final_Sept 2012.pdf





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Ph: (03) 6251 2300  
www.portarthur.org.au

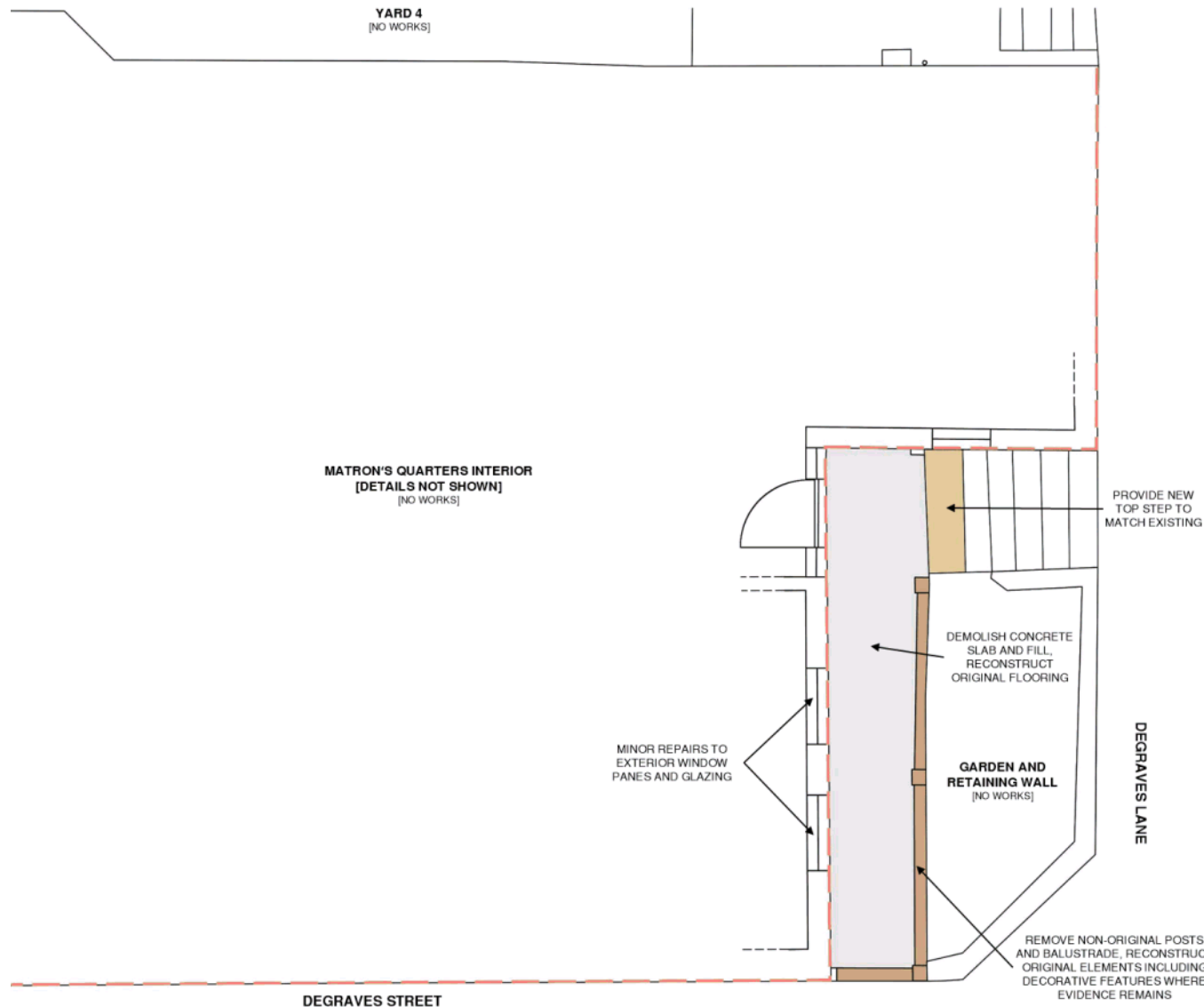


0 10 20 30 40 50m

REVISION A	07/02/2020
PREPARED BY	NC
APPROVED BY	PH

TITLE  
**SITE PLAN**

DRAWING No.	<b>DA01</b>	REVISION	<b>A</b>
DATE	07/02/2020		
SCALE	1:1000 at A3		
PROJECT No.	C23247_14-CFF		
PROJECT Name	MATRON'S QUARTERS CONSERVATION WORKS STAGE 2 - VERANDAH AND FAÇADE REPAIRS		

**NOTES:**

AREAS SHOWN IN COLOUR ARE SUBJECT TO WORKS AS DESCRIBED. SEE SCOPE OF WORKS (C23247\_14-CFF) FOR FURTHER DETAILS AND WORKS METHODOLOGY.

--- INDICATES EXTENT OF EXTERIOR FACADES TO UNDERGO MINOR MASONRY REPAIRS AND REPAINTING, SEE SCOPE OF WORKS FOR FURTHER DETAIL.

BELOW PHOTOGRAPHS SHOW VERANDAH DURING 2019 CONDITION ASSESSMENT BY PAHSMAS AND ARE INCLUDED FOR REFERENCE.



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0 1 2 3 4 5m

REVISION A	07/02/2020
PREPARED BY	NC
APPROVED BY	PH

TITLE  
**DETAIL PLAN**

DRAWING No.	<b>DA02</b>	REVISION	<b>A</b>
DATE	07/02/2020		
SCALE	1:50 at A3		
PROJECT No.	C23247_14-CFF		
PROJECT Name	MATRON'S QUARTERS CONSERVATION WORKS STAGE 2 - VERANDAH AND FAÇADE REPAIRS		

Arthur Highway, Port Arthur  
Tasmania, Australia 7182  
Telephone: 61 (0)3 6251 2300  
Facsimile: 61 (0)3 6251 2322  
[www.portarthur.org.au](http://www.portarthur.org.au)



PORT ARTHUR HISTORIC SITE MANAGEMENT AUTHORITY

Enquiries: Pamela Hubert  
Telephone: 03 6251 2363  
Email: [pamela.hubert@portarthur.org.au](mailto:pamela.hubert@portarthur.org.au)  
File ref.: C24342\_14-CFF

20/02/2020

Attn: Neil Noye  
Director City Planning  
City of Hobart  
GPO Box 502  
Hobart Tasmania 7001

To Mr Noye,

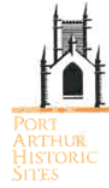
**Re: Owner's Consent – Cascades Female Factory Matron's Quarters Conservation Works Stage 2**

I am writing to confirm that the Port Arthur Historic Site Management Authority, as the Tasmanian government authority responsible for the management of the Cascades Female Factory at 8-18 Degrares Street and 21-23 Syme Street South Hobart, consents to the submission of a planning application for Stage 2 of the conservation works to the Matron's Quarters at the Cascades Female Factory.

The proposal includes the following works to the Matron's Quarters building:

**Degrares Lane Verandah**

- Demolish 200mm thick concrete slab, remove fill to level of no more than 200mm below level of base of former slab.
- Reconstruct original verandah flooring based on remnant evidence, details and materials to be confirmed by PAHSMA conservation staff.
- Retain existing half verandah posts (including skirting, moulding and bracket) fixed to walls, existing verandah beam, and surviving rafters, battens and valance boards.
- Replace three verandah posts on the east side of the verandah with reconstructed stop chamfered posts.
- Replace verandah beam on south side, retaining valance boards. Replace missing valance boards at east end of verandah.
- Reconstruct decorative skirtings, capital moulds and verandah brackets based on surviving original details.



- Reconstruct original handrail to match mortice in verandah post and reconstruct balustrade based on site evidence and photographic evidence if found.
- Refix verandah roof plate to masonry wall.
- Provide new top step.

**Degraves Lane Verandah – Windows and Doors**

- Check sashes and re-glue as necessary.
- Re-putty all glass panes.
- Repoint around sides and heads of window frames with lime mortar.
- Repoint head of door opening with lime mortar reinforced with mesh.

**Exterior Façades – Degraves Lane and Degraves Street**

- Repoint cracks in masonry wall to verandah (adjacent to windows).
- Remove all cement on stone and on north wall adjacent to verandah and stairs, assess area for further conservation work.
- Re-paint exterior walls and elements in a colour scheme to be determined through analysis of documentation and remaining original fabric.

If you have any questions in relation to this application, please contact PAHSMA's Conservation Manager, Pamela Hubert (03 6251 2363).

Yours sincerely,

**Stephen Large**  
Chief Executive Officer  
Port Arthur Historic Site Management Authority



Enquiries to: City Planning  
Phone: (03) 6238 2715  
Email: [coh@hobartcity.com.au](mailto:coh@hobartcity.com.au)

17 June 2020

Pamela Hubert (Port Arthur Historic Sites  
Management Authority)  
6973 Arthur Hwy  
PORT ARTHUR TAS 7182

[mailto: pamela.hubert@portarthur.org.au](mailto:pamela.hubert@portarthur.org.au)

Dear Sir/Madam

**18 DEGRAVES STREET & 16 DEGRAVES STREET & 8 DEGRAVES STREET & 23  
SYME STREET, SOUTH HOBART & ADJACENT ROAD RESERVE  
WORKS IN ROAD RESERVE NOTICE OF LAND OWNER CONSENT TO LODGE A  
PLANNING APPLICATION - GMC-20-32**

**Site Address:**

8, 16, 18 Degraives Street & 23 Syme Street, South Hobart (and Adjacent Road Reserve)

**Description of Proposal:**

Partial Demolition and Works within Road Reserve

**Applicant Name:**

Pamela Hubert  
Port Arthur Historic Sites Management Authority

**PLN (if applicable):**

PLN-20-170

I write to advise that pursuant to Section 52 of the *Land Use Planning and Approvals Act 1993*, I grant my consent on behalf of the Hobart City Council as the owner/administrator of the above land for you to make application to the City for a planning permit for the development described above and as per the attached documents.


Please note that the granting of the consent is only for the making of the application and in no

Hobart Town Hall  
50 Macquarie Street  
Hobart TAS 7000

Hobart Council Centre  
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Hobart TAS 7000

City of Hobart  
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T 03 6238 2711  
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E [coh@hobartcity.com.au](mailto:coh@hobartcity.com.au)  
W [hobartcity.com.au](http://hobartcity.com.au)

 CityofHobartOfficial  
ABN 39 055 343 428  
Hobart City Council

way should such consent be seen as prejudicing any decision the Council is required to make as the statutory planning authority.

This consent does not constitute an approval to undertake any works and does not authorise the owner, developer or their agents any right to enter or conduct works on any Council managed land whether subject to this consent or not.

If planning approval is granted by the planning authority, you will be required to seek approvals and permits from the City as both landlord, land manager, or under other statutory powers (such as other legislation or City By-Laws) that are not granted with the issue of a planning permit under a planning scheme. This includes the requirement for you to reapply for a permit to occupy a public space under the City's Public Spaces By-law if the proposal relates to such an area.

Accordingly, I encourage you to continue to engage with the City about these potential requirements.

Yours faithfully

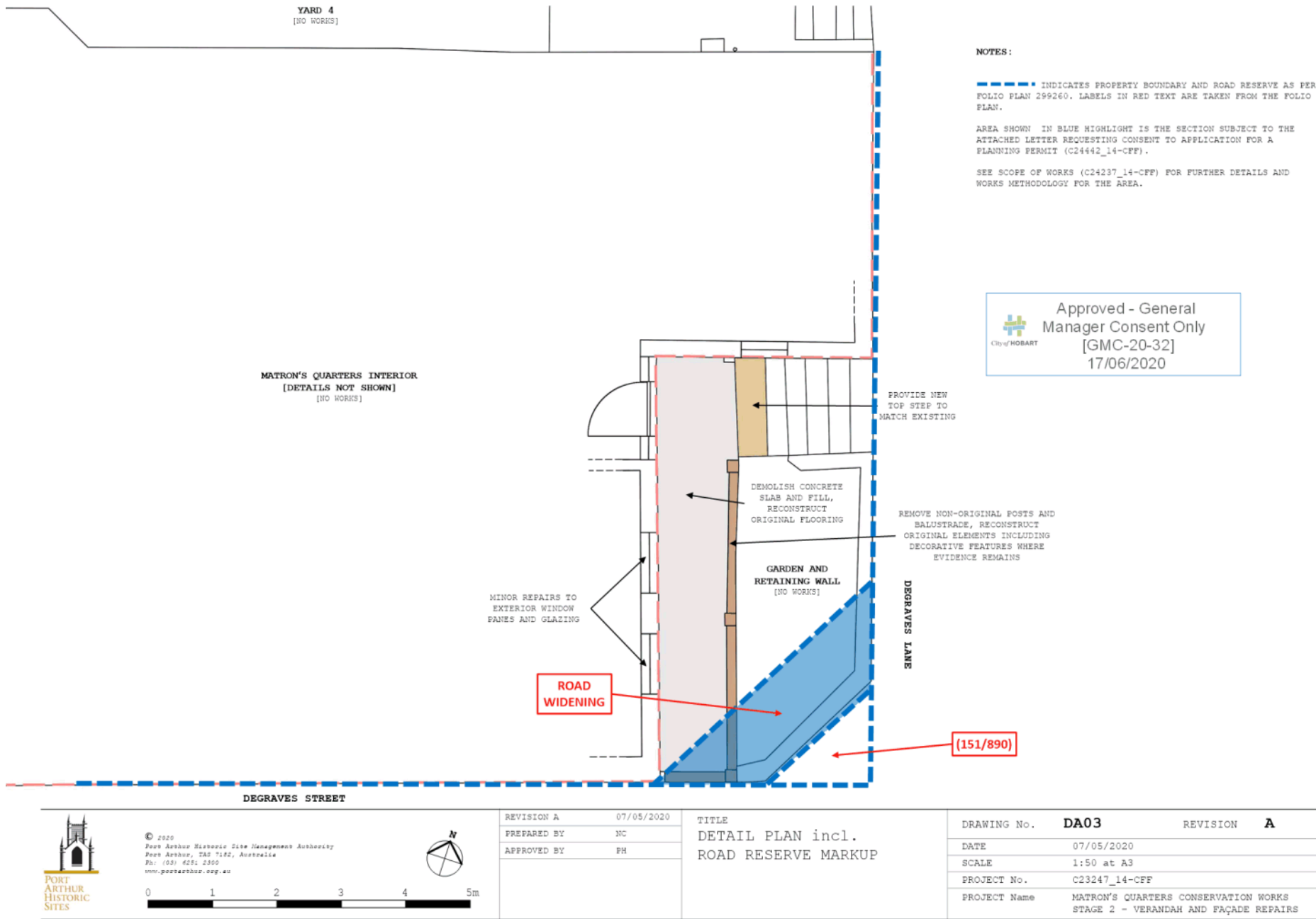


(N D Heath)

**GENERAL MANAGER**

Relevant documents/plans:

Detail Plan incl Road Reserve Markip - DA03 Rev A



## Application Referral Cultural Heritage - Response

<b>From:</b>	Sarah Waight 
<b>Recommendation:</b>	Proposal is acceptable without conditions.
<b>Date Completed:</b>	
<b>Address:</b>	8 DEGRAVES STREET, SOUTH HOBART ADJACENT ROAD RESERVE
<b>Proposal:</b>	Partial Demolition and Alterations
<b>Application No:</b>	PLN-20-170
<b>Assessment Officer:</b>	Victoria Maxwell,

### Referral Officer comments:

The proposed works are located in a heritage place listed in Table E13.1 (Cascade Female Factory) and also located in the HR1 Hobart Rivulet Heritage Precinct. It is also within the Hobart Rivulet HR1 Heritage Precinct.



Matron's Quarters, Cascade Female Factory Site, Source: Google streetview

This precinct is significant for reasons including:

1. The numerous remaining buildings, complexes, intact infrastructure and archaeological features which demonstrate the importance of the Rivulet in the development of early Hobart industrial activity and settlement.
  2. The significant former Female Factory complex of structures and features which are contained within an important visual and physical setting.
  3. The contribution by the Rivulet to the aesthetic and visual qualities of the Precinct and wider Hobart area through its diverse setting and structures along its length.
  4. Its representation of a multitude of integrated historical themes, a complex history and a wide variety of elements and physical features.
- Part of the site is located in the road reserve.

The proposal is for the demolition of a concrete verandah slab, non-original verandah posts and elements, new steps up to the front verandah, minor repairs to exterior glazing and external painting and wall repair works.

The following provisions of the Historic Heritage Code apply:

E13.7.1 P1 demolition - heritage place  
E13.7.2 P1, P2, P3 new work - heritage place  
E13.8.1 P1 demolition - heritage place  
E13.8.2 P1 new work - heritage precinct

The works are essential conservation works to the Matron's Quarters building. This building dates to 1849 with modifications in the 1870s and again in about 1905.

The submission is accompanied by a Conservation Management Plan Part 1 and 2 for this part of the site. (both dated 2012) A Conservation Management Plan for the Cascade Female Factory Site, dated June 2007, by Lovell Chen.

Although the documentation predates the current Scheme (and Historic Heritage Code) the proposed work is based on a sound conservation practice and principles. The rationale, materials and detailing is entirely appropriate in this instance and even though demolition is proposed, this is considered acceptable as it does not involve non-heritage or significant fabric and provides a more authentic and appropriate approach to the conservation of significant fabric on this site of local, state, national and world heritage values.

The proposal satisfies E13.7.1 P1, E13.7.2 P1, P2, P3, E13.8.1 P1 and E13.8.2 P1. No conditions of permit are necessary.

Sarah Waight  
Senior Cultural Heritage Officer  
6 October 2020

# **CASCADES FEMALE FACTORY THE MATRON'S QUARTERS**

## **Conservation Management Plan PART 2**



**FINAL**

**September 2012**

HLCD

Prepared for

### Port Arthur Historic Site Management Authority

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#### Document Control

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FINAL	2	PAHSMA	20.09.12

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ABN 63 083 840 724

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## 1.0 CHRONOLOGY

The following chronology provides an overview of the four phases in the history Matron's Quarters at the Cascades Female Factory. For further information refer to *Matron's Quarters Research 2012* by Dianne Snowden.

### Development of Cascades Female, 1828-onwards

- 1828 Cascades Female Factory established on the site of a former distillery. Ann Lovell is the first Matron at the Female Factory (Feb 1828- Dec 1831). Yard 1 was designed by John Lee Archer, Colonial Architect and consisted of a Chapel, 2 storey accommodation wing, hospital, nursery and yard.
- 1832 Yard 2 was established to as a result of drainage and seepage problems in Yard 1 as well as flea and lice infestation from the laundry. Solitary cells were introduced for punishment.
- 1842 Yard 3 established with additional cells. The nursery was transferred to Dynnyrne House.
- 1850 Matron's Quarters constructed (convict use – 1850-56) and Yard 4 established. The nursery was transferred back to the Female Factory to a purpose built building.
- 1852 Yard 5 established with the construction of a dormitory and mess building.
- 1853 Transportation of convicts ended; however convict women were still held at the Female Factory which became a 'welfare institution'.
- 1856 Select Committee on the Convict Department, evidence presented described the poor condition of the place, high infant mortality rate and lack of care and provisions to convict women including children.
- 1856 Cascades Female Factory closed and proclaimed a House of Correction (Gaol) for females to be administered by local authorities

### Institutional use 1856-1904

- 1856 Cascades Female Factory became a female House of Correction
- 1867 Male and female invalids transferred to Cascades
- 1869 Boys' Reformatory and Training School opens
- 1874 Female invalids and children are transferred to New Town
- 1876 Truganina is buried in front of the Chapel in Yard 1 of the Female Factory
- 1877 Cascades Gaol closes, female prisoners and children transferred to Campbell Street Gaol
- Male invalids and Imperial Lunatics from Port Arthur transferred to Cascades
- 1879 Male Invalids transferred to New Town
- Contagious Diseases Hospital ('The Lock') opens in Yard 2
- Boys' Reformatory and Training School moved to Hobart Gaol
- 1884 Boys' Reformatory and Training School reopens
- 1888 Lying in hospital opens
- 1890 Imperial Lunatics transferred to New Norfolk Asylum or Gaol
- Home of Mercy takes over running of the Contagious Diseases Hospital
- 1891 Contagious Diseases Hospital (Home of Mercy) relocated to Yard 4

- 1895      Contagious Diseases Hospital (Home of Mercy) relocates to outside Cascades  
             Salvation Army refuge for discharged male prisoners opens
- 1896      Boys' Reformatory and Training School and Lying in Hospital transferred to New  
             Town
- 1904      Cascades closed and site auctioned

**Private residential use 1904-2003**

- 1905      'Lot 11' consisting of The Matron's Quarters and Nursery building was purchased by  
             Henry Jones and adapted as a private residence
- c.1905-10      Yard 4 wall demolished; two-room extension added to the Degraives Lane end of The  
             Matron's Quarters
- 1906      Matron's Quarters in the ownership of Henry Thomas Francis Dillon
- 1909      Matron's Quarters in the ownership of Dyson Lacy transferred to Henry Brooks
- 1929      Nursery building (adapted to private residences) was destroyed by fire
- 1930s      Yard 4 was subdivided into 4 lots
- 1938      Matron's Quarters in the ownership of Laurel Joyce Allcock (Bowden) & Florence  
             May Lane
- 1949      Matron's Quarters in the ownership of Turner Proprietary Limited
- 1954      Matron's Quarters in the ownership of Karoly Hornisher (April)
- 1954      Matron's Quarters in the ownership of Robert Oswald Mather (October)
- 1957      Matron's Quarters in the ownership of Alan Rex Carver
- 1993      Matron's Quarters in the ownership of Richard Carl Sykes & Margaret Jean Sykes

**Use as a historic site 2003-ongoing**

- 2003      Matron's Quarters (Yard 4 south) purchased by the Female Factory Historic Site Ltd  
             with funding from the Tasmanian Government
- 2007      Cascades Female Factory added to the National Heritage List
- 2008      Tasmanian Government acquired Yard 4 North
- 2009      Yard 4 north was included in the The Cascades Female Factory Historic Site (gazetted  
             in December)
- 2010      Cascades Female Factory was inscribed on the World Heritage List
- 2011      The site comes under the management of the Port Arthur Historic Site Management  
             Authority

## 2.0 HISTORICAL IMAGES

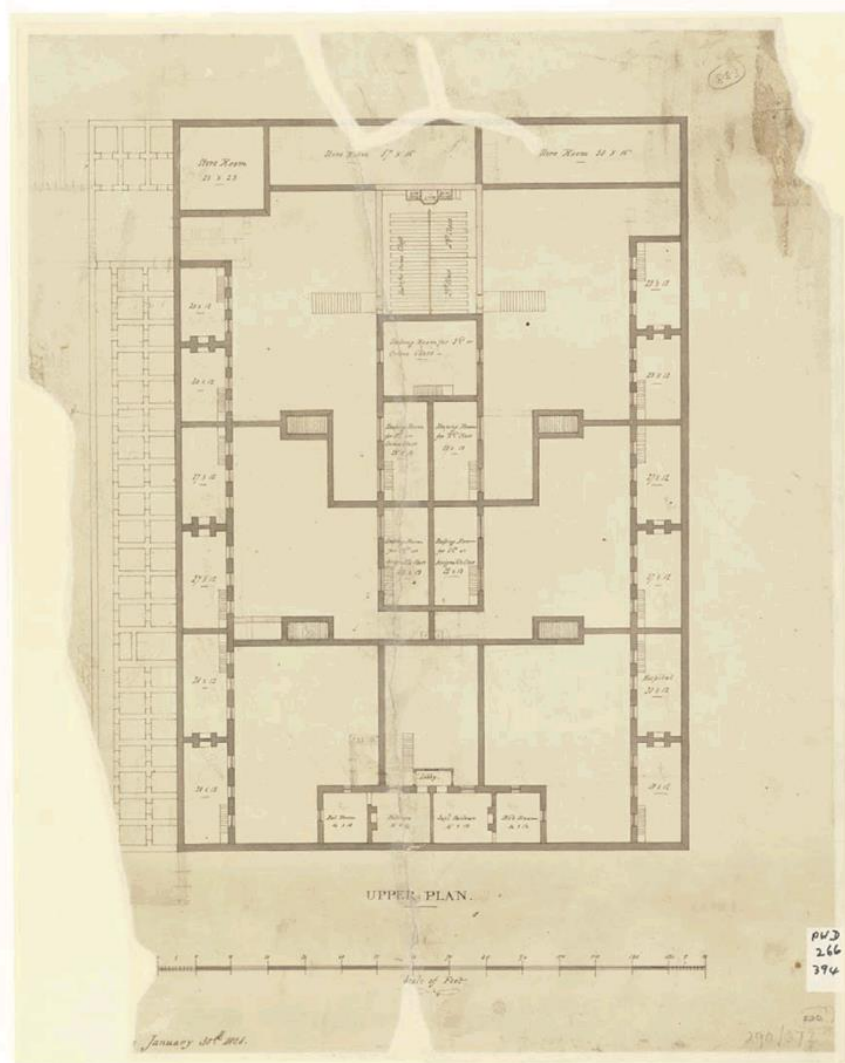


Figure 1: Original floor plan of Yard 1 dated January 30<sup>th</sup> 1828. Source: Tasmanian Archive and Heritage Office, PWD2661394

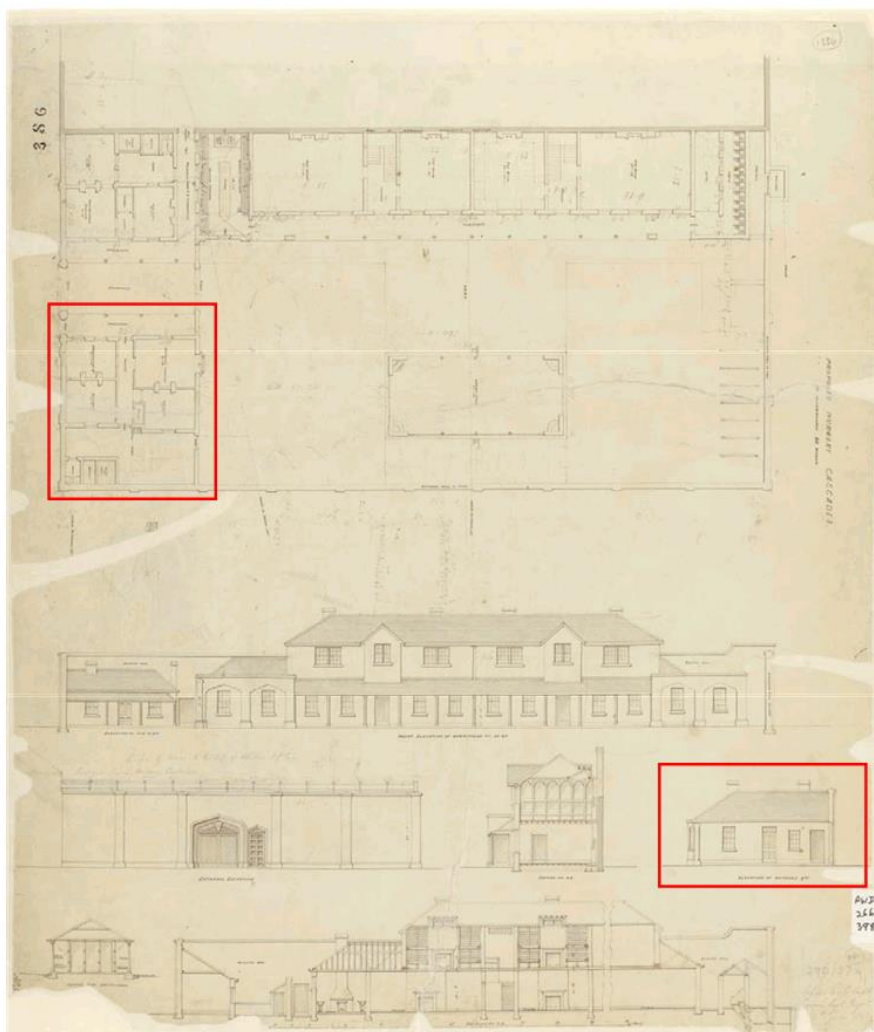


Figure 2: Floor plan and elevations for Yard 4 consisting of The Matron's Quarters (highlighted in red) and the nursery dated 12<sup>th</sup> July 1849. Source: Tasmanian Archive and Heritage Office, PWD 2661398

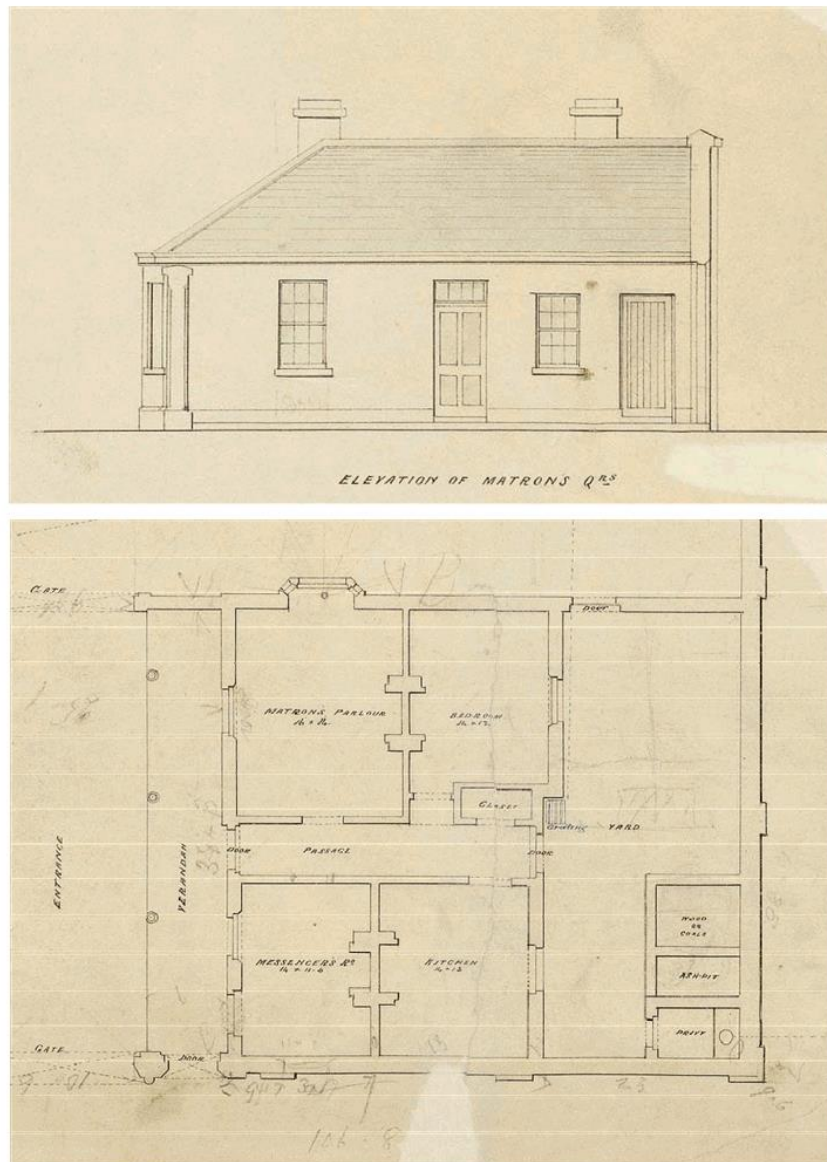


Figure 3: Extract from previous plan of elevation and floor plan for The Matron's Quarters in Yard 4 dated 12<sup>th</sup> July 1849. Source: Tasmanian Archive and Heritage Office, PWD 2661398

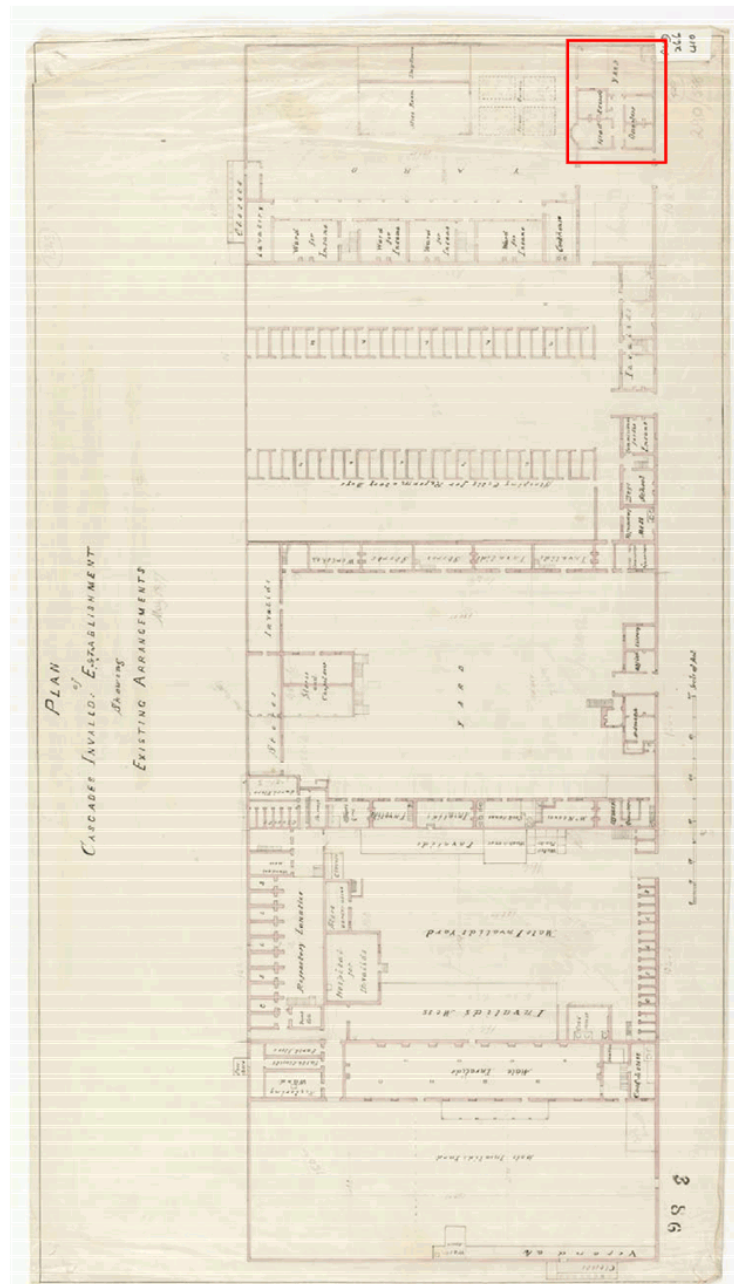


Figure 4: Site plan of Cascades Female Factory dated May 1877 with The Matron's Quarters highlighted in red. Source: Tasmanian Archive and Heritage Office, PWD 2661410

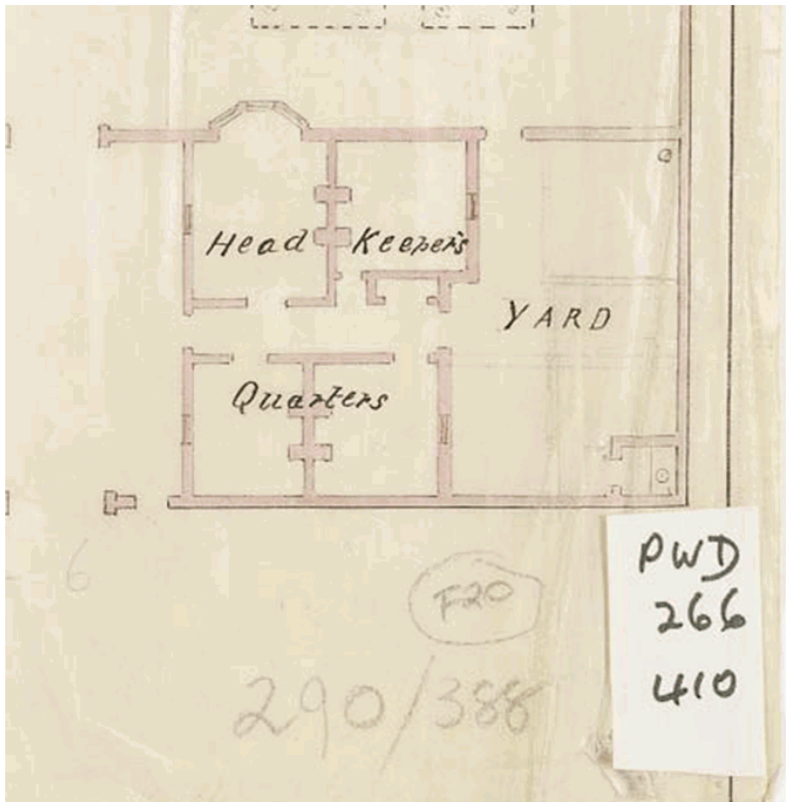


Figure 5: Extract from site plan of The Matron's Quarters (Head Keeper's Quarters) dated May 1877. Source: Tasmanian Archive and Heritage Office, PWD 2661410

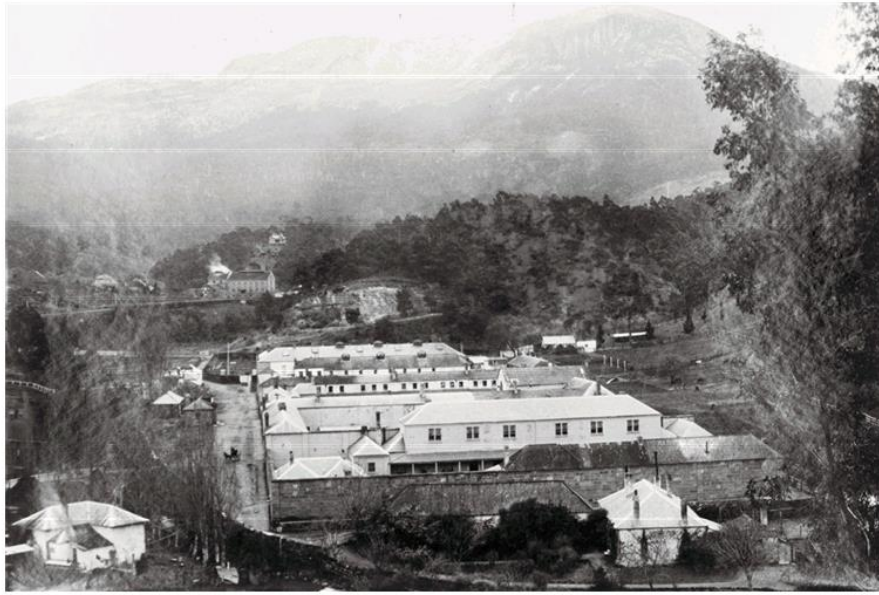


Figure 6: Photograph of Cascades Female Factory with The Matron's Quarters at the bottom left. This photograph was taken in c.1900, prior to the extension to the east which was made after the place was auctioned in 1904. Source: State Library of Tasmania, NS1013-1-45.



Figure 7: Photograph of Cascades Female Factory with The Matron's Quarters at the bottom left within the yard walls. This photograph was taken in c.1900, prior to the extension to the east which was made after the place was auctioned in 1904. Source: State Library Victoria, Image No. a08326

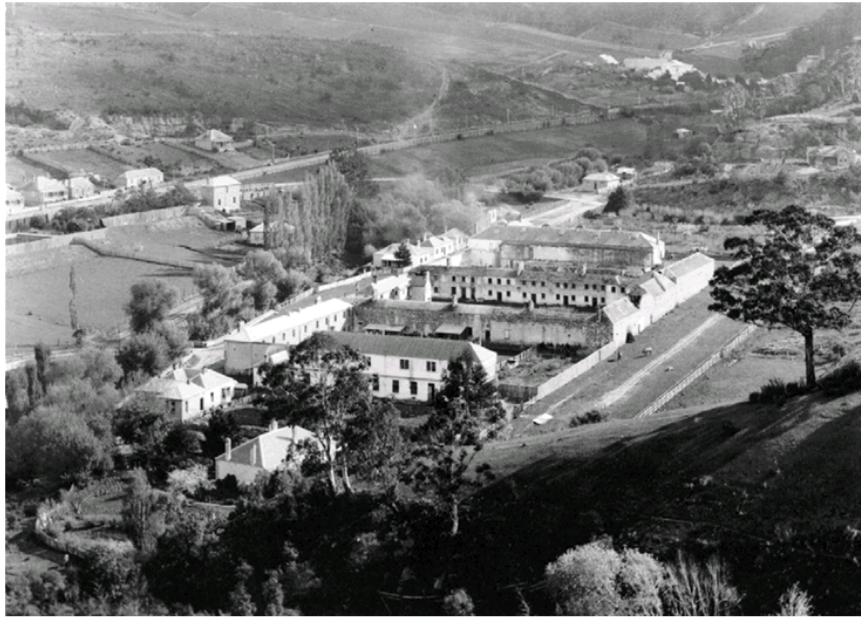


Figure 8: Cascades Female Factory, post 1905 as the eastern extension to The Matron's Quarters has been completed (note the roof form) and prior to the nursery building fire in 1929. Source: McConnell (Sept 2007) Cascades Female Factory Preliminary Landscape Assessment. Reference given: AOT NS1013/1453.

### 3.0 COMPARATIVE EXAMPLES

#### 3.1 FEMALE FACTORIES (CONVICT PHASE 1850-56)

A comparative analysis of Female Factories was provided in the National Heritage List nomination prepared in June 2006 and reproduced and expanded in the Conservation Management Plan (2007). Refer to these sources for a general analysis of convict sites and further information as the examples below are discussed in relation to The Matron's Quarters at the Cascades Female Factory.

##### 3.1.1 TASMANIA

###### Hobart Female Factory 1821

###### Heritage Listings: None

By 1820 the female convict population of Van Diemen's Land was growing. A separate establishment for recalcitrant women convicts was proposed, as a means of preventing the women from consorting with male convicts. The Hobart Female Factory was constructed in 1821 adjoining the Hobart Gaol, on the corner of Murray and Macquarie Streets. Women convicts had, immediately before this period, been accommodated in the Gaol, in a first storey wing. However, both buildings (the original Gaol and Factory) were poorly designed and constructed, and they allowed free communication between the male and female convicts, and also with the public on the adjoining streets. A survey of 1826 found that women and children occupied four badly ventilated rooms. As a result it was decided to build the new Female Factory at the Cascades site in South Hobart; the relocation to Cascades also removed the convict women to a suitable distance from the town.

There is no known remnant fabric associated with the Hobart Female Factory, although no archaeological assessment has been undertaken to determine the potential of any remains.

###### George Town Female Factory, 1822

###### Heritage Listings: None

A factory operated at George Town between c.1822 and c.1834, with a shed in the Lumber Yard serving as the original female factory. In about 1825 the Female Factory was moved to the former residence (parsonage) of the Reverend John Youl, the first chaplain in the north of Van Diemen's land, after Youl had moved on to Launceston. A two-storey building housed the superintendent and his family, in addition to four small dormitories for the convict women, and a sick bay.

In November 1834 a new factory was opened in Launceston and the women were moved there. In the mid-1830s, the George Town house was refurbished and used as the Magistrate's Residence and Policy Office, but it was vacated by the mid-1870s and finally demolished in 1889. Little sub-surface evidence remains.

###### Launceston Female Factory, 1834

###### Heritage Listings: None

The Launceston Female House of Correction was designed by the Government Architect John Lee Archer (responsible for the Cascades Female Factory development) in 1832, and it opened in November 1834. At this time the George Town Female Factory was closed, and the women were moved to the new facility. The Launceston Female Factory was erected on the block now bounded by Paterson, Bathurst, Brisbane and Margaret Streets in Launceston. It was originally designed to house 80-100 women, but overcrowding soon became a problem with more than 250 women housed in the factory in 1842.

There is no known remnant fabric associated with the Launceston Female Factory.

**Ross Female Factory, 1847****Heritage Listings: Tasmania Heritage Register; Register of the National Estate**

The Ross Convict Station Historic Site comprises 1.084 hectares on the edge of the village of Ross in the Southern Midlands of Tasmania. Brick and thatch huts were built on the site in c.1831 for convict gangs employed in public works, and in 1833-5 permanent stone buildings were constructed to house the chain gang employed constructing the Ross Bridge. In 1841 the site became a male convict probation station, also housing chain gangs working on the Hobart-Launceston road. In April 1847 a Female Factory was established at Ross to make the hiring of women to local landholders more convenient, and to establish a central-Tasmanian punishment station for women. Various modifications were made to accommodate women, and the first females were received at the Factory in March 1848. Ross was also made into a depot for pregnant women (a lying-in-hospital and nursery), to alleviate overcrowding in the Launceston Factory.

Facilities at the Ross Female Factory included stores, a surgery, overseers' accommodation, washhouse, and cookhouse and bake house. Several alterations occurred to the station during its years of operation; many reflecting historical events and practices. A high fence was constructed during 1848 and 1849 following a riot in 1848, and several separate apartments were built in 1849

During 1850-52 a Gothic style chapel was built to the rear of the site, a kitchen in the hospital yard, a 'dead house' (mortuary?), and a work room abutting the south side of the complex. By the late 1890s most of the remains of the convict establishment were demolished. From 1938 until 1974 the property was used as a working farm. In 1980 the management of Ross Female Convict Station Historic Site was transferred from the Municipality to the Tasmanian Parks and Wildlife Service.

The site today consists of: a stone cottage which was built in the 1840s to serve as the Assistant Superintendent's Quarters [Staff Quarters], a series of roughly discernible earthworks, foundations, remnants of paving, and a few plantings. There are extensive subsurface remains which are largely undisturbed.



Figure 9: The 'Staff Quarters' at Ross Female Factory, the only extant building on site. Source: Department of Environment and Land Management, *Ross Female Factory Conservation Management Plan*, April 1998.

### 3.1.2 MAINLAND AUSTRALIA

#### Parramatta Female Factory, NSW, 1818

##### Heritage Listings: NSW Heritage Branch Register (Cumberland District Hospital Group)

The first Female Factory at Parramatta was established in 1804, in two rooms above the existing Gaol. It was located near the eastern boundary of the precinct between the Governor's Domain and the then township of Parramatta. The Gaol was subsequently demolished and today the site is within Prince Alfred Park. The second Female Factory was established by Governor Macquarie in 1818 on the Parramatta River to house women convicts. A site near the river was chosen to assist the women in tasks such as spinning flax and bleaching linen. The original building constructed at this site was a three-storey structure completed in 1821 to house 300 women, which was subsequently enlarged. When the Female Factory was established, Commissioner Bigge who was appointed to investigate Macquarie's administration recommended that a married woman would be appropriate to supervise the operation of the place and 'she could live in a house within view of the factory (but not within it)'.<sup>1</sup>

In 1847 the Female Factory closed down and the Convict, Lunatic and Invalid Establishment was subsequently established in 1848 at the site.

Today the site is located in a group of nineteenth century sandstone buildings on the Parramatta River which form the earliest part of the expansive former Parramatta or Cumberland Hospital. While some of the early structures no longer exist, a number of buildings are intact including a double storey building which has been identified as the former Matron's Quarters.<sup>2</sup> Stone yard walls from the 1819-20 compound, together with the five-sided boundary wall of the c.1840 prison compound survive as well as various lengths of walling dating from the second half of the nineteenth century during the period in which the asylum complex was extended. From the 1960s, the place has been known as Cumberland Hospital.



Figure 10: One of the early building at the former Parramatta Female Factory, later the Cumberland Hospital which has been identified as the former Matron's Quarters, reference: <http://www.parragirls.org.au/female-factory.php>. Source: NSW Heritage Branch, State Heritage Register, retrieved from [www.heritage.nsw.gov.au](http://www.heritage.nsw.gov.au) (April 2012)

<sup>1</sup> NSW Heritage Branch, citation for Cumberland District Hospital Group, retrieved from [www.heritage.nsw.gov.au](http://www.heritage.nsw.gov.au)

<sup>2</sup> Parramatta Female Factory Precinct, retrieved from <http://www.parragirls.org.au/female-factory.php>

**Port Macquarie, NSW, 1821****Heritage Listings: NSW State Heritage Register – Port Macquarie Government House Site; Register of the National Estate**

In the 1820s a number of penal settlements were established in remote locations of the then British colony of New South Wales for the secondary punishment of convicts. Port Macquarie was the first of these settlements in 1821, followed by Sarah Island, Macquarie Harbour, in 1821-1822. Port Macquarie, which ceased as a convict settlement in 1830, was also used for the incarceration of women.

A well from the former Gaol and Female Factory site (c.1825) has been identified as an archaeological site, and forms part of a group of archaeological features from the Port Macquarie convict establishment (including the Government House site).



Figure 11: The archaeological site at Port Macquarie Government House. Source: NSW Heritage Branch

**Moreton Bay Female Factory, QLD, 1824****Heritage Listings: None**

Moreton Bay Female Factory was established in September 1824 as a place of secondary punishment for convicts at Port Jackson and associated settlements; females were present at the site from at least 1825. The Female Factory appears on an 1839 plan by George Barney however the site is today occupied by the Brisbane General Post Office.

There is no known remnant fabric associated with the Moreton Bay Female Factory.

**Eagle Farm Female Factory, QLD, 1836****Heritage Listings: Queensland Heritage Register; Register of the National Estate**

The Eagle Farm area was selected by Commandant Logan in 1829 as an agricultural establishment for the then four year old Moreton Bay penal colony. Agricultural activity appears to have ceased in 1832-33, owing to poor conditions at the site. In 1830, female convicts were recorded at Eagle Farm and by 1836, 40 female prisoners and supervising staff were stationed there<sup>3</sup>. It was closed in 1839. By 1843 the land had been subdivided into allotments and was used for citrus, other crops and for grazing. The most substantial building of the former convict prison, the Superintendent's house, is believed to have survived until at least 1890.

Between 1912 and 1988 the larger Eagle Farm site was used for aviation purposes, becoming Brisbane Airport in 1949 to 1988. Sub-surface evidence of the Female Factory remained under the

<sup>3</sup> Queensland Heritage Register, 'Eagle Farm Women's Prison and Factory Site', 2005, Place ID 600186

south-eastern end of the 13/31 runway, and was retained when the airport was closed and subdivided. The Eagle Farm Female Factory is now an archaeological site with a surface of flat grassland with no visible structures or ruins. A study undertaken in 1991 determined that structural, artifact and environmental evidence from 1842 survives substantially intact.<sup>4</sup>

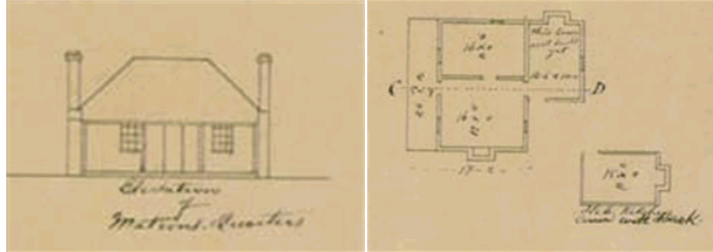


Figure 12: Plans for the Matron's Quarters at Eagle Farm, dated 28 September 1839. Source: State Archives Queensland, Item ID: 659611

### 3.2 INSTITUTIONS (INSTITUTIONAL USE 1856-1904)

#### 3.2.1 TASMANIA

##### St John's Park Precinct

##### Heritage Listings: Tasmania Heritage Register

The St John's Park Precinct was originally constructed as an orphanage in 1831 and operated until 1879. Many of those housed in the orphanage were the children of convicts. The conditions they endured were poor and led to its closure. The institutional use continued with the establishment of the New Town Charitable Institution (1879-1920) which operated as a lying in hospital, home for 'mentally defective' girls and a home for destitute women. Males were also housed at the former orphanage. Inmates were expected to work, were treated harshly and had restrictions on their movements. Other 19<sup>th</sup> Century buildings in the precinct were used for welfare operations including the New Town Infirmary and Consumptive Home. It is unclear whether any buildings were specifically constructed or utilized as quarters for a Matron or Superintendent.

After the Mental Deficiency Act was passed in 1920, the institute formally took on the role of caring for the mentally ill. As well, the Boys' Training School also operated from New Town until 1922 after it was moved from Cascades.<sup>5</sup> The place now functions as an aged care facility. The Friends of the Orphans of St John's Park historical group operates under the umbrella of the National Trust of Australia (TAS) to conduct research and raise awareness of the significance of the place as a site of continuous welfare provision since its establishment in the 1830s.<sup>6</sup>

<sup>4</sup> Register of the National Estate, Registered citation for 'Eagle Farm Women's Prison and Factory, Terminal Dr, Brisbane Airport, QLD, Australia'. Retrieved from [www.environment.gov.au](http://www.environment.gov.au)

<sup>5</sup> Friends of the Orphan Schools St John's Park Precinct; history of the site retrieved from <http://www.orphanschool.org.au/welfare.htm>

<sup>6</sup> National Trust of Australia (Tasmania) retrieved from <http://www.nationaltrusttas.org.au/friendsorphans/pages/friendsorphans.htm>



Figure 13: The Orphan School constructed in 1833. Source: Friends of the Orphan Schools St John's Park Precinct

#### Hobart Penitentiary Chapel and Gaol

##### Heritage Listings: Tasmania Heritage Register; Register of the National Estate

The former Penitentiary Chapel (Campbell Street) was designed by the Colonial Architect and Civil Engineer John Lee Archer who was also responsible for stages of the Cascades Female Factory. The Chapel was constructed in the early 1830s next to the adjoining Prisoners Barracks. Originally it was designed as a Chapel for the convict population of Hobart Town however the large number of inmates and a need for secure cells lead to Archer adding thirty-six solitary confinement punishment cells beneath the floor of the Chapel. These cells were unlit and poorly ventilated. The Chapel was shared by the general public and prisoners until 1845 when complaints about the noise from the cells and lack of ventilation led to the Chapel only being used by prisoners, prison officers and their families. It is unclear whether separate quarters were constructed for a Superintendent, however the location of the place within the centre of Hobart would indicate that there would have been separate accommodation provided elsewhere. In 1859, the Supreme Court was established in the nave and eastern transept of the Chapel. An execution yard was later added to the west transept of the Chapel. Other law functions such as offices and additional courtrooms were made at the complex.

Prisoners were transferred out of the site in 1961, with the Deputy Gaoler's house converted to a day time holding block. The Chapel was later partially demolished to allow access to the tunnels under the Court to the docks. The tower remains as does many of the Court buildings.<sup>7</sup>

<sup>7</sup> Penitentiary Chapel Historic Site; history retrieved from <http://www.penitentiarychapel.com/index.htm>



Figure 14: John Lee Archer's 1831 sandstone front wall of the Penitentiary Chapel. Source: <http://www.penitentiarychapel.com/html/pictures.htm>

#### **New Norfolk: Willow Court Asylum**

##### **Heritage Listings: Tasmania Heritage Register; Register of the National Estate**

A need for a hospital for invalids and an asylum was identified for New Town (35km from Hobart) in the 1830s. Like many other institutions at the time, conditions were very poor with a lack of adequate facilities, ventilation and light. A number of improvements were made to the hospital between 1855 and 1861 and a number of additional buildings were added throughout the 19<sup>th</sup> and 20<sup>th</sup> Centuries for patient treatment. A Matron's Quarters was constructed in c.1861 using recycled materials from the old mess room, engine house and lumber yard. The building was located within the north west corner of the Female Division.<sup>8</sup> In c.1880s, the Matron's Quarters was converted to a nurses' home.<sup>9</sup> The place was eventually closed as a result of decentralisation of patient treatments. Now, many of the buildings are vacant but some have been converted to other uses such as shops, cafes and community groups.<sup>10</sup>



Figure 15: Willow Court. Source: <http://www.abc.net.au/news/2009-08-22/frustration-over-delays-as-willow-court/1400366>

<sup>8</sup> Susan Piddock, The New Norfolk Hospital for the Insane, p 13. Retrieved from [www.newnorfolk.org](http://www.newnorfolk.org)

<sup>9</sup> Susan Piddock, The New Norfolk Hospital for the Insane, p 27. Retrieved from [www.newnorfolk.org](http://www.newnorfolk.org)

<sup>10</sup> Derwent Valley Chamber of Commerce; history retrieved from <http://dvcci.com/dvcci/dvcc-history.htm>

### 3.3 19<sup>TH</sup> CENTURY RESIDENCES (PRIVATE RESIDENTIAL USE 1904-2003)

The following comparative examples are 19<sup>th</sup> Century residences located near the Cascades Female Factory (refer to Figure 21) and were identified in the Conservation Management Plan (2007). Refer to this document for further information. The City of Hobart Planning Scheme Map for Heritage Area No. 18 (Map F11) has been included in Figure 20.

#### 17 Degrares Street

##### **Heritage Listings: City of Hobart Planning Scheme, Schedule F: Heritage (Heritage Area No. 18)**

This dwelling was constructed prior to 1845 as it can be seen in J. S. Prout's drawing of the area from that year. It is a simple masonry cottage with sandstone quoins, sash windows and corrugated iron roof. There is also a small skillion-roofed addition. It is likely that the place was used by the Cascades Female Factory for staff quarters. This is a single storey brick cottage with sandstone quoins with two windows facing Degrares Street and a recent concrete block wall extending from the rear of the dwelling. Access to the building is via the gate from Degrares Street.



Figure 16: 17 Degrares Street. Source: HLCD Pty Ltd, May 2012

#### 19 Degrares Street

##### **Heritage Listings: City of Hobart Planning Scheme, Schedule F: Heritage (Heritage Area No. 18)**

This can first be seen in an 1859 plan and in historic photographs from the time (refer to Figure 6). Its form and materials are similar to that of No. 17 and it may have been constructed during the period that Yards 4 and 5 were developed. Similar to No. 17, this is a single storey brick cottage with sandstone quoins, however there has been modification including an extension to the west near the front doorway and non-original brickwork around one of the windows.



Figure 17: 19 Degrares Street. Source: HLCD Pty Ltd, May 2012

**21 Degrares Street****Heritage Listings: City of Hobart Planning Scheme, Schedule F: Heritage (Heritage Area No. 18)**

No. 21 Degrares Street first appeared in plans dated 1892. It is a simple Colonial Georgian, single storey, rendered dwelling with corrugated iron roof. Along with the neighbouring buildings at No.s 17 and 19, it is understood to have been used for staff accommodation.



Figure 18: 21 Degrares Street. Source: HLCD Pty Ltd, May 2012

**31 Apsley Street (Hope Cottage)****Heritage Listings: City of Hobart Planning Scheme, Schedule F: Heritage (Heritage Area No. 18)**

31 Apsley Street appears in plans from 1859. In the early 20<sup>th</sup> Century, the Home of Mercy operated out of this building after moving out of Yard 4 where it had been housed since 1896.<sup>11</sup> The single storey dwelling is rendered with quoining still intact and stone lintels and sills however it has been modified as seen in the entry porch and corner window.



Figure 19: 31 Apsley Street. Source: HLCD Pty Ltd, May 2012

**3 Apsley Street ('Superintendent's Cottage'; 'Heathville')****Heritage Listings: City of Hobart Planning Scheme, Schedule F: Heritage**

This dwelling is understood to have been constructed c.1840. It is located to the south east of the Cascades Female Factory and may have been used as the Superintendent's Cottage; however this has

<sup>11</sup> Heritage Tasmania, Cascades Female Factory South Hobart: Entry to the Tasmanian Heritage Register, 2008

not been confirmed.<sup>12</sup> It has similar form to the dwelling described above. It is masonry (now painted) with a corrugated iron roof.



Figure 20: 3 Apsley Street. Source: HLCD Pty Ltd, May 2012

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<sup>12</sup> Lovell Chen, *Cascade Female Factory Conservation Management Plan*, 2007, p 50

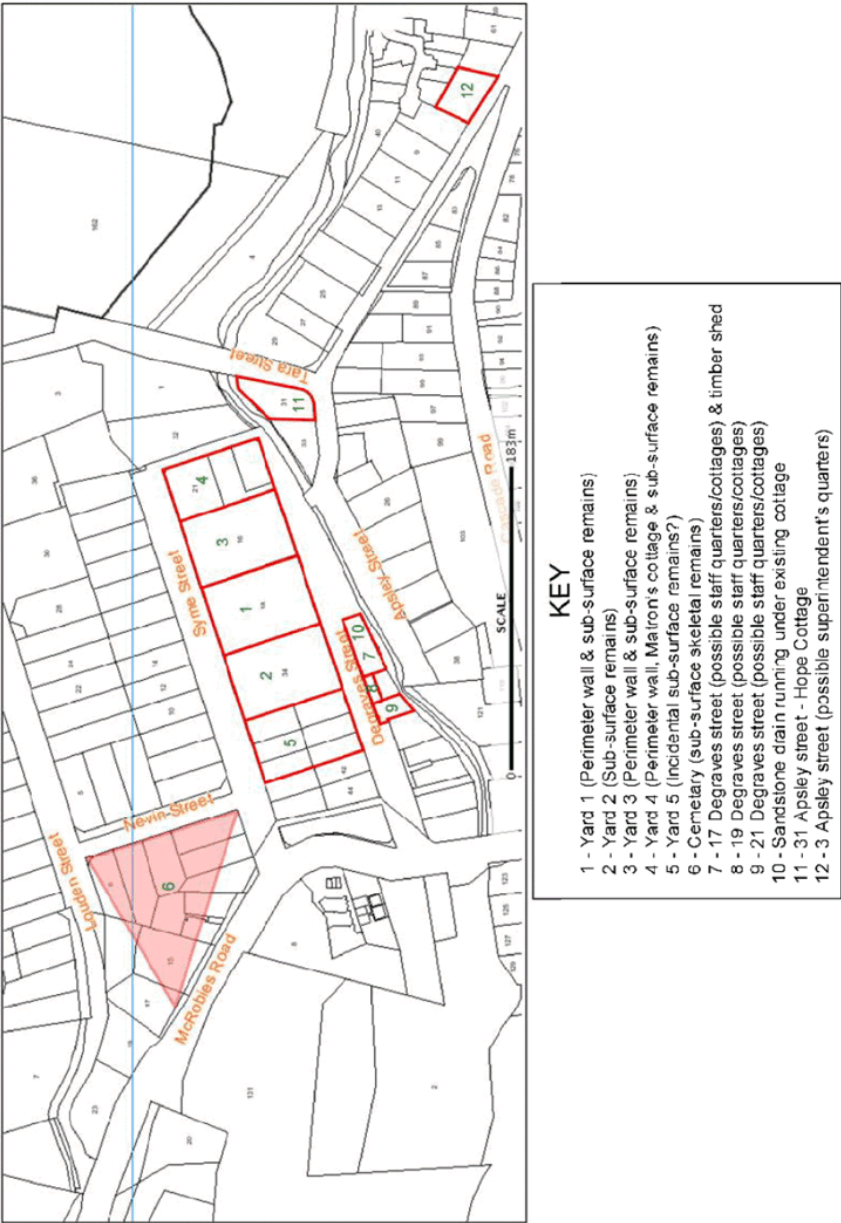


Figure 21: Map showing location of 19<sup>th</sup> Century residences in relation to the Cascades Female Factory. Source: Lovell Chen, Cascades Female Factory Conservation Management Plan, 2007



**HERITAGE**  
City of Hobart Planning Scheme 1982 - Schedule F  
**HERITAGE AREA NO.18**

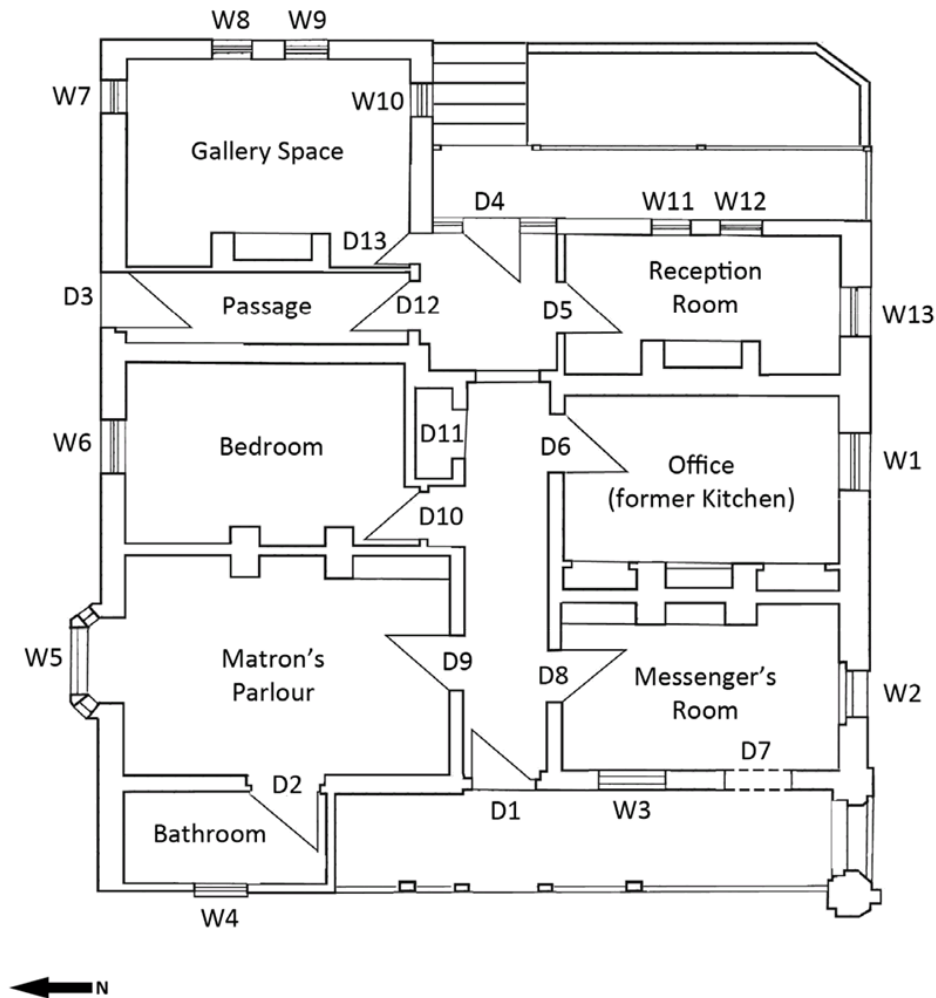


**MAP  
F11**

Figure 22: City of Hobart Planning Scheme, Heritage Area No. 18 (Map F11) including Cascades Female Factory and surrounding dwellings.

**4.0 BUILT ELEMENTS AND RECOMMENDED ACTIONS****4.1 EXTERIOR ELEMENTS AND RECOMMEND ACTIONS****Integrity:** Exceptional, High, Moderate, Low**Significance:** Primary, Secondary, Contributory, Some, None


Refer to the plan below for door and window numbers (Source: ERM, modified by HLCD, July 2012)



The Matron's Quarters, Cascades Female Factory

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BUILDING AS A WHOLE						
ELEMENT	DESCRIPTION	INTEGRITY	SIGNIFICANCE	CONDITION	ACTION/ RECOMMENDED WORKS	PHOTOGRAPH
Plan form	<p>The four rooms, central corridor and verandah to the Western end which remain from the Convict era layout can easily be understood in the plan. In addition, the full extent of the north brick wall and the south sandstone wall, and the sandstone plinth remain from the convict era with some alterations, including height reduction, removal of buttresses and insertions of new openings.</p> <p>The post 1904, early C20th additions to the east, including enclosure of a passage, two additional rooms and a verandah when the house moved into private ownership can easily be understood in the plan.</p>	<p>High</p> <p>Minor modifications include bricking in of the Messenger's Room door, enclosure of part of the verandah as a bathroom with the window converted to a door and the insertion of two windows in the south wall.</p>	<p>Plan elements from the Convict era are of primary significance.</p> <p>Plan elements from the post 1904, early C20th era of private ownership are of secondary significance.</p>	Good	<p>Remove built-in cupboards in former kitchen (office) and reveal fireplace.</p> <p>Remove bathroom from verandah and reconstruct a window to match the original.</p> <p>Undertake archival recording and measured drawings of The Matron's Quarters, including wall thicknesses and all details.</p>	 <p>North west elevation</p>

The Matron's Quarters, Cascades Female Factory

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BUILDING AS A WHOLE						
ELEMENT	DESCRIPTION	INTEGRITY	SIGNIFICANCE	CONDITION	ACTION/ RECOMMENDED WORKS	PHOTOGRAPH
Roof	<p>Recent zincalume roof; some slate remains in roof cavity.</p> <p>It is clear that the roof form was not built as shown on the 1849 drawing. The original roof form of the Convict era section featured an internal gutter against the higher southern stone wall. After sale into private ownership in 1904, the wall height was lowered to allow for an external gutter.</p>	<p>Medium</p> <p>Roof cladding has been replaced recently but roof form is intact to the stages of construction.</p>	<p>Roof form of primary significance – clearly distinguishes between the stages of construction.</p> <p>Zincalume cladding of no significance.</p>	Good	<p>Consider future replacement of zincalume with less reflective metal ensuring compatibility between metals with rainwater goods is maintained.</p>	 <p>The two sections of the cottage can be seen in the roof form.</p>
	<p>Guttering &amp; downpipes</p> <p>Internal gutter in valley between roof forms.</p> <p>Original timber fascia below gutter</p>	Low	None	Good	<p>Constant monitoring and maintenance of internal gutters is required.</p> <p>Downpipes should be painted out to match wall behind.</p> <p>New gutters required on south elevation in an appropriate profile.</p>	 <p>Guttering (north)</p>

The Matron's Quarters, Cascades Female Factory

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BUILDING AS A WHOLE						
ELEMENT	DESCRIPTION	INTEGRITY	SIGNIFICANCE	CONDITION	ACTION/ RECOMMENDED WORKS	PHOTOGRAPH
Chimneys	There are four brick chimneys remaining. Two from the 1850 section are plain and the two from the c.1904 section have a brick corbel.	1850 chimneys: Primary  c. 1904 chimneys: Moderate	Contributory	Good		 <p>c1904 chimney</p>  <p>1850 chimney</p>

EAST FACADE						
ELEMENT	DESCRIPTION	INTEGRITY	SIGNIFICANCE	CONDITION	ACTION/ RECOMMENDED WORKS	PHOTOGRAPH
Walls	Sandstone plinth (4 courses) – tooled finish with slate damp course exposed in some areas	Likely to be remains of exterior wall from convict era.  Unknown if it has been partially reconstructed. Buttressing which was not engaged has been removed.	Primary	Thin delamination of stone face occurring, difficult for consolidation and promotes infestation.  Variety of mortar composition with patching evident, including some detrimental cement-rich mortar.	Monitor condition. Avoid impact to stonework. Protect from vehicles.  Ensure water drains away and weed growth is removed without chemical spray.  Any future mortar repairs to be compatible with stone. Remove cement rich mortar if can be achieved without damage to stone.	 Sandstone plinth at the eastern wall.
	Brick construction; some bricks have distinctive thin horizontal projection to face.  Lime wash finish to projecting room. Acrylic paint to brick beneath the verandah.	Post 1904, early C20th addition when building in private ownership.  High degree of integrity to date of construction.	Secondary	Generally good condition; some deterioration including cracking along mortar lines and	Monitor cracking.  Bricks have hard outer crust and soft interior so impact damage could lead to rapid loss. Protect from vehicles.  Retain lime wash finish.  Carefully remove acrylic	 East elevation facing Degraes

The Matron's Quarters, Cascades Female Factory

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	'BROOKLYN' name plate mounted on timber near door; provenance unknown.			through some bricks.	paint, recording any evidence of earlier layers and reinstate lime wash finish.  Remove timber associated with previous meterboard, fill holes, clean.	Lane
Windows (W8 – W12)	Five matching timber framed, double hung, sash windows with simple profile.  Sandstone block lintel – drafted margin and tooled finish suggests these stones were from convict wall.  Stone sills.	Post 1904, early C20th addition when building in private ownership.  High degree of integrity to date of construction.	Contributory	Timber is very weathered; some loss of bead for glass. Horizontal cracks in window sills W11 and W12.	Repair windows.  Crack injection to stone sills to W11 and W12 may be required. Remove cement rich repairs around windows. Record evidence of dark red paint.	 <p>Windows W8 and W9</p>  <p>Windows W11 and W12</p>

## The Matron's Quarters, Cascades Female Factory

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Door (D4)	Timber four panel door with central doorknob; side and high lights. Central highlight is clear glass, others replaced by patterned plastic.  Iron lintel above door; door threshold is copper over timber doorstep.	Post 1904, early C20th addition when building in private ownership.  High degree of integrity to date of construction.	Contributory	Door furniture not original.	Door sidelights could be reinstated with glazing, although original decoration not known.  Iron lintel is rusting and requires replacement. Gap should be filled.	 <p>Front door, D4 (c. 1904)</p>
Stairs	Stone construction with brick and concrete repair and infill; evidence of slate in coursing and embedded timber in the concrete.	Low	Contributory	Poor condition, unsafe levels and loose material; previous concrete repairs inappropriate.	Make stairs safe for access or avoid use of this entry.  Concrete should be removed; condition of the stone and evidence of earlier stairs should be examined.	 <p>The stone stairs have been repaired with concrete.</p>
Garden bed	Sandstone construction (3 courses) for retaining wall, projecting from verandah. Corner has been cut.  Provenance of roses unknown.	Low  Stonework likely to be rebuilt using convict era stones. Alignment altered.	Some	Condition is poor; movement of the stonework over time expected as not properly constructed as a retaining wall.	Removal could be considered.	 <p>The garden bed is in poor condition.</p>

The Matron's Quarters, Cascades Female Factory

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Verandah	<p>Floor surface is concrete.</p> <p>Timber verandah structure including posts to north and south; and fascia board with chamfered detail are original. They retain physical evidence of brackets, capitals, rails and other original details.</p> <p>Square posts and timber infill to railing are recent and inappropriate alterations.</p>	<p>Low</p> <p>Integrity of original verandah sufficient to enable reconstruction.</p> <p>Surviving physical evidence of original verandah is contributory.</p>	<p>Concrete floor no significance with stone below likely to be reused convict stone in poor condition.</p>	<p>Concrete has caused deterioration of the stone beneath it.</p> <p>Original timbers in verandah in poor condition.</p>	<p>Remove concrete floor to verandah. Consider condition of stone beneath and also examine for evidence of earlier verandah floors.</p> <p>Record surviving physical evidence of original verandah form.</p> <p>Reconstruction of timber verandah structure should be considered.</p>	 <p>View of verandah facing south.</p>
Vents	<p>Two subfloor vents with metal covers to the projecting room but no subfloor vents where the concrete verandah floor is installed.</p>	<p>Vents match and appear original.</p>	<p>Contributory</p>	<p>Damaged condition</p>	<p>Repair or replace using the same pattern.</p> <p>Check that subfloor ventilation is not compromised by concrete verandah floor.</p>	 <p>Vent in the eastern wall.</p>

The Matron's Quarters, Cascades Female Factory

Conservation Management Plan, Part 2

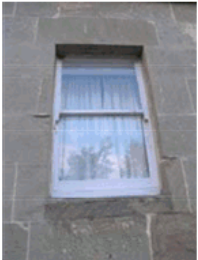

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SOUTH FACADE						
ELEMENT	DESCRIPTION	INTEGRITY	SIGNIFICANCE	CONDITION	ACTION/ RECOMMENDED WORKS	PHOTOGRAPH
Wall	<p>Wall is sandstone construction, regular cut blocks of massive size upon stone plinth (1-3 courses) – generally drafted margin and tooled finish.</p> <p>Some remnants of original lime wash. Some later cement and bondcrete repairs and silicon to joints.</p> <p>Arch over doorway at western end.</p>	<p>High</p> <p>This wall remains from the original convict era external wall but has been reduced in height and had windows added. The non-engaged buttresses have been removed.</p>	Primary	<p>Excellent; stonework in good condition after cement render removal in 2011.</p> <p>Tie rod has been inserted through stonework to stop pivot (recent works).</p> <p>Bricks on top of arch have cracks that are letting water penetrate.</p>	<p>Conserve wall and evidence of early finishes.</p> <p>Carefully remove cement rich and bondcrete repairs without stone damage if possible and patch with suitable mortar. Remove silicon to joints without stone damage if possible and remortar.</p> <p>Monitor tie rod and wall movement.</p> <p>Remove unsightly bricks on top of arch and render to prevent water ingress. Colour to blend with stonework.</p>	 <p>South elevation</p>

The Matron's Quarters, Cascades Female Factory

Conservation Management Plan, Part 2



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SOUTH FACADE						
ELEMENT	DESCRIPTION	INTEGRITY	SIGNIFICANCE	CONDITION	ACTION/ RECOMMENDED WORKS	PHOTOGRAPH
Windows W1, W13	Windows W1 and W13 are double hung, timber framed sash windows inserted as a later addition with the stone course providing a lintel. They do not have a projecting sill.	High	Windows W1 and W13 are of contributory significance dating from the post 1904, early C20th era of private ownership.	Badly delaminating timber window sill.	Glass is cracked and requires replacement.  Repair and possible replacement of damaged window sill.	 <p>Window W13</p>
Window W2	Window W2 is a double hung, timber framed sash window, each 6 panes. Specially detailed stone over. It has a projecting sill, fine mullions, timber frame and sill.		Window W2 matches original windows and although not shown on 1849 pre-construction plan may be an original/early feature.	Poor	Sill is delaminating badly. Lintel delaminating needs drip detail.	 <p>Window W2</p>

The Matron's Quarters, Cascades Female Factory

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SOUTH FACADE						
ELEMENT	DESCRIPTION	INTEGRITY	SIGNIFICANCE	CONDITION	ACTION/ RECOMMENDED WORKS	PHOTOGRAPH
Door (exterior to verandah)	The original timber door has been raised and a new concrete threshold inserted. The original hardware remains, including evidence of joinery which is now missing. A new timber panel has been added above and a perspex sheet protects the exterior.	High	Primary	Evidence of falling damp	Seal top of arch as described earlier.	 <p>Doorway leading from Degraes Road to Yard 4.</p>
Vent	Metal vents; western vent has a different profile and may be earlier, eastern vent is missing.	Moderate	Primary	Damaged condition	Replace the eastern vent with a profile matching those on the east façade.	 <p>Metal vent</p>

The Matron's Quarters, Cascades Female Factory

Conservation Management Plan, Part 2




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WEST FACADE						
ELEMENT	DESCRIPTION	INTEGRITY	SIGNIFICANCE	CONDITION	ACTION/ RECOMMENDED WORKS	PHOTOGRAPH
Wall	Painted brick wall on unpainted stone plinth (1 course); outline of former Messenger's door can be seen; keyed in brick every 8 courses.  Weatherboard to bathroom addition.	High	Primary	Stone plinth is delaminating ; brickwork is in good condition.	Remove paint, recording layers of finishes. Remove bathroom addition, retaining any original verandah timbers which may remain.	 <p>West elevation; with the bathroom infill on the left.</p>
Windows (W3, W4)	Window W3 in the brickwork -upper pane has 6 panels with fine mullions, lower pane has been replaced.  Small window (W4) to bathroom.	High  Low	Primary  None	Good	Replace missing glazing bars.	 <p>Window W3</p>
Door (D1)	Original door with highlight above.	High	Primary	Good	n/a	

The Matron's Quarters, Cascades Female Factory

Conservation Management Plan, Part 2




Sept 2012

WEST FACADE						
ELEMENT	DESCRIPTION	INTEGRITY	SIGNIFICANCE	CONDITION	ACTION/ RECOMMENDED WORKS	PHOTOGRAPH
						 <p>Door D1</p>
Verandah	<p>Concrete floor; timber frame and Huon pine, chamfered posts, zincalume verandah roof.</p> <p>Door to the verandah has Perspex protection.</p> <p>Weatherboard infill to balustrade.</p>	Moderate	Primary	Most elements in good condition, apart from base of timber posts.	<p>Remove concrete floor.</p> <p>Repair the base of timber posts.</p>	 <p>Verandah looking south.</p>
Vents	Metal vent	High	Primary	Poor	Treat rust; repair surrounding stonework.	 <p>Metal vent.</p>

The Matron's Quarters, Cascades Female Factory

Conservation Management Plan, Part 2

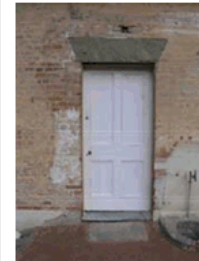

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NORTH FACADE						
ELEMENT	DESCRIPTION	INTEGRITY	SIGNIFICANCE	CONDITION	ACTION/ RECOMMENDED WORKS	PHOTOGRAPH
Wall	Stone plinth (1 course) with brickwork above. Paint remnants evident and some cement repairs. Wall at far west end used to have a toilet addition, some pipework through the brick is evident.	High	Primary	Overall good. Some mortar loss.	Remove remaining pipework near western end.  Replace/repair stonework below bay window.	 <p>Northern elevation</p>
Windows (W5, W6, W7)	Bay window (W5) at western end; two single sash windows (W6, W7). Stone lintel and sill to central window (W6).	High	W5 & W6: Primary  W7: Contributory	Deteriorating frame to the bay window (W5).	Refurbish window including installation of new mullions (as original).	 <p>Window W5</p>  <p>Window W6</p>

The Matron's Quarters, Cascades Female Factory

Conservation Management Plan, Part 2

Sept 2012

NORTH FACADE						
ELEMENT	DESCRIPTION	INTEGRITY	SIGNIFICANCE	CONDITION	ACTION/ RECOMMENDED WORKS	PHOTOGRAPH
Door (D3)	Single timber door, 4 panels, stone lintel above.	High	Primary	Good	n/a	 <p>Door D3 (north)</p>
Vent	Metal vent	High	Primary	Poor	Treat rust.	 <p>Metal vent</p>

The Matron's Quarters, Cascades Female Factory

Conservation Management Plan, Part 2

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## 5.0 INSPECTION SCHEDULE FOR MAINTENANCE

GENERAL GROUNDS WORKS			
Element	Inspection Interval	Inspection Tasks	Works
<b>Retrieval &amp; storage of fallen &amp; detached fabric</b>	Weekly	Inspect for fallen building elements or fabric	<p>In all cases, material which has become detached from the buildings, either in the past or as a result of a new event such as a wind or rain storm should be re-fixed in place immediately if this can be achieved easily. This is particularly important where leaving the fabric detached will allow damage to other exposed parts of the fabric, such as when roof sheets blow off, or when further collapse is likely to occur as a result of loss of structural integrity.</p> <p>In cases where further damage is not likely to occur, and where reattachment/repair is not simple, the appropriate conservation approach should be investigated before the repair works are undertaken.</p> <p>Any fabric which is not reattached immediately should be clearly labelled in two positions with its source and stored in an agreed place until conservation works are undertaken in that area.</p>
<b>Surface Drainage/ Ground works</b>	6 monthly	Check and maintain ground and levels below damp courses and floor levels around exterior of building. Check for build up of debris and earth around base of buildings that encourages pooling. Ensure ground is sloping away from buildings or that adequate surface drains around building are provided.	<p>Direct ground water away from building and do not allow water to pool. Do not allow soil/vegetation build up. Excavate where required to ensure ground slopes away from building. Reduce levels to allow for adequate sub floor ventilation. Scrape back raised ground levels to below damp courses. Grade exterior ground levels to fall away from building/s. In all cases take care to protect sub-surface material.</p>
<b>Pest/ Vermin control</b>	6 monthly	Check for signs of burrowing animals under and around building/s. Check	Repair or fix proofing as required. Provide improved possum and bird proofing as required. Close susceptible openings with

The Matron's Quarters, Cascades Female Factory

Conservation Management Plan, Part 2

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GENERAL GROUNDS WORKS			
Element	Inspection Interval	Inspection Tasks	Works
		for signs of possums or birds in roof spaces and eaves. Check for signs of problem insects in and around buildings including termites, ants, bees and wasps. Do not disturb live termite activity. Engage pest control specialist where necessary. Check for evidence of invasion under floors, in roof spaces or other possible areas of nesting such as wall spaces and corners.	a suitable material. Remove burrowing animals and block access under building/s. Remove possums and birds from roof spaces. Undertake specialist treatment of live termite activity. Undertake specialist treatments to eradicate other problem insects.
<b>Termites</b>	Annually	Inspection by pest control specialist. Termites have been a problem at The Matron's Quarters in the past.	Treat live infestations using methods appropriate to the situation. Suitable methods may include dusting, baiting, commercial sprays, removal of infested trees and destruction of nests. Assess situation and implement appropriate measures to assist in controlling future attacks including removal of timber debris on ground, use of physical and/or chemical barriers, monitoring stations and baiting programs.
<b>Stormwater</b>	Weather events & annually	During and after significant weather events, storms and heavy rain check for overflowing, flooding or leaking. Check for debris build-up restrictions to water flow, signs of overflowing or excessive ponding. Check for loose components and leaking joints. Check stormwater drainage system. Check for blockages and restrictions. Clean out all stormwater drainage sumps. Ensure that the system is functioning and discharges away from the building.	Clear all blockages and restrictions. Clear out debris and tree roots from underground stormwater drains. Repair damage as required. Make good deficient falls. Seal leaks and joints where necessary. When deteriorated beyond repair, replace with new underground stormwater drains.

The Matron's Quarters, Cascades Female Factory

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<b>BUILDING</b>			
<b>Element</b>	<b>Inspection Interval</b>	<b>Inspection Tasks</b>	<b>Works</b>
<b>Roof plumbing (gutters &amp; down pipes)</b>	Weather events & annually	<p>During and after significant weather events, storms and heavy rain check for overflowing, flooding or leaking. The internal gutter is particularly vulnerable at The Matron's Quarters. Check for built up debris &amp; leaf litter. Check for wind or impact damage, loose components &amp; leaking joints.</p> <p>During yearly inspection of gutters and downpipes check for debris build-up, restrictions to water flow, signs of overflowing, leaking or excessive ponding at the base of buildings. Check for loose components and leaking joints. Check for rust and other defects. Check that downpipes discharge away from buildings or are connected to a functioning stormwater drainage system.</p>	Clean out gutters and downpipes as required. Re-fix serviceable elements onto sound structure. Make good any deficient falls. Seal leaks and joints where necessary. When deteriorated beyond repair replace with matching material and profile. Ensure appropriate fixings for each material and for exposure conditions. Reconnect to functioning stormwater drainage system as required.
<b>Roofing – metal cladding</b>	Weather events & annually	<p>Roofing incorporates cladding, cappings, valleys and flashing to roof elements such as flues and chimneys.</p> <p>During and after significant weather events, storms and heavy rain check for overflowing, pooling, flooding or leaking. Check for built up debris &amp; leaf litter. Check for wind or impact</p>	<p>Replace only badly damaged or corroded through elements. Replace with matching roof sheeting. Re-fix serviceable elements onto sound structure. Make good any deficient falls. Seal leaks and joints where necessary. When deteriorated beyond repair, replace with matching material and profile. Ensure appropriate fixings for each material and for exposure conditions.</p>

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<b>BUILDING</b>			
<b>Element</b>	<b>Inspection Interval</b>	<b>Inspection Tasks</b>	<b>Works</b>
		<p>damage, loose components &amp; leaking joints.</p> <p>During regular maintenance inspection of roofing elements check for debris build-up, restrictions to water flow, signs of overflowing, leaking or excessive ponding on the roof. Check for loose components and leaking joints. Check for rust and other defects to all roof components.</p>	
<b>Sub floor ventilation</b>	annually	<p>Check that sub floor ventilation spaces and openings are clear and operable. Clean out ventilation openings where necessary. Check for signs of dampness on the ground and on the built sub-floor surfaces. Ensure that surface drainage falls away from the perimeter of the building.</p>	Clean out blocked or obstructed sub floor vents. Undertake minor repairs where possible.
<b>External timber work</b>	annually	<p>This includes timber fascias, eaves, barge boards, weatherboards, verandah posts, verandah floors, doors, door and window frames and other external timberwork.</p> <p>Check for water penetration and condition of associated flashings and seals. Check condition of timber components for rot, splitting and cracking.</p>	<p>Re-fix serviceable loose components. Re-flash or seal where required. Replace missing components with timbers of matching size, profile and finish. In general repairs should be made by replacing sections of rotten or damaged timber rather than by replacing the whole building element. Cut out rotted sections of timber and replace with timbers of matching size, profile and finish. Ensure replacement timbers are primed all round and at joints prior to fixing where painted. Ensure profiles of timber posts and fascias etc match the existing.</p>

The Matron's Quarters, Cascades Female Factory

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BUILDING			
Element	Inspection Interval	Inspection Tasks	Works
<b>Door and window hardware</b>	2 years	Check for missing, loose, corroding or damaged hardware.	Tighten or replace loose or missing screws. Undertake minor repairs to damaged hardware. Lubricate hinges and latches where necessary. Where necessary remove damaged hardware for specialist repair where possible. For missing items or items beyond repair consider replacement with suitable matching hardware. All original door furniture should be retained and used as the basis for replacement designs. Reuse existing holes and fixture positions for any new door furniture, if possible.
<b>Brick/masonry walls</b>	2 years	Inspect for loose, fretted, broken or missing mortar joints and bricks. Retain a watching brief on the condition of the stonework and engage specialist advice if needed.	Identify cause of water penetration or movement. Undertake minor repairs where possible. Report significant damage for possible structural assessment and specification of repair details. Repair joints as required with appropriate mortar. It must match the original pointing in appearance, porosity and strength. Apply an appropriate biocide where there is build up of biological staining.
<b>External painting – timber work</b>	annually	Check for faulty paintwork, particularly any permitting deterioration of substrates. Note selected areas which require repainting or touch ups.	Undertake spot repairs yearly  At 6-8 year intervals allow to repaint exterior timberwork as required.
<b>Timber framing, timber floors and timber wall lining</b>	annually	Inspect roof spaces, timber floors, under floor and timber linings for signs of fungal attack, rot, insect attack, splitting and cracking.	Re-fix serviceable loose components. Replace missing components with timbers of matching size, profile and finish. In general, repairs should be made by replacing sections of rotten or damaged timber rather than by replacing the whole building element. Cut out rotted sections of timber and replace with timbers of matching size, profile and finish. Report significant damage for possible structural assessment and specification of repair details

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<b>BUILDING</b>			
<b>Element</b>	<b>Inspection Interval</b>	<b>Inspection Tasks</b>	<b>Works</b>
			Where damage to timber has resulted from poor roof drainage or poor subfloor ventilation or structural pressures and the like, repairs to those elements should take place before the timber is repaired.
<b>Internal plasterwork</b>	2 years	Check for signs of damp penetration, cracking, detachment from substrate.	First treat the sources of damp or structural movement to prevent them from reoccurring. Damp sources may be falling damp from deteriorated gutters or roofs or rising damp from earth build up; inadequate site drainage; or damp penetration due to deteriorated masonry. Repairs should then be made to building fabric that has been water damaged. This includes damaged walls and ceilings which should be replaced to match existing.
<b>Interior paintwork</b>	6 years	Check condition of interior paintwork. Clean down interior surfaces where necessary. Note selected areas which require repainting or touch ups.	At 6 year intervals repaint selected interior surfaces where required.
<b>Interior joinery</b>	6 years	Check for signs of moisture damage, swelling or delamination. Check for loose and missing items. Check for easy operation of doors and drawers. Check for termites and borers.	Tighten or replace loose or missing screws. Undertake minor repairs to damaged hardware. Lubricate hinges and latches where necessary. Re-fix serviceable loose components. Replace missing components with timbers of matching size, profile and finish. Cut out rotted timber and replace with timbers of matching size, profile and finish.
<b>Electrical services and supply</b>	2 years	Check electrical supply system and switchboard. Test earth leakage systems and safety switches.	Repair or replace damaged fittings and wiring.

# **CASCADES FEMALE FACTORY THE MATRON'S QUARTERS**

## **Conservation Management Plan PART 1**



**FINAL**

**September 2012**

HLCD

Prepared for

**Port Arthur Historic Site  
Management Authority**

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## EXECUTIVE SUMMARY

This Conservation Management Plan (CMP) for The Matron's Quarters is divided into two parts; the first part summarises the key findings and recommendations and the second part contains the supporting analysis.

### Significance

The Australian Convict Sites inscribed in 2010 on the World Heritage List, comprises 11 sites across the continent of Australia including The Cascades Female Factory. The sites are representative of the global phenomenon of convictism and its association with global developments in the punishment of crime in the modern era.

'Female factories' were places managed by the colonial government where Australia's convict women were sent awaiting assignment, and for reform and punishment. The effective control and management of convict women was important to the success of the settlement. Convict women were seen as both in need of protection and as a moral threat to society.

The Cascades Female Factory is the best remaining example of a female factory with extant remains which provides evidence of what female factories were like. It was the primary site for the reception and incarceration of most of the women convicts sent to Van Diemen's Land which operated between 1828 and 1856 when transportation effectively ceased. As a long running penal institution, The Cascades Female Factory was subject to changing approaches to punishment and reform, and to many was a place of great suffering.

The Matron's Quarters, located within Yard 4, was constructed in 1850. Most of the extant built fabric of the residence dates from the final phase of the Female Factory. The site was then used for various institutions, including a Male Invalids Depot, Lying in Hospital, Contagious Diseases Hospital and Lunatics Asylum, until it closed in 1904 and was sold into private ownership. Substantial demolition of The Female Factory buildings and yards took place after 1904 however The Matron's Quarters remained and was extended early in the twentieth century. Private residential use continued until 2003 when the Female Factory Historic Site Ltd was successful in securing funding from the Tasmanian Government for the purchase of land including the residence. In 2007, The Cascades Female Factory was added to the National Heritage List. From 2011 it has been managed by the Port Arthur Historic Site Management Authority (PAHSMA).

The four phases of the history of The Matron's Quarters are significant to different degrees. The Convict period reflects a theme of global importance for which there is little surviving physical evidence at other sites. The Matron's Quarters is important for its ability to demonstrate aspects of the lives and roles of administrators from the convict era and institutional period. The institutional use which followed for almost 50 years is important to Tasmania however there are other examples of institutions with more complete extant fabric from this period. Also it appears that little was done to the residence to accommodate this use and therefore the physical fabric does not convey much information in addition to that which may already be available from documentary sources.

Changes made to accommodate private residential use from 1904 onwards, such as additions forming a street frontage to Degraives Lane, are consistent with other dwellings in South Hobart and Hobart from this period. They are therefore not particularly rare. However, the nature of the changes which were largely additions to the 1850s residence means that the sequence of uses of the building is still able to be understood. From a heritage perspective this is beneficial for interpretation of the layers of change over time.

In summary the significance of The Matron's Quarters can be considered within the approximate time periods below.

- Convict use 1850-56 (Primary significance)
- Institutional use 1856-1904 (Secondary significance)
- Private residential use 1904-2003 (Contributory significance)
- Use as a historic site 2003-ongoing (Some significance)

The Statement of Significance for The Matron's Quarters in Section 5, Part 1 of the report summarises the cultural significance. Evidence that survives from these periods is summarised on the Significance Plan for walls, spaces and fenestration however more detailed information is contained within the physical analysis section of the report (refer to Part 2 of the CMP).

#### Recommendations

The purpose of this report is to provide recommendations for the conservation and management of The Matron's Quarters for the next ten years within the context of The Cascades Female Factory as a whole. The recommendations are based on cultural significance.

There is good surviving historical documentation about the convict phase and high quality photographs of the site over the decades when it changed from institutional to private residential use. These assist with telling the stories of The Matron's Quarters. However it is the degree to which the physical fabric of the building survives which is outstanding and is able to demonstrate aspects of its significance, including aspects of the lives of its inhabitants. The experience of visiting a place adds an irreplaceable aspect to reading about the past. In this sense, The Matron's Quarters is important in The Cascades Female Factory experience as the last extant building. Also the Female Factory is Hobart's only World Heritage site –this means that there is enormous potential for The Matron's Quarters to be valued by locals and visitors alike.

Recommendations of this report focus on the retention of significant physical fabric, as well as enhancing its readability so that people can understand the layers that have developed over time. The recommendations are designed to stimulate thinking about The Matron's Quarters from three perspectives:

- The Matron's Quarters building and how the extant fabric links to stories of its occupation;
- The Matron's Quarters within The Cascades Female Factory site and visitor experience; and
- Making links from The Matron's Quarters to the local community and to other sites involved in the Convict story.

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## 1.0 INTRODUCTION

The *Australian Convict Sites* inscribed in 2010 on the World Heritage List, comprises 11 sites across Australia including The Cascades Female Factory. The sites are representative of a number of important themes. These are expanding geo-political spheres of influence, punishment and deterrence, reformation of convicts, penal transportation as a dominant model, the shift in the punishment of crime in the modern era from punishing the body to psychological punishment and influence on the emergence of a national penitentiary system.

'Female factories' were places managed by the colonial government where Australia's convict women were sent awaiting assignment, and for reform and punishment. The effective control and management of convict women was important to the success of the settlement. Convict women were seen as both in need of protection and as a moral threat to society.

The Cascades Female Factory is the best remaining example of a female factory with extant remains which provides evidence of what Female factories were like. It was the primary site for the reception and incarceration of most of the women convicts sent to Van Diemen's Land and operated from 1828 to 1856 when transportation effectively ceased. As a long running penal institution, Cascades Female Factory was subject to changing approaches to punishment and reform, and was a place of great suffering.

The Matron's Quarters is located within Yard 4, constructed in 1850. Most of the extant built fabric of the residence dates from the final phase of the Female Factory. The site was then used as various institutions until it closed in 1904 and was sold into private ownership. Substantial demolition of the buildings and yards took place after 1904 however The Matron's Quarters remained and was extended. Private residential use continued until 2003 when The Matron's Quarters were purchased by the Female Factory Historic Site Ltd. In 2007 The Cascades Female Factory was added to the National Heritage List and it is now managed by Port Arthur Historic Site Management Authority (PAHSMA).

### 1.1 AIM

The aim of this report is to provide conservation and management recommendations for The Matron's Quarters at The Cascades Female Factory, South Hobart for the next ten years. *The Cascades Female Factory Conservation Management Plan*, October 2007 is the overriding document for the site as a whole. However, the current report specifically provides policies and conservation recommendations for The Matron's Quarters building including its moveable heritage collection and archaeological potential.

### 1.2 THE SITE AND STUDY AREA

The Matron's Quarters is a c.1850 cottage located within Yard 4 at The Cascades Female Factory. The building is located on the corner of Degraes Street and Degraes Lane in South Hobart in the south-east corner of Yard 4.

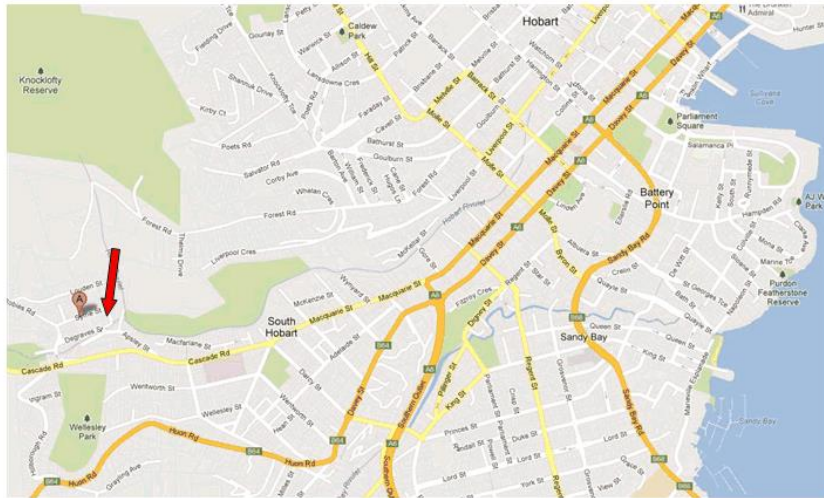


Figure 1: The Cascades Female Factory is located in South Hobart (indicated by the red arrow). Source: Google Maps, accessed June 2012



Figure 2: The former Matron's Quarters building is located in the south-east corner of The Cascades Female Factory site (indicated by the red box). Source: Google Maps, accessed June 2012

### 1.3 SCOPE OF THE REPORT

This report has been prepared by HLCD Pty Ltd on behalf of PAHSMA. Yard 1, 3 and 4 of The Cascades Female Factory (refer to Figure 2) are now managed by PAHSMA. The Matron's Quarters is the only extant building remaining on the site from the 1850s. Apart from sections of the perimeter walls and some subsurface features, the majority of structures were demolished

in the early twentieth century. This report focuses on The Matron's Quarters located at The Cascades Female Factory and provides a guide to the future management and conservation of the building and its collections.

This plan includes assessment of cultural significance based on historical, physical and comparative analysis. Following site visits and discussion with stakeholders in May and July 2012, a detailed condition assessment and a series of policies which will guide future conservation works, maintenance, use and interpretation have been developed. This will assist the owner to manage the site for the next ten years.

Reference has been made to The Cascades Female Factory *Conservation Management Plan* (2007) by Lovell Chen which addresses the entire site and is the overarching Management Plan as well as *Cascade Female Factory Condition Assessment and Archaeological Zoning Plan*, October 2007 by ERM and the *Cascade Female Factory Initial Heritage Landscape Assessment*, October 2007 by Anne McConnell. *The Matron's Quarters Cascades Female Factory Hobart Archival Research* 2012 by Dianne Snowden has provided the primary research for the analysis in this report.

Some extracts from these reports have been provided in Appendices of Part 2 where they have been used in the analysis for this report.

#### **1.4 METHODOLOGY AND DEFINITIONS**

The structure and contents of this report have been written with reference to the key relevant cultural heritage documents in Australia. These are:

- *The Australia ICOMOS Charter for Places of Cultural Significance (The Burra Charter)*, Revision November 1999;
- Peter Marquis-Kyle & Meredith Walker, *The Illustrated Burra Charter, Good Practice for Heritage Places*, Australia ICOMOS, Burwood, Victoria, 2004; and
- James Semple Kerr, *The Conservation Plan, Fourth Edition*, The National Trust of Australia (NSW), 1996.

#### **DEFINITIONS:**

The terms '**place**', '**cultural significance**', '**fabric**', '**conservation**', '**maintenance**', '**preservation**', '**restoration**', '**reconstruction**', '**adaptation**', and '**compatible use**' are used throughout this report with their specific meaning as defined in the ICOMOS *Burra Charter*, rather than meanings drawn from common usage.

The **fabric** of a **place** includes all the physical aspects of the place and its surroundings. With careful study, the fabric of the place can convey information which may be interpreted. Combined with other research, it may provide information about **cultural significance** that is based on aesthetic, historic, scientific or social values of the place.

Based on an understanding of the cultural significance of the place, conservation policies can be established to protect the significance of the place. **Conservation** may include the following types of actions:

**Maintenance** is defined as the continuous protective care of the fabric, the contents and the setting of a place. **Preservation** means maintaining the fabric of a place in its existing state and retarding deterioration. Maintenance has to do with the overall management of the place. Preservation may be one of the actions required.

**Restoration** means returning the existing fabric of a place to a known earlier state. It can be done by the removal of additions or by reassembling the components of the existing fabric. It does not involve the introduction of new material.

**Reconstruction** does involve the introduction of new materials into the existing fabric to return it as nearly as possible to an earlier state. Hence reconstruction and restoration share the same aim of achieving an earlier state but differ in that only reconstruction involves the introduction of new materials.

**Adaptation** is the process of modifying a place to suit proposed **compatible uses**. These are uses which involve no change, changes which have minimal impact or are reversible. Adaptation is acceptable only when necessary to conserve a place and when it does not detract from cultural significance.

## 1.5 STUDY TEAM AND ACKNOWLEDGEMENTS

The authors of this report are Helen Lardner, Architect and Director, and Lisa Sturis, Heritage Consultant of HLCD Pty Ltd.

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Dianne Snowden, Chair Female Factory Historic Site Limited Board and Tasmanian Heritage Council, author of the history for the project

Shirley McCarron, Female Factory Historic Site Limited Board

Cassie Bessell, Female Factory Historic Site Limited guide

Trudy Cowley, Female Convict Research Centre

Christina Henri, Artist in Residence and guide

## 1.6 CURRENT HERITAGE LISTINGS

### World Heritage List

The Cascades Female Factory has been included as part of a serial World Heritage Listing for the Australian Convict Sites. 11 sites across Australia were listed for their representativeness of convictism. The Cascades Female Factory is significant as a place dedicated to receive, control and manage female convicts which is rare both in Australia and on a world scale. While there were several Female factories established on the east coast of Australia, many of these were more temporary in nature and do not have tangible remains.

The Cascades Female Factory consisting of Yards 1, 3 and 4 as part of the Australian Convict Sites is listed under the following criteria:

- IV. *to be an outstanding example of a type of building, architectural or technological ensemble or landscape which illustrates (a) significant stage(s) in human history*
- VI. *to be directly or tangibly associated with events or living traditions, with ideas, or with beliefs, with artistic and literary works of outstanding universal significance.*

The *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) provides the legislative requirement to manage the World Heritage Listings.

### National Heritage List

The Cascades Female Factory consisting of Yards 1, 3 and the south of Yard 4 was included in the National Heritage List on 1 August 2007 (Place ID 105932), with the north of Yard 4 added in August 2009 (Place ID 106060).

The Cascades Female Factory is listed under the following criteria:

- a. *the place has outstanding heritage value to the nation because of the place's importance in the course, or pattern, of Australia's natural or cultural history*
- b. *the place has outstanding heritage value to the nation because of the place's possession of uncommon, rare or endangered aspects of Australia's natural or cultural history*
- c. *the place has outstanding heritage value to the nation because of the place's potential to yield information that will contribute to an understanding of Australia's natural or cultural history*
- g. *the place has outstanding heritage value to the nation because of the place's strong or special association with a particular community or cultural group for social, cultural or spiritual reasons*

The National Heritage List consists of 'natural, historic and Indigenous places that are of outstanding national heritage value to the Australian nation'. Places are protected under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

#### **Heritage Tasmania**

The whole of The Cascades Female Factory site is included in the Heritage Register of Tasmania (ID No. 10851). This is maintained by Heritage Tasmania under the *Historic Cultural Heritage Act 1995*.

#### **City of Hobart**

The City of Hobart has included The Matron's Quarters on the City's Heritage Register. The building with Yard 4 is individually listed as 2-8 Degraes Street in Appendix 1 to Schedule F (Heritage) of the *City of Hobart Planning Scheme 1982*. The place is also located within Heritage Area No. 18, as identified on map F11 in Schedule F (Heritage) to the *City of Hobart Planning Scheme 1982*.

#### **Register of the National Estate**

Cascades Female Factory is included on the Register of the National Estate (Place ID 100314).

The Register of the National Estate was originally established in 1975 as a list of natural, indigenous and built heritage places in Australia. In 2007, following amendments to the *Australian Heritage Council Act 2003*, the Register was frozen with no new places able to be added. The Register continued to act as a statutory register until 2012. Now all references to the Register in relevant Acts have been removed and it has become a non-statutory archival resource.

#### **National Trust of Australia (Tasmania)**

The National Trust of Australia (Tasmania) has classified the Cascades Female Factory site.

The National Trust of Australia is an independent non-profit organisation supported by a community membership base. It has no statutory power and heritage classifications (listings) by the Trust have no legal status.

## 2.0 HISTORICAL ANALYSIS

### 2.1 INTRODUCTION

A separate archival research project on The Matron's Quarters was undertaken by Dianne Snowden in 2012. This archival and historical summary was commissioned by the Port Arthur Historic Site Management Authority (PAHSMA) to inform this Conservation Management Plan.

The archival research document provides extensive information about The Cascades Female Factory including its development, the living conditions experienced by inmates and results of inquiries with a number of floor plans, photographs and registers. Specific information regarding the occupation of The Matron's Quarters including Certificates of Title has also been provided.

A chronological summary of the use of The Cascades Female Factory, and in particular The Matron's Quarters, has been compiled by HLCD from Snowden's work. The chronology is included in Part 2, Section 1.0. The full archival research document should be read in conjunction with this CMP.



Figure 3: View of Cascades Female Factory looking from the north east, post 1905 showing the eastern additions to The Matron's Quarters (located at the bottom left of the complex). Source: Image No. AOT NS 1013/1453 in McConnell, *Cascades Female Factory Preliminary Landscape Assessment*, Sept 2007.

### 2.2 HISTORICAL ANALYSIS

There are four distinct phases in the history of The Matron's Quarters. These are the convict era (c1850 – 1856); the post convict institutional era (1856-1904); private residential use (1904 – 2003); and as a historic site (2003 – present).

**Convict use 1850-56**

Matrons were part of The Cascades Female Factory from its inception and the Matron's primary responsibility was for the care and control of the convict women. However, during its operation from 1828 to 1856, the Female Factory increased in size and changed in its practices. It appears that there was a trend towards the increased surveillance and confinement of the women. By 1852, the Factory had the capacity to house 1000 inmates.<sup>1</sup>

From 1828, the Matron initially slept in a dormitory with other women who held positions within the institution but it appears that later the Matrons were housed off site. This may have been due to the growth of the Factory or that Matrons were given family accommodation off site with their husbands. Generally a Matron was employed in conjunction with her husband, the Superintendent, and was subservient to him. In 1851, JM May was transferred to Cascades as Superintendent and Charlotte McCullagh was the first single woman appointed as Matron.

The Matron first gained a separate residence on site after construction of Yard 4 in 1850. The original dwelling had four rooms with an enclosed yard containing outbuildings for the privy and storage (coal/wood and ash pit). This yard also incorporated separate quarters for the Sub-Matron, who may have been intended as Nursery Matron. The Sub-Matron's Cottage footings were excavated in 2006 (Kostoglou) in the southeast corner of Yard 4 opposite the front of The Matron's Quarters.

Distinctive aspects of the layout of The Matron's Quarters compared to other 1850 residences are discussed in the Section 3 Physical Analysis. However one is the bay window facing north into Yard 4. It has been suggested that the bay window of The Matron's Quarters opened onto the Nursery Yard to allow surveillance by the Matron and that this was in keeping with the increasing surveillance during later years of the factory complex.<sup>2</sup> However, as Snowden points out, surveillance was already a characteristic by 1850 and supervision of the Nursery was only a minor part of the Matron's duties.<sup>3</sup> Also this may not be the primary reason for the bay window if the Nursery was the responsibility of the Sub-Matron.

While this initial period of the building's history is very short, it is considered the most significant. The reasons for this are firstly because The Matron's Quarters was constructed specifically for the Female Factory and its operation so it is able to provide information about this period. Secondly, its association with convictism in Australia, a historical theme of global importance, elevates the significance of this period and the remaining physical fabric which dates from the 1850s is rare.

**Institutional use 1856-1904**

After the closure of the Female Factory, the place was used for various institutional functions (1856-1904). This included a boys reformatory, a gaol, invalids depot, contagious diseases hospital, 'lying-in' hospital, an asylum and Salvation Army refuge. These functions occupied different buildings across the site at various times. Little is known of the specific use of The Matron's Quarters during this time however, it can be assumed that this building continued to provide accommodation for those overseeing these functions as little modification occurred to the physical fabric. The removal of the external door which lead to the former Messenger's

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<sup>1</sup> Snowden D, *The Matron's Quarters: Archival Research*, 2012, p5

<sup>2</sup> Frost L, as cited in Snowden, p29

<sup>3</sup> Snowden, p29

Room and the provision of an internal door to the passage may have happened during this period.

#### **Private residential use 1904-2003**

The third period of the history of the place was its use as a private residence after the entire property was auctioned off by the government in 1904. The Matron's Quarters was bought by Henry Jones IXL along with the nursery buildings in Yard 4. It was during the early 1900s that additions were made to the dwelling. This included some demolition of Yard 4 walls and a two room addition plus verandah to the east of the original form.<sup>4</sup> This gave the building a street frontage and entry from Degraeve Lane (refer to Fig 3).

Other modifications which occurred during this period included the addition of a small bathroom on the west side as part of the verandah and small outside toilet attached to the northwest side of the house. Residential development in this area of South Hobart increased after The Cascades Female Factory auction. This can be seen in photos from the time which show a sparse number of dwellings when the place was operating as a female factory and institution and subsequent development. The residential development encroached upon The Cascades Female Factory as a whole as Yard 5 was subdivided and dwellings were constructed. The former Matron's Quarters exchanged hands numerous times and the dwelling was continuously occupied (refer to Chronology in Part 2, Section 1.0 for names of owners). Small businesses were also run from The Matron's Quarters<sup>5</sup> which made use of Yard 4 North.

The residential additions to The Matron's Quarters from 1904-2003 are in keeping with other development from this period and do not provide very special or unusual insights into living conditions. However it is of benefit that the earlier fabric from c1850 remained largely untouched so that the physical development of the building in stages can be clearly understood.

#### **Use as a historic site 2003 – ongoing**

The Female Factory Historic Site Ltd was successful in securing funding from the Tasmanian Government for the purchase of the land encompassing the cottage referred to as Yard 4 south. This occurred on the 16 September 2003. The Tasmanian Government then acquired further land including Yard 4 north in 2008, which was gazetted as The Cascades Female Factory Historic Site of Yards 1, 3 and 4 in December 2009.

The inscription of the Australian Convict Sites World Heritage Property included The Cascades Female Factory Historic Site as one of eleven sites across Australia. The inscription was announced in July 2010. The inscription was agreed on the understanding that all yards were brought under the management of one organisation which is PAHSMA. That was formalised in 2011.

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<sup>4</sup> Snowden, p 42

<sup>5</sup> Ibid

### 3.0 PHYSICAL ANALYSIS

This section analyses the documentary evidence in comparison to the existing fabric to demonstrate the development of the building over time. As a detailed description of the site has been undertaken in previous reports, it is not reproduced in this report. However a detailed analysis of built elements and recommended conservation actions is contained in Part 2, Section 4. The site visit by HLCD was undertaken on the 15<sup>th</sup> and 16<sup>th</sup> of May 2012. Extracts of the historical images are included in this section but reproduced at a larger scale in Part 2, Section 2.

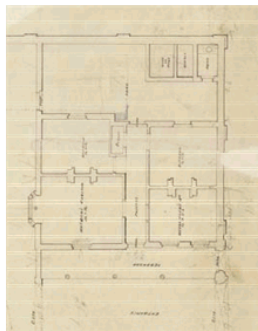

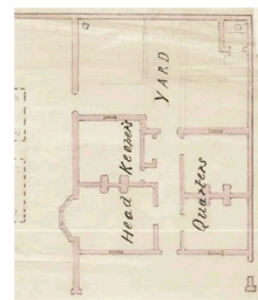





Figure 4: Cascade Female Factory pre 2009. Source: PAHSMA, modified by HLCD.

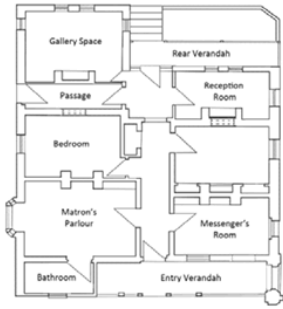
### 3.1 CONTEXT AND SETTING

The Cascades Female Factory was established within a valley along The Hobart Rivulet. It is framed by Mount Wellington to the west and steep hills to the north. The approach to Cascades Female Factory is via McRobies Road which leads onto Degraes Street. Existing residential development, as well as its location within the valley, obscures views of the place from Cascades Road and passing traffic. Hobart Rivulet walking track leads from the city centre to South Hobart, past the Female Factory to Cascade Gardens near the Brewery. It provides an excellent opportunity to enhance visitor appreciation of the Female Factory.

### 3.2 PHYSICAL ANALYSIS

YEAR/SOURCE	DESCRIPTION	PLAN/PHOTO
<p>Floor plan and elevations for Yard 4 including The Matron's Quarters, dated 12<sup>th</sup> July 1849.</p> <p>Source: Tasmanian Archive and Heritage Office, PWD 2661398</p>	<p>In c1850, The Matron's Quarters were constructed within Yard 4; the first separate residence provided for a matron on site. The plans show a domestic four room cottage with central passageway, front verandah, enclosed yard to the east with store and wood/coal, ash pit and privy.</p> <p>Distinctive aspects of the plan are: entry within the site and away from the street; continuous walls to the south and east with no windows; the Messenger's Room not connected to the rest of the cottage and with a separate front door; and the bay window to the north in the Parlour.</p>	 <p>Floor plan 1849 prior to construction (Degraves Street to the right)</p>
<p>Floor plan and elevations for Yard 4 including The Matron's Quarters, dated 12<sup>th</sup> July 1849.</p> <p>Source: Tasmanian Archive and Heritage Office, PWD 2661398</p>	<p>The elevation shows the separate entries for the Matron and Messenger.</p> <p>The roof form is shown without a hip to the external wall to Degraves Street.</p>	 <p>Elevation 1849 prior to construction</p>
<p>1877</p> <p>Source: Tasmanian Archive and Heritage Office, PWD 2661410</p>	<p>This is a simple plan after construction of the building. The Matron's Quarters had largely the same layout, except the Messenger's Room is shown with an internal door connected to the rest of the cottage and no separate external entry. Physical evidence demonstrates that the external door to the Messenger's Room was filled in at a later date. It is also possible that the internal door was originally an exterior one.</p>	 <p>Floor plan 1877 (Degraves Street to the right)</p>

YEAR/SOURCE	DESCRIPTION	PLAN/PHOTO
	The store for wood/coal and ash pit does not appear. It is not known whether this is a change or whether the building was not constructed as per the 1849 drawings in this regard.	
c.1900  Source: State Library Victoria, SLV a08326  State Library of Tasmania, NS1013-1-45.	These two photographs from c.1900 show The Matron's Quarters prior to its extension and with the factory walls still intact. This demonstrates that the roof form was unlikely to have ever been constructed as shown in the 1849 elevation. The slate roof is evident as well as buttresses to the sandstone walls.	 <p>Photograph c. 1900s</p>  <p>Photograph c. 1900s</p>
Post 1904  Source: AOT NS1013/1453	The eastern wall to Yard 4 has been removed. An addition to the east of The Matron's Quarters has been completed, with a separate L-shaped roof form and two chimneys. This provided a new street entry to Degraives Lane and two additional rooms. The bay window is intact. An outside toilet attached to the north west corner of the cottage is seen in this photo. Also the wall to the yard on the north has become part of the building addition with a doorway in place of the previous opening.	 <p>Post 1904</p>

YEAR/SOURCE	DESCRIPTION	PLAN/PHOTO
Current  Source: ERM, modified by HLCD	The current floor plan shows that part of the original verandah was filled in for construction of a bathroom and the window was converted to a door. The outdoor toilet on the north was demolished. The addition to the east meant that two windows in the eastern wall of the c1850 residence have been covered.	 <p>Current floor plan</p>

## 4.0 COMPARATIVE ANALYSIS

The Matron's Quarters is significant as the last remaining building at The Cascades Female Factory surviving from Australia's period of convictism. This comparative analysis addresses the key phases of its history. Comparison is made with other Female factories in Australia, particularly those which have retained built fabric or subsurface remains comparable to The Matron's Quarters. Secondly, the institutional use of the place including as an asylum, gaol and women's hospital is compared to other institutional facilities in Tasmania. Finally, cottages in close proximity will be assessed to provide a comparison of early residences which may have been connected to the site. A summary discussion has been included below and more detail of individual comparative sites is included in Part 2 of this report.

### 4.1 FEMALE FACTORIES

A number of Female factories were established in the eastern states during the convict era. These were places of punishment and labour and often functioned concurrently as gaols and depots for the management of female convicts. Other Female factories which were established include Hobart (c.1821-c.1828), George Town (c.1822-c.1834), Launceston (1834-1855) and Ross (1847-1854) in Tasmania; at Port Macquarie (c.1821-c.1830) and Parramatta (1818-c.1848) in New South Wales; and at Moreton Bay, Brisbane (c.1824), and Eagle Farm (1836-1839) in Queensland.<sup>6</sup> Refer to Part 2, Section 3.1 for descriptions of these places.

The limited time that female factories functioned specifically to manage and imprison females demonstrates the low numbers of women convicts (in proportion to males), the lack of policies relating to the management of women and the role of women in the developing colony. These places ranged from places of incarceration and punishment to labour depots, nurseries and laundries and provided for a range of functions which were essential to the development of early colonial communities and the convict system.

The Cascades Female Factory was included in the serial World Heritage Listing for Australian Convict Sites as it reflected an aspect of convictism specific to women. There were several Female factories established along the east coast, however, there is limited remaining physical fabric and these sites typically operated for a much shorter time. Today, these places have varying amounts of standing buildings such as the stone cottage for the Assistant Superintendent's Quarters at Ross, and the sandstone buildings and walls at Parramatta. However, their original function and purpose can still be understood through documentary and remaining physical fabric, e.g. subsurface remains. Ross Female Factory and Parramatta Female Factory retain built elements including a stone cottage for the Assistant Superintendent's Quarters at Ross Female Factory, sandstone buildings at Parramatta and walls, footings and other subsurface remnants.

Several examples of female factories have been provided in Part 2, Section 3.1, however not all of these places demonstrate physical or documentary evidence of a matron or superintendent quarters being constructed. At Ross Female Factory (Tasmania, 1847) a stone cottage was constructed in the 1840s for the Superintendent; this building is still intact. At Parramatta Female Factory (NSW, 1818), there was a recommendation to provide separate quarters for a married female supervisor however it is unclear if this building still exists. Finally, at Eagle Farm

<sup>6</sup> Lovell Chen, *Cascades Female Factory Conservation Management Plan*, 2007, p 79

Female Factory (Queensland, 1836) there is documentary evidence of a Matron's Quarters dated 1839 and archaeological evidence remains under the runways constructed when the airport was established.

At most female factories, apart from Ross, The Matron's Quarters and other buildings and facilities were demolished after their convict use ceased. The Matron's Quarters at The Cascades Female Factory is rare in that it has survived in largely its original state, with minor modifications and some additions. The Matron's Quarters, together with the remains of the yard walls, subsurface remains and documentary evidence contribute to the understanding of the site and its significance which is not present at other comparative sites, except perhaps at Ross.

## 4.2 INSTITUTIONAL USE

In the 19<sup>th</sup> Century institutions were provided by the government for those who were seen as unable to function in mainstream society including orphans, the elderly, destitute women and for invalids and the insane. The early settlements in Tasmania including Hobart and Newtown identified a need to provide facilities for the invalid and 'insane'. The conditions at these facilities were commonly no better than gaols or other places of imprisonment with poor shelter, unhygienic facilities, a lack of food and harsh treatment of inmates by staff.

St John's Park Precinct in Hobart was originally established as an orphanage but it provided facilities for aged and mentally ill patients, as well as wayward boys. It is unclear whether a Matron's or Superintendent's Quarters was constructed on site. Similarly, Willow Court Asylum at New Norfolk provided for aging patients and those with mental issues. In the 1860s, a Matron's cottage was constructed using recycled materials from other buildings on site and similarly to Cascades Female Factory, the cottage was constructed within the yard. The Hobart Penitentiary included a gaol and chapel which was converted over time to house convicts in solitary cells, courtrooms and other law and order facilities but no information has indicated the presence of a Matron's or Superintendent's Quarters. See Part 2, Section 3.2 for a description of these places.

The Cascades Female Factory also housed a number of different institutional functions from 1856 to 1904 which focused on welfare including a women's lying in hospital, invalids hospital, asylum, gaol and boys reformatory. It appears that the existing convict era buildings were reused with little modification to the existing form. Yard 4 and its buildings were used for a Male Invalid Depot (with Yard 3) (1867-77), a Hospital for the Insane (1877-90), Contagious Diseases Hospital (1891-1900) and House of Mercy (1891-1896).<sup>7</sup> It is unclear what use The Matron's Quarters had during this period but considering the types of institutional uses, it is likely that the cottage continued housing superintendents and staff as there is little evidence of physical modification for other uses dating from this time. Therefore while Cascades Female Factory changed to an institutional function for the second half of the nineteenth century, the remaining physical fabric does not provide much information in addition to that associated with the convictism era.

Public policy in the 19<sup>th</sup> Century segregated the aged, 'insane' and those seen to have less moral character from mainstream society. As developments in the care of those with mental and other issues improved, institutions were seen as less than ideal and a move towards decentralization

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<sup>7</sup> Heritage Tasmania, *Cascades Female Factory South Hobart: Entry to the Tasmanian Heritage Register*, p 16

was carried out leading to people leaving these facilities. This meant that building and facilities which were either specially built (for example Willow Court and the Hobart Penitentiary) or converted existing buildings (St John's Park) were eventually closed or adapted to meet prevailing public policy. The Cascades Female Factory is in this way comparable to Willow Court Asylum and to a lesser extent to St John's Park and the Hobart Penitentiary, as the institutional use developed in the 19<sup>th</sup> Century was eventually ceased with the remaining buildings left for other uses or demolished.

#### 4.3 19<sup>TH</sup> CENTURY RESIDENCES

Apart from The Matron's Quarters which was constructed within Yard 4 of The Cascades Female Factory, there are several other dwellings located nearby which are believed to have housed staff of the Female Factory, including the original Superintendent's Quarters prior to The Matron's Quarters being constructed. These include 17 Degraives Street (prior to 1845), 19 Degraives Street (c1850s), 21 Degraives Street (c1890s), 31 Apsley Street (c1850s) and 3 Apsley Street known as the former Superintendent's Quarters (c1840). Refer to Part 2, Section 3.2 for descriptions and photographs of these places.

Unlike the rest of The Cascades Female Factory with its dormitory style architecture, The Matron's Quarters was built in a simple domestic form within Yard 4. After the site and the surrounding dwellings were auctioned in 1904, the place was able to be easily converted to a private residence. The rest of the site was intentionally demolished or destroyed by fire such as the nursery building also located in Yard 4. It is likely that the ease of conversion of The Matron's Quarters contributed to its survival from the convict era to now.

As a simple, originally four-roomed cottage, The Matron's Quarters is architecturally similar to surrounding dwellings which date from the 19<sup>th</sup> Century. However, there are several important distinctions. Firstly, the original front of the cottage faced into Yard 4 and had no street presence. There was a separate entrance through the wall facing Degraives Street for the use of the Messenger but the cottage itself was screened from view. This orientation and siting within Yard 4 is different from the other dwellings related to the Female Factory, mentioned above, and contributes to understanding about the role of the Matron and Messenger at the time.

Once the institutional use of The Cascades Female Factory ended, residential development increased in South Hobart. Development in the surrounding area impacted visually upon The Cascades Female Factory which can be seen when comparing historical photographs to the current condition. As well, this residential development encroached physically upon the Female Factory when Yard 5 was subdivided and dwellings constructed.

After The Matron's Quarters was auctioned in 1904, a new front facade was added which faced east towards Degraives Lane. This L-shaped addition was typical of the period and similar design can be seen in other surrounding dwellings in South Hobart and Hobart. Hence this section of the building is not rare however it is notable that it made use of the existing masonry from the convict era walls and it also still allowed the earlier elements of the building to be understood.

## 5.0 CULTURAL SIGNIFICANCE

### 5.1 METHODOLOGY AND CRITERIA FOR CULTURAL SIGNIFICANCE

An assessment of cultural significance considers why a place or item is considered important and why it is valued by the community. Cultural significance is embodied in the fabric of the place (including its setting and relationship to other items), the records associated with the place and the response that the place evokes in the community.

The Matron's Quarters has been included as part of The Cascades Female Factory listing on the National Heritage List and as part of the serial listing of Australian Convict Sites on the World Heritage List. This report builds on these assessments using the National Heritage List criteria as follows:

#### NATIONAL HERITAGE LIST CRITERIA

The National Heritage criteria against which the heritage values of a place are assessed are:

- a. the place has outstanding heritage value to the nation because of the place's importance in the course, or pattern, of Australia's natural or cultural history
- b. the place has outstanding heritage value to the nation because of the place's possession of uncommon, rare or endangered aspects of Australia's natural or cultural history
- c. the place has outstanding heritage value to the nation because of the place's potential to yield information that will contribute to an understanding of Australia's natural or cultural history
- d. the place has outstanding heritage value to the nation because of the place's importance in demonstrating the principal characteristics of:
  - i. a class of Australia's natural or cultural places; or
  - ii. a class of Australia's natural or cultural environments;
- e. the place has outstanding heritage value to the nation because of the place's importance in exhibiting particular aesthetic characteristics valued by a community or cultural group
- f. the place has outstanding heritage value to the nation because of the place's importance in demonstrating a high degree of creative or technical achievement at a particular period
- g. the place has outstanding heritage value to the nation because of the place's strong or special association with a particular community or cultural group for social, cultural or spiritual reasons
- h. the place has outstanding heritage value to the nation because of the place's special association with the life or works of a person, or group of persons, of importance in Australia's natural or cultural history

- i. the place has outstanding heritage value to the nation because of the place's importance as part of Indigenous tradition.

## 5.2 STATEMENT OF SIGNIFICANCE

The Matron's Quarters is a contributing element of The Cascades Female Factory which is of national and international significance as one of a group of sites which are representative of the global phenomenon of convictism and its association with global developments in the punishment of crime in the modern era.

The Cascades Female Factory is highly significant because of its association with the lives of convict women. Female factories were places for the effective control and management of convict women who were seen as both in need of protection and as a moral threat to society. Their success was fundamental to the operation of the colonies.

The Cascades Female Factory is the best remaining example of a female factory. It was the primary site for the reception and incarceration of most of the women convicts sent to Van Diemen's Land which operated between 1828 and 1856 when transportation effectively ceased. As a long running penal institution, The Cascades Female Factory was subject to changing approaches to punishment and reform, and was a place of great suffering.

The Cascades Female Factory is rare as the only remaining female factory with substantial extant visible fabric. The Matron's Quarters is rare as an example of a residence for an administrator within the walls of the Female Factory and also rare for its degree of intactness as the only extant building within the walls.

The Matron's Quarters, constructed in 1850, provides important evidence about the latter stage of the Female Factory, particularly about the lives and roles of the institution's administrators. It demonstrates residential use for an administrator and provides a contrast to the manner in which the convicts were accommodated. The design of the residence within the Female Factory walls and its distinctive features such as the Messenger's room with separate access and the bay window are important.

The Matron's Quarters also has significance at a lesser level for its use during the institutional period of the site from 1856-1904. This is important to Tasmania however there are other examples of institutions with more complete extant fabric from this period. Also it appears that little was done to the residence to accommodate institutional use and therefore the physical fabric does not convey much information in addition to that which may already be available from documentary sources.

The site closed in 1904 and substantial demolition of the Female Factory buildings and yards took place as the site was sold into private ownership. The Matron's Quarters remained and changes made to accommodate private residential use from 1904 onwards, such as additions forming a street frontage to Degraeve Lane, are consistent with other dwellings in South Hobart and Hobart from this period. They are therefore not particularly rare but are of local significance.

After 2003, The Matron's Quarters was recognised as an historic site which has allowed it to be conserved. This period is considered to have some significance as the importance of The Matron's Quarters was actively pursued and promoted during this time.

The entire Cascades Female Factory site has heritage value because it has the potential to yield information that will contribute to a better understanding of the layout and operation of a female factory. Archaeological investigations of deposits and fabric around, within and beneath The Matron's Quarters have the potential to yield information about the structure's use and evolution. These remains are especially important to an understanding of the pre-1850s period of use of the site. Archaeological investigations coupled with critical analyses of the documentary and pictorial record of the place have the potential to significantly enhance our understandings of the role of administrators in the female factory system at the Cascades site.

### 5.3 ASSESSMENT AGAINST NATIONAL CRITERIA

The Matron's Quarters is a contributing element to The Cascades Female Factory which has values relating to convictism of National significance. The Matron's Quarters does not demonstrate the full range of values but it has the ability to demonstrate aspects of the institution's administrators' lives and roles. For this reason, it has been assessed against National Criteria based on the assessment of The Cascades Female Factory for the National Heritage List.<sup>8</sup>

*(a) the place has outstanding heritage value to the nation because of the place's importance in the course, or pattern, of Australia's natural or cultural history.*

The Cascades Female Factory is highly significant because of its association with the lives of convict women, its demonstration of the changing philosophies of punishment and reform as they relate to women and as a place of tremendous suffering and inhumane treatment. Convict women made a significant contribution to the development of the colonies. They contributed their labor and their presence was regarded as contributing to social cohesion and stability and they populated the colonies. Over half of the 25 000 convict women sent to Australia were sent to Van Diemen's Land, the majority spending some time at The Cascades Female Factory as it was the primary site for the reception and incarceration of women convicts. It was one of the colony's longest running penal institutions operating from 1828 to 1856.

Female factories were a unique colonial response to the management of convict women, one that reflects both moral and penal philosophies. The factories were multifunctional but were intended largely for reform. They operated as places of work, places of punishment, hiring depots and places of shelter for women between assignments and those who were sick, infirm or pregnant.

The high exterior walls surrounding Yards 1, 3 and 4 South remaining at The Cascades Female Factory demonstrate the need to isolate convict women from negative influences and in turn protect society from their corrupting influence.

The Matron's Quarters at Yard 4 South demonstrates its function both as the residence of the administrator and a model for civil society. The Matron's Quarters demonstrates aspects of the last period of operation of the Female Factory c1850-1856.

The Cascade Female Factory is highly significant as a site of great suffering. Its appalling living conditions and excessively high infant mortality were the subject of numerous inquests and

<sup>8</sup> Adapted for The Matron's Quarters from *Commonwealth of Australia Gazette No. S141, 1 August 2007*

inquiries. Although the causes of suffering and the management regimes are very different, it can be considered along with Norfolk Island as a place of harshness and inhumanity.

*(b) the place has outstanding heritage value to the nation because of the place's possession of uncommon, rare or endangered aspects of Australia's natural or cultural history.*

The Cascades Female Factory is rare as the only remaining female factory with substantial extant visible fabric. The Matron's Quarters is rare as an example of a residence for an administrator within the walls of the Female Factory and also rare for its degree of intactness as the only extant building within the walls. The remaining walls in particular evoke a sense of the isolation, control and harshness experienced by women convicts and their children. The Cascades Female Factory as represented by Yards 1, 3 and 4 South is also uncommon in its extensive sub-surface deposits which reflect the evolution of the Female Factory, and the later phases of its use.

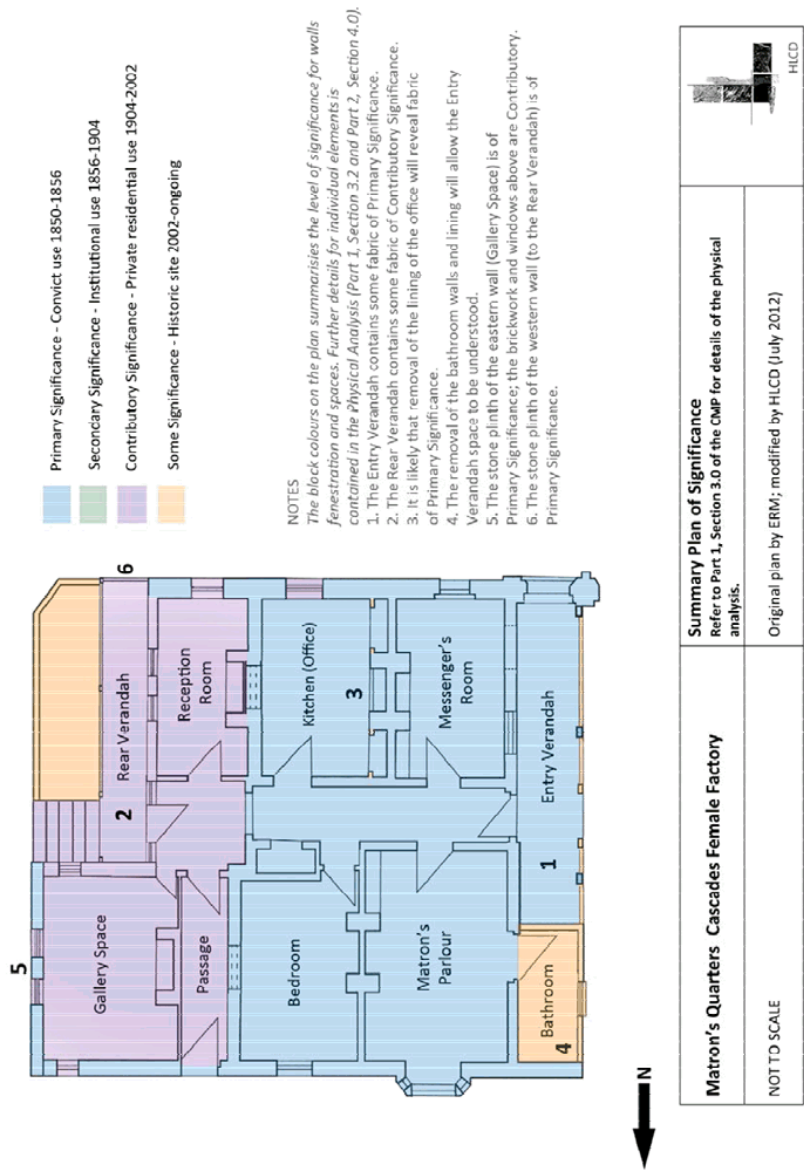
*(c) the place has outstanding heritage value to the nation because of the place's potential to yield information that will contribute to an understanding of Australia's natural or cultural history.*

Yards 1, 3 and 4 South, including The Matron's Quarters are largely unexcavated and have considerable archaeological and research potential. Of particular interest are the deposits under the 1850s rooms of The Matron's Quarters. There are also extensive documentary and pictorial collections associated with the site. The archaeological potential along with the documentary and pictorial collections can significantly add to the knowledge and understanding of convict women, their children and the site's administrators which is an emerging area of study and scholarship.

*(g) the place has outstanding heritage value to the nation because of the place's strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.*

The Cascades Female Factory is highly valued by community groups and historians as a place that reflects the significant story of convict women. The Matron's Quarters contributes to this story providing information about administrators within the convict system. The absence of intact historic sites and fabric associated with convict women makes what remains at The Cascade Female Factory of national value. The place has become an important catalyst for academic and community interest in the important role convict women and administrators played in the development of the colonies. The Cascades Female Factory site is also valued as an important part of the wider story of women in Australia.

5.4    SIGNIFICANCE PLAN



## 6.0 CONSERVATION POLICY

### 6.1 GENERAL POLICY

#### 6.1.1 STATEMENT OF GENERAL CONSERVATION POLICY

A Statement of General Conservation Policy sets out guiding policies for the conservation of the cultural significance of the site. These policies apply to The Matron's Quarters and its setting and reflect the significance as outlined in the previous section.

The Matron's Quarters should be recognised as a site of cultural significance, of importance to Australia and internationally, as a contributing element to The Cascades Female Factory, part of the Australian Convict Sites on the World Heritage List.

All future conservation or development actions for The Matron's Quarters should be based on the principles of the *Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter)*.

The Matron's Quarters should have a conservation approach applied to all aspects of works and use that affect it. This will ensure that the significance is maintained for present and future generations. This Conservation Management Plan provides guidance as to how this shall occur.

#### 6.1.2 RATIONALE

The whole of The Matron's Quarters, as part of The Cascades Female Factory, is a significant contributory element in a World Heritage listed place. Within the building, a hierarchy of significance for built fabric has been established to guide future conservation decisions (refer to the Significance Plan Section 5.4).

The Matron's Quarters is primarily of significance as a rare surviving building from the period of convictism, specifically 1850-56. It also has significance for the period until 1904 when The Cascades Female Factory served other institutional uses. After 1904, the building passed into private residential use and additions from this period are of contributory significance.

The aim of the conservation policy is to retain the significance of the site; therefore the rational is to retain the fabric and setting that demonstrates the importance of the building as an example of a residence as part of The Cascades Female Factory, and as representative of the convict era and where possible, to conserve less significant fabric also.

Refer to Section 5.2 which is the statement of significance.

Recommendations of this report focus on the retention of the cultural significance of The Matron's Quarters, including the physical fabric, as well as enhancing its readability so that people can understand the layers that have developed over time. This allows the place to be appreciated within the context of the extensive documentary and pictorial collections associated with the site. The recommendations are designed to stimulate thinking about The Matron's Quarters from three perspectives:

- The Matron's Quarters building and how the extant fabric links to stories of its occupation;

- The Matron's Quarters within The Cascades Female Factory site and visitor experience; and
- Making links from The Matron's Quarters to the local community and to other sites involved in the Convict story.

## 6.2 PHYSICAL FABRIC

### 6.2.1 RETENTION OF CULTURAL SIGNIFICANCE

The Matron's Quarters has undergone additions and alterations over time. To guide conservation of the physical fabric, the extent and levels of significance of the various elements which constitute The Matron's Quarters have been divided into four levels of significance: primary, secondary, contributory and some. Refer to Section 5 of this report and Significance Plans in 5.4.

In addition, all views to and from the building are significant.

The areas identified as being of **primary** significance have a high level of intactness and are important to demonstrate the period of convictism. For elements identified as being of primary significance, the existing form, structure, details and materials must be retained except where individual policies identify areas for adaptation. There is little opportunity for change, however it is expected that some adaptation will be required to upgrade some deteriorating fabric over time.

For The Matron's Quarters, little is known of the degree of change to the building during the period of **secondary** significance; being the institutional use from 1856 until 1904. For this reason, it is recommended that the fabric of secondary significance be treated in the same way as that of primary significance and interpretation be used to explain if necessary. For example, it is likely that the Messenger's room external door was infilled and a new internal door was created to this room during the institutional use of the building. This fabric should be conserved as it is (not taken back to the likely convict period configuration) and interpretation should be provided to explain the changes.

Elements of **contributory** significance have more opportunity for change than elements of primary significance. The elements of contributory significance include alterations and additions to the fabric to create the Degraes Lane street frontage and additional rooms for private residential use.

Where elements have been identified as being of **some** significance, adaptation as well as removal or demolition is possible. This fabric relates to recent decades, including the post 2003 Historical Site use of the property. For some elements, removal or demolition would enhance the presentation of elements of greater significance, and the overall significance of the place. For example removal of the toilet within the original verandah frontage and removal of the interior lining to the former kitchen (now office) would enhance understanding of the more significant convict phase.

### 6.2.2 RECONSTRUCTION POLICY

Reconstruction of the place to a previous state or appearance is not required under the Conservation Management Plan. Reconstruction of missing fabric should only be permitted where interpretation of the property would be considerably enhanced and the following conditions are met:

- This would not cause undue anachronism to its immediate context;
- There is appropriate documentary or physical evidence; and
- This accords with priorities outlined in this management plan.

Reconstruction of original elements and/or finishes should only occur if the precise original form can be determined. Materials used in reconstruction should be subtly distinguished from original materials, for example by inclusion of their date of construction.

Reconstruction should be a lesser priority than the retention and protection of original fabric and is not appropriate where the whole of a structure has been lost.

Reconstruction is considered appropriate for the original frontage of The Matron's Quarters. This is because it is important to an understanding of the site for this area to be the front of the building for visitors as it provides important information about the operation of the Female Factory, including the role of the Matron, the Messenger and their relationship with the community beyond the site.

Reconstruction should include removal of the bathroom and reinstatement of the window to the same opening (currently the doorway). Physical evidence on site should be used for reinstatement of this window and the infill panel below the window should be able to be understood as reflecting later change.

The verandah should be reinstated to the degree that is possible in the remaining physical fabric. The roof alignment of the verandah was not lost with the bathroom infill and it is likely that some structural timbers may remain.

Although a lesser priority, reconstruction of the rear verandah to Degraeve Lane is recommended. This is because it is still possible to determine the form of missing elements from evidence in the remaining fabric. If this reconstruction doesn't take place then this evidence may be lost with deterioration of fabric.

### 6.2.3 REVEALING AN EARLIER KNOWN STATE

The Matron's Quarters is a good example of a building where a sequence of change can be observed by careful viewing of the fabric. In the following cases it is recommended that fabric relating to the convict use be revealed and interpreted for the visitor, however reconstruction is not necessary.

The external door to the Messenger's Room should not be reconstructed as the changes to this room are likely to be of secondary significance; that is to have occurred during institutional use of the site. However the evidence in the built fabric should be highlighted and explained for visitors. For example paint removal to the exterior wall is likely to more clearly reveal the infill of this opening.

Similarly the internal door to the Messenger's room should remain in its current state and be interpreted with reference to its physical fabric including that it has possibly involved the reuse of an external door (perhaps the external one to this room?).

Aspects of the construction of the building which are currently hard to appreciate could be revealed where fabric of lesser significance can be altered as set out following.

The recent replacement of the floor to the Messenger's Room included a removable panel. Consideration should be given to providing an opportunity to view the subfloor, including brick subsurface remains in this room, with a lit viewing panel for visitors.

The ceiling access hole in the passage is not original material and consideration should be given to providing a lit viewing panel to allow visitors to appreciate the oregon beams and slate roof remaining from the convict period and not otherwise visible due to the roof recladding.

The lining of the Kitchen (now an office) should be carefully removed to reveal convict era fabric if possible. This may include the fireplace and the eastern window which was enclosed when the post 1904 additions were made.

Alternative ways to reveal this original fabric may be possible, for example through other openings in the floor, through the opening to the ceiling space in the Kitchen or in the post 1904 passage where the window opening to the bedroom may be able to be uncovered. In all cases, convict era fabric should only be revealed if it involves removal of fabric of contributory or some significance and should be explained to visitors to assist them to understand the layers of history of the building.

#### 6.2.4 VIEWS AND ACCESS POINTS

Until its sale for private residential use in 1904, The Cascades Female Factory and later institutions which operated from the site were enclosed within walls separate from the surrounding community. This is an important aspect of its operation, particularly the concept of incarceration and is vividly depicted in the historical photographs; refer to Part 2, Section 2.

The Matron's Quarters building faces into the site and doesn't have a street frontage although the Messenger's Gate operated from Degraives Street to the side of the verandah. The orientation of The Matron's Quarters in this way is rare and an important contrast with other residences from the period, even those associated with the Female Factory but external to its grounds. It provides valuable insight into the operation of the Female Factory.

For this reason it is essential that visitors to the building enter through the historical frontage, not the post 1904 addition to Degraives Lane. In fact understanding of the Female Factory site as a whole is increased if visitors enter Yard 4 from Yard 3. The Messenger's Gate is too fragile to be used as a public entry.

Public views of The Matron's Quarters from within and outside the site should be protected. Opportunities to provide interpretation using the views to the site available from the historic photographs should be investigated. In particular the approach from the South east along the Rivulet walking track could provide a good opportunity for comparison between the historic views and the current context.

### 6.2.5 HISTORICAL ARCHAEOLOGY

Historical archaeology relates to all non-Indigenous archaeological sites. It is defined as the study of the past through a combination of physical evidence including artefacts, places and landscapes, and the use of historical sources. Types of physical evidence may include standing and ruinous buildings, deposits of artefacts, and other remains associated with human activity.

The Cascades Female Factory site including The Matron's Quarters has high archaeological potential which must be considered when assessing future development. This includes areas external to the current site as identified on *The Cascades Female Factory, South Hobart, Condition Assessment and Archaeological Zoning Plan*, 2007 by ERM. At The Matron's Quarters, there is archaeological potential in areas surrounding the building. Investigations of the northern side and the Sub-Matrons cottage opposite have already been undertaken. There are also known subsurface deposits under the house. These subsurface deposits are likely to date from an early period in the site's history and may provide information from pre 1850.

All work that may have potential to disturb the archaeological resource should be considered during the planning stage. Planning approval from the appropriate authority is also required prior to works occurring. In the case of archaeological investigations these must comply with the requirements of the Historic Cultural Heritage Act, any relevant Practice Notes of Heritage Tasmania and should be conducted to at least the minimum standards set out in the Port Arthur Archaeology Procedures Manual. If works proceed, a historical archaeologist is required on site to make recommendations on an appropriate management strategy, including archaeological investigation, excavation and future monitoring of any sub-surface disturbance at the site.

### 6.3 MANAGING CHANGE

The *Burra Charter (The Australia ICOMOS Charter for Places of Cultural Significance)*, which guides best heritage practice in Australia, recognises that change may be necessary to retain cultural significance, but that it is undesirable where it reduces cultural significance. The degree of change or intervention to a place must be guided by the cultural significance of the place and its appropriate interpretation.<sup>9</sup>

For most places, significance is retained by minimising change. However, it is recognised that some change may be necessary to support the continuing use of a place. When changes to the site are proposed, the reasons behind making the changes should be clearly identified to justify the actions. Change may be required at The Matron's Quarters site for the following reasons:

- To meet the equitable access requirements;
- To meet occupational health and safety standards; and
- To facilitate continued appropriate use of the building.

Once the reasons for change are identified, a range of options should be explored to address the requirements. The range of options should be developed by a team of people with appropriate expertise, but at a minimum this should always include a heritage practitioner with skills relevant to the task.

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<sup>9</sup> Article 15, *The Australia ICOMOS Charter for Places of Cultural Significance (the Burra Charter)*, Australia ICOMOS, 1979, revised 1999.

Changes should be avoided if they result in a negative impact on heritage values. If a change is considered to reduce cultural significance, it should only be contemplated if essential and only after rigorous examination to determine if other options are possible. Details of the planning and justification for such a change would be required for authority consideration for approvals. The works proposed should be reversible. Reversible changes should be carefully undertaken with input from a heritage specialist and should be considered temporary. They should be limited in scale and considered in terms of the experience of the place as well as the immediate fabric. Reversible change typically involves installing new fabric without removing any of the existing fabric. It is preferable that the new fabric does not touch significant fabric and that only minimal fixings are used.

It is generally not acceptable to demolish significant fabric; however, minor demolition may be unavoidable to accommodate an essential service. Different options for achieving the desired outcome should be considered and the option which has the least impact on cultural significance should be developed. Heritage practitioners are likely to have experienced similar issues on different sites and should be involved in developing a suitable solution.

Prior to any change being undertaken on the site, a record should be made of the building or feature. This should typically include photographs and annotated architectural drawings and should be lodged with an appropriate archive.

The small scale and limited access available to The Matron's Quarters should be kept in mind in allowing any alterations.

## 6.4 FUTURE DEVELOPMENT

### 6.4.1 ADAPTATION

Adaptability means the opportunity to modify a building or feature to suit a new use. The degree of adaptability is dependent on the level of significance, intactness and the integrity of individual buildings or features.

**Intactness** refers to the degree to which a place or feature has been altered or has lost its significant fabric.

**Integrity** has to do with authenticity and the degree to which the original design or use can be discerned.

A low level of adaptability indicates that little change could occur before there was a negative impact on the significance of the building or feature. A medium level of adaptability indicates that some changes could be made and a high level of adaptability indicates that a considerable amount of change could occur without negative impact on the significance of the building or feature.

The Matron's Quarters was specifically built for residential use within a convict context. There is very little opportunity for adaptability in the original fabric of primary significance. The post 1904 addition, also for residential use, offers more opportunity for adaptation without loss of cultural significance but only internally and without alteration to the current room configuration. This

area has been adapted for displays during recent times when it has been operating as part of a historic site. Adaptation should occur in these spaces, if required, rather than changing fabric of primary significance.

The process of adaptation to meet modern requirements should be carefully managed to avoid the incremental loss of cultural significance.

Adaptation is a conservation process that may involve the introduction of new services, new uses or changes to safeguard the place. Structural works, code requirements and provision of services are common areas where adaptation may be required.

#### 6.4.2 ALTERATIONS AND ADDITIONS

The degree of alteration appropriate to a building is directly related to the overall significance of the place as well as the level of significance of the individual elements. Features identified as being of **primary** significance have the tightest controls on change.

Any alterations to an existing building of heritage value must only be permitted where they demonstrate a contribution to the viable and sustainable use of that building. Changes should be avoided if they result in a negative impact on heritage values.

There is opportunity for minor alterations to existing elements of **contributory** significance, only where they are required to support the ongoing use of the site. Such additions or alterations introducing new materials or design should be done in a simple contemporary manner, not by falsely recreating the appearance of age. They should be done in a manner sympathetic to the existing significant fabric but should strive for design excellence and innovation.

The relevant sections of The Matron's Quarters which have been graded as being of **contributory** or **some** significance and may accommodate change are the post 1904 additions towards Degraives Lane. Even in this area, the external form of the building should not be altered and alterations should be limited to interpretation or display within the existing Gallery Space or Reception Room.

The only addition which may be acceptable would be the replacement of the existing stair to Degraives Lane and addition of a regulatory conforming stair. No other additions are acceptable for The Matron's Quarters because of their potential to impact on cultural significance.

#### 6.4.5 NEW OPENINGS

The insertion of new openings in the significant fabric of The Matron's Quarters is not supported. As previously described, it may be possible to use existing openings or make alterations to fabric of low significance in order to reveal aspects of the original building fabric that is currently concealed (see Section 6.2.2) but this is very limited.

#### 6.4.6 CODE REQUIREMENTS

It may be necessary to apply for variations to current Building Code requirements, or find creative ways to meet the requirements, where satisfaction of these might detrimentally impact upon the heritage fabric of the site. However it should be recognised that the code requirements are based on the provision of safety and equitable access for users of the place and that these

aims must be met, while minimising the heritage impact as much as possible. Suggested works for compliance are potentially a new stair to Degraeve Lane to make it code compliant as already outlined.

#### 6.4.7 SERVICES

Many heritage places have been designed using materials and features which passively regulate thermal comfort. Conservation works to the building present the opportunity to reintroduce the original function of these design features and this should be considered in the first instance. For example, existing ventilation elements such as windows and ceiling / roof vents could be incorporated into the overall ventilation approach for the building. However original windows should not be opened so this would be confined to reinstated fabric. Other existing vertical elements such as chimneys may also be considered for use in relation to ventilation where appropriate.

However, it is acknowledged that services may need to be upgraded to meet current standards for occupation and use of the building. As required, new services should utilise any existing access points under the floor and in the ceilings. Modifications of all existing services etc, which are later alterations and necessary for safety, are acceptable. With the provision of new services, the existing recent services, for example plumbing, heating, electrical fittings, should be altered to accommodate change rather than altering historic fabric. It is noted that The Matron's Quarters was recently rewired.

Where additional services are required, for example heating and cooling services, the impact of their introduction should be minimised in the following ways:

- The residential scale of the spaces should be considered and retained;
- Preference should be given to the discrete introduction of services;
- Services should be positioned in a manner sympathetic with the existing elements, so as to not obscure an understanding of their role in the building;
- New services should avoid impact on significant building fabric, be self supporting where possible and should not place stress on fabric not originally designed for such loading; and
- Additions should be fully reversible and removable, without damage to the significant fabric.

These guidelines apply for the introduction of services to provide controlled climatic conditions for the display of items at The Matron's Quarters. It is one reason why display should be confined to the rear two rooms added after 1904.

#### 6.5 USE AND VISITORS

The Matron's Quarters has always been a residence until recent times when it became part of a historic site. As a component of The Cascades Female Factory, part of the Australian Convict Sites World Heritage Property, The Matron's Quarters will remain a historic site. Within these parameters and because of the domestic scale of the building and importance and fragility of its original fabric, there is very limited use of the building which can be accommodated.

The Matron's Quarters should not be used again as a residence. It is unsuitable to meet modern requirements and this report has recommended the removal of the bathroom which is a later addition.

Use of The Matron's Quarters should enable visitors to understand how the extant fabric links to stories of its occupation. This is likely to be through a range of static displays of built fabric (for example revealing the subfloor and the roof space to show aspects of the convict phase now hidden) and interpretation, as well as guided tours and performances (as successfully in place today).

Access to the building must be through its front entry from convict times, establishing The Matron's Quarters within The Cascades Female Factory as a whole for visitors both physically and in the historical development of the site. This assists understanding of the role of the Matron and links to the local community (the Messenger's separate entrance) and to other sites involved in the convict story. The entry to Degraeve Lane is of contributory significance as it was constructed post 1904.

It is recommended that the building be generally closed and only guided access be provided to small numbers. This is to protect the extant fabric and, because of the scale of the rooms, it is also difficult to appreciate the experience when space and views are crowded.

No infrastructure or activities should be housed within The Matron's Quarters that do not directly relate to the understanding of its cultural heritage values. Given that it is a very small building, current functions such as the office and the toilets should be accommodated in other non-heritage buildings on site. The current fabric associated with these uses detracts from understanding the most significant period of occupation, convict use from 1850-56.

## 6.6 INTERPRETATION

Article 1.17 of the *Burra Charter* defines interpretation as follows:

Interpretation means *all the ways of presenting the cultural significance of a place*.<sup>10</sup>

The *Illustrated Burra Charter* elaborates further on Article 25 and provides examples of what interpretation might include:

*Interpretation is an ongoing activity that integrates the understanding, appreciation and enjoyment of a place with its day to day use and management, and also with works. It may include signs, brochures, tours, exhibitions, events, publications, artworks and other forms of expression, and may not be confined just to the place. Interpretation should be recognised and planned for in all stages of a project, and in the ongoing management of the place.*<sup>11</sup>

Appreciation of the cultural significance of The Matron's Quarters is best achieved by interpretation, including maintenance of the significant fabric of the site and retention of the use of the site primarily for visitors and conservation and research purposes.

<sup>10</sup> The Australia ICOMOS Charter for Places of Cultural Significance (the *Burra Charter*), Australia ICOMOS, 1979, revised 1999.

<sup>11</sup> P. Marquis-Kyle & M. Walker, *The Illustrated Burra Charter: good practice for heritage places*, Australia ICOMOS Inc., Burwood, 2004, p. 74.

An interpretation strategy should be developed for the building which includes:

- The Matron's Quarters building and how the extant fabric links to stories of its occupation;
- The Matron's Quarters within The Cascades Female Factory site and visitor experience; and
- Making links from The Matron's Quarters to the local community and to other sites involved in the Convict story.

## 6.7 RECORDS, ARTEFACTS AND COLLECTIONS

There is very good pictorial evidence relating to the institutional experience and documentary evidence from the convict era onwards for the Female Factory and specifically for The Matron's Quarters. This information should be used to enhance visitor appreciation of the site as it is often the combination of being in the physical space and appreciating material that was contemporaneous to the place that is most meaningful. For example the quotations from the inquiries into the conditions at the Female Factory and the later photographic evidence are very valuable assets.

A number of items are housed at The Matron's Quarters by the Female Factory Historic Site Ltd and other individuals or organisations. This consists of various items including framed photographs and prints, furniture, clothing, household items and books. It is understood that none of the objects originated from The Matron's Quarters. Some of these items are props while others are part of the collection in the gallery spaces of The Matron's Quarters and are on loan from other benefactors.

The PAHSMA Collections Policy applies to The Matron's Quarters and The Cascade Female Factory. In accordance with this policy, all items on loan should be returned to their owner. It is not clear what arrangements are in place regarding current items, for example, loan requirements and insurance.

The Matron's Quarters is a small building which should not be cluttered. While there is some opportunity for changing displays in the rear two rooms, it should be remembered that the building is unlikely to be made secure and climatic conditions controlled to museum standard without adverse impacts on the significant physical fabric. Hence the potential for display of original records, artefacts and collections is very limited.

## 6.8 MANAGEMENT AND DECISION MAKING

### 6.8.1 RESPONSIBLE MANAGER

PAHSMA is the manager of the site and should ensure that the Conservation Management Plan for The Matron's Quarters is implemented. *The Cascades Female Factory Conservation Management Plan*, October 2007 is the overriding document for the site as a whole and PAHSMA has a number of other applicable policies including the Collections Policy. However, the current report specifically provides policies and conservation recommendations for The Matron's Quarters building and should be consistent with other documents.

## 6.8.2 MAINTENANCE

Ongoing maintenance is an important aspect of the management of a historic site. The adage that 'a stitch in time saves nine' is particularly relevant to building maintenance; repairing a faulty element before it gets too serious not only saves money in the long term, but also may prevent the loss of historic fabric. It is also critical that it is clearly understood who is responsible for undertaking the various aspects of maintenance. For The Matron's Quarters at The Cascades Female Factory, PAHSMA has excellent experience in the maintenance of historic sites and skilled employees and contractors available.

An Inspection Schedule for Maintenance of The Matron's Quarters is provided in Part 2 Section 5. This schedule identifies types of elements, inspection intervals, inspection tasks, works and responsibilities to ensure vital maintenance requirements are addressed.

## 6.8.3 PLANNING FOR DISASTER

Disaster planning for protection of significant elements of The Matron's Quarters should be included as part of the overall management of The Cascades Female Factory by PAHSMA. It is understood that a Disaster Risk Management Plan is currently under development for the three sites under PAHSMA management. This should include specific policies for The Matron's Quarters. Fire and storm are possible disaster sources. Appropriate methods of fire detection, containment and fire fighting should be maintained or upgraded to both protect people and ensure the survival of the historic fabric.

The following outlines the initial steps to be undertaken in the case of destruction or damage to The Matron's Quarters (including fire, flood, hail etc):

- Secure the place, and identify any perceived imminent hazard, risk or threat. In particular, this action should:
  - Protect the place from persons hunting for remnants and souvenirs; and
  - Avoid demolition of any structures, until the completion of more detailed heritage assessments.
- In cases where the preliminary inspection identifies some parts of the site that are not stable and will require removal or stabilisation, safety to people is the primary consideration;
- In circumstances where The Matron's Quarters built structure is able to be stabilised and there may be an option to rebuild using existing materials, or stabilised and strengthened, then removal of any fabric should await the assessment report;
- Photographically record the damaged sections of The Matron's Quarters including the interiors and exteriors of all buildings and structures;
- Undertake heritage site assessment(s) of the remaining fabric of The Matron's Quarters, including consideration of options for reconstruction, adaptation and ruin stabilisation potential; and
- Salvage significant historic fabric and artefacts and arrange for their suitable storage. Salvaged items may be able to be re-used in restoration works, or for future interpretation of the site.

## 6.9 FURTHER INVESTIGATION AND RESEARCH

This Conservation Management Plan builds upon considerable historical evidence relating to The Matron's Quarters which has been collected by others. However, research is actively ongoing and further documents and other records may exist and have the potential to inform future understanding and management of the building.

No invasive investigations have been undertaken on the building. It is likely that further information about the building and its archaeology will be uncovered in the course of work recommended in this Conservation Management Plan being implemented (for example removal of the concrete verandah floors).

Any additional information from documentary, physical or oral sources uncovered for The Matron's Quarters should be incorporated into future revisions of the CMP.

Archival recording and accurate measured drawings of The Matron's Quarters should be undertaken of its current condition and then updated after recommended conservation works from this Conservation Management Plan are undertaken. These should conform to best practice in the heritage industry.

## 6.10 ADOPTION, IMPLEMENTATION AND REVIEW

A copy of this Conservation Management Plan, and any updates, should be kept in permanent archive by PAHSMA. A copy should also be kept as a readily accessible document for those responsible for making decisions or carrying out works on the site. A copy should also be held by the Commonwealth as the State party responsible for the World Heritage listed Australian Convict Sites.

The implications of this Conservation Management Plan, and its updates, should be considered in all future decisions for conservation or development actions. All changes should be adequately documented in records held by PAHSMA. The recommendations of this Conservation Management Plan should be integrated into the overarching Management Plan for The Cascades Female Factory and regularly reviewed (every 5 years) and any urgent or priority actions identified.

## 7.0 RECOMMENDED ACTIONS

The following actions are prioritised and should be undertaken in addition to maintenance which is an important aspect of the management of a historic site. No works, regardless of whether they are considered minor or not, should proceed without referral to PAHSMA for assessment.

The table in Part 2, Section 4 describes exterior elements in more detail. This includes the significance and condition of each element as well as recommended actions for conservation. This table should be read in conjunction with the recommended actions detailed below. These have been given a priority for completion (highest, medium and lowest).

### 7.1 RECOMMENDED ACTIONS

HIGHEST PRIORITY	
Element (Location/Description)	Recommended Action
Strategies	<p>Integrate the recommendations of this Conservation Management Plan into the overarching Management Plan for The Cascades Female Factory and regularly review this plan every 5 years. Any urgent or priority actions should be identified and carried out.</p> <p>Incorporate any additional information from documentary, physical or oral sources uncovered for The Matron's Quarters into future revisions of the Conservation Management Plan.</p> <p>Undertake archival recording and accurate measured drawings of The Matron's Quarters current condition prior to recommended conservation works commencing. Once works are completed, the archival recording and measured drawings will need to be updated to provide an additional record of the works and condition of the building.</p> <p>Develop and implement an Interpretation Strategy for the building.</p> <p>The Collections Policy developed by PAHSMA should be implemented at The Matron's Quarters.</p>
Approach	<p>Direct visitors to enter the building through the historical frontage (west), not the post 1904 addition to Degraes Lane. Reconstruct the original frontage of The Matron's Quarters to allow visitors to understand this facade as the main entry and its relationship to the whole site (see medium priorities).</p> <p>Visitors could gain a greater appreciation of the site by entering into Yard 4, including The Matron's Quarters, from Yard 3.</p>

	<p>The approach to The Matron's Quarters from The Rivulet walking track should be assessed for pedestrian and vehicular safety in association with neighboring property owners and managers and the relevant authority.</p> <p>Prevent damage from vehicles near the southern and eastern facades by the use of physical barriers (away from the building).</p>
Watertight	<p>Ensure building is watertight.</p> <p>New gutters are required on south elevation in an appropriate profile.</p> <p>Constant monitoring and maintenance of internal box gutters is required.</p> <p>Ensure there is adequate drainage away from the building to avoid pooling of water.</p>
Masonry	<p>Replace/repair stonework to all facades where deterioration is observed and monitor the condition of stonework.</p> <p>Remnant acrylic paint should be recorded and carefully removed. Lime wash finishes should be conserved.</p> <p>Cement rich mortar and bondcrete should be carefully removed without stone damage if possible and patch with suitable mortar compatible with the stone. Remove silicon to joints without stone damage if possible and remortar.</p> <p>Remove weeds from built fabric.</p> <p>Ensure that the building's perimeter is clear of vegetation.</p> <p>Remove redundant material and repair damage including timber associated with previous meterboard (east facade) and pipe work (north facade).</p> <p>Monitor tie rod and wall movement at the south facade Messenger's entrance. The brick at the top of the arch above this entrance should be removed and the stonework rendered to prevent water ingress. The render should be colour to blend with the stonework and be compatible.</p>
Fenestration	<p>Repair windows including cracked panes, delaminating sills and other damage or where deterioration is observed.</p> <p>Crack injection to some stone sills may be required.</p> <p>Any cement rich repairs previously made around windows should be carefully removed and replaced with compatible material.</p>

	<p>Treat or replace rusting lintels to openings if required. Seal gaps around these.</p> <p>Refurbish the bay window (W5) including installation of new mullions (as original).</p> <p>Replace missing glazing bars at windows W3 and W4.</p>
Verandahs (east and west facades)	<p>Remove concrete floor to both verandahs. Consider condition of stone beneath and also examine for evidence of earlier verandah floors.</p> <p>Repair base of timber posts on the west facade after verandah floor removal.</p> <p>Make stairs at the east facade safe for access or avoid use of this entry.</p>
Vents	<p>Repair and treat rust and surrounding stonework.</p> <p>Ensure ongoing subfloor ventilation.</p>

MEDIUM PRIORITY	
Element (Location/Description)	Recommended Action
Approach	<p>The approach to The Matron's Quarters from The Rivulet walking track could be interpreted in association with the relevant authority. This would provide a good opportunity for comparison between the historic views and current context.</p>
Reconstruction	<p>Remove the bathroom within the original verandah frontage and reinstate the window to the same opening (currently the doorway) with infill panel beneath.</p> <p>Remove the exterior paint of the western wall to allow the outline of the former external door to the Messenger's Room to be visible.</p> <p>Remove the interior lining of the former kitchen (now office) to reveal possible convict era fabric such as the fireplace and possibly window.</p> <p>Replace the removable panel in the Messenger's Room floor with a lit transparent panel to allow views to the subfloor remains.</p> <p>Replace the access hole to the ceiling space in the passage with a lit transparent panel to allow views to the Oregon beams and</p>

	<p>slate roof which date from the convict period.</p> <p>These outcomes may be achieved by alternative methods such as alternate openings in the floor or to the ceiling space, or revealing the window to the passage instead of the kitchen if evidence remains.</p>
Downpipes	Downpipes should be painted out to match wall behind.
Degraves Lane frontage	<p>Reconstruction of timber verandah structure should be considered for the east facade.</p> <p>Concrete at stair (east facade) should be removed; condition of the stone and evidence of earlier stairs should be examined. The addition of a regulatory conforming stair could be considered if required.</p>
Vents	Replacement vents if required should use the same pattern appropriate to the period of construction.
Display space	Upgrade or alter the interior of the 1904 additions for interpretation or display within the existing Gallery Space or Reception Room.

LOWEST PRIORITY	
Element (Location/Description)	Recommended Action
Roof	Considered future replacement of zincalume with less reflective metal ensuring compatibility between metals with rainwater goods is maintained.
Door D4 (east facade)	Door sidelights could be glazed, preferably with original decoration if known.
Garden bed (east facade)	Consider removal of the garden bed and repair stonework.

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Cascades Female Factory  
South Hobart

Conservation Management Plan





Cascades Female Factory  
South Hobart

Conservation Management Plan

Prepared for  
Tasmanian Department of Tourism Arts & Environment

June 2007

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Lovell Chen acknowledges the input of sub-consultants to this project and report. Dr Hamish Maxwell Stewart, Senior Lecturer, School of History and Classics, University of Tasmania, prepared the historical overview, while the archaeological analysis was undertaken by Parry Kostoglou, of Arc Tas Pty Ltd. Parry Kostoglou also provided the overview of archaeological material, together with policies relating to the management of the archaeological resource. In addition, the sub-consultants contributed to the assessment of significance, and to the drafting of other policies and recommendations.

## CASCADES FEMALE FACTORY

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**Executive Summary**

This Conservation Management Plan (CMP) relates to the place known as the 'Cascades Female Factory', South Hobart. The report analyses and assesses the cultural heritage significance of the place, and provides policies and strategies to guide future management, use and conservation activities at the site.

**Cascades Female Factory**

The Cascades Female Factory is a former female convict facility which operated between 1828 and 1856, and comprised five conjoined, walled and rectangular yards with a variety of predominantly sandstone buildings and structures. After 1856 it was used for mostly institutional purposes, before being sold in 1904 and subdivided. Most of the buildings and above-ground structures were progressively removed over the course of the first half of the twentieth century.

*Focus of Report*

The principal focus of the report, including the policies and recommended actions, and particularly management actions, is largely on a smaller area within the former Female Factory site, specifically Yards 1, 3, and Yard 4 South. This area is referred to as the 'Cascades Female Factory CMP area'. The report also addresses and refers to the original extent of the Female Factory, and associated elements located nearby, such as former staff cottages and a cemetery.

**Heritage Significance**

The assessment of significance concludes that the Cascades Female Factory is of international significance historically, and of National and State significance for its social, historical, architectural/aesthetic and scientific values.

**Heritage Listings**

A summary of heritage listings for the former Cascades Female Factory yards and associated places is included at Appendix B. Sites and site components are variously listed (or nominated for inclusion) in the Tasmanian Heritage Register, *City of Hobart Planning Scheme* 1982 (Heritage Schedules), and the Register of the National Estate.

*Nominations*

The Cascades Female Factory CMP area (Yards 1, 3 and Yard 4 South) has also been nominated to the National Heritage List (NHL); its current legal status is as a 'nominated place'. The CMP area is additionally proposed by the Commonwealth Department of Environment and Water Resources to be nominated for inscription in the World Heritage List, as part of a serial nomination of convict-related sites in Australia.

**Site Management**

The Cascades Female Factory CMP area has two forms of management: the Female Factory Historic Site Limited (FFHS) a non-profit organization manages Yards 3 and 4 South; the Tasmanian Parks and Wildlife Service (Southern Region), within the Department of Tourism Arts and Environment (DTAE), manages Yard 1.

## CASCADES FEMALE FACTORY

The remainder of the former Female Factory landholdings, including Yard 2, Yard 5 and Yard 4 North, and associated elements are in private hands.

**Significant elements**

The Cascades Female Factory elements and components have variously been identified as 'core' or 'supporting' elements, which are the most significant in heritage terms, and elements of 'contemporary value' or of 'little or no significance'.

Core elements are associated with the establishment and operation of the Female Factory in the first half of the nineteenth century, and are central to an understanding and appreciation of the operation and history of the place as a Female Factory/House of Correction for female convicts. Supporting elements are associated with the site in a secondary or supporting way, or provide evidence of later site development and use; some also contribute to the historic character of the Cascades Female Factory context and shed light on the historical development of the immediate area.

**Priority actions & policy objectives**

- Retain and conserve *all remaining original fabric associated with the Female Factory*, including fabric outside the current extent of the designated Cascades Female Factory (Yards 1, 3 and 4 South); this includes walls, structures and sub-surface remains. Conservation of these elements should be guided by the Australia ICOMOS *Burra Charter* 1999 and its Guidelines.
- Ensure that the highest level of statutory protection (i.e. State level) is afforded to *all remaining original fabric associated with the Female Factory* (within and outside Yards 1, 3 and 4 South).
- Establish a single entity with responsibility for future management of the designated Cascades Female Factory.
- Ensure future management of the Cascades Female Factory has regard for the policies and recommendations included in this report relating to presentation, interpretation and use of the site.
- Ensure that management of *all remaining original fabric associated with the Female Factory* (within and outside Yards 1, 3 and 4 South) is consistent in its application and implementation of the policies and recommendations included here.

**Conservation Policy**

The conservation policy is included at Chapters 5 and 6.

Chapter 5 includes policies and recommendations which are generally fabric related and focused, and principally directed at the ongoing management of the significant fabric and site overall. The policies and recommendations address general maintenance and repairs; site monitoring; management of sub-surface material and remains; objects and artefacts; setting, context and curtilage; restoration and reconstruction; adaptation and intervention; new works and development; views and vistas; presentation of site components; site recording; and policy implementation.

The emphasis of the policies and recommendations in Chapter 6 is not on conservation of fabric, but on site management and use, including policies which reflect and relate to the

considerable social values of the site. These address public access and use, community and stakeholder consultation, site promotion and interpretation, risk management, archives and future research. These also in part derive from, and support, the management 'principles' for places included in the National Heritage List (NHL), in recognition of the proposed inclusion of the Cascades Female Factory in the NHL.

**Further work**

A number of recommendations for further work are included throughout this report, and are summarised in Chapter 1. These recommendations typically derive from the scope and constraints of this report, particularly in relation to specific policies and recommended actions; the recommendations for further work also derive from feedback and comments received on previous drafts of the report.

## 1.0 Introduction

This Conservation Management Plan (CMP) was commissioned by the Tasmanian Department of Tourism Arts and Environment, and relates to the place known as the 'Cascades Female Factory',<sup>1</sup> South Hobart. The principal aims of the report are to analyse and assess the cultural heritage significance of the place, and to provide guidance in the form of policies and strategies for future management, use and conservation activities.

The focus of the report, including the policies and recommended actions, and particularly management actions, is largely on a smaller area within the former Female Factory site, specifically Yards 1, 3, and Yard 4 South (see Section 1.4 below). This area is referred to as the 'Cascades Female Factory CMP area', and is consistent with the requirement of the Project Brief. The report also acknowledges the broader context and other significant associated areas and elements of the site, and addresses and refers to this broader context, but in a more limited way.

The report broadly follows the format of the Australia ICOMOS (International Council on Monuments and Sites) guidelines for the preparation of conservation plans<sup>2</sup> and the principles set out in the *Australia ICOMOS Burra Charter*, 1999, adopted by Australia ICOMOS to assist in the conservation of heritage places (see Appendix A).

The CMP contains an overview history (chapter 2); a physical description and analysis of the current physical extent, nature and intactness of the complex, including archaeological material (chapter 3); an assessment of its heritage significance (chapter 4); a conservation policy (chapter 5); and recommendations on site management (chapter 6).

### *Heritage Significance*

A statement of significance is included in Chapter 4 at Section 4.3. The statement concludes that the former Cascades Female Factory is of international significance historically, and of national significance for its social, historical, architectural/aesthetic and scientific values.

### *Steering Committee*

This report has been prepared under the direction and guidance of a Steering Committee comprising representatives from the Tasmanian Department of Tourism, Arts and Environment, Parks and Wildlife Service, Heritage Tasmania and the Female Factory Historic Site Ltd.

### *Comments on draft report*

A draft of this report (January 2007) was circulated for comment and review, including a period of public consultation, with feedback received from members of the local community; heritage professionals and academics within Tasmania and overseas; the Board of the Female Factory Historic Site Limited; Port Arthur Historic Site Management Authority; and the Commonwealth Department of Environment and Water Resources.

## PHYSICAL SURVEY

**1.1 Background to project****1.1.1 Project Brief**

Reference is made to the Project Brief prepared by the Tasmanian Department of Tourism Arts and Environment:

The aim of the CMP is to distil and develop policies and strategies for the conservation and management of the site, which represents Tasmania's and Australia's female and children's convict heritage.

The CMP is intended to build on work already completed (see Section 1.2 below), specifically the documentation prepared for nomination of the site to the National Heritage List, and previous conservation plans prepared for Yard 1 in 1992, and Yard 3 in 2000.

**1.1.2 National Heritage List Nomination**

The Cascades Female Factory CMP area (Yards 1, 3 and Yard 4 South) has been nominated to the National Heritage List (NHL). Its current legal status is as a 'nominated place'. The NHL comprises 'natural, historic and indigenous places that are of outstanding national heritage value to the Australian nation'.<sup>3</sup> The List is compiled and maintained by the Commonwealth Department of the Environment and Water Resources (DEW), and each place in the List has been assessed by the Australian Heritage Council as having national heritage values. Places on the List are protected under the *Environment Protection and Biodiversity Act 1999* (EPBC Act), which requires approval to be obtained from DEW before any action takes place which has, or is likely to have, a significant impact on the national heritage values of the place.

The DEW website contains the following further definition and description of 'national heritage':

Australia's national heritage comprises exceptional natural and cultural places which help give Australia its national identity. Such places are a living and accessible record of the nation's evolving landscapes and experiences.

National heritage defines the critical moments in our development as a nation and reflects achievements, joys and sorrows in the lives of Australians. It also encompasses those places that reveal the richness of Australia's extraordinarily diverse natural heritage.

**1.1.3 World Heritage Listing Nomination**

The Cascades Female Factory CMP area (Yards 1, 3 and 4 South) is also proposed by the Commonwealth Department of Environment and Water Resources to be nominated for inscription in the World Heritage List, as part of a serial nomination of convict-related sites in Australia. This nomination is in process.

**1.1.4 Related Plans**

The CMP is also intended to provide a reference point for, and be one of a suite of, related plans and documents which are yet to be prepared. These are as follows:

## CASCADES FEMALE FACTORY

- Implementation Master Plan (to guide implementation of the recommendations, programs and actions identified in this CMP).
- Interpretation Plan (to be based on the interpretation recommendations in this CMP, but to be expanded to include text and images for interpretation, and recommendations on methods, graphics, techniques, etc.).
- Archaeological Management Plan (to be based on the recommendations in this CMP, and to address future management of archaeological excavations, exposed remains, research, priorities for investigations, etc).
- Tourism Plan (to provide detailed strategic advice on tourism and marketing, and direction on positioning the site for defined specific target markets).
- Business Plan (to address realistic visitation and operational goals).

**1.2 Key Reports & References**

In preparing this CMP, a number of key documents and previous reports and studies were available for reference, and to a degree relied upon. This CMP draws on the research, analysis and in some cases, the recommendations of the previous studies. These (together with other references and sources) are listed in the 'Bibliography' at the end of this report, but are also identified below.

- Du Cros and Associates, *Cascade Female Factory Conservation Plan*, 1992.
- Cripps Davis & Associates, *Cascades Female Factory – Yard 3. Historic Heritage Conservation Management Plan*, 2000.
- Kostoglou, Parry & Knaggs, Mary, 'Cascade Female Factory, Hobart: Yards 1, 3 and part Yard 4 National Heritage List Nomination', for the Department of Tourism, Arts and Environment, June 2006.
- Frost Lucy, *Footsteps and Voices – A historical look into the Cascade Female Factory, Female Factory Historic Site*, 2004.

The 'Bibliography' also identifies a number of reports by Kostoglou which have additionally been relied upon.

**1.3 History & Limitations on Approach**

The Cascades Female Factory is a former female convict facility which operated between 1828 and 1856, after being established in a pre-existing distillery which was adapted and subsequently expanded. After 1856, the site was used in whole or part, and sometimes simultaneously, for a variety of purposes including: a female prison, invalid depot, boys' reformatory and training school, lunatic asylum, lying-in hospital, contagious diseases hospital, paupers' home, and as the 'Home of Mercy', an Anglican charitable institution for prostitutes. The site was eventually sold in 1904, and subdivided, after which over the course of the first half of the twentieth century, most of the buildings and above-ground structures were progressively removed.

This CMP includes an overview of the history of the Cascades Female Factory (at Chapter 2) which addresses the context for the establishment of the site, and examines its physical development and expansion. Chapter 3 also contains historical information on the various site components. It was beyond the scope of this report, however, to include a

## PHYSICAL SURVEY

comprehensive account of all aspects of the history of the site, including an overview of the site within the historical development of both Hobart and South Hobart. It is also apparent that many 'histories' of the Cascades Female Factory have been written in recent years; from different perspectives and for different purposes (such as the recent historical overview included in the June 2006 'National Heritage List Nomination').

Given the apparent proliferation of such 'histories', it may be timely to take stock and consider preparation of a more complete and up-to-date history of the Cascades Female Factory. Such work could tap into recent family and genealogical research, as well as the results of archaeological investigations; it should also seek to place the site into the context of local development in South Hobart, and to expand on the history of later phases and uses of the Female Factory site. It would also be appropriate to return to the primary sources, some of which may not have been available for earlier studies, to review and confirm aspects of the history of the site as interpreted and documented to date.

#### 1.4 Description

##### 1.4.1 Location

The former Cascades Female Factory is located in Degrares Street, South Hobart. The overall former extent of the site is contained within a rectangular block bounded by Syme Street to the north, Degrares Street to the south, Degrares Lane to the east, and Mc Robies Road to the west. The broader context for the site includes surrounding residential development in South Hobart, the Hobart Rivulet to the south of the site, and the Cascades Brewery to the west of the site. Mount Wellington forms a steep backdrop to the site.

##### 1.4.2 Original site components

The Cascades Female Factory comprised five conjoined, walled and rectangular yards constructed between 1828 and 1852. Buildings and structures within the yards included various forms of accommodation such as cell blocks, solitary apartments, guards' apartments and the matron's cottage; and ancillary buildings and elements such as: laundries, cook houses, medical quarters, latrines and assorted workshops. A chapel was also located within the complex. While the majority of these structures are no longer extant, in terms of above-ground fabric, they are still evidenced by below ground archaeological features, including foundations, footings and potential artefact deposits.

##### 1.4.3 Cascades Female Factory CMP area

The Cascades Female Factory CMP area comprises three of the five yards which formerly made up the Female Factory complex: Yards 1, 3 and Yard 4 South. Yard 1 is public land and is a proclaimed Historic Site (under the Tasmanian *Nature Conservation Act 2002* and *National Parks and Reserves Management Act 2002*). Its western boundary abuts a private property with an Apostolic place of worship, occupying the site of former Yard 2 and the east end of former Yard 5. The remainder of Yard 5 at the west end of the site was subdivided in the early twentieth century, and has been developed for private residential purposes. Yard 4 North is also privately owned.

A site plan (indicating site components and layout), is included at Figure 5.

See also Section 1.6 below, 'Site Ownership & Management'.

## CASCADES FEMALE FACTORY



Figure 1 Elements of the former Cascades Female Factory, viewed from the north, with (from left to right) Yards 4, 3 (centre picture) and 1.



Figure 2 Elements of the former Cascades Female Factory, viewed from the north, with (from left to right) Yards 1, 2 (centre picture) and 5.

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Figure 3 Entrance to Yard 1, Degraes Street.



Figure 4 View of rears of former yards on Syme Street looking west (from left to right) Yards 4, 3 and 1 (walled yard in distance).

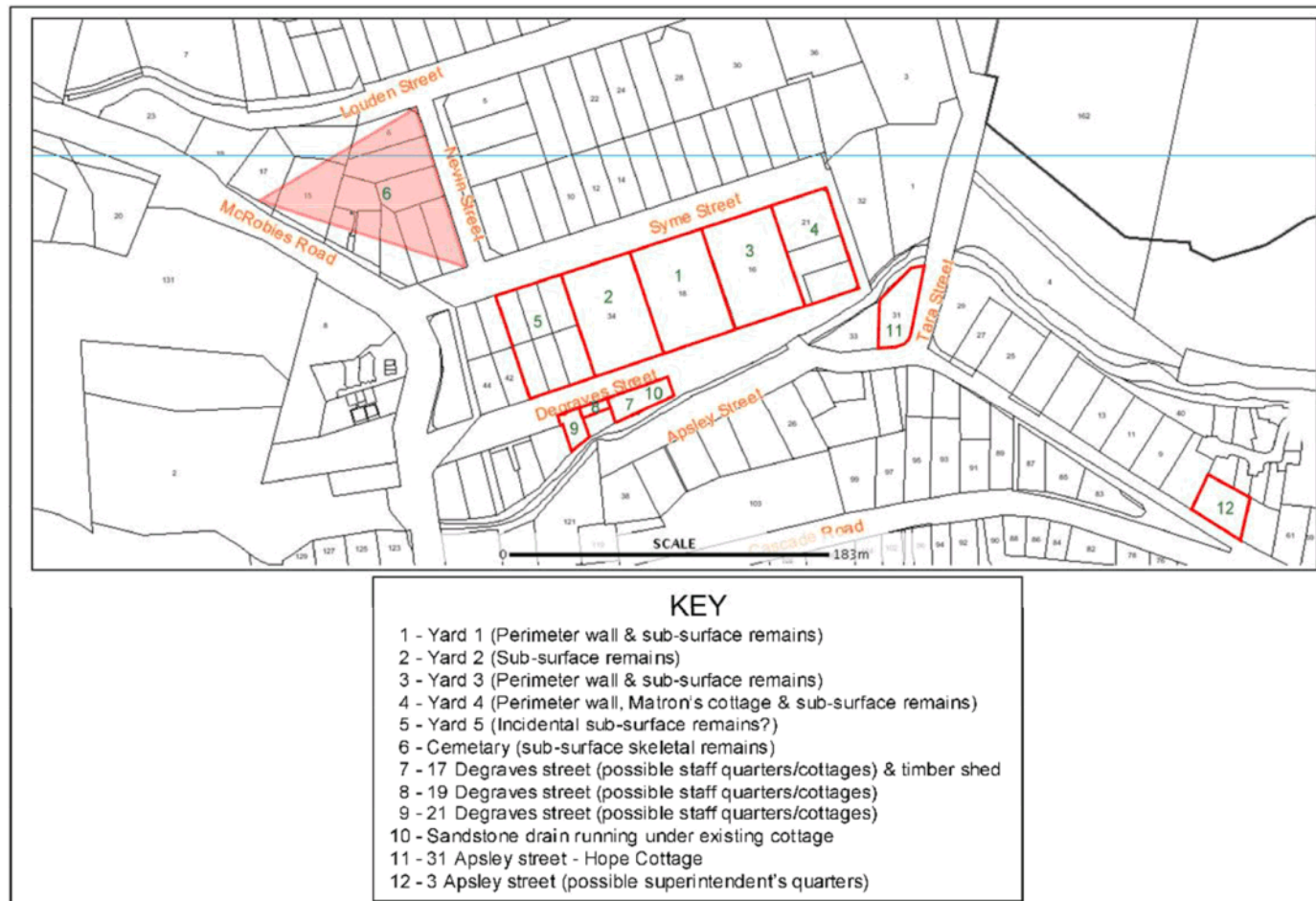


Figure 5 Plan illustrating Cascades Female Factory and associated elements. Note that the historical boundary of the cemetery (6) has recently been reviewed, and may not be as extensive as indicated, being more constricted and closer to the boundary of McRobies Road and Syme Street.

#### 1.4.4 Associated elements outside the Cascades Female Factory CMP area

Some facilities/components which were historically associated with the Cascades Female Factory are located outside the Cascades Female Factory CMP area, and outside the original factory boundary. These include: various former Female Factory employees' cottages, the possible residence of the site Superintendent, the site of the associated cemetery to the north-west, and sites to the east of Yard 4. These elements are described in Chapter 3, and where appropriate, are otherwise referred to in this report, with some recommendations.

### 1.5 Heritage listings & controls

A summary of heritage listings for the Cascades Female Factory yards and associated places is included at Appendix B. Sites and site components are variously listed (or nominated for inclusion) in the Tasmanian Heritage Register, *City of Hobart Planning Scheme 1982* (Heritage Schedules), and the Register of the National Estate.

At a **State level**, the *Historic Cultural Heritage Act 1995* provides for the protection of heritage places through inclusion in the Tasmanian Heritage Register. All places entered in the Register are subject to Section 32 of the Act which states that: 'A person must not carry out any works in relation to a registered place or a place within a heritage area which may affect the historic cultural heritage significance of the place unless the works are approved by the Heritage Council'. Yards 1, 3 and 4 South are permanently entered in the Tasmanian Heritage Register. Some of the surrounding associated places are also permanently entered in the Register, including the properties at 17-21 Degraives Street, and 3 Apsley Street, South Hobart. Other places including: Yard 4 North, Yard 2, Yard 5, the cemetery, the Home of Mercy site, the property at 31 Apsley Street, and the road verges have been nominated to the Register and are currently being processed by Heritage Tasmania.

At a **local level** the *City of Hobart Planning Scheme 1982* (Heritage Schedules) allows for the protection of heritage places through the general planning scheme requirements. Schedule F allows for the identification of specific buildings and sites ('places') of special significance within the Hobart municipality and provides a framework for control of development affecting such areas and places. In its consideration of applications for development the Council has regard to the definitions, conservation principles, processes and practices set down in the *Burra Charter*. Yards 1, 3 and 4 South, 17-21 Degraives Street and 3 Apsley Street are included in the South Hobart Precinct No. 26, through Schedule F (Heritage Area F11).

The Schedule also allows for the recognition of Heritage Areas and a Council Heritage Register. The Council has the discretion to refuse or permit any proposed use or development within or adjacent to a place listed on the Council Heritage Register or within or adjacent to a Heritage Area. Yards 1, 3, the Matron's Cottage in Yard 4 South (2-8 Degraives Street), and the properties at 17-21 Degraives Street and 3 Apsley Street are listed on the Council Heritage Register.

### 1.6 Site Management

The Cascades Female Factory CMP area currently has two forms of management: the Female Factory Historic Site Limited (FFHS) a non-profit organization manages Yards 3 and 4 South; the Tasmanian Parks and Wildlife Service (Southern Region), within the Department of Tourism Arts and Environment (DTAE), manages Yard 1.

## INTRODUCTION

*Yard 1*

Yard 1 was acquired by the State Government in 1976, proclaimed as a reserve in 1976 (Women's Prison Historic Site), and gazetted as the Female Factory Historic Site in 1981. The yard has been opened to the public since 1996,<sup>4</sup> and is reserved under the *Nature Conservation Act 2002* and managed under the *National Parks and Reserves Management Act 2002* with the Parks and Wildlife Service (officers of the Derwent Field Centre) the managing authority. The Parks and Wildlife Service has managed Yard 1 since its proclamation as a reserve, but prior to 1987 the management was not necessarily active in a heritage conservation sense, with the yard primarily used as a storage area. As the Historic Site is listed on the Tasmanian Heritage Register it is also subject to the provisions of the *Historic Cultural Heritage Act 1995* (Tas), and all works must be approved by the Tasmanian Heritage Council.

The Parks and Wildlife Service has a maintenance schedule for Yard 1, and any heritage concerns or required works are directed to the Historic Heritage Consultant within the Service. All major works are referred by the Historic Heritage Consultant to Heritage Tasmania and the Tasmanian Heritage Council for approval.

In 2001 a non-exclusive Licence Agreement was reached between the National Parks and Wildlife Service, and the FFHS, with regard to Yard 1. The licence allows the FFHS to: conduct guided tours of the site (Yard 1); to interpret the site appropriately during tours; and to organise, promote and hold 'special events' within the site.

*Yards 3 and 4 South*

FFHS owns Yard 3, which it acquired through Commonwealth Government funding in 1999. This yard contains a former fudge factory which now accommodates a small Visitor Centre and retail gift shop, FFHS administration offices and a leased commercial kitchen. The operation of: guided tours, the retail shop and leased kitchen space, provides limited income for the FFHS. FFHS also owns Yard 4 South, including the Matron's Cottage (acquired in 2002). The lease over part of the factory in Yard 3 will continue until 2009. The FFHS Board will gift Yard 3 and Yard 4 South to the State by the end of 2009 or earlier. The Board of the FFHS meets on a monthly basis and is responsible for: short and long term corporate governance and management, policy development, planning, and interpretation of the site.

A 'Conservation Covenant' pursuant to section 37B of the Tasmanian *National Parks and Reserves Management Act 2002* applies to Yard 3. This was entered into in 2002 between the Government of Tasmania and the FFHS. The covenant has effect until the transfer of the land to the State. The purpose of the Conservation Covenant is to protect the conservation of the historic features of Yard 3, and to bind the landowner to manage the land according to a Conservation Management Plan and the terms and conditions of the Agreement. The portfolio Minister also has certain powers and obligations under the Agreement with regard to Yard 3.

*Other elements*

The remainder of the former Female Factory landholdings, including Yard 2, Yard 5 and Yard 4 North, and associated elements are in private hands.

## CASCADES FEMALE FACTORY

*Current staffing & expertise*

## Yard 1:

- Derwent Field Centre staff, Parks and Wildlife Service (includes Senior Ranger)
- Historic Heritage Consultant, Parks and Wildlife Service

## Yards 3 and 4 South:

- FFHS Project Manager (on-site, part-time)
- FFHS Historic Heritage Officer (not on-site, part time)
- Volunteers (on-site): who offer a range of skills including: data entry, retail, teaching, performing and creative arts, customer services, cooking, event management, tour guiding, research and book keeping, marketing and tourism.
- FFHS Board members: ten Directors, whose backgrounds include: law, National Trust CEO, chartered accountant, archaeologist, women's affairs, history, research (historical/marketing), tourism and marketing.

**1.7 Managing Heritage Significance**

This report recognises that the former Cascades Female Factory site, incorporating the CMP study area, is a complex place in terms of the management of heritage values. The place overall has many 'layers'; represented physically as well as in intangible ways, in terms of community perception and social value. The site is also located in the South Hobart context, an important physical and geographical setting. In this context the Cascades Female Factory was an evolving public institution for some 80 years, and had considerable physical presence and social and economic impact on its environs. This local importance continued to reverberate beyond the convict period.

The above-ground structures of significance within the Cascades Female Factory CMP area are generally limited in extent and intactness, being chiefly remnant walls from different periods of site development and expansion, and the altered Matron's Cottage. These elements gain considerable significance through being rare surviving fabric associated with a Female Factory of importance, in both international and national contexts. The presence of archaeological material and sub-surface remains (the 'archaeological landscape'), contribute additional complexity to the management of significant fabric, including where such remains are found on adjoining private landholdings (which are understood to retain, to a greater or lesser degree, sub-surface remains).

The site is of outstanding significance as one of a group of convict-related institutional complexes in Tasmania and Australia. It is distinguished in this context through its exclusive association with female convicts. In terms of its international significance, reflected in the Cascades Female Factory CMP area being proposed for nomination to the World Heritage List (see above), the Female Factory is also one of a small number of surviving or partly surviving sites associated with nineteenth century female convictism. Managing the most significant heritage values of the site (international and national), therefore, requires a focus on the convict period; most particularly, its history and fabric. This focus has implications for current and future site management (as discussed and outlined below at Section 1.8), including in relation to how the site will be used and presented in the future. It also has implications for a site which has evolved and changed physically over many years, reflecting

## INTRODUCTION

later uses and changes in ownership, and acquiring later fabric. While heritage places are often valued for their demonstration of changes and accretions acquired over time (i.e. evolved sites), the international and national aspects of significance of the Cascades Female Factory derive directly from the convict period and use; hence the emphasis placed by this report upon this period and use.

The Cascades Female Factory CMP area has also, over time, acquired particular social and symbolic significance. The special history of the site has captured the attention and involvement of those with an interest in the history of women and children in the convict system, and in Colonial Australia. This interest increasingly encompasses genealogical research and the pursuit of family history, and a focus on the site for women's historiography, including academic research. The social values associated with the place, while less tangible than the remnant fabric and physical attributes, also require management and conservation. This is addressed in Chapter 6 which includes recommendations relating to further research into, and documentation of, community attitudes and social significance. The chapter also covers community consultation, historic interpretation, community links, etc.

### 1.8 Future Management

The following table identifies a number of heritage actions and outcomes for the future management of the site, for the yards and associated elements, from 'most preferred' to 'least preferred'. It is of critical importance that the highest level of statutory protection is afforded to all remaining original fabric associated with the Cascades Female Factory, including fabric within and outside Yards 1, 3 and 4 South. The protection afforded through the State *Historic Cultural Heritage Act* 1995, and inclusion of places and elements in the Tasmanian Heritage Register, would achieve this. Inclusion of the 'Cascades Female Factory CMP area' in the National Heritage List, and application of the EPBC Act to this area, would also achieve high level statutory protection to this area. Inscription in the World Heritage List would bring additional status to, and recognition of, the place.

The 'most preferred' actions and outcomes are those which support the following objectives:

- Introduce uniform statutory protection across the whole of the site, including significant fabric and elements on public and private land, to ensure appropriate and consistent future conservation and management of this fabric.
- Assist owners and managers of significant fabric and elements to undertake appropriate management and conservation actions, where required, and future development which is sensitive and sympathetic to the heritage values of the site.
- Address future presentation of the site, with a focus on retaining and/or emphasising original yard plans/boundaries, providing for consistent and integrated landscape character across the whole site, and giving consideration to removal of non-significant elements to ensure the optimal presentation of original fabric.

The policies and recommendations contained in Chapters 5 and 6 support these objectives.

It is also recognised that the 'most preferred' actions and outcomes have implications for the management of Yards 1, 3 and 4 South with regard to resources and funding, housing existing on-site operations and visitor facilities, and generating income from the existing commercial operation.

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The 'acceptable' outcomes will achieve the above objectives in part, and are generally more practicable for management in the short- to medium-term. The 'least preferred' outcomes in some cases maintain the *status quo*, and also include inappropriate development of adjoining private land areas, meaning development which could result in negative visual and other impacts on the heritage values of the former Cascades Female Factory. Such development would not be acceptable (Chapter 5 includes guidance and recommendations on development of the adjoining private landholdings, including Yards 2 and 4 North).

The table also assumes that Yard 1 will remain in public ownership.

<b>Yard/ element</b>	<b>Most preferred outcomes</b>	<b>Acceptable outcomes</b>	<b>Least preferred outcomes</b>
Yard 1	<p><i>Status/Protection</i></p> <p>Retain as public land and as a component of the Cascades Female Factory CMP area.</p> <p><i>Development</i></p> <p>No new built form to be introduced to yard.</p> <p><i>Presentation</i></p> <p>Maintain current character and presentation; remove visitor seating; no further openings or access points reinstated or introduced.</p>	<p><i>Status/Protection</i></p> <p>Retain as public land and as a component of the Cascades Female Factory CMP area.</p> <p><i>Development</i></p> <p>No new built form to be introduced to yard.</p> <p><i>Presentation</i></p> <p>Maintain current character and presentation.</p>	N/A
Yard 2	<p><i>Status/Protection</i></p> <p>Ensure the highest level of statutory protection is afforded to all remaining original fabric associated with the former Cascades Female Factory, including sub-surface remains, through permanent inclusion of the site in Tasmanian Heritage Register.</p> <p><i>Development</i></p> <p>Encourage and assist current and future owners to:</p> <ul style="list-style-type: none"> <li>manage and conserve any remnant original fabric associated with the Cascades Female Factory, as per the relevant statutory requirements; and</li> <li>if required, undertake future development that has regard for impacts on the significant heritage values of the Female Factory site.</li> </ul> <p>The latter can be achieved through implementing statutory controls which address issues to do with the height and scale of new works, and the placement of new works in relation to the remnant perimeter walls.</p> <p>Consider future removal, replacement or modification of the church building, to ameliorate the current visual impacts on the Cascades Female Factory, particularly the impacts on Yard 1.</p>	<p><i>Status/Protection</i></p> <p>Ensure the highest level of statutory protection is afforded to all remaining original fabric associated with the Cascades Female Factory, including sub-surface remains, through permanent inclusion of the site in the Tasmanian Heritage Register.</p> <p><i>Development</i></p> <p>Encourage and assist current and future owners to:</p> <ul style="list-style-type: none"> <li>manage and conserve any remnant original fabric associated with the Cascades Female Factory, as per the relevant statutory requirements; and</li> <li>if required, undertake future development that has regard for impacts on the significant heritage values of the Female Factory site.</li> </ul> <p>The latter can be achieved through implementing statutory controls which address issues to do with the height and scale of new works, and the placement of new works in relation to the remnant perimeter walls.</p>	<p><i>Status/Protection</i></p> <p>Maintain status quo and not include in the Tasmanian Heritage Register.</p> <p><i>Development</i></p> <p>Remnant original fabric associated with the Cascades Female Factory is not managed or conserved in an appropriate manner.</p> <p>Future development has visual and other impacts on the significant heritage values of the Female Factory site.</p>
Yard 3	<p><i>Status/Protection</i></p> <p>Convert to public land through 'gifting' to the State, and manage as an integrated component of the Cascades Female Factory. This would include removal of commercial leases/tenancies from factory building.</p> <p><i>Development</i></p> <p>Consider future removal, replacement or modification of the factory</p>	<p><i>Status/Protection</i></p> <p>Convert to public land through 'gifting' to the State, and manage as an integrated component of the designated Cascades Female Factory. This may include retention of limited/restricted commercial leases/tenancies in factory building.</p> <p><i>Development</i></p>	<p><i>Status/Protection</i></p> <p>Not 'gift' to the State and maintain separate management.</p> <p>Maintain or increase level of commercial leases/tenancies in factory building.</p> <p><i>Development</i></p>

## CASCADDES FEMALE FACTORY

<b>Yard/ element</b>	<b>Most preferred outcomes</b>	<b>Acceptable outcomes</b>	<b>Least preferred outcomes</b>
	<p>building, as a means of enhancing the appearance and presentation of the yard, including the historic character of the yard.</p> <p>If a replacement building is proposed to support Cascades Female Factory site management and use, careful consideration should be given to the scale, massing, location and materials of the building, to ensure that the new works are sensitive and sympathetic to the heritage values and presentation of the site.</p> <p><i>Presentation</i></p> <p>Introduce consistent landscape character to ensure greater uniformity across the Cascades Female Factory site; remove internal fencing between north and south components of yard. Review presentation of exposed archaeological excavations as part of overall site archaeological strategy/plan.</p>	<p>Retain current factory building for Cascades Female Factory site use; this may include modification of the factory building but should not involve expansion of the building (footprint or scale).</p> <p><i>Presentation</i></p> <p>Introduce consistent landscape character to ensure greater uniformity across the site; remove internal fencing between north and south components of yard. Review presentation of exposed archaeological excavations as part of overall site archaeological strategy/plan.</p>	<p>Allow for expansion of the factory building.</p> <p><i>Presentation</i></p> <p>Retain current presentation of exposed archaeological excavations.</p>
Yard 4 South	<p><i>Status/Protection</i></p> <p>Convert Yard 4 South to public land through 'gifting' to the State, and manage as an integrated component of the designated Cascades Female Factory.</p> <p><i>Development</i></p> <p>No new built form to be introduced to yard.</p> <p><i>Presentation</i></p> <p>Implement recommendations in this report regarding works to, and presentation of, the Matron's Cottage.</p> <p>Introduce consistent landscape character to ensure greater uniformity across the Cascades Female Factory site. Review presentation of exposed archaeological excavation as part of overall site archaeological strategy/plan.</p>	<p><i>Status/Protection</i></p> <p>Convert Yard 4 South to public land through 'gifting' to the State, and manage as an integrated component of the designated Cascades Female Factory.</p> <p><i>Development</i></p> <p>No new built form to be introduced to yard.</p> <p><i>Presentation</i></p> <p>Introduce consistent landscape character to ensure greater uniformity across the Cascades Female Factory site. Review presentation of exposed archaeological excavation as part of overall site archaeological strategy/plan.</p>	<p><i>Status/Protection</i></p> <p>Not 'gift' to the State and maintain separate management.</p> <p><i>Presentation</i></p> <p>Retain current presentation of exposed archaeological excavations.</p>
Yard 4 North	<p><i>Status/Protection</i></p> <p>Ensure the highest level of statutory protection is afforded to all remaining original fabric associated with the Cascades Female Factory, including sub-surface remains, through permanent inclusion of the site in Tasmanian Heritage Register.</p> <p><i>Development</i></p> <p>Encourage and assist current and future owners to:</p> <ul style="list-style-type: none"> <li>manage and conserve any remnant original fabric associated with the Cascades Female Factory, as per the relevant statutory requirements; and</li> </ul>	<p><i>Status/Protection</i></p> <p>Ensure the highest level of statutory protection is afforded to all remaining original fabric associated with the Cascades Female Factory, including sub-surface remains, through permanent inclusion of the site in the Tasmanian Heritage Register.</p> <p><i>Development</i></p> <p>Encourage and assist current and future owners to:</p> <ul style="list-style-type: none"> <li>manage and conserve any remnant original fabric associated with the Cascades Female Factory, as per the relevant statutory requirements; and</li> </ul>	<p><i>Status/Protection</i></p> <p>Maintain status quo and not include in the Tasmanian Heritage Register.</p> <p><i>Development</i></p> <p>Remnant original fabric associated with the Cascades Female Factory is not managed or conserved in an appropriate manner.</p> <p>Future development has visual and other impacts on the significant heritage values of the Female Factory site.</p>

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<b>Yard/ element</b>	<b>Most preferred outcomes</b>	<b>Acceptable outcomes</b>	<b>Least preferred outcomes</b>
	<ul style="list-style-type: none"> <li>If required, undertake future development that has regard for impacts on the significant heritage values of the Female Factory site.</li> </ul> <p>The latter can be achieved through implementing statutory controls which address issues to do with the height and scale of new works, and the placement of new works in relation to the remnant perimeter walls.</p>	<ul style="list-style-type: none"> <li>If required, undertake future development that has regard for impacts on the significant heritage values of the Female Factory site.</li> </ul> <p>The latter can be achieved through implementing statutory controls which address issues to do with the height and scale of new works, and the placement of new works in relation to the remnant perimeter walls.</p>	
Yard 5	<p><i>Status/Protection</i></p> <p>Ensure the highest level of statutory protection is afforded to all remaining original fabric associated with the Cascades Female Factory, including sub-surface remains, through permanent inclusion of the site in Tasmanian Heritage Register.</p> <p>Consider introducing local heritage controls for buildings (not just the archaeological remains) on the site of former Yard 5, in recognition of their historical role in the evolution of the former Female Factory site post-break up of the complex, and to assist with managing future development.</p> <p><i>Development</i></p> <p>Encourage and assist current and future owners to:</p> <ul style="list-style-type: none"> <li>manage and conserve any remnant original fabric associated with the Cascades Female Factory, as per the relevant statutory requirements; and</li> <li>If required, undertake future development that has regard for impacts on the significant heritage values of the Female Factory site.</li> </ul> <p><i>Presentation</i></p> <p>Ensure original extent of Yard 5 boundaries are marked or highlighted (made legible) through a form of streetscape landscaping, footpath marking, or modest signage.</p>	<p><i>Status/Protection</i></p> <p>Ensure the highest level of statutory protection is afforded to all remaining original fabric associated with the Cascades Female Factory, including sub-surface remains, through permanent inclusion of the site in Tasmanian Heritage Register.</p> <p>Consider introducing local heritage controls for buildings (not just the archaeological remains) on the site of former Yard 5, in recognition of their historical role in the evolution of the former Female Factory site post-break up of the complex, and to assist with managing future development.</p> <p><i>Development</i></p> <p>Encourage and assist current and future owners to:</p> <ul style="list-style-type: none"> <li>manage and conserve any remnant original fabric associated with the Cascades Female Factory, as per the relevant statutory requirements; and</li> <li>If required, undertake future development that has regard for impacts on the significant heritage values of the Female Factory site.</li> </ul>	<p><i>Status/Protection</i></p> <p>Maintain status quo and not include in the Tasmanian Heritage Register.</p> <p><i>Development</i></p> <p>Inappropriate development of land or allotments on former Yard 5, in terms of scale and visual impacts on the Female Factory.</p>
Associated elements: former staff dwellings	<p><i>Status/Protection</i></p> <p>Pending further research and confirmation of the nature of the historical associations with the Cascades Female Factory ensure the highest level of statutory protection is afforded to these buildings through permanent inclusion in Tasmanian Heritage Register (recognising some buildings are already included in the Register).</p> <p><i>Presentation</i></p> <p>Ensure all associated elements outside the extent of the five yards are</p>	<p><i>Status/Protection</i></p> <p>Pending further research and confirmation of the nature of the historical associations with the Cascades Female Factory ensure the highest level of statutory protection is afforded to these buildings through permanent inclusion in Tasmanian Heritage Register (recognising some buildings are already included in the Register).</p> <p><i>Presentation</i></p> <p>Ensure all associated elements outside the extent of the five yards</p>	<p><i>Status/Protection</i></p> <p>Maintain status quo and not include in the Tasmanian Heritage Register.</p>

## CASCADDES FEMALE FACTORY

<b>Yard/ element</b>	<b>Most preferred outcomes</b>	<b>Acceptable outcomes</b>	<b>Least preferred outcomes</b>
	marked or signposted (where appropriate), or otherwise interpreted so that their association with the Female Factory is understood.	(former staff dwellings, cemetery, rivulet, etc) are clearly marked or signposted (where appropriate), or otherwise interpreted so that their association with the Female Factory is understood.	
Associated elements: cemetery and Rivulet	<p><i>Status/Protection</i></p> <p>Ensure the highest level of statutory protection is afforded to these elements associated with the Cascades Female Factory, including sub-surface remains, through permanent inclusion of the site in Tasmanian Heritage Register.</p> <p><i>Presentation</i></p> <p>Ensure associated elements outside the extent of the five yards are marked or signposted (where appropriate), or otherwise interpreted so that their association with the Female Factory is understood.</p>	<p><i>Status/Protection</i></p> <p>Ensure the highest level of statutory protection is afforded to these elements associated with the Cascades Female Factory, including sub-surface remains, through permanent inclusion of the site in Tasmanian Heritage Register.</p> <p><i>Presentation</i></p> <p>Ensure associated elements outside the extent of the five yards are marked or signposted (where appropriate), or otherwise interpreted so that their association with the Female Factory is understood.</p>	<p><i>Status/Protection</i></p> <p>Maintain status quo and not include in the Tasmanian Heritage Register.</p>
Curtilage area including perimeter roads (see Chapter 5, Section 5.7.1)	<p><i>Status/Protection</i></p> <p>Where appropriate, ensure adequate heritage controls over significant fabric and structures within the broader curtilage area of the Cascades Female Factory, to manage the overall heritage character of the area, visual impacts on the Female Factory site, and future presentation of the site within this context. Also actively investigate opportunities for interpretation.</p>	<p><i>Status/Protection</i></p> <p>Where appropriate, ensure adequate heritage controls over significant fabric and structures within the broader curtilage area of the Cascades Female Factory, to manage the overall heritage character of the area, visual impacts on the Female Factory site, and future presentation of the site within this context. Also actively investigate opportunities for interpretation.</p>	<p><i>Status/Protection</i></p> <p>Maintain status quo and not achieve adequate heritage controls over significant fabric and structures within the broader curtilage area of the Cascades Female Factory.</p>

### 1.9 Further Work

This report includes recommendations for further work. These typically derive from the scope and constraints of the report in relation to research and analysis; the recommendations also derive from feedback and comments received on previous drafts of the report. Of particular note are recommendations relating to further work in regard to the history, archaeology and significance of the site. This further work may also require revision of the policies and management recommendations and approaches.

Also as outlined above at Section 1.1.4, this report forms one of a suite of related plans and documents, including a number of plans which are yet to be prepared. Some of the recommended further work can be considered when preparing these plans, including recommendations listed below under 'Implementation'.

#### *History*

Prepare a more comprehensive and up-to-date history of the former Cascades Female Factory which includes and/or addresses the following:

- Overview of the site within the historical development of both Hobart and South Hobart, including the geographical and landscape context; the historical relationship with, and connections to, the local South Hobart community; economic and other interactions between the factory and surrounding area, including the use of the quarry, local reservoirs, Hobart Rivulet, etc; use of local housing in relation to the Female Factory and later uses (including but not restricted to the history of the properties at 25 and 27 Degrafs Street); reuse of salvaged fabric and materials from the former Female Factory, post-demolition; roads, tracks and verges around the site; historical access to Hobart.
- Overview of the former Female Factory as a functioning industrial site; the builders of the site; the economics of the factory operations; the former use as a distillery, etc.
- Expand on later phases and uses of the Female Factory site, including the history of demolition of factory structures; and researching the owners/occupiers of the Matron's Cottage in the period after the factory and through the twentieth century.
- Investigate and research the history of the cemetery associated with the Female Factory, to clarify the dates of use and confirm the historical boundary/location (which recently has been subject to review).
- Incorporate key findings of family and genealogical research, which would help to personalise the history and introduce more of the individual women's stories.
- Incorporate key results of archaeological investigations, to shed further light on the physical aspects and development of the site.
- Include more graphic material to illustrate historical overlays and site evolution.
- Address the history, treatment, activities, etc of the children within the site, including the treatment of boys versus girls.
- Integrate with a deeper understanding of women's history in Tasmania generally, including connections to other female convict sites.

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- Include more information and analysis of the site's historical links/connections to the broader British convict system, late eighteenth and nineteenth century philosophy on punishment and reform, political, religious and social attitudes, etc.

*Physical analysis*

- Provide a more detailed overview of the evidence remaining on yard walls of previous buildings, e.g. silhouettes of previous buildings and other evidence, including a detailed photographic record.
- Undertake more detailed physical analysis and investigation of the Matron's Cottage, garden and outbuildings, to shed more light on their physical development and change, including clarifying the dates of development and change.
- Undertake more detailed analysis of the roads and verges around the site.

*Archaeology*

- Bring the results of the archaeological work into a more scholarly framework including
  - a comparable overview of the archaeology of the site in its regional and broader global contexts, which will assist in identifying archaeological research issues;
  - placing the results of the archaeological investigations into a broader (material culture) context; and
  - identifying archaeological issues to which the Cascades Female Factory research and analysis could contribute.
- Prepare an Archaeological Design Plan, to better inform the policies and future archaeological research and investigation, including for the Cascades Female Factory CMP area and, as appropriate, areas outside including the associated roads and road verges.

*Significance*

- Investigate the values attributed to the former Cascades Female Factory by Indigenous people, including the site of Truganni's grave in Yard 1, and where appropriate incorporate this aspect of significance into the analysis and statements of significance.
- Investigate the social significance of the Cascades Female Factory in more detail, both to better understand and articulate this significance and aspects of community values, and potentially to reveal other aspects of social significance not canvassed in this report.
- Upon completion of the more comprehensive historical research and analysis referred to above, review the stated aspects of historical significance.
- Upon completion of the comparable overview of the archaeology of the site, review and expand on this aspect of significance.

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*Implementation*

- In conjunction with the site managers and Steering Committee, include:
  - detailed recommendations on current and future site management issues and needs;
  - recommendations on optimum site management; and
  - constraints relating to implementation of the CMP policies and recommendations.
- Include more analysis and understanding of site management in the context of local bodies whose actions, statutory roles, etc, can impact on the site and context, with appropriate policies.
- Include suggestions as to how policies can be implemented in conjunction with other agencies, organisations, etc.
- Identify appropriate potential repositories for archival materials.
- Include further investigation of current statutory context (including at local level), how this applies in relation to site management, and how this can be improved.

*Movable heritage*

- Provide more detailed description, discussion, overview and management recommendations for the movable heritage associated with the site, objects collection, artefacts, conservation, storage, etc.

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**2.0 Female Factory History**

In addition to the historical overview provided below, Chapter 3 contains historical information relating to the various site components including their historical development and use; Chapter 4 also includes some additional historical information and analysis, provided in the context of comparisons with other female convict places.

*Further work*

As noted in Chapter 1, the historical overview included here is not a comprehensive account of all aspects of the history of the former Female Factory. Chapter 1 also provides recommendations for future historical research and investigation which may shed light on additional, or little understood, aspects of the history of the site including the historical South Hobart context in the period before and during the establishment of the Cascades Female Factory, and the uses and development of the former Female Factory history in the period after transportation ceased.

**2.1 Introduction**

The Cascades Female Factory located in South Hobart was one of 11 female factories that operated in Eastern Australia during the convict transportation era (see Table 1). As well as a site of punishment, it was a crucial administrative hub for processing and organising female convict labour. Recent reassessments of the contribution made by convicts to Australian economic and social life have highlighted both the importance of the role of female prisoners and the institutions and bureaucracies used to regulate their lives. While much of the Cascades Female Factory has not survived, the importance of the site is underscored by the number of convict women (and their children) who experienced confinement within the walls of this institution. In the order of a third of the 25,000 female convicts landed in Australia walked through the gates of the Cascades Female Factory at one time or another.

**Female Factories**

Old Parramatta Female Factory, NSW	1804-20
New Parramatta Female Factory, NSW	1821-48
Newcastle Female Factory, NSW	c.1818-48
Moreton Bay Female Factory, NSW (QLD)	1829-39
Port Macquarie Female Factory, NSW	c.1831-42
Bathurst Female Factory, NSW	c.1832-46
Old Hobart Female Factory, VDL	1822-28
Cascades Female Factory, VDL	1828-56
George Town Female Factory, VDL	1824-35
Launceston Female Factory, VDL	1834-46
Ross Female Factory, VDL	1848-54

Table 1 List of female factories in Eastern Australia

## CASCADES FEMALE FACTORY

**2.2 South Hobart<sup>5</sup>**

Colonists were granted land in the South Hobart area as early as 1806. The availability of fresh water from the rivulets, coming down Mount Wellington, was an attraction, including for potential industrial purposes, as was the proximity to Hobart Town. The Rivulet would have supplied both water power and potable water.

By the mid-1820s, a variety of industries were established in the area, including timber and cereal mills, tanning and brewing. Quarrying of building stone was another local activity. The famous Cascade Brewery Company was founded in this period by Peter Degraives, and is Australia's oldest continuously operating brewery. Degraives (1778-1852), was an engineer, shipbuilder and factory owner, who arrived in Hobart Town with his wife and eight children in 1824. He was granted 500 acres (202 ha) of land for himself and partner Major Hugh McIntosh at the Cascades in the same year, another 2000 acres (809 ha) on the face of Mount Wellington as far as the Organ Pipes in the following year. Degraives established a sawmill between Thomas Lowes's distillery (the site of the future Female Factory) and the mountain. By the early 1830s, in addition to these operations, Degraives was also running a second sawmill, flour mill, and bakehouses in South Hobart. He diverted the waters of the rivulets to form dams and reservoirs to support his expanding industrial activities, although his appropriation of the local water supply was controversial, particularly when the volume decreased.<sup>6</sup>

More generally, industrial activity in the area peaked around 1850 as water power began to be replaced by the first steam engines, but was still strong until around 1900. Agricultural activity also developed as more of the land became cleared and occupied, including market gardens, dairies, a hop field and orchards.

The transformation into a more residential suburb was supported through the introduction of improved roads and access to Hobart. One of the earliest tracks to the area followed the course of the Rivulet to the brewery at The Cascades (followed the course of present day Macquarie Street/ Cascade Road). Streets were later formed off the main thoroughfare, including streets on the hillside from about 1860.

The first residential subdivision of the area now known as South Hobart began in 1838, when the former landholding of Dr Thomas Birch (c.100 acres) was subdivided into approximately half acre allotments. These allotments were later subdivided again into the more dense residential development largely evident today. Birch (1774-1821) was a surgeon, merchant and shipowner, who arrived in Hobart Town in May 1808 as medical officer in the whaler *Dubuc* and remained as a settler. He was one of three surgeons in the town in this early period, but did not practice to any extent in the colony. Birch speculated in land and building, receiving grants or acquiring land in different areas of the colony.<sup>7</sup>

Churches began to be established in the area from about the 1860s, including All Saints' Anglican Church (1861) in Macquarie Street; St Peters Lutheran Church in Davey Street, which was originally a Wesleyan church dating from 1870; and the 1865 Baptist Church in Macquarie Street which was destroyed in the 1967 bushfires. Schooling was initially associated with the various churches, and was provided by philanthropic organisations before the Macquarie Street State School opened in 1895. South Hobart also had an ample supply of hotels and inns, principally on corner sites along Macquarie Street. The Globe Hotel on Davey Street was licensed in 1839 and the Cascade Hotel in 1847.

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**2.3 Women & Convict Transportation: An Overview**

One of the key distinguishing features of British transportation policy in relation to both North America and Eastern Australia was the comparatively heavy use made of the labour of women. Women may have made up as much as 18 percent of all convicts transported to the American colonies in the eighteenth century,<sup>8</sup> and 16 percent of those transported to New South Wales and Van Diemen's Land in the period 1788-1853.<sup>9</sup> What is particularly striking about this is that women were almost totally absent from other British metropolitan transportation schemes. Of the 27,000 convicts sent to the British colonies of Bermuda, Gibraltar and Western Australia, none were female. While women were transported from the Indian sub-continent, the numbers who arrived in Mauritius, the Straits Settlements, Burma and the Andaman Islands were small — estimated at between five, and at the very most, ten percent.<sup>10</sup> Indeed the number of female convicts transported to Mauritius was so small that no special arrangements were made for housing them. While there were some administrative efforts made in the Straits and Burma to separate female from male convicts (within rather than between jails), the Andaman Islands appear to have been the only place in the British Empire outside of Australia where a Female Factory was constructed. This building is no longer extant.

Transportation schemes operated by other European nations mirrored the British experience. Few women were transported by the Portuguese, Spanish and French. In part this reflects the nature of the work undertaken — largely fortification construction and military service. It is also a product, however, of the inhospitable nature of most penal destinations, which were usually considered unhealthy for Europeans. Convicts were sent to tropical areas precisely because they were expendable, but an important knock-on affect of this was that high death rates made it difficult to establish European settlements. The resultant lack of demand for skilled and semi-skilled domestic servants and agricultural workers meant that it made little sense to transport large numbers of women. While the French experimented with female transportation to both New Caledonia and Guyana in order to try and foster the development of a European colonial population, neither scheme was a success.<sup>11</sup> Incentives were also provided to encourage the wives and children of convicts to rejoin husbands and fathers in the colonies where individual convicts were thought to be worthy of receiving such an indulgence.<sup>12</sup> Horrific mortality rates (particularly in Guyana), and low birth rates ensured that these initiatives came to little.

As South Eastern Australia was characterized by a relatively benign disease environment and a climate that would support European crops, it was possible to use the labour of convicts to underpin settler colonisation. Indeed, it is significant that women were despatched to New South Wales on the First Fleet. Their presence demonstrates that it was always intended that the Botany Bay colonial venture would lead to a permanent outpost with a lower order population which reproduced itself. This distinguished the venture from later British schemes in which convicts were deployed purely for their labour power. Put simply, women were not transported to Western Australia and Bermuda since the aim there was to use convict labour to drive in infrastructure, not to assist in population development. By contrast the convicts transported to Eastern Australia were considered important for both production and population expansion.

**2.4 Convict Women, Colonial Development & the Labour Market**

Prior to 1819 the colony was organised along similar lines to colonial settlement schemes in the Atlantic world. Time-expired convicts were granted blocks of land of between 20 and 80

## CASCADES FEMALE FACTORY

acres and encouraged to become small-scale producers. The aim was to establish a self-sufficient lower order that could contribute to the provisioning of the settlement and provide manpower to defend the colony if necessary. While many convicts were deployed on public works projects, others were assigned to private individuals. Most labour on small farms, however, was provided by family members and family formation was actively encouraged. Many female convicts found themselves in what Reid has called '*de facto* freedom' within months of arrival. Given permission to marry, they were assigned to their husbands, effectively removing them from government control. According to the 1823 muster, 45 percent of all time-serving female convicts in Van Diemen's Land were married.<sup>13</sup> As a result, little government infrastructure was required for the management of female prisoners. Two rooms were set aside above the gaol at Parramatta in 1804 to serve as a factory for women who were awaiting assignment or undergoing punishment. No other facilities dedicated for the use of female convicts were established until about 1820.

The large-scale demobilisations that accompanied the end of the Napoleonic Wars led to an increase in convictions and a sharp rise in the number of convicts transported to Australia. The rising costs associated with administering New South Wales and Van Diemen's Land induced the British Parliament to commission John Thomas Bigge to write a series of reports on the state of the two colonies in the early 1820s (1822-23).<sup>14</sup> Bigge was highly critical of small-scale farming. He thought that the future of the colony lay in fine wool production and recommended that in future land grants should be restricted to free immigrants with a minimum of £500 capital. Concerned about the mounting costs of Macquarie's public works' program, he hoped that an extension of the practice of assigning convicts would save the government £24/10/- a year for every convict placed in private service.<sup>15</sup> He also argued that this would have other social benefits. He saw the key to a cheap system of convict discipline as lying in the distribution of the better behaved convicts to larger properties in the interior. There he thought they would be inculcated with the deferential values of the large estate. He recommended that assignment to those who held less than fifty acres should cease, and that facilities should be constructed for the punishment of the worst class of convicts undeserving of the 'indulgence' of assignment.<sup>16</sup> In the case of female convicts this meant extending the system of factories.

As a result of Bigge's report, settlement patterns in Eastern Australia changed. Generous grants of land and the promise of cheap convict labour helped to attract migrants with capital. European settlement broke out of the Cumberland Plain in New South Wales, and the Tamar and Derwent valleys in Van Diemen's Land, as the amount of land devoted to agriculture and pastoralism increased. Many of the new settlers aspired to establish themselves as colonial landed elite, and most middle class households were organised along gendered lines. Work was considered to belong to the masculine sphere and was something not undertaken by women of status. Thus, in order to establish class credentials, it was necessary to hire at least one domestic servant.<sup>17</sup> For much of the colonial period the only source of such labour was convict.

Imbalances between the sexes meant that other lower order women (those who were colonially born, time-expired or had arrived free) could readily acquire marriage partners if they chose. Because their freedom of movement was restricted by a sentence, convict women could not necessarily exercise such freedom of choice. After the Bigge report, the number of convict women given permission to marry declined. Just 12 percent of serving convicts were assigned to their husbands by the time of the 1832 muster. While it had been relatively common for convict women to marry within months of arrival this practice abruptly

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stopped. Of those women who arrived before 1823, thirty percent had been married within a year, and fifty-five percent within three years. By contrast, just one percent of female convicts arriving after this period were married within a year, and less than ten percent after three years.<sup>18</sup> The change reflected increasing bureaucratic intervention. From the mid-1820s marriage for convicts became a privilege that had to be earned. Successful applicants had to produce testimonials from the masters to whom they were assigned, and obtain the support of a clergyman before permission could be granted by the Superintendent of Convicts. While the process highlighted the increasing moral surveillance to which female convicts were subjected, it was clearly designed to direct a greater proportion of female convicts into the labour market.<sup>19</sup>

As complaints from masters and mistresses about the poor quality of their convict servants abounded, many historians have concluded that there was little demand for female convict labour. However, examination of Appropriation lists for Van Diemen's Land demonstrates that this was not the case. It was common for over ninety percent of the women on board incoming transports to be assigned to settlers. Of those who were not assigned, the majority were suffering from bodily complaints or were pregnant or nursing young children. In most years the demand for female convict labour outstripped the supply. Analysis of female convict musters presents a similar picture. About three quarters of all eligible convict women were in assignment or had tickets-of-leave. Of those in the factory, the vast majority were undergoing punishment. Thus, in 1832, just 18 of the 284 women in houses of correction were in the 'assignable class'.<sup>20</sup>

As per the system of classification, which related to the separate treatment of the convicts in different classes within gaols, the third class, or crime class, was at the bottom. Punishment for this class of convicts could include a meagre diet and clothes branded with a large yellow 'C' on petticoats and both sleeves of jackets. A convict could then, once out of punishment, rise up to the second or probation Class, with an improved diet and the yellow 'C' remaining only on the left sleeve of the jacket. The first class was the assignable class, where women could be sent to work for the settlers.<sup>21</sup>

While earlier assessments of convict women assumed that they brought few skills to Australia this has been challenged by more recent revisions. The whole issue of 'who the convicts were' has been dominated by the writing of Georgian and Victorian commentators who were obsessed with what they saw as a decline in working class moral standards and a growth in crime. The notion that a significant proportion of illegal activity was committed by professional thieves who chose to live by crime and crime alone was commonplace. Such views were underpinned by the idea that the poor could be divided into the deserving (those who were impoverished through no fault of their own), and the undeserving (those who turned their backs on the habits of industry and chose a life of indolence). While the deserving poor were seen as suitable objects of charity, the undeserving were considered a threat to the moral fabric of society. It was widely assumed that the vast majority of those sentenced to transportation were drawn from the undeserving, and that significant numbers were professional criminals with no experience of legitimate work. Analysis of the occupational information contained in convict indents strongly suggests that this was not the case. Nearly every prisoner landed in Australia confessed to some form of earlier employment — even if this was only labouring. As Nicholas pointed out, the cross section of skills recorded for male convicts reflect the composition of the British and Irish industrialising economy. Crosschecking against other variables also suggests that the information entered into the indent was broadly correct.<sup>22</sup>

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The situation for female convicts is slightly more complicated. While systematic occupational data for males was collected from 1814, this practice was not extended to women until after the publication of the Bigge report. A comparison of these returns with the 1851 Census for Great Britain suggests that the recorded skills of convict women do not match that of the population from which they were drawn. A far higher percentage of female convicts claimed experience in domestic service and fewer had experience in the textile industry than was the case in mid-nineteenth century Britain. The difference between the two populations may well be an artefact of the process through which occupational data was elicited from convicts. While the census was a snapshot of who was employed in which industry on a particular night, the Superintendent of the Prison Barracks was not necessarily interested in the last job that a convict had been employed in. The information in the indent was required in order to match convicts with colonial demand for particular skills. It was thus shaped by the questions (unfortunately unrecorded) directed at each prisoner. The large number of men (several thousand) who confessed to previous military experience strongly suggests that all men were routinely asked if they had served in the armed forces. It is possible that convict women were asked if they had any prior experience of domestic service. This would be logical since this was the area of work experience most in demand in the post-Bigge colonial female labour market. The high proportion of convict women who confessed to having been a domestic servant would fit such an interpretation. Many working class women worked as domestic servants in their teens and early twenties before moving on to other forms of work. Thus the experience of service would have been far more widespread than the number of women employed in the sector at any given point.<sup>23</sup> It is thus possible that the process of interrogating recently-arrived convict women, led to the inflation of colonially useful former work experiences while those in other industries, notably textile manufacture, were undercounted.

Sector of Employment	1851 Census %	Female convicts arriving in VDL 1820-39 %
Domestic offices and personal services	41	78
Textiles	23	1
Clothing	18	11
Agriculture, horticulture and forestry	8	9
Professional occupations and their subordinate services	4	0
Food, drink and tobacco	2	0
Metal manufacture, machines implements, vehicles precious metals, etc.	1	0
Paper, printing, books, stationery	1	0
Bricks, cement, pottery, glass	1	0

Table 2 Distribution of female convict occupations compared to the 1851 census returns for Great Britain.

Source: Reid, 1995, p.129 and John, 1985, p.37.

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As well as aiding the process of allocating convict labour, the extraction of information from prisoners was designed to be intimidating. Male convicts were stripped to the waist and examined by 'a board of health' so that they could be minutely described. The process for female convicts appears to have been less invasive. The lack of distinguishing features recorded on the chest and back suggests that they remained fully clothed.<sup>24</sup> Nevertheless, the experience must have been humiliating and demonstrated the power that the administration had over each convict.

Upon disembarkation, male convicts were marched to the Prison Barracks. There they were warehoused until they could be allocated either to the public works or to private assignment. Convicts who were retained to work for the government in Hobart and Sydney were usually housed in the barracks, and prisoners in transit between assignments or even colonies were also accommodated there, as were urban-based chain gangs. The barracks also contained offices for important officials and clerks who were employed in maintaining convict department records.

As the number of convict women shipped into Van Diemen's Land increased, similar facilities were required to process them. A first storey wing of the Gaol in Hobart was initially set aside for this purpose. It contained a 13 by 10 ft room located across a landing from three cells measuring 8 by 7½ ft. Two of the latter were designated as light cells, having an opening over the doorway to let in light, while the third was a true dark cell. This arrangement was considered unsatisfactory for a number of reasons, not least of which was that all prisoners, regardless of gender, shared the same yard, privies and washing facilities. This meant that the female prisoners were in constant contact with the Gaol gang who were housed on the first floor shackled in irons.<sup>25</sup> Following an order by Macquarie in June 1821, a separate dedicated factory was established next to the Gaol on the corner of Murray and Macquarie Streets.<sup>26</sup> This building was unventilated and overcrowded. It only contained one yard which prohibited the introduction of any system of classification.

The Superintendent, Joshua Drabble, who resided in a conjoining apartment, complained that he and his family were subjected to constant abuse from the inmates.<sup>27</sup> A similar makeshift arrangement existed in the northern half of the colony where the former parsonage in George Town was converted into a factory which remained in operation until 1834 when it was replaced by a purpose-built institution located in the heart of Launceston.

As demand for domestic service expanded in line with the growth in landed settlement, so the individual bargaining power of convict women, particularly those with skills, increased. As Reid points out, one of the reasons that masters and mistresses complained about the behaviour of female convicts was because, as a group of workers in demand, they were in a position to flex their industrial muscle.<sup>28</sup> Others have argued that female domestic servants were at a disadvantage to other workers in that they were atomised in a way which made collective action difficult and were quartered in the house of their employer and were thus under constant supervision.<sup>29</sup> Over 60 percent of women assigned in Van Diemen's Land, for example, worked on properties where there were no other assigned female convicts.<sup>30</sup> Nevertheless, all servants both free and unfree found themselves with more latitude for manoeuvre in Australia than they had experienced in the British Isles. Thus, while masters and mistresses were quick to point out the trouble they had with their female convict servants, they were equally disparaging about the quality of assisted migrants. Such comments reflect middle class attitudes to working class women generally and the peculiar circumstances of the colonial labour market that provided plebeian women, both bond and free with considerable bargaining opportunities.<sup>31</sup>

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Figure 6 'Female Factory from Proctor's Quarry', John Skinner Prout, c. 1844.  
Source: State Library of Tasmania, Allport Library and Museum of Fine Arts.



Figure 7 'Female Factory, Cascades, Hobart Town', Robert Proctor Beauchamp, c. 1860s.  
Source: State Library of Tasmania, WL Crowther Library.

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Such arguments help to explain why, as the demand for domestic servants expanded, the number of female factories grew. As places of punishment they were required to try and curb bargaining power. Convict servants who overplayed their hand could be taken before the bench and sentenced to a period of 'correction' in the factory. The aim of the factory, as Surveyor-General John Oxley put it in 1810, was to teach women 'habits of industry'.<sup>32</sup> The master or mistress who 'lost' a convict to the factory had the right of a replacement. Accessing a bench, however, could be a costly procedure and delays in supplying substitute servants and the tedium of retraining all acted as disincentives. There was also no guarantee that a household who had been assigned a convict who could pleat or work with a needle or was a properly qualified cook, would be provided with a similarly skilled replacement.

In some circumstances the bargaining power of convict women could dramatically reduce and this was particularly the case with pregnancy. To retain an unmarried pregnant servant was to invite colonial gossip,<sup>33</sup> and pregnant convicts were routinely returned to the Female Factory to give birth.

They remained there with their child until the infant was weaned at which point the two were separated — the child being removed to a separate section of the Factory and then to the orphanage at the age of three and the mother subjected to punishment ahead of being reassigned. The whole process underscored the extent to which female factories were designed to operate in conjunction with the wider convict labour market.

Factories, however, were far more than mere places of punishment. They also provided accommodation for women between assignments and housed newly disembarked convicts awaiting allocation. This is one of the reasons why they were often located in close proximity to major urban centres and not in remote locations, as was invariably the case with penal stations. The typically urban location of factories also highlighted the extent to which the labour of convict women was deployed in towns. Many amongst the colonial elite owned urban properties which required the services of female servants, and many urban businesses employed female convicts as shop assistants, dressmakers and milliners.

## 2.5 The Development of the Cascades Female Factory

Reference is also made to the description of the historical development of the yards, contained in Chapter 3 at Section 3.5.

### 2.5.1 Yard 1 — 1828

The shortcomings of the Female Factory on the corner of Murray and Macquarie Street, Hobart, were widely recognised. A particular drawback was that water and firewood had to be shipped into the building on a daily basis. Indeed, by mid-1828, an average of 53 cart loads of water was shipped into the establishment every week.<sup>34</sup> The decision to relocate the factory to the site of a former distillery at Cascades on the Hobart Rivulet was motivated by the need to secure local supplies of water and timber.

The distillery had originally been established in 1824 by Thomas Yardley Lowes as a result of a Government scheme to increase the local consumption of grain. The initiative came to naught, however, when a combination of drought (which forced up the price of grain), and the reduction of duty on foreign spirits, made the venture uneconomic. Lowes reputedly sold the complex to the government in 1827 for £2000.<sup>35</sup> The design for the conversion of the Lowes distillery was heavily influenced by Elizabeth Fry, the English penal reformer. Fry

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used her connections with the Secretary of State for the Colonies to advocate the use of architectural classification in buildings designed to house female convicts. As a result of Fry's intervention several female factories were constructed in Australia along 'classificatory' principles, including those at Cascades and Launceston. A feature of these buildings is that they prefigured many of the architectural principles of the probation system introduced in 1840 to aid the management of male prisoners.<sup>36</sup> The design of the Cascades Female Factory was always compromised, however, by the structural limits of the existing building. While Bathurst had forwarded Fry's plan for a new factory to be sited in Hobart Town as early as August 1823, there were insufficient resources to construct the spacious building with its enclosed children's play ground, airing yards and garden.<sup>37</sup> Instead the new factory was crammed inside the existing distillery wall, which was raised to the height of two storeys.

Plans were drawn up by the Colonial Architect John Lee Archer (1791-1852). Archer was appointed in December 1826 by the Secretary of State for the Colonies 'to fill the situation of Civil Engineer in Van Diemen's Land'. He arrived at Hobart Town in 1827, and served in the capacity of civil engineer and colonial architect for eleven years, in the first nine being responsible for all government buildings including those for penal and military purposes. Among the buildings he designed or was involved in are Parliament House; the Treasury and the Audit Department public offices in Hobart; the Ordnance Stores in Salamanca Place; several buildings at Anglesea Barracks; St John's Church with the orphan schools and the parsonage at New Town; the nave of St George's Church at Battery Point; Old Trinity (the Penitentiary Chapel) in Hobart; St Luke's Presbyterian Church at Bothwell; St Luke's Church of England at Richmond; the gaol and gaoler's house at Richmond; and parts of the gaol in Campbell Street, Hobart. In the engineering field, he also designed the stone bridge which carries the Midland Highway over the Macquarie River at Ross.<sup>38</sup>

Archer's plans provided for a range of buildings, each containing two floors, to be constructed along the south and east walls. A separate two-storied accommodation block (possibly a conversion of Lowes' original house)<sup>39</sup> was planned for the centre of the complex. A chapel was located on one end of it. The space between the central building and those abutting the exterior wall was divided into seven yards, each yard being enclosed by a high wall. These physical divisions were intended to be used to classify the internal institutional space and to separate women into different classes as Fry had outlined. There were separate yards along the southern face for a nursery and hospital. Between these was an enclosed space which provided access to the institution and a storage area for firewood. Access to the outside was via a gateway guarded by the Superintendent's office and visitors rooms — spaces that controlled movements in and out of the institution. The living quarters for the Superintendent and his wife, the Matron, were located directly above the entrance. The First Class and Kitchen Yard were in the centre of the complex. Beyond them lay the Second and Crime Class yards. A block of solitary cells was situated in the north-west corner of the Crime Class Yard.

The building as actually constructed was even more cramped than Archer's design. Rather than forming a central block surrounded by yards, the chapel and accommodation wing were joined onto the northern wall. Archer's plans suggest that the original intention had been to limit the buildings along this side of the factory to a single storey, presumably to maximise the amount of sunlight that would have flooded into the yards. As built, however, these structures became substantial two storey buildings. Although the internal walls which separated each yard only extended to the first storey, the internal spaces must have been intensely gloomy. This was especially true of the Hospital and Nursery located at the

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southern end of the complex.<sup>40</sup> Indeed, it has been noted that during the winter months the sun did not shine on the Nursery Yard at all which remained a cold and perpetually damp place.<sup>41</sup>

Each class of women in the factory was further distinguished by clothing. The third or crime class wore a large yellow 'C' on their petticoats and on both sleeves of their jackets. Those in the second or the probation class wore jackets with 'C' on the left sleeve while those in the assignable class wore unmarked standard institutional female slops. It was thus possible to easily distinguish between women of the various classes, and determine who was not in their designated space. It was impossible, however, to influence such control at night. In Fry's design the chapel and rooms for matrons were located at the centre of the institution and the day and work rooms and cells arranged along galleried passages that extended on either side. This reflected the principles of Bentham's 'panopticon', the idea being that the matron at a single glance could determine if any of the inmates were outside of their cells. While the Launceston Female Factory built in 1834 was established along these principles, there was never adequate space within the distillery complex at South Hobart to install separate sleeping cells for each inmate.<sup>42</sup> Instead the women slept in four two-storied dormitories — one each for the three classes and an additional one for the cooks and other women who held positions within the institution. These rooms were bare, each was equipped with a night tub and hammocks, and the external windows clearly shown on Archer's plan and probably part of the original Lowes building, were blocked to prevent escape.<sup>43</sup>

Other than locked doors and lack of light, there was no means of controlling the women at night. As the Factory Superintendent later confessed, at times it was possible to hear the women singing and dancing.<sup>44</sup>

#### 2.5.2 Yard 2 (1832)

As soon as the distillery conversion was completed the limitations of the complex became all too apparent. Drainage problems were particularly acute and an extra £775 had to be spent levelling the yards. Despite this the building remained damp and moisture was said to ooze between the walls.<sup>45</sup> It was also prone to flooding in wet weather. After a visit to the factory in January 1832 Arthur reported his dismay that the cracks in the unplastered walls were filled with insects and the blankets that the women were issued with were literally black with fleas. Part of the problem was caused by the amount of dirty laundry brought into the factory, which included the bedding from newly arrived convict transports. This made it hard to eradicate fresh infestations. Indeed several masters complained that they were sent female servants from the factory who arrived infected with lice.<sup>46</sup> In an attempt to improve hygiene and lessen the pressures of overcrowding, a second Laundry Yard was constructed to the west of Yard 1 in 1832. This had the additional advantage of removing the existing washhouse from the Kitchen Yard, thus physically separating dirty linen from food preparation areas and the adjacent Nursery.

As the female convict population of Van Diemen's Land more than doubled between 1828 and 1832 (from 725 to 1600), the new yard was also required to address the chronic problem of overcrowding. Its construction enabled an expansion in the Female Factory's capacity to punish. Four new double solitary cells were constructed along the northern wall in which women could work in the front half during the day and be confined in the cell at the back at night. These supplemented the ill-ventilated solitary cells which had been built into the north-west corner of the old distillery building. A feature of Yard 2 was the washtubs

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located under a roof that ran down the side of a section of the west wall. The bulk of the interior of the yard was left open as an airing ground.

The enormous quantity of laundry processed by the factory is a reminder of the extent to which the Convict Department was maintained by its own charges. In this respect the work performed by women in the factory should be seen as part and parcel of the labour of other Public Works prisoners who slaughtered livestock, made casks, drove carts, manned brigs and other supply vessels, updated punishment books and maintained the physical infrastructure of incarceration. This work was not incidental, without it the Convict Department would have literally ground to a halt. All of these tasks expanded in scale as the number of convicts under sentence grew.

The increase in the amount of slop clothing and bedding that had to be provided was particularly costly. While these articles were chiefly supplied from the British Isles, the vagaries of shipping meant that there were frequent shortages. In order to combat this, a number of attempts were made to increase the local production of uniforms and other items required on a daily basis by the commissariat store. Convict shoes, for example, were increasingly manufactured in penal stations, rather than being shipped in on transport vessels. In February 1836 plans were drawn up to construct a fulling mill on the rivulet close to the factory (at the east end) in order to increase the local production of convict blankets. The mill appears to have been completed in the following year when it was included on a sketch map of the area. The same map indicates that a dam was constructed about half way between the brewery and the factory. The subsequent construction of the flood prevention trash-rack on the same site appears to have removed all trace of this. As a lithograph by J S Prout entitled 'Cascade Valley 1844' in the possession of the Tasmanian Museum and Art Gallery depicts a millrace and water wheel, it seems that the mill complex was fully mechanised.<sup>47</sup> There were certainly precedents for this. A mechanised fulling house had been constructed at Maria Island penal station.<sup>48</sup> Indeed, the yarn required by the Maria Island operation was supplied from the female house of correction in Hobart. The annual output was valued at £2000 and was only closed when the Maria Island settlement was relocated to Port Arthur in 1832. The later attempts at establishing a weaving and fulling operation at the Cascades site had the effect of vertically integrating textile production, insuring that carding, spinning, fulling and weaving occurred on one site. It appears, however, that the looms were operated by male convicts at least some of the time.<sup>49</sup>

The mill at the Cascades Female Factory appears to have been less than successful. According to the returns of output for the months of January and February 1843, the total number of blankets manufactured was just 165 (although a further 610 were scoured for reuse). In this year there were 25,000 convicts on strength in Van Diemen's Land, the vast majority of who were in Government service of some description or another. Clearly the factory output was insufficient to keep pace with the demands of the Convict Department. It is possible that one of the reasons for this was that while textile production was beneficial to the Government, it did not provide training in tasks that were in demand in the wider colonial economy. There was no colonial textile industry, and while the demand for female domestic servants remained high, there were always likely to be pressures to ensure that factory inmates were turned to tasks that increased their utility. While wool continued to be carded and spun in the factory, washing and needlework accounted for the bulk work undertaken. According to the 1843 returns, for example, the Female Factory ran-up 2500 pairs of trousers over the same two month period in which 165 blankets were manufactured.<sup>50</sup>

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Seven percent of all laundry undertaken in 1852 and 45 percent of all needlework was for private individuals. While this provided income which could be offset against the running costs of the factory, it also represented an opportunity for women to undertake work that may have been more skilled than that required in the servicing of institutional needs (Frost, 2005, p.41). Female convicts often drew distinctions between those whom could or could not iron and those who could 'get up fine linen' or pleat etc.<sup>51</sup> Indeed it is possible that the factory operated in a similar way to penal stations which employed their charges at different tasks ranging from unskilled punishment labour to highly skilled work. The aim behind this was to break refractory convicts by exposing them to hard physical labour and then, once they had learned to keep a still tongue in their head, re-skill them. In the factory low-skilled tasks were reserved for women in the Crime Class; especially picking wool, hair and oakum. The latter was a particularly unpleasant task that involved untwisting and pulling apart old hemp ropes and then rolling them into lengths so that they could be used to caulk vessels. Oakum picking was also a standard occupation in British gaols.<sup>52</sup> As in Penal Stations, as women moved between classes the opportunity to take on more skilled work increased. In this respect an aim of punishment was to turn out compliant convicts who had been trained in tasks which, in the context of the wider colonial economy, were considered useful.<sup>53</sup> Thus, both male and female convict establishments attempted to manufacture compliant workers as well as produce goods and services. In this respect the female house of correction acted as a factory in two senses — one of its crucial aims being to turn out what Foucault referred to as 'docile bodies' in addition to undertaking more conventional manufacturing and processing services.<sup>54</sup>

### 2.5.3 Yard 3 (1842)

It is clear from plans of the Yard 2 extension that the original intention had been to install many more than the four double room punishment cells built along the northern wall of the Yard.<sup>55</sup> The failure to introduce cellular accommodation had been identified as one of the shortcomings of the original design of Yard 1. Without such accommodation there was no means of preventing communication between the prisoners at night. In the aftermath of the damning Molesworth Select Parliamentary Committee Report into transportation in 1838, the procedures for processing male convicts were completely overhauled. One of the features of the introduction of the Probation System in 1840 was the greatly extended use of cellular confinement for managing male convicts. The approval of the construction of a new yard to the east of Yard 1 in 1842 enabled the principal of separate confinement to be extended to the Female Factory.

The new yard, which was not completed till 1845, consisted of two ranges of cellblocks each with room for 56 apartments (28 on each floor). In common with the four separate apartments that had been constructed ten years earlier, these were double-celled in that they consisted of two rooms. These may have been the only such cells constructed in Australia,<sup>56</sup> and possibly also the only cells of this type constructed anywhere in the world for female convicts.<sup>57</sup> They were described as 'roomy' and 'well ventilated'. The wooden frame of the outer door contained a window that let in light. At night, however, the convict was confined in the dark of the inner cell. At least some of the outer doors were equipped with peepholes to permit surveillance and a conduct report was attached to each. A high wall was constructed between the two cell blocks dividing up the area reserved for exercise in order to minimise contact between the women.<sup>58</sup>

## CASCADES FEMALE FACTORY

Yard 3 was completed shortly after the Probation System was extended to cover female as well as male convicts. Under the new system convict women had to undergo a six month period of probationary moral and disciplinary instruction before they earned the right to become pass-holders and enter into a contract for employment with private individuals. From 1844 onwards, women undergoing probation were held on board the *Anson*, a converted hulk moored in the Derwent. Although Yard 3 may have been planned as separate probationary accommodation, it was used instead for solitary confinement. Its construction dramatically increased the capacity of the Female Factory to isolate and punish inmates.

As with other punishment institutions, the very existence of Yard 3 stands testimony to the ability of convicts to resist the Convict Department. The Cascades Female Factory had long been notorious as a site of disorder. A riot had broken out at the factory in February 1829, only a matter of weeks after the institution opened. During the subsequent disorder part of the accommodation block, in which some of the rioters had been confined, was set alight.<sup>59</sup> While a variety of punishments were resorted to, including head shaving and solitary confinement, it proved difficult to break the connections between women who were free to converse with one another, particularly at night. After the Launceston Female Factory was opened in 1834 some women were transferred between the two institutions and others were further isolated through the expediency of assigning them to officers in penal stations. Nevertheless, the lack of discipline in the factory, and the hold that a group of women known as the 'Flash Mob' were thought to 'perniciously' exercise over other inmates, were the subject of press complaints.<sup>60</sup> Yard 3 was almost certainly intended as a solution to the anti-authoritarian influence of the 'Flash Mob' and other Female Factory inmates who were held to operate a lesbian counter-culture to the rule of the Superintendent.<sup>61</sup> In this respect the development of Yard 3 mirrored the introduction of similar apartments in male convict barracks aimed at curbing homosexual practices.

*Infant mortality rates and the removal of the nursery*

One of the more controversial aspects of the Cascades Female Factory was the high death rate amongst inmates, especially children. The location of the factory had attracted criticism right from the start. While the building was known to be cold and damp in winter the atmosphere was often fetid in summer. Joshua Drabble, Superintendent of the Hobart Factory which Cascades had been designed to replace, had called for the new building to be constructed in an elevated and well-aired place,<sup>62</sup> reflecting current medical knowledge. Many, including leading public health reformers, thought that sickness was spread by 'pestiferous "miasmas"'. In other words, that bad air was the principal enemy — indeed bad air is a direct translation of malaria, a disease associated with swampy areas. Polluted water, sewage and industrial waste were all thought to be unhealthy because they admitted rank odours — in short if it smelt bad it was bad for you. The crucial point here is that it was the contaminated atmosphere that was held to be the transmitting agent.<sup>63</sup>

Anti-contagionism, the theory that disease was spread by miasmas rather than personal contact, had an important effect on the physical layout of many Convict Department buildings, especially hospitals. The new penitentiary at Macquarie Harbour, for example, was constructed on the exposed western side of Sarah Island so that it would be regularly flushed out with fresh drafts of air. The only other building located on the exposed side of the island was the settlement hospital. The location of the Cascades Female Factory in a damp valley was thus controversial by the standards of the day. The high infant mortality rates associated with the institution appeared to confirm the worst fears of the anti-contagionists.

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The atmosphere in the nursery was said to be particularly bad at night. The building was locked up from six in the evening until six in the following morning, and in the heat of summer nights the stench from bodily waste was said be 'very offensive and pernicious'.<sup>64</sup>

It is difficult to calculate infant mortality rates for Cascades in the 1820s and early 1830s as there was no compulsory registration of vital statistics in Van Diemen's Land before 1838. Prior to this only a proportion of infant deaths were reported to the coroner. In the same year as Civil Registration commenced, the *True Colonist* claimed that there had been a death rate of 208 out of the 794 infants born or admitted into the factory since 1830. This would amount to an infant mortality rate of 26 percent, but it is by no means clear how accurate these figures are.<sup>65</sup> In the same year as the *True Colonist* report, the nursery was removed to temporary accommodation in Liverpool Street and then finally to Dynnyrne House in 1842. This was a large stone building that had originally been constructed by Robert Lathrop Murray downstream from the factory and on the opposite side of the valley. Despite the higher elevation and greater access to sunlight, death rates among infants at Dynnyrne remained high; around 35 to 40 percent. As Kippen points out, this was two to three times the infant mortality rate in the general community.<sup>66</sup> In 1850 the nursery was relocated to Cascades but removed two years later after continued high mortality rates only to be returned once more in 1854. Finally, after yet another inquiry it was relocated for good in 1855.

It is difficult to determine the factors that led to these high mortality rates. Rayner suggests that a principal cause of death at Dynnyrne House was that the drinking water was drawn from the rivulet downstream from the Cascades Female Factory — a noted problem with the factory was that in periods of heavy rain effluent was discharged into the nearby creek.<sup>67</sup> Certainly a general feature of infant deaths in government institutions was the high number that were recorded to be caused by diarrhoeal disease — 41 percent as against 12 percent for infant mortality generally. As the Cascade Rivulet was one of the principal sources of water for Hobart Town, however, it is unclear why this should be a problem that would have peculiarly impacted on the Dynnyrne Nursery.<sup>68</sup> Rather than the Cascades Factory being responsible for high death rates at Dynnyrne it is far more likely that the problem lay with the institutional character of both establishments. All institutions are prone to infant infection. Even in contemporary affluent societies diarrhoea rates amongst non-toilet trained infants in day-care centres can be comparable to rates in developing countries. The availability of water (even infected water) is usually thought to be beneficial if used to keep the environment clean. Cascades Female Factory had water in abundance. Whereas the damp conditions may have exacerbated infection rates and been responsible for other diseases, they are unlikely to have been the major cause of the diarrhoeal infection that accounted for so many deaths. Overcrowding, however, was almost certainly a factor. The usual source of diarrhoeal infection is other human beings. Cramped conditions and lack of clean nappies and washing facilities were all likely contributing factors. As the agents responsible for spreading common forms of diarrhoeal infection were not identified until the mid-nineteenth century, it is difficult to be overly critical of the Convict Department for not implementing effective measures to combat infection rates.<sup>69</sup> Indeed all nineteenth century institutions convict or otherwise, suffered from similar problems. The infant mortality rate in the 1780s in the Lying-in Hospital in Dublin, for example, was 38 percent<sup>70</sup> and, as Kippen points out, the hospitals and workhouses of industrialising Europe have been labelled 'institutionalized infanticide machines'.<sup>71</sup>

## CASCADES FEMALE FACTORY

The early separation of convict mothers from their children almost certainly contributed to the institutional death rate. The clear intent was to separate mothers still under sentence from newly born children in order to satisfy the twin imperatives of returning women to the labour market and severing the parental link between mother and child. Since it was widely thought that poor parenting contributed to working class crime rates, enforced separation of mother and child was considered to result in a public good.<sup>72</sup> Thus, children born to convict women out of wedlock were sent to the Orphan School where future contact between mother and child was discouraged.<sup>73</sup> As Anna Haebich and others have pointed out, there are clear parallels here with the use of institutions to break up indigenous family networks and inculcate Aboriginal children with European middle class values. Yet, it is important to note that, while both convict and Aboriginal children were exposed to a middle class morality, they were trained to perform service jobs.<sup>74</sup> Thus it was argued that one of the benefits of sending young children to the Orphanage was that older inmates would acquire skills in minding infants.

Once their child was weaned, convict mothers underwent a period of six months 'correction' in the Crime Class before being returned to assignment. In effect, however, the punishment started long before this. It is clear that the general emphasis was to insure that institutional standards were consistent with those of a punishment station. Thus there was a reluctance to improve the quality of the rations provided to pregnant women and mothers, or to heat the rooms, or provide additional comforts — all measures likely to have improved mortality rates.<sup>75</sup>

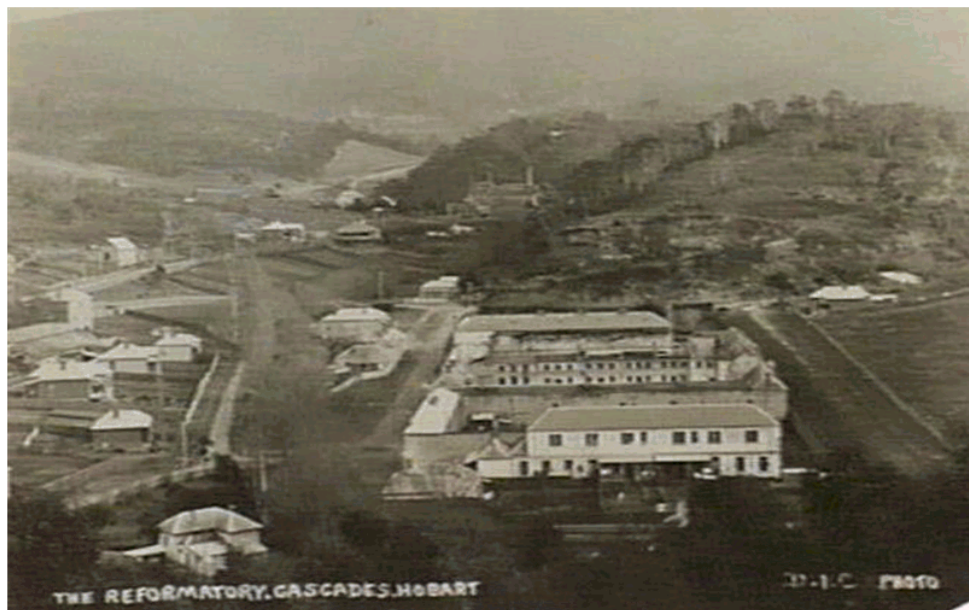


Figure 8 'The Reformatory, Cascades, Hobart', undated.

Source: State Library of Victoria picture collection (Image No. a09416).

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Figure 9 'Cells Division, Cascades Factory, Hobart' (Yard 2, possibly north-west corner) undated.

Source: State Library of Victoria picture collection (Image No. a08483).



Figure 10 'Cells Division, Cascades Factory, Hobart' (Yard 2, possibly north-west corner) undated.

Source: State Library of Victoria picture collection (Image No. a08482).

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Figure 11 'The Cells, Reformatory, Cascades, Hobart' undated. Note horse in centre picture, and demolition underway.  
Source: State Library of Victoria picture collection (Image No. a09418).

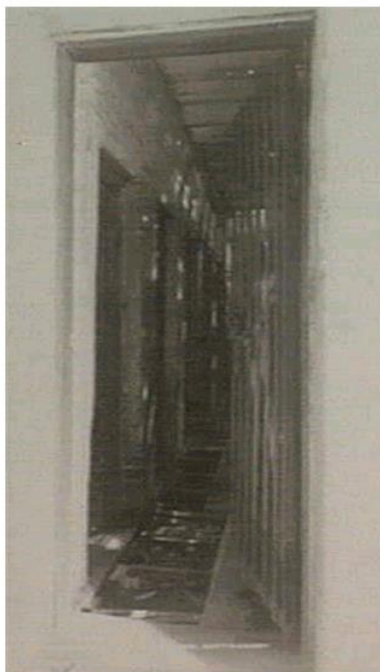


Figure 12 'Solitary cells at the Cascades Factory, Hobart Town' (Yard 2), dated 1926.  
Source: State Library of Victoria picture collection (Image No. a08328).

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2.5.4 *Yard 4 (1850)*

Due to the failure of the Dynnyme experiment, the nursery was relocated back to Cascades in 1850. This time, however, it was sited within a purpose-built double storeyed building designed to accommodate 80 women and 150 children. The new nursery was constructed to the east of Yard 3 and was serviced by its own cookhouse, laundry, privy and washroom. Unlike most other buildings in the factory complex, it had large windows via which the building could be ventilated and sunlight let in. It was also unusual in that it possessed four fireplaces to keep it warm in winter. There was a separate mess room on the ground floor and quarters for weaned toddlers. Upstairs there were four dormitories each containing twenty berths for mothers and unweaned children. These were arranged in two double storeyed tiers.

The rules governing the new nursery had changed little from before. Each female convict confined with an illegitimate child was allowed to feed the child for the first three months after she had given birth. After that she had to take charge of an additional child every three months until nine months were up. At this point her own infant was considered weaned and she was removed to complete her punishment elsewhere in the factory. Her child was passed to the temporary care of another more recent arrival. Despite the new architectural arrangements the infant mortality rate failed to improve. This was almost certainly because the issues of crowded space, sub-standard diet and short weaning times had not been addressed. The nursery was removed from the factory for good in 1855.

Yard 4 also contained a separate enclosed area which housed the Matron's Cottage and a self-contained room for messengers who were required to run errands into Hobart. A feature of the cottage was a bow window that opened onto the Nursery Yard allowing the Matron to keep an eye on her charges.<sup>76</sup> This was symptomatic of the increasing surveillance that became a feature of later adaptations of the factory complex.

2.5.5 *Yard 5 (1852)*

Yard 5 was constructed in 1852, the year before the last transport vessel arrived in Van Diemen's Land and transportation ceased (1853). Located to the west of Yard 2, it was never designed as a place of secondary punishment, but rather to house pass-holders awaiting employment. As such it was much more commodious than previous factory barracks and even possessed piped water. As well as skylights, the dormitory was lit by four dormer windows. The women slept in berths assembled on either side of a central aisle, each berth being separated by wooden battens. The room was heated by a fireplace and at one end there were quarters for staff who could survey the dormitory in a way similar to that envisaged by Fry in her 1820s design for a Female Factory. On the ground floor there was room for a mess hall sufficient to accommodate 400 women.

As Frost points out, however, improvements in the material condition of the women accommodated within the factory did not necessarily mean that they were better off. Along with improved hygiene and ventilation came an increase in surveillance and rigid imposition of the factory rules. This included the hiring of greater numbers of turnkeys who were assisted by 'watchwomen' drawn from amongst the convicts. It was their duty to patrol the dormitories at night to ensure that the convicts did not converse after the night bell had been rung. Although by the 1850s, night lighting had been introduced, this was merely to ensure that the dormitories could be adequately policed. This increase in surveillance

## CASCADES FEMALE FACTORY

experienced at the factory was similar to that which male convicts were subjected to in other locations, notably Port Arthur.

At the same time as Yard 5 was constructed the central accommodation block and internal walls were removed from Yard 1 opening up the space that had previously been divided into seven different areas. The drying frames were also removed from Yard 2 and relocated to a separate area outside of the factory. Both of these moves were intended to increase the surveillance of the inmates by removing internal obstacles. Stripped of its lines of washing, Yard 2 became a muster ground where the women could be ranked up on Sundays and 'their clothing and personal cleanliness minutely inspected'. By this stage the factory had the capacity to subject 1000 women to its disciplinary regime.<sup>77</sup>

#### 2.5.6 Mary Hutchinson

Mary Hutchinson (nee Oakes) was matron of the Cascade Female Factory from 1832 to 1851. She was the daughter of the Superintendent at the Parramatta Female Factory in New South Wales, where she had spent time as a child. She also had experience as a Methodist Missionary on Tonga in the 1820s, and had lost six of her own children during infancy. At the Cascades Female Factory, she was the wife of the longest-serving Superintendent of the facility, and after her long stint at was appointed in charge of the Launceston Female Factory until 1854, when she retired.<sup>78</sup> It has been noted that Hutchinson, as a 'free' woman, spent many more years inside the convict system than any woman sentenced by a British court.<sup>79</sup>

### 2.6 Transfer to the Sheriff's Department (1856)

After the end of transportation in 1853, the Cascades Female Factory was recycled as a welfare institution and over the next four decades a number of different institutionalised populations were transferred in and out of the various yards. The facility subsequently housed, under various organisations and forms of management, the mentally ill; aged and blind; paupers; boys under sentence; women giving birth to illegitimate children; and women deemed prostitutes. Many of these people had been through the Colonial convict system; others were affected by the ongoing human and societal impacts of the system. It has also been noted that the succession of institutions at the site represents the whole journey from the penal oppression of convict times to late philanthropy and social control.<sup>80</sup>

In June 1856, the same year that Van Diemen's Land was officially renamed Tasmania, the Female Factory ceased to be an Imperial Convict establishment and was handed over to the Colonial Sheriff's Department to be used as a women's gaol. The facility now allowed for the admission of 'free' women convicted locally or on remand, although many were in fact former factory inmates. Over the next few years the number of female convicts in the institution rapidly declined as the pass-holder system wound down.

From 1867 part of the establishment was turned over for use as an Invalid Depot. As the majority of the male and female pauper invalids who were confined within the walls of the old factory were time-served convicts, many resented the fact that they continued to be housed in a functioning penal institution. The physically able male paupers were employed in manual labour although their numbers were few. A few male paupers also instructed the children of female paupers and prisoners, who were still held within part of the facility. The women inmates repaired clothing and made bedding for themselves and the males did the washing.

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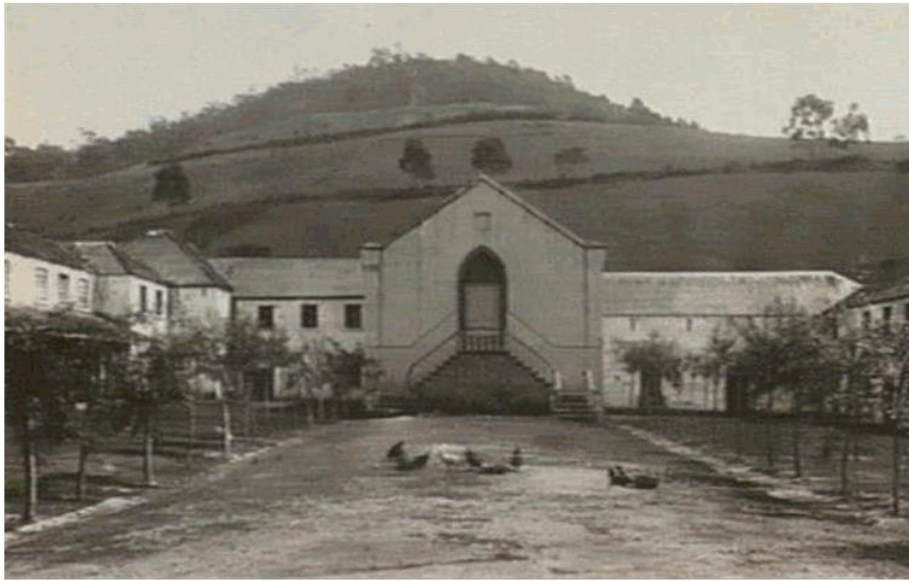


Figure 13 The Chapel, Cascades Female Factory, undated. Note chickens in foreground.  
Source: State Library of Victoria picture collection (Image No. a08481).



Figure 14 Wall to Yard 3 on Degraives Street, c. 1947.  
Source: Cascades Female Factory Historic Site Pty Ltd.

## CASCADES FEMALE FACTORY

The nature of the institution became more complex again after 1869 when a Boys' Reformatory Training School was also located there under the provision of the Training School Act. In the first year of operation, the Reformatory Training School operated out of Yard 3.<sup>81</sup> The female paupers were transferred to the New Town Pauper Establishment in 1874.

In 1877, the same year as Port Arthur was finally closed, the female prisoners were transferred to the Campbell Street Gaol, Hobart. They were replaced by lunatics and paupers transferred from Port Arthur. Yard 1 became home to the male invalid depot and a Hospital for the Insane was established in Yard 4.<sup>82</sup> The male lunatics remained at the Cascades for over another decade despite repeated medical opinion that the complex was unsuitable as an asylum. The male paupers were transferred to the New Town Pauper Establishment in 1879. In the same year the Reformatory School was moved to Hobart Gaol, although it returned to Cascades in 1884. It remained there until 1896 when it was also moved to the New Town Pauper Establishment.

The departure of the Reformatory School and the male paupers enabled the establishment of a Contagious Diseases Hospital in parts of Yards One and Two. Under the provisions of the *Contagious Diseases Act 1879* any carrier of venereal disease who did not voluntarily report for treatment could be put in 'The Lock', as the Hospital became known. There they were forced to submit to medical examination. In practice the institution was used as a mechanism for controlling prostitution and medical treatment was combined with incarceration. The passing of the *Contagious Diseases Act* and the establishment of the Hospital followed a public outcry in Hobart over the infection of Royal Navy sailors with syphilis and the feared curtailment of future naval visits. The police had power to seek out and report suspected cases of women with contagious diseases to the Superintendent of Police, who could then order a medical examination and the imprisonment and treatment of the woman for up to 12 weeks.<sup>83</sup>

In 1890, the Hospital for the Insane was closed down. The Contagious Diseases Hospital was then moved from Yard 2 to Yard 4 and would remain until its closure in 1900. The male lunatics were sent to the hospital at New Norfolk and the Gaol (depending on their condition). From this point on the institution became known as the 'Home of Mercy', and was run by an Anglican charity. It was removed outside the walls of the former factory in 1895 to a house in Degraives Lane. Two years before the establishment of the Contagious Diseases Hospital, a Lying-in Hospital for single mothers was added to the mix of institutions located at the Cascades. It operated there until 1896.<sup>84</sup>

The Home of Mercy was intended to care for 'all fallen women'. Maud Montgomery, wife of the Bishop of Tasmania and the mother of Field Marshall Bernard Montgomery, was the main force behind establishment of the Home. The Anglican charity was also associated with the Lying-in Hospital at the Cascades, an offshoot of the Benevolent Society. Often, women who had been released from the Lying-in Hospital were sent to the Home for reform. Overcrowding of the Home led to establishment of Hope Cottage in 1896 to take some of the overflow of women.<sup>85</sup>

By 1896, a large part of the complex was vacant. The Salvation Army had opened, in the previous year, a refuge for discharged male prisoners in Yard 5, which became known as the 'Prison Gate Home'. The aim of the refuge was to prepare the men for civilian life, through putting them to work at tasks including gardening, making mats, and carpentry. Yet space at Cascades remained under-utilised and operations came under government scrutiny in

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1897 as a result of a request for further space to accommodate a women's refuge. The decision was then made to sell the site. In 1904 the Home of Mercy and Salvation Army facility also moved to other premises as the State Government subdivided and prepared the 15-16 acre site for sale.<sup>86</sup>

A time line documenting these changes is located at <http://www.femalefactory.com.au/timeline.htm>, and is reproduced below.

1827	Colonial Government purchases site from Lowes Rum Distillery
1828	Cascades Female Factory opens in Yard 1
1830	Governor Arthur authorises construction of Yard 2
1832	Yard 2 opens
1838	Nursery moves from Yard 1 to house in Liverpool St
1842	Governor Franklin approves plans for Yard 3
1845	Yard 3 opens
1850	Yard 4 opens Nursery returns to Cascades Female convicts on probation transferred to Cascades from Anson
1852	Nursery transferred from Cascades to New Town Farm
1853	Yard 5 opens
1853	Transportation ceases
1854	Nursery returns to Cascades
1855	Nursery transferred from Cascades to Brickfields
1856	Cascades Female Factory proclaimed a House of Correction (Gaol) for Females to be administered by local authorities
1867	Male and Female Invalids transferred to Cascades Addition of a 'dead house' and a day room for males
1869	Boys' Reformatory and Training School opens
1874	Female Invalids (and children) transferred to New Town
1876	Truganina is buried in front of the Chapel in Yard 1 of the Female Factory.

## CASCADES FEMALE FACTORY

1877	Cascades Gaol closes, female prisoners (and children) transferred to Campbell St Gaol Male Invalids and Imperial Lunatics from Port Arthur transferred to Cascades
1879	Male Invalids transferred to New Town Contagious Diseases Hospital ('The Lock') opens in Yard 2 Boys' Reformatory and Training School removed to Hobart Gaol
1884	Boys' Reformatory and Training School reopens
1888	Lying-in Hospital opens
1890	Imperial Lunatics transferred to New Norfolk Asylum or Gaol Home of Mercy takes over running of the Contagious Diseases Hospital
1891	Contagious Diseases Hospital (Home of Mercy) relocates to Yard 4
1895	Contagious Diseases Hospital (Home of Mercy) relocates to outside Cascades
1895	Salvation Army refuge for discharged male prisoners
1896	Boys' Reformatory and Training School and Lying-in Hospital transferred to New Town
1904	Site closes

**2.7 Burial & Disinterment of Truganini**

In May 1876 Truganini died at the house of her friend Mrs Dandridge in Macquarie Street, Hobart. She was sixty-four years old and her body was conveyed to Hobart Hospital. The Secretary of the Royal Society wrote to the Colonial Secretary asking for her body to be handed over, as Truganini had been the last 'full blood' Tasmanian Aboriginal. Following the undignified way in which William Lannek had been dissected in 1868, the Colonial Secretary refused the request and Truganini's remains were laid to rest in front of the Chapel in Yard One of the former Female Factory. At some later point the grave was opened up and Truganini's remains were disinterred, and her skeleton acquired by the Royal Society Museum in 1878. In 1888 it travelled to Melbourne, presumably for display as part of the Centennial International Exhibition held that year, and from 1904-47 it was on public display in the Tasmanian Museum and Art Gallery. Following disquiet in the local press, the skeleton was placed in museum storage in 1971 and three years later, after representation by the Tasmanian Aboriginal community, State Cabinet agreed that the remains should be cremated. This finally occurred in 1976 following a short legal battle with the Museum; Truganini's ashes were scattered, as she had requested, in the D'Entrecasteaux Channel.<sup>87</sup>

Truganini is one of the most well known women in Tasmanian history, her life beginning in the most turbulent and violent period of early conflict between the European settlers and indigenous Tasmanians. She was born in about 1812, the daughter of Mangerner, Chief of

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the Recherche Bay people. In 1830-34, with her partner Woorraddy, Truganni accompanied George Robinson on his missions to Aboriginal tribes, serving as guides and interpreters, and as instructors in their languages and customs. In this way, they were recorded by Robinson in his journal, now considered to be the best ethnographic record available of traditional Tasmanian Aboriginal society.

This work also brought Truganini to the Aboriginal settlement on Flinders Island (Wybalenna) in 1835, where it was apparent that the resettlement program was preventing Aboriginal people from returning and living in Tasmania. The program on the Island also sought to 'Christianize' and 'Europeanize' the indigenous people. In 1839 she went to Port Phillip, returning in 1842 to Flinders Island; but disillusioned with this and yearning for her own country, she returned to Oyster Cove in 1847 where she was able to visit Bruny Island and other areas associated with her childhood. There she resumed some of her earlier life-style, diving for shellfish, visiting Bruny Island by catamaran, and hunting in the near-by bush. In 1874 she moved to Hobart with the family which had been appointed as her guardians, the Dandridge family.<sup>88</sup>

## 2.8 Demolition and subsequent history

Soon after the sale and subdivision of the former Female Factory, structures gradually began to be demolished although some were still being removed in following decades.<sup>89</sup> Much of the material was salvaged for reuse, probably locally. Material from the various yards, including material associated with later development, is also believed to have been used as fill in the former yards.

In 1924, the buildings in Yard 1 were largely demolished, leaving only the external walls remaining. Tennis courts and club rooms were later introduced to the yard. In the early 1960s, a concrete besser block shed was built in the north-west corner of the yard, for a wine merchant. Other sheds were subsequently built and removed from the yard before it was purchased in 1976 by the State Government to be set aside as an historic site.

When the site was auctioned in 1905, Yard 2 was described as retaining cells at the rear, although these had been demolished by the 1930s and a paint factory was erected on the site in the mid 1940s. This was subsequently converted into a church during the 1980s, an entity which still occupies the site.

Yard 3 was subdivided into two allotments at the time of the auction. A succession of owners held title to one or both allotments until the 1940s, when a fruit processing firm bought the property to be used as a storage yard. The use as a storage depot was continued by a succession of owners into the 1980s, during which time the current factory building was constructed which was acquired for use as the fudge factory in 1994. In 1999, the yard and its plant were acquired by the Female Factory Historic Site Ltd using Commonwealth, (Cultural Heritage Projects Program) funding.

The Matron's Cottage in Yard 4 avoided demolition as it could readily be converted into a private dwelling. A succession of owners occupied the cottage and undertook a variety of small businesses in Yard 4. In 2002 the southern most allotment containing the only intact building remaining from the Female Factory era, the Matron's cottage and garden, was purchased by the Female Factory Historic Site Ltd through a grant from the State Government and substantial sponsorship from various sources.

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A variety of owners gradually subdivided Yard 5 into domestic housing allotments throughout the first two decades of the twentieth century; these have remained to the present day.

**2.9 Conclusion**

The Cascades Female Factory was an important institutional complex which operated for 68 years. During that time convict women, infants and children, reformatory boys, male and female paupers, male lunatics, single mothers and working class patients diagnosed with sexually transmitted diseases were confined within its walls and sometimes subjected to invasive disciplinary and medical practices. The tone and tenor of the place was set, however, in the first 28 years (1828-56), when it was one of the most important institutions for processing female convicts within the British Empire, outside Britain. As an institution, the Cascades Female Factory stands testimony to the important role that convict women and their administrators played in the shaping of early colonial Australia. That historical experience was not replicated elsewhere, and it is one of the factors which make transportation to Australia internationally distinctive.

During its life as a convict institution the Cascades Female Factory acted as a distribution centre for female convict servants, managing their placement and return from private households. Between 1828 and 1844, the majority of female convicts arriving in Van Diemen's Land passed through the Cascades Female Factory after disembarkation and prior to assignment. In the early 1840s, however, some convict women were assigned directly from their ship, were moved to Launceston directly from their ship for assignment, or were sent to Dynnyrne Nursery if they had unweaned children.<sup>90</sup> Many women who arrived before and after this date also experienced institutional life in the factory: either as a result of being sentenced to undergo punishment there, when in transit between assignments, as a mother, or because they had been deployed there as convict labour. In this respect the Cascades Female Factory was much more than a place of punishment. Its closest male equivalent was the Prison Barracks, not a penal station. It is probably best described as a coercive institution set up to service the burgeoning demand for domestic servants. It also had subsidiary functions relating to government manufacturing and as a service depot for laundry.

While the design of the factory has attracted criticism from both contemporary observers and subsequent commentators, it was one of the first buildings constructed in convict Australia to embody the principles of classification. Indeed, although it was expanded to many times its original size, the basic architectural principles of John Lee Archer's design were still evident in the 1850s. In terms of the architectural evolution of the factory, the most significant development was the increasing proportion of cellular accommodation and the growth in surveillance measures.

The decision to locate the factory within the recycled Lowes distillery was driven by factors other than mere cost cutting. While this site was certainly cold and damp, it was comparatively close to Hobart Town, the point where prisoners on incoming transports were disembarked and the single greatest market for female convict labour in Van Diemen's Land. In order to operate as a laundry servicing depot for the Convict Department, it also needed to be sited within easy reach of a water and fuel supply. If the factory had been located on higher ground (as nineteenth century anti-contagionists advocated), it could not have fulfilled this function. As it was always envisaged as an industrial site, probably designed to function in conjunction with the weaving and fulling mill at Maria Island, a location on the Rivulet was a logical choice.

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While lack of sunlight, cold and moisture probably contributed to the Cascades Female Factory's high morbidity and mortality record, similar problems dogged other institutions which were more favourably situated. Rather than location, the principle killers (especially in relation to infants) were almost certainly overcrowding, lack of knowledge of disease pathogens, and disciplinary regimes which impacted upon maternal and infant nutrition.

Throughout its long life the factory functioned as a place where working class people (mostly, but not exclusively women and children) were subjected to disciplinary regimes. In this respect it was an important precursor of other institutions, including those employed to shape the lives of indigenous peoples. Its multi-purpose function serves as a reminder of the close relationship between prisons, workhouses, hospitals and reformatory schools. As with other sites of disciplinary control, its operation was underpinned by the use of paperwork. An important legacy of this is that it is possible to identify the thousands of individuals who walked through the factory gates over its long period of operation. Thus, although architecturally little remains, the place can be 'reconstructed' as an historical and social space.

In more recent times, largely beginning in the 1970s, the former Cascades Female Factory has assumed a contemporary role as the focus of research and investigation into colonial and convict women's history. This interest has continued to grow and evolve, with an increasing awareness of the importance of the place and its history attracting Government support and funding for the purchase of parts of the site.

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### **3.0 Physical survey, description and analysis**

#### **3.1 Introduction**

The Cascades Female Factory is located in Degraives Street, South Hobart. The overall former extent of the site is contained within a rectangular block bounded by Syme Street to the north, Degraives Street to the south, Degraives Lane to the east and Mc Robies Road to the west. The principal address and streetscape interface of the site, as evidenced by the original main entrance to the first yard (Yard 1), is on Degraives Street. The Syme Street property boundary is a secondary streetscape.

After the end of convict transportation, and the subsequent institutional uses made of the site in the second half of the nineteenth century, the former Female Factory was increasingly neglected in terms of physical development. This neglect of the site, combined with the changing uses, led in 1904 to the substantial demolition of internal buildings and infrastructure and the sale of all five yards as separate properties at auction. A variety of private owners acquired the five yards and each then developed a separate history of its own. These distinct later uses and periods of occupation also brought, to a greater or lesser degree, continuing alterations to the original yard ground plans and periodic incidental demolition of all remaining convict-related structures and elements throughout the early to mid-twentieth century. Yards 2 and 5 were largely obliterated above the ground, with the removal of all internal buildings and external walls. In the remaining three yards the bulk of the perimeter walls survive, but the remaining internal buildings were lost to demolition, save for the Matron's Cottage which remained in Yard 4 (south).

#### *Structure of Chapter*

The chapter commences with a description of the setting and context for the site, and an overview of site components and associated elements. The archaeological resources are outlined at Section 3.5, followed by an analysis and assessment in Section 3.6 of the likely location, condition and extent of archaeological fabric that may survive in each of the former yard spaces. This latter section also includes conclusions about archaeological potential.

Section 3.3.3, which addresses Yard 4 South and includes a description and overview of the Matron's Cottage, also provides comment on the heritage significance of the cottage. This is included in this section as part of the overall discussion and analysis of the cottage.

#### *Site Components*

The Cascades Female Factory currently comprises three of the five yards which formerly made up the Female Factory complex: Yards 1, 3 and Yard 4 South. Yard 1 is public land and is a proclaimed Historic Site (under the Tasmanian *Nature Conservation Act 2002* and *National Parks and Reserves Management Act 2002*). Its western boundary abuts a private property with an Apostolic place of worship, occupying the site of former Yard 2 and the east end of former Yard 5. The remainder of Yard 5 at the west end of the site was subdivided in the early twentieth century, and has been developed for private residential purposes. Yard 4 North is also privately owned.

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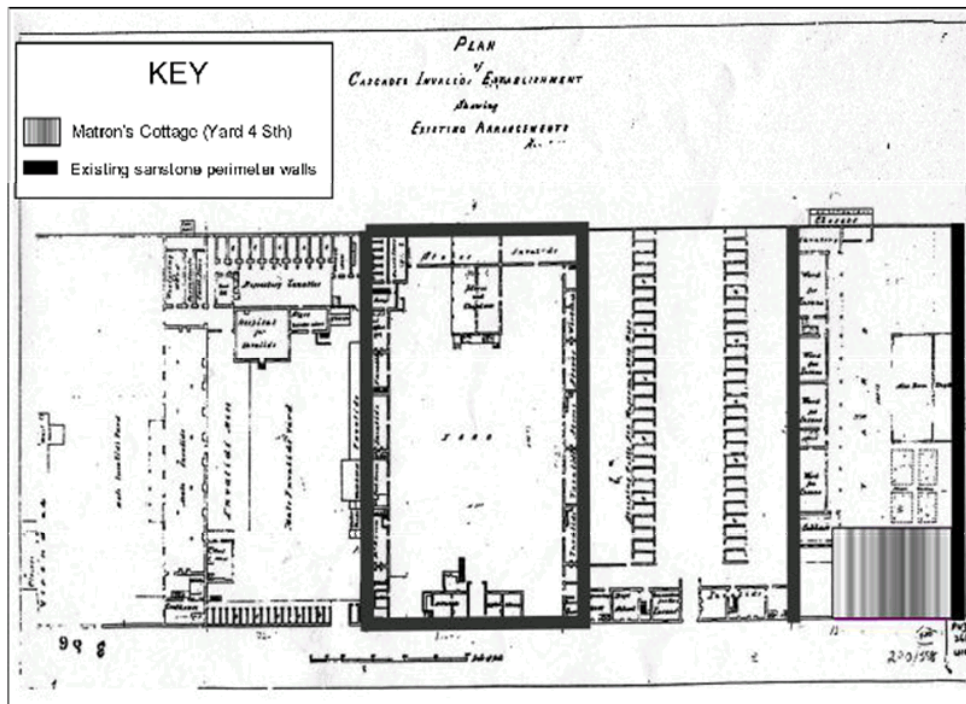


Figure 15 C.1876 survey plan of the Cascades Female Factory with surviving above ground fabric highlighted.

As outlined in Chapter 1 and detailed below, some associated buildings and elements are located outside the original Female Factory boundary. These include: various former Female Factory employees' cottages, the possible residence of the site Superintendent, and the site of the associated cemetery to the north-west.

A site plan (indicating site components and layout) is included in Chapter 1.

### 3.2 Setting & context

[See also discussion of setting and context in Chapter 5, Section 5.7]

The broader context for the site includes: surrounding residential development in South Hobart, the Hobart Rivulet to the south of the site which was associated with early industrial development in Hobart, and the Cascades Brewery to the west of the site. The area is part of the Hobart Rivulet catchment which drains the eastern slopes of Mount Wellington. The mountain in turn, forms a steep backdrop to the site located in the low-lying valley of the rivulet. Knocklofty Hill also forms a backdrop to the north of the site. These elevated backdrops contrast with the low scale of the site, and the cluster of Georgian cottages in Degraes Street. Development surrounding the block formed by the original five yards, and the rivulet, are part of the visual catchment of the site.

The perimeter walls to Yard 1 in particular, give the site considerable visual prominence in this valley context. Yard 1 clearly stands out when viewed from the surrounding elevated

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areas. The rectilinear plans/outlines of Yards 2, 3 and 4 are also evident, if not strongly defined by remnant stone walls. The plan of Yard 5 has largely been lost.

### 3.3 Extant Female Factory Yards & Structures<sup>91</sup>

The tables referred to in the following overview (in Section 3.5) provide additional information and description of the yards, including the historical development and elements of the yards. Chapter 2 also provides an overview of the history of the yards.

#### 3.3.1 Yard 1 (1824-28)

(See photographs in Appendix C, Figures 1-4)

The table at Section 3.5.2 below provides additional description of Yard 1. The yard is the oldest of the five yards, was associated with the original Lowes distillery, and has been open to the public for the longest period (since the mid-1990s) under Parks and Wildlife Service management.

It comprises the following:

- Perimeter walls on all (four) sides of the yard, built between 1824 and 1827. It is constructed of lime mortared ashlar/rubble sandstone with occasional brick or concrete block patching. The walls vary in height from 3.5 to 5.5 metres. The internal elevations were internal to buildings, rooms and courtyard spaces located within the yard. [See also Chapter 5, Section 5.3.5 for further description of the walls.]
- Entrance off Degraes Street (no gate). The concrete lintel dates from 1960s works.
- Infilled (brick) doorway opening to Syme Street.
- Infilled door and window openings in common wall to Yards 1 and 3.
- Apertures with bars *in situ* in the north wall (associated with solitary cells).
- Site of Truganini's grave (1876-8).
- Yard surface includes extensive lawn areas and a concrete slab in the north-west corner which was associated with a post-WWII wine factory, demolished in the 1980s.
- Interpretive installation of three panels in concrete and metal; installed in the mid-1990s.
- Contemporary steel stairs, handrail and gate placed in south-east corner of yard, with doorway opening/pedestrian access to Yard 3, installed following archaeological investigation by FFHS. The opening is in the location of an original doorway/gateway.
- Contemporary visitor outdoor seating (concrete, timber and steels).

This yard also includes subsurface remains, and archaeological test excavations have been undertaken at several localities, revealing substantial sandstone footings consistent with the 1827 ground plan.

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## 3.3.2 Yard 3 (1842-45)

(See photographs in Appendix C, Figures 5-7)

The table at Section 3.5.3 below provides additional description of Yard 3. The yard comprises the following:

- Perimeter walls constructed of lime mortared ashlar/rubble sandstone of which only the eastern and western walls survive to a general height of 4.5 metres. The walls have occasional brick or concrete block patching, although the east wall at its north end has a section reconstructed of concrete blockwork.
- Two exposed excavated areas (excavations undertaken in 1996 and 2001) with sub-surface remains exposed (including footings), and timber retaining walls to openings. Coverings include a timber-framed, shingled and gabled roof shelter; and a steel-supported 'Mylar' fabric sail.
- Doorway opening, infilled with brick, on east perimeter wall. This was originally a connecting doorway between Yards 3 and 4 which was installed during the 1870s but subsequently bricked up on the west side when the yards were sold separately by the Crown in c.1904.
- Former fudge factory: large two-storey c. 1980s steel-framed, steel-clad building on a concrete base, currently partly used for leased commercial purposes including Hill Street Gourmet Food preparation and as a small office for Island Produce Tasmania, as well as for the FFHS organisation, administration offices, visitor centre for site tours and small retail shop.
- Yard surface includes asphalt and crushed stone/gravel toppings.
- Non-original fencing throughout, including to Degraes Street, includes cyclone wire and steel deck fencing, with timber gates to Degraes Street.
- 'Garden of Reflection' or memorial garden on the west of the yard, originally planted by the previous owners (who established the Island Produce Confectionery operation in the factory building). These owners acknowledged the history of the site, and opened the garden to visitors; this use has been continued and encouraged by the FFHS.<sup>92</sup> The garden incorporates shrubberies, hedges, planter boxes, a fountain and pond, and outdoor seating.
- Doorway opening/pedestrian access to Yard 1, located in south-west corner of yard.
- Car parking area, including on rear (north) of yard, accessed off Syme Street.

This yard also includes subsurface remains, which are believed to be additional to those revealed in the excavations identified above.

## 3.3.3 Yard 4 South including Matron's Cottage (1850)

(See photographs in Appendix C, Figures 8-16)

The table at Section 3.5.4 below provides additional description of the yard, which comprises the following:

- Matron's Cottage (1850 single-storey masonry cottage with additions, see below), associated outbuildings.

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- Perimeter wall: remnant block sandstone wall up to three courses in height laid parallel to roadside verge of Degraives Lane.
- Doorway, with what is believed to be the original timber door, in west perimeter wall to yard. As noted above, this was originally a connecting doorway between Yards 3 and 4 which was installed during the 1870s but subsequently infilled when the yards were sold separately by the Crown in c.1904.
- Backfilled archaeological excavation on west of yard.
- Yard surface includes lawn and unpaved areas (sand); brick paving on north side of cottage in courtyard area.
- Timber paling fencing along boundary to Yard 4 North, Degraives Street and Degraives Lane.
- Plantings include contemporary and older shrubs and trees.

This yard also includes subsurface remains, which are believed to be additional to those revealed in the excavation identified above. A private easement is also located in this yard.

*Matron's Cottage & Outbuildings*<sup>93</sup>

(See photographs in Appendix C, Figures 8-16)

The 1850 Matron's Cottage is located in the south-east corner of Yard 4 South. The building has a history of occupation as a residence and retains its domestic qualities and character. Although altered and extended, it also retains many of its original features as well as the overall form of the original 1850 component.

The following description provides an overview of the cottage, its current use and condition. It does not include a detailed physical analysis of the fabric, which is an action which should take place as part of ongoing conservation works.

*Exterior*

The cottage is a single-storey, double-fronted masonry building on a largely rectilinear plan, with hipped roofs over the two main building components, clad with corrugated steel, and verandahs on the west and east sides. The external walls are on a sandstone base and are a mix of face brick, cement rendered brick, over-painted brick, and also some limewash finishes. The south (side) wall of the building forms part of the south property boundary to Yard 4 (i.e. no setback to Degraives Street) and was originally a full height stone wall. Whether or not it still contains sandstone beneath the render is unclear, although it would appear likely. The west elevation was originally the principal façade, which faced into Yard 4. Windows are typically timber-framed, single pane double-hung sashes. One window on the south side is multi-paned and may reflect the design of windows to the original section of the building.

The original section of the cottage has four rooms accessed off a central east-west corridor, originally entered from the verandah on the west side. A generous bay window is located on the north side of the front 'parlour'. As noted in Chapter 2, this window provided for views into the Nursery Yard area of Yard 4.

The west verandah is timber framed, with horizontal timber boarding to handrail height. The posts and roof framing are early if not original while the balustrade panels are a later

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addition. The roof over is a skillion, and clad with zincalume corrugated steel roofing; the original lead overflashings have been removed. The verandah can be accessed from Yard 4, or externally from Degraives Street via a timber doorway at the south end set in an arched opening in the stone wall. This opening and doorway are shown at Figures 10 and 14 of Appendix C. This doorway is currently inoperable and protected by a clear acrylic screen. Until 2003 the doorway was infilled and rendered over; an action which possibly took place in the early 1900s when the building was sold and the new front added on the laneway side. The infilling has now been partially removed and the arch stonework is understood to have been stabilised.

The west façade originally had two entrances, both accessed off the verandah; one the front door of the cottage opening into a central corridor, and the other (to the south) to a single room (originally self-contained). This room (as noted in Chapter 2) is identified in the original plans as a 'messengers' room, and was where the Matron reputedly received visitors and despatched messengers. The external (verandah) door opening to this room has been infilled and a new internal door installed in the room giving direct internal access off the central corridor. For the remainder of the west façade, the window to the south of the central doorway is in its original location and form; while the window to the north of the doorway has been altered to provide access to a bathroom of timber construction which has been inserted in the north end of the verandah. The bathroom has a small window on the west wall.

The north and south walls of the building originally extended to the east, creating an enclosed yard on the rear (east) of the cottage, abutting Degraives Lane. Two additional rooms, a verandah, a small central vestibule entered off the verandah, and a short north-south running passageway which provides access to a door on the north wall (originally a gate from the cottage yard to Yard 4<sup>94</sup>), have been constructed within this rear yard space. As noted in earlier reports, these may have utilised the retained yard walls on the north, south and part east sides, although it may be that only the lower sandstone courses of the walls were retained as a plinth and footing for the new brick walls to these spaces.<sup>95</sup> The remainder of the rear yard wall to the lane has either been removed to provide access to stone steps up to the verandah, or the remaining stone plinth courses retained to act as a retaining wall for an elevated garden bed in front of the verandah. The latter has timber posts and a solid timber boarded balustrade which is a later alteration. The concrete verandah floor is also a more recent replacement of an earlier floor.

These works reoriented the principal address of the building to Degraives Lane on the east side, and away from the original internal focus to Yard 4 on the west side. At this time the privy and other outbuildings were also demolished.<sup>96</sup> It is assumed that these were replaced by a small freestanding water closet located in the north side garden.

Other works and additions include a small timber skillion addition to the north wall of the cottage, at the west end; infilling of the original east (rear) windows to rooms in the original cottage, and creation of new windows to these spaces in the north and south walls.

#### Interior

The interior of the cottage comprises six main rooms orientated around a central hallway and side corridor.

One enters the house from the east via a small entry hall which provides access to the central corridor, north side passage and two principal front rooms. This section of the

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building was constructed in the early twentieth century and is finished with strip hardwood floors, solid plaster walls, plain and moulded timber trims, and sheet or lath and plaster ceilings. While there have been later alterations, including replacement of some trims, the spaces are predominantly intact as reflective of the period in which the addition was constructed.

The rooms have in recent times been refurbished and are currently presented, by way of colour scheme and some furnishings, as reflective of the later nineteenth century. They contain display material, including objects and documents, which provide information to the visitor about both the cottage and the site as a whole.

Moving to the west, the entry hall opens on to the central hallway into the original section of the cottage which comprised four rooms and a closet. On the south side of the corridor were the original kitchen and messengers' room, and on the north side a bedroom and a parlour. The rooms, albeit older, are finished in a manner which is similar to the front of the house, including strip hardwood floors, solid plaster walls, simply moulded timber trims and ceilings covered in various sheet materials. The rooms have all been subject to various interventions including in some, the upgrading of mantelpieces and fireplaces, the replacement or removal of skirtings and trims and the replacement of ceilings. While evidence survives of most original treatments the overall presentation is a layered one in which a number of periods of occupation are reflected.

The rooms in this section of the cottage are variously used for research and resource purposes, or have been refurbished and furnished in a period manner to assist in interpreting the cottage as it might have been used and occupied by the original occupants.

#### Comment on significance

While Chapter 5 identifies the Matron's Cottage as one of the key ('core') elements of heritage significance, the following comments are also included here.

The Matron's Cottage evidences two distinct periods in the history of the Female Factory site: the late-convict and post-convict institutional period, and the post-Government disposal period. Of both periods it is understood that little has been documented regarding the manner in which the house was used.

In considering its historical significance, its association with the imperial convict establishment was relatively brief. Constructed in 1850 it is understood that it was purpose-designed for the matron responsible for the new nursery yard, Yard 4, also constructed at that date. The nursery operated until 1855 and in 1856 the establishment as a whole ceased to operate as an imperial establishment, changing to a colonial gaol. In its original design the house is of a quite conventional floor plan with, however, two less conventional design features which pertain expressly to its use. The first of these is the distinctive arched entry off Degraives Street and related messengers' room, and the second is the matron's parlour with its bay window looking into the nursery yard. Both features reflect the tailoring of the design to the specific location and function, and assist in conveying an understanding of the nature of the management and supervision of female convicts and their off-spring in this particular yard. While the role of the matron and her cottage in the larger complex is unclear, the house is distinguished from those of a similar or earlier age which survive on the south side of Degraives Street by its inclusion inside the complex.

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Other than for the specific design features referred to, the cottage is comparable in basic form and materials to those of any number which survive in the Hobart and further afield and simply reflect the design practice of the time.

In the post-Government ownership period, significant alteration occurred, and the cottage was enlarged to accommodate its new owners. It is understood that limited investigation has occurred to date concerning the owners and occupiers associated with this later period. With regard to the physical changes which occurred, as with the original house they are typical and undistinguished in their design and execution. They are not changes which can be seen to inform in any unusual or distinctive way on the nature of the occupants and their lifestyle, or to provide any insight into their attitude to the past history of the place and its surrounds. Research into this aspect of the history of the cottage, however, may shed further light on the nature of changes to the cottage, including the 'layers' of fabric and change within the building.

The significance of this building derives from the fact that it is the only building within the five yard complex which survives from the pre-1856 imperial convict establishment period. It is a building which still contains within its plan form and fabric design, features which pertain to and illustrate the nature of management and supervision of the nursery yard in the late convict period.

What is not able to be assessed is any value which may relate to its use in the post-1856 to 1905 period of diverse institutional occupation and use of the complex, and in the substantial period of private ownership from 1905 to acquisition in 2002.

*Garden & Outbuildings*

The gardens and out-buildings comprise the front garden visible from Degraives Street and the north side garden, which contains a weatherboard laundry shed, a water closet and an asbestos-cement clad lean-to attached to the north wall of the house. The front garden comprises a single flower bed located between the front verandah and the retaining wall to the front boundary. While the garden bed is of no particular heritage significance by way of planting, the sandstone retaining wall appears in part to be formed from the base of the original wall which enclosed Yard 4. The stairs rising from the lane to the verandah also appear to contain re-used material from the wall.

On the north side of the house are the remains of an established garden with recently exposed brick paving in part, and the two weatherboard service buildings. The exact age of the buildings has not been investigated but it is surmised from their fabric, that they may well be contemporary with the extension of the original cottage in the early 1900s; the most likely scenario being that they replaced the demolished privy and outbuildings which originally sat along the eastern boundary wall.

Both buildings are simple stud-framed structures clad externally in feather edge weatherboards and unlined internally. The framing appears to be largely machine sawn. The condition of both is poor and extensive work is required, including stabilisation of the framing and replacement of much of the wall and roof cladding if they are to be retained.

On the north-west corner of the house is an asbestos cement-clad lean-to with a skillion roof. It has external access only, and appears to have been constructed in the inter-war period. It appears to be the last significant addition to the cottage and is in fair condition.

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The area between the north wall of the cottage and the out-buildings is in part paved with brickwork laid in a simple geometric pattern of alternating header and stretcher courses. The paving has been recently exposed by the removal of a concrete paving slab and is in variable condition. Its age is uncertain although its appearance suggests that it may well date from the early 1900s.

*Objects Collection*<sup>97</sup>

The collection currently known as the 'Matron's Cottage Collection' and the 'Archaeological Collection' is referred to below at Section 3.7.

*Arts Initiatives*

The FFHS has supported a number of art programs relevant to the Female Factory. These include a major art piece based on the famous convict-made quilt, and the Rajah Quilt (1841), which has been installed in Yard 3.

3.3.4 *Yard 2 (1832) (private land)*

(See photographs in Appendix C, Figure 17)

The table at Section 3.5.5 provides additional description of this yard:

- Apostolic Church/place of worship (originally constructed as a factory in the mid-twentieth century): a large masonry building extends across the yard (east-west), with two principal saw-tooth roofed components, and a substantially unarticulated parapeted façade to Degraes Street, with entrance. Highlight windows on the east elevation are visible over the shared perimeter wall to Yard 1.
- Sandstone wall footing runs the length of the driveway.
- Contemporary landscaping and plantings to south (Degraes Street) setback, and no front fencing.
- Driveways on east and west sides of the building, with vehicle crossovers to Degraes Street.
- Car parking and utilitarian yard space (gravelled surface) on north of site, with a medium-height timber paling fence to Syme Street.

3.3.5 *Yard 5 (1852) (private land)*

(See photographs in Appendix C, Figures 18-19)

The table at Section 3.5.6 below provides additional description of this yard:

- This former yard is occupied by private dwellings associated with residential subdivision and development typically dating from the early twentieth century.

3.3.6 *Yard 4 North (early 1850s) (private land)*

(See photograph in Appendix C, Figure 20)

The table at Section 3.5.4 below provides additional description of this yard:

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- Perimeter wall: remnant block sandstone wall up to three courses in height laid parallel to roadside verge of Degraives Lane.
- Private caravan and outbuildings/sheds variously constructed of timber, brick and steel; several are built against the sandstone perimeter wall to the adjoining Yard 3.
- Timber paling fencing along boundary to Yard 4 South and Degraives Lane.
- Car parking and yard.

This yard also includes subsurface remains.

### 3.4 Associated Elements

#### 3.4.1 3 Apsley Street, South Hobart

(See photographs at Appendix C, Figure 21)

This property (also known as 'Heathville') is believed to have been associated with the Cascades Female Factory, through being the residence of the Superintendent; although this has not been confirmed. The Superintendent of the Female Factory in c.1840 was the Reverend John Hutchinson. The house is located some distance to the east of the former Female Factory. The building is in the Colonial Georgian style: of single-storey form, masonry construction (over-painted brick), with a hipped steel-clad roof, prominent chimneys, and stone lintels and sills to the multi-paned timber-framed windows. The date of construction has not been confirmed; however a date of 1840 has been cited. The painter, Haughton Forrest, was also a resident.<sup>98</sup>

#### 3.4.2 31 Apsley Street, South Hobart

(See photographs at Appendix C, Figure 22)

This property (also known as 'Hope Cottage'), is believed to have been associated with the Cascades Female Factory and first appears in plans dated 1859. It may therefore be related to the construction of Yards 4 and/or 5. It was named 'Hope Cottage' in 1896 when it became part of the Home of Mercy, which in turn had been established by the Church of England in 1890, as a rescue home for prostitutes, and operated out of Yard 4. Hope Cottage was also used to accommodate girls who were pregnant for the first time, as an adjunct to the Home of Mercy.<sup>99</sup> The original/early component of the current building is a stone and brick cottage.<sup>100</sup> It is still evident within the structure; marked by quoining to the side elevations, timber-framed, double-hung sash windows with stone lintels and sills, and original chimney. The building has been altered and extended and currently has a single-storey double-fronted presentation to the street, with rendered exterior, metal-framed corner windows, and hipped roof forms clad in steel.

#### 3.4.3 17 Degraives Street, South Hobart

(See photographs at Appendix C, Figure 23)

This cottage is assumed to have been used as staff quarters by the Cascades Female Factory. A building at this location appears in J S Prout's 1845 drawing of the Cascades area. The building is in the Colonial Georgian style and is of single-storey form, masonry construction, with face-brick walls with sandstone quoins, and a hipped steel-clad roof with a pair of prominent over-painted chimneys on the west chimney plane. The multi-paned

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timber-framed windows have stone lintels and sills. Two extensions to the east side of the building are evident on the north façade (Degraves Street), including a skillion-roofed brick addition and a flat-roof concrete block addition. Both the latter works also utilise sandstone quoining. The building is described as having a verandah supported on 'rough timber posts', although this has not been viewed.<sup>101</sup> A timber shed/outbuilding is additionally believed to have been associated with the Cascades Female Factory's use of the site. A sandstone drain from Yard 1 of the Female Factory is also reputed to run under the cottage.<sup>102</sup> Neither the timber shed nor drain, were viewed as part of this study. The building sits very low to the ground, including in respect of the adjacent Degraves Street footpath. It is possible that the footpath has been raised in this area of the street.

#### 3.4.4 19 Degraves Street, South Hobart

(See photographs at Appendix C, Figure 24)

This cottage<sup>103</sup> is assumed to have been used as staff quarters by the Cascades Female Factory, and the structure first appears in plans dated 1859. The building is in the Colonial Georgian style of single-storey form; masonry construction with two bays/building components (east and west) — each with a slate-clad hipped roof. The east bay appears to be the original/earlier bay. The walls are face-brick with sandstone quoins. Two of the three timber-framed windows on the north façade have stone lintels and sills, and a door is located centrally. The bay at the east end of the north façade has been altered with infill brickwork. A lantern light is located on the roof of the west bay. The east bay, as it presents to Degraves Street, is similar in overall building form to that of the adjacent building at 21 Degraves Street, including openings to the north façade, and roof form and pitch. A large external chimney is located at the rear.

#### 3.4.5 21 Degraves Street, South Hobart

(See photographs at Appendix C, Figure 25)

This cottage<sup>104</sup> is assumed to have been used as staff quarters by the Cascades Female Factory; although the structure first appears in plans dated 1892, long after the Female Factory ceased operating as a convict facility. The building is in the Colonial Georgian style and is of single-storey form, rendered masonry construction with a steel-clad hipped roof, pair of timber-framed, double-hung sash windows, and doorway opening (with step up) on the west side of the north façade. A skillion-roofed carport is attached to the west elevation; timber skillion-roofed additions are also attached to the rear of the building and carport.

The building, as it presents to Degraves Street, is similar in overall building form to the adjacent building at 19 Degraves Street, including openings to the north façade, and roof form and pitch. This may indicate a similar date of construction to that of 19 Degraves Street.

#### 3.4.6 Home of Mercy site

(See photograph at Appendix C, Figure 26)

A structure, which is indicated on plans dating from 1859, was located to the east of Yard 4, at the east end of Degraves Street (on Degraves Lane); it is believed to have been associated with Yards 4 and/or 5. It was later occupied as a component of the Home of

## CASCADES FEMALE FACTORY

Mercy which operated out of Yard 4. The current steel factory building was constructed in c.1970.

3.4.7 *Cemetery*

(See photograph at Appendix C, Figure 28)

The table at Section 3.5.7, and the analysis of archaeological potential at Section 3.6.6 below, provide additional description of the former cemetery site. It is located to the north-west of the Cascades Female Factory. Recent research undertaken by Heritage Tasmania has revealed that the extent of the cemetery (the historical boundary) may not have been as large as previously thought. This research is based on an 1859 plan of the Female Factory which indicates it to be a quadrangle concentrated at the corner of McRobies Road and Syme Street, but not extending as far west as Nevins Road, nor as far north as Loudon Street.<sup>105</sup> The area is also indicated in the plan extract in the table at Section 3.5.7.

The cemetery is believed have been in use in the period of the c.1820s to the 1870s, although it has also been noted that the cemetery may not have opened until the 1840s and that prior to this burials occurred at the Trinity Burial Ground (land now occupied by the Campbell Street State School).<sup>106</sup> This requires further research for confirmation and clarification. Private residential development from the early twentieth century occupies most of the site today.

3.4.8 *Hobart Rivulet*

(See photographs in Appendix C, Figures 29-30)

The table at Section 3.5.7 below provides additional description.

The Hobart Rivulet was both geographically and functionally related to the former Female Factory. The rivulet was used as a drainage outlet by the Factory, and is also assumed to have provided water for domestic and/or industrial use within the Factory. A bridge was erected over the rivulet south of Yard 3, at or near the opening of the Factory in the late 1820s. This remained as the principal means of access to the site (and associated local development) until the site's closure at the end of the nineteenth century. The bridge has subsequently been upgraded. The stonework, including stone retaining walls lining the rivulet in part, have not been investigated or documented for this report.

3.4.9 *Blanket factory/mill site*

A blanket factory/mill which, as noted in Chapter 2, was constructed in c.1836 and was associated with the Female Factory, was also located to the east of the Female Factory on the banks of the Rivulet.<sup>107</sup> The site of the mill has not been investigated for this report.

3.4.10 *Roads & road verges*

Roads and road verges around the former Female Factory additionally have archaeological potential and archaeological remains. These are also referred to below at Section 3.6.7. No detailed assessment or survey of their archaeological potential has been undertaken.

## PHYSICAL SURVEY

3.4.11 *Other*

The sites of other associated elements, which are evident or referred to in historic records, such as the 1859 plan of the area, and include a quarry and reservoir, are not identified or discussed here. Further research is required in order to clarify the history, location, association with the Female Factory, and potential heritage significance of these elements.

**3.5 Archaeological Resource**3.5.1 *Introduction*

The whole of the former Female Factory site including built features, subsurface and movable heritage objects, is considered to be an archaeological resource. Archaeological excavations undertaken in Yards 1, 3 and 4 have revealed that a considerable sub-surface archaeological resource remains.<sup>108</sup>

In Yard 1, test excavations at several localities have revealed substantial sandstone footings consistent with the 1827 ground plan designed by the noted architect, John Lee Archer. It has been suggested by archaeologist Kostoglou (2001, 2002) that these results indicate that the entire Archer ground plan within this yard survives intact at the footings level, beneath almost a metre of demolition rubble.

In Yard 3, several excavations undertaken by the same archaeologist (Kostoglou 2001, 2002, 2002) have produced similar results and indicate that the two solitary cell blocks survive in a similarly well preserved state at the footings level throughout the bulk of the yard-space. It is also possible that the c.1976 factory building erected in the centre of this yard may have been built on a sufficiently shallow cement slab as to have allowed the survival of fabric beneath this development.

An open area excavation undertaken by the same archaeologist in Yard 4 south (Kostoglou 2006) has produced similarly encouraging results with the exposure of the Sub Matrons cottage, covered walkway, Cookhouse and Nursery Dayroom at the footings level in near perfect condition. The archaeologist believes that this integrity extends northwards throughout the remainder of former Yard 4 despite its separate ownership and residential development throughout the twentieth century.



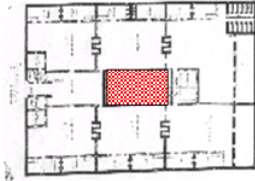

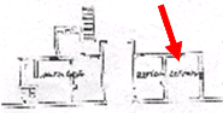
The following tables list and summarise the archaeological resource of the Cascades Female Factory, together with reference to historic standing/built structures.

Section 3.3 above provides information and description on the site's built form (yards and buildings).





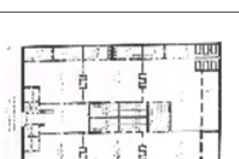
3.5.2 *Yard 1*

No.	Yard 1 Description	Context condition	Historic diagram/ photograph
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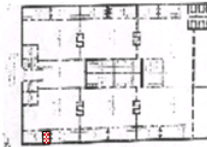
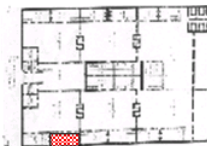
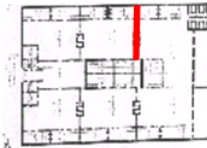
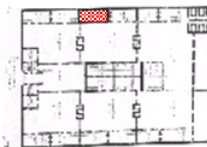

## CASCADDES FEMALE FACTORY

No.	Yard 1 Description	Context condition	Historic diagram/ photograph
01	<p>Yard 1 entrance</p> <p>The entrance consisted of a 3.5 x 3 metre high centrally situated opening in southern aspect of perimeter wall. This opening was originally arched and gated when constructed in c1824, however in c1960s the gates and archway were removed and a concrete lintel inserted to create a higher clearance.</p>	Surviving extant fabric	
02	<p>Yard 1 perimeter wall</p> <p>A 60 x 41.5 metre wide enclosure wall surrounding the distillery building was originally built in c1824 but subsequently enlarged in c1829 as part of the Yard 1 re-fit. Today, the wall varies in height from 3.5 to 5.5 metres between its eastern and southern aspects. Constituent fabric consists of lime mortared ashlar/rubble sandstone with occasional brick or concrete block patching.</p>	Surviving extant fabric	
03	<p>Original distillery building</p> <p>10 x 15 metre long rectangular building erected in centre of Yard 1. This structure was reputedly the original distillery building erected by Thomas Lowes in c1824 but subsequently re-used as part of Yard 1 infrastructure until its demolition some time in the mid 19<sup>th</sup> century.</p>	Potential surviving sub-surface archaeological footing	
03	<p>Constables Apartment west</p> <p>7.5 x 4 metre wide two storey apartment built immediately west of entrance overlooking Yard 1 interior. Still evidenced above the ground by render silhouettes on external wall and below ground by surface stone work (Kostoglou 2002).</p>	Surviving sub-surface archaeological footing	
04	<p>Constables Apartment east</p> <p>7.5 x 4 metre wide two storeyed apartment built immediately east of entrance overlooking Yard 1 interior. Still evidenced above the ground by render silhouettes on</p>	Surviving sub-surface archaeological footing	

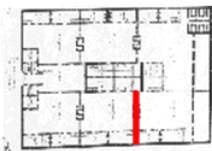
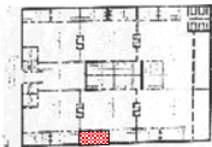
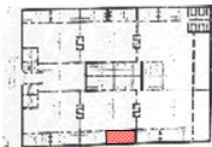
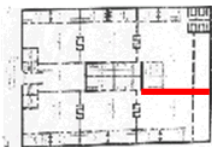
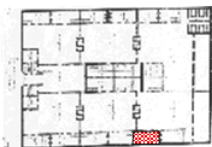
## PHYSICAL SURVEY

No.	Yard 1 Description	Context condition	Historic diagram/ photograph
	external wall and below ground by surface stone work (Kostoglou 2002).		
05	Nursery Yard internal perimeter walls A right angled pair of walls measuring 15 x 13 metres in dimension surrounded the south west corner of Yard 1 used as a 'Nursery Yard' confinement area during early to mid 19 <sup>th</sup> century. This internal wall was subsequently demolished by the 1850s.	Potential surviving sub-surface archaeological footing	
06	Hospital Yard internal perimeter walls A right angled pair of walls measuring 15 x 13 metres in dimension also surrounded the south west corner of Yard 1 used as a 'Hospital Yard' confinement area during early to mid 19 <sup>th</sup> century. This internal wall was subsequently demolished by the 1850s.	Potential surviving sub-surface archaeological footing	
07	Nursery room south A 'Nursery' room used for mothers and infants was situated in very south western corner of Yard 1. This 9 x 3.5 metre wide room had a fireplace at its northern end. By the 1870s this room had become Officers Quarters as part of the Invalids Depot.	Potential surviving sub-surface archaeological footing	
08	Nursery room north A second 'Nursery' room was situated immediately north of/adjacent to feature 07. This 9 x 3.5 metre wide room had a fireplace at its southern end. By the 1870s this room had become the overseer's suite as part of the Invalids Depot.	Potential surviving sub-surface archaeological footing	
09	Hospital ward room A 'Hospital Ward' room was situated in the very south eastern corner of Yard 1. By the 1870s this 3.5 x 2.5 metre wide room had been converted into Constables quarters as part of the Invalid Depot. Still evidenced above the ground by render silhouettes on external wall and below ground by surface stone work (Kostoglou 2002).	Surviving sub-surface archaeological footing	

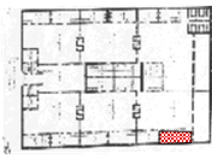
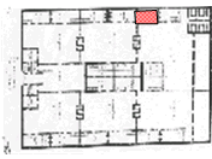
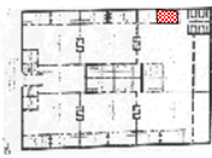
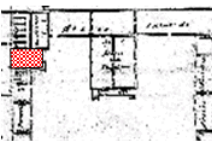
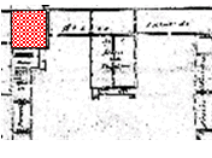

## CASCADDES FEMALE FACTORY

No.	Yard 1 Description	Context condition	Historic diagram/ photograph
10	<p>Dispensary room</p> <p>A 'Medicinal Dispensary' room was situated immediately north of Feature 09 and both rooms shared a common doorway. This dispensary also boasted a single fireplace. By the 1870s this 3.5 x 2 metre wide room in association with its neighbour had been converted into Constables quarters as part of the Invalid Depot. Still evidenced below ground by surface stone work (Kostoglou 2002).</p>	Surviving sub-surface archaeological footing	
11	<p>Sick ward room</p> <p>A 'Sick Ward' room was situated immediately north of Feature 10. By the 1870s this 8.5 x 3.5 metre wide room also comprised part of the Constables quarters as part of the Invalid Depot. Still evidenced below ground by surface stone work. (Kostoglou 2002).</p>	Surviving sub-surface archaeological footing	
12	<p>Kitchen Yard internal perimeter walls</p> <p>A wall measuring 13 metres in length enclosed the western central section of Yard 1 used as a 'Kitchen Yard' area during early to mid 19<sup>th</sup> century. This internal wall was subsequently demolished by the 1850s.</p>	Potential surviving sub-surface archaeological footing	
13	<p>Kitchen</p> <p>A 'Kitchen' room overlooked the southern end of the Kitchen Yard. It boasted a fireplace and nest of cooking pots at its northern end in addition to wash troughs and a bench at its southern end. This 7.5 x 3.5 metre wide room remained in use as a 'Cookhouse' until the final closure of the yard in the late 1890s.</p>	Potential surviving sub-surface archaeological footing	
14	<p>Washhouse</p> <p>A 'Washhouse' was situated immediately north of Feature 13 within the Kitchen yard. In the 1870s, this 7.5 x 3.5 metre wide room was converted to Invalid accommodation as part of the Invalid Depot.</p>	Potential surviving sub-surface archaeological footing	

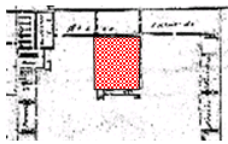
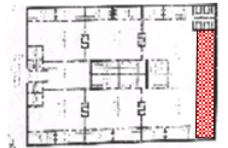

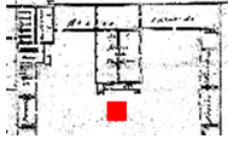
## PHYSICAL SURVEY

No.	Yard 1 Description	Context condition	Historic diagram/ photograph
15	First Class yard internal perimeter walls  A wall measuring 13 metres in length enclosed the eastern central section of Yard 1 used as an exercise Yard for First Class inmates during the early to mid 19 <sup>th</sup> century. This internal wall was subsequently demolished by the 1850s. Still evidenced below ground by surface stone work (Kostoglou 2002).	Surviving sub-surface archaeological footing	
16	First Class ward south  A 'Ward' room overlooked the southern end of the First Class Yard. It boasted a fireplace at its northern end. In the 1870s, this 7 x 3.5 metre wide room was converted to Invalid accommodation as part of the Invalid Depot. Still evidenced below ground by surface stone work (Kostoglou 2002).	Surviving sub-surface archaeological footing	
17	First Class ward north  A second 'Ward' room overlooked the northern end of the First Class Yard. It boasted a fireplace pots at its southern end. In the 1870s, this 7 x 3.5 metre wide room was converted to Invalid accommodation as part of the Invalid Depot. Still evidenced below ground by surface stone work (Kostoglou 2002).	Surviving sub-surface archaeological footing	
18	Assignables class internal perimeter walls  A wall measuring 13 metres in length enclosed the north eastern section of Yard 1 used as an exercise Yard for the Assignables Class inmates during the early to mid 19 <sup>th</sup> century. This internal wall was subsequently demolished by the 1850s.	Potential surviving sub-surface archaeological footing	
19	Assignables south Ward room  A 'Ward' room overlooked the southern end of the Assignables Class Yard. It boasted a fireplace at its northern end. In the 1870s, this 7 x 3.5 metre wide room was converted to a store room as part of the Invalid Depot.	Potential surviving sub-surface archaeological footing	

## CASCADES FEMALE FACTORY

No.	Yard 1 Description	Context condition	Historic diagram/ photograph
20	<p>Assignables north Ward room</p> <p>A second 'Ward' room overlooked the northern end of the Assignables Class Yard. It boasted a fireplace at its southern end. In the 1870s, this 7 x 3.5 metre wide room was converted to a work shop as part of the Invalid Depot.</p>	Potential surviving sub-surface archaeological footing	
21	<p>Crime class south ward room</p> <p>A 'Ward' room overlooked the southern end of the Crime Class Yard. It boasted a fireplace at its northern end. In the 1870s, this 7 x 3.5 metre wide room was converted to Invalids accommodation as part of the Invalid Depot.</p>	Potential surviving sub-surface archaeological footing	
22	<p>Crime class north ward room</p> <p>A second 'Ward' room overlooked the northern end of the Crime Class Yard. It boasted a fireplace at its southern end. In the 1870s, this 7 x 3.5 metre wide room was converted into Officers Quarters as part of the Invalid Depot.</p>	Potential surviving sub-surface archaeological footing	
23	<p>North west stairwell</p> <p>In the 1870s as part of a re-fit for the Invalid Depot, a stairway was built into the existing 4 x 2 metre wide gap between the northern end of the north ward room (22) and the southern end of the north west solitary cell block (24).</p>	Potential surviving sub-surface archaeological footing	
24	<p>North west solitary cells</p> <p>An 8.5 metre squared solitary cell block containing twelve cells was erected in the very north western corner of Yard 1. By the 1870s these had been converted into water closets and an earth store.</p>	Potential surviving sub-surface archaeological footing	
25	<p>Original chapel building</p> <p>A 10 x 7 metre wide chapel building is indicated on the 1820s design immediately north of the centrally situated distillery building (03). By the 1870s, this original chapel building in addition to the distillery</p>	Potential surviving sub-surface archaeological footing	


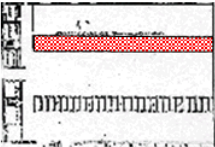
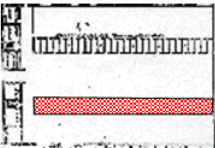
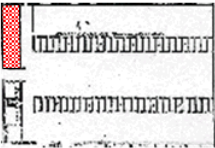
## PHYSICAL SURVEY

No.	Yard 1 Description	Context condition	Historic diagram/ photograph
	building had been demolished.		
26	Second chapel building  Between the early 1830s and c1870 a second chapel building and storehouse was erected between the original chapel and the Overseers accommodation wing situated alongside the north perimeter wall. It measured 11 x 10 metres in dimension.	Potential surviving sub-surface archaeological footing	
27	Overseers sleeping rooms wing  A pair of rooms each measuring approximately 17 x 4.5 metres in width were erected alongside the north wall of Yard 1 and used to house the overseers. By the 1870s the western room was being used as a store house while the eastern room served to accommodate invalids.	Potential surviving sub-surface archaeological footing	
28 29 30 31	Yard privies  Four sets of privies were incorporated into the design of Yard 1 by Colonial Architect Archer. Each set contained three privies facing alternating directions/yards. In this way all six separate yard spaces were serviced by these amenities.	Potential surviving sub-surface archaeological footing	
32	Truganini's grave site  The Aboriginal woman Truganini was interred immediately south of the second chapel building in 1876. Although she was subsequently disinterred two years later the grave may remain defined in some way.	Potential surviving sub-surface backfilled burial?	

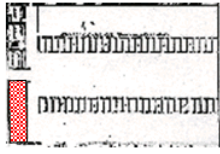

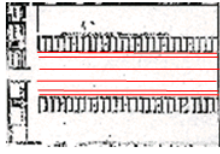
## 3.5.3 Yard 3

No.	Yard 3 Description	Context condition	Historic diagram/ photograph
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## CASCADES FEMALE FACTORY



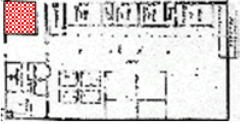
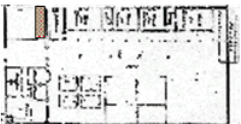

No.	Yard 3 Description	Context condition	Historic diagram/ photograph
33	<p>Yard 3 perimeter wall</p> <p>A 60 x 45 metre wide enclosure wall surrounding Yard 3 infrastructure was built when the yard was first laid out between c1842-1845. Today only the eastern and western walls survive to a general height of 4.5 metres. Constituent fabric consists of lime mortared ashlar/rubble sandstone with occasional brick or concrete block patching.</p>	Extant walls with patching	
34	<p>Solitary apartments block west</p> <p>A 50.5 x 5 metre wide solitary apartment block oriented north/south was erected parallel to apartment block east (35) when the yard was first laid out between c1842-1845. It was a two storey structure containing 28 cells on each floor. It was subsequently demolished in 1885. Sub-surface remnants have been exposed in archaeological test excavations (Kostoglou 2002).</p>	Surviving sub-surface archaeological footing	
35	<p>Solitary apartments block east</p> <p>A 50.5 x 5 metre wide solitary apartment block oriented north/south was erected parallel to apartment block west (34) when the yard was first laid out between c1842-1845. It was a two storey structure containing 28 cells on each floor. It was subsequently demolished in 1885. Sub-surface remnants have been exposed in archaeological test excavations (Kostoglou 2002).</p>	Surviving sub-surface archaeological footing	
36	<p>Constables office/apartment west</p> <p>A 10.5 x 4 metre wide two storey apartment building was built immediately west of the entrance overlooking the Yard 3 interior when the yard was first laid out between 1842-1845. By the 1870s this building was being used for various purposes by the Boys reformatory. This building was demolished some time prior to 1958. Sub-surface remnants have been</p>	Surviving sub-surface archaeological footing	

## PHYSICAL SURVEY


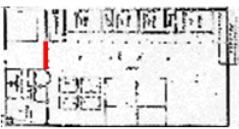
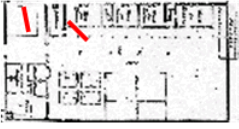
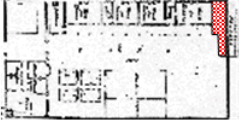

No.	Yard 3 Description	Context condition	Historic diagram/ photograph
	exposed in archaeological test excavations (Searle 1997).		
37	Office/apartment east  A 10.5 x 4 metre wide two storey apartment building was also built immediately east of the entrance overlooking the Yard 3 interior when the yard was first laid out between 1842-1845. By the 1870s this building was being used for invalid accommodation. This building was demolished some time prior to 1958. Sub-surface remnants have been exposed in archaeological test excavations (Searle 1997).	Surviving sub-surface archaeological footing	
38	Yard 3 underground storm water piping system  'U' shaped configuration of parallel brick drains with connecting terra cotta pipes laid the length of Yard 3 during 1870s. Sub-surface remnants have been exposed in archaeological test excavations (Kostoglou 2002).	Surviving sub-surface archaeological feature	
39	Internal sleeper walls x 6  Set of six parallel sandstone walls erected within internal courtyard separating two solitary apartment blocks in Yard 3. These were erected in 1877/78 as part of alterations to the complex. Sub-surface remnants have been exposed in archaeological test excavations (Kostoglou 2002).	Surviving sub-surface walls	

## CASCADES FEMALE FACTORY




## 3.5.4 Yard 4

No.	Yard 4 Description	Context condition	Historic diagram/ photograph
40	<p>Matrons cottage</p> <p>Extant brick cottage dating from original early 1850s construction of Yard 4.</p>	Extant structure	
41	<p>Perimeter wall remnant (Degraives Lane)</p> <p>Remnant block sandstone wall to three courses in height laid parallel to roadside verge of Degraives Lane. This fabric formerly comprised part of the eastern perimeter wall of Yard 4 erected during the early 1850s.</p>	Surviving basal wall footing	
42	<p>Sub Matrons cottage</p> <p>A set of 11 x 10 metre wide cottage sandstone footings including a double fireplace and closet foundations were exposed during excavations in Yard 4 south (Kostoglou 2006). Surviving fabric consists of block sandstone external walls with cruder mortared sandstone rubble internal walls formerly supporting brick walls. This structure appears to have been erected as part of the original early 1850s yard plan.</p>	Surviving sub-surface archaeological footings	
43	<p>Covered walkway</p> <p>An 11 x 2 metre wide walkway situated between the Sub Matrons cottage and Cookhouse was exposed during test excavations in Yard 4 South (Kostoglou 2006). This feature linked a doorway to Yard 3 and the front yard of Yard 4. Remnant sandstock bricks indicate the walkway was paved while historic photos indicate that it was covered over.</p>	Surviving sub-surface archaeological surface	
44	<p>Cookhouse/Wash house</p> <p>A set of 9 x 5 metre wide block sandstone footings comprising external walls to Cookhouse/Washhouse exposed during test excavations in Yard 4 south (Kostoglou 2006) This structure appears to have been</p>	Surviving sub-surface archaeological footing	




## PHYSICAL SURVEY

No.	Yard 4 Description	Context condition	Historic diagram/ photograph
	erected as part of the early 1850s yard plan.		
45	<p>Nursery apartments building</p> <p>A set of 43 x 6 metre wide block sandstone footings comprising the external walls of a two storeyed Nursery Apartments building were partially exposed during test excavations in Yard 4 south (Kostoglou 2006). Internal sandstone rubble walls were also evident at the southern end of structure. This building appears to have been erected as part of the early 1850s yard plan. By the 1870s it was serving as accommodation for the Insane.</p>	Surviving sub-surface archaeological footing	
46	<p>Internal security wall/gate</p> <p>A 4 x 1 metre wide block sandstone footing formerly supporting internal gates to Yard 4 inmates compound was exposed during test excavations in Yard 4 south (Kostoglou 2006). This gateway appears to have been erected as part of the original early 1850s yard plan.</p>	Surviving sub-surface archaeological footing	
47	<p>Storm water drains</p> <p>Assorted terra cotta and slate lined brick drain sections were exposed during excavations in Yard 4 South (Kostoglou 2006).</p>	Surviving sub-surface drainage network	
48	<p>NW toilets block</p> <p>A 15 x 2 metre wide toilet block appears marked on the late 1870s block plan of the factory.</p>	Potential surviving sub-surface archaeological footing	
49	<p>Shelter shed</p> <p>A 16 x13 metre wide 'Shelter' shed with four equal internal partitions which was presumably lined with internal walls after its construction in the 1860s appears marked on the late 1870s block plan.</p>	Potential surviving sub-surface archaeological footing	

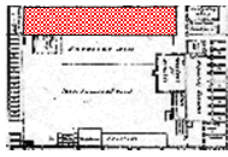

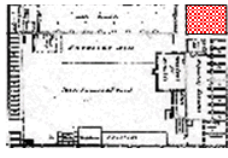


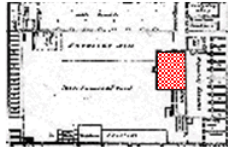
## CASCADES FEMALE FACTORY

No.	Yard 4 Description	Context condition	Historic diagram/ photograph
50	Shelter shed garden beds An 11 x 8 metre wide set of four garden beds appear marked on the late 1870s block plan of the factory.	Potential surviving sub-surface archaeological soils	
51	NE apartments building A 16 x 5 metre wide two storeyed structure was erected along the north east wall of Yard 4. This structure was not marked on any plans but can be plainly seen in some historic photos of the Female Factory taken from the north east.	Potential surviving sub-surface archaeological footing	
52	Yard space A 48 x 22 metre wide yard space remains defined by assorted compacted surfaces. A token section of such compaction was exposed during excavations in Yard 4 south (Kostoglou 2006).	Potential surviving sub-surface archaeological surfaces	






## 3.5.5 Yard 2

No.	Yard 2 Description	Context condition	Historic diagram or photograph
53	Boundary walls Some sub-surface footings related to the Yard 2 external walls appear to be evident in the resident church garden.	Potential surviving sub-surface archaeological footing	
54	Solitary cells south A 24 x 3 metre wide cell block containing eighteen cells appears on the late 1870s block plan although it is absent from earlier drawings.	Potential surviving sub-surface archaeological footing	
55	Cook house A 7 x 6 metre wide cookhouse boasting a double cooking fireplace was situated in south western corner of yard. This structure appears to date from the time of the yard's	Potential surviving sub-surface archaeological footing	

## PHYSICAL SURVEY

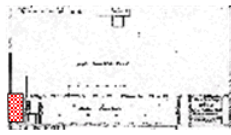
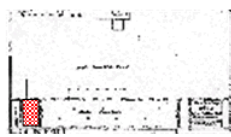

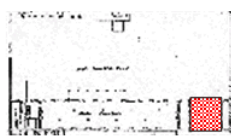
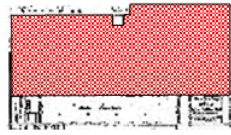
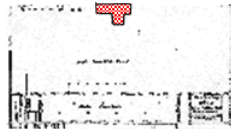

No.	Yard 2 Description	Context condition	Historic diagram or photograph
	original construction.		
56	<p>Mess building</p> <p>A 37 x 8 metre wide building was erected beside western wall. This structure only appears on the late 1870s block plan upon which it is marked as the 'Invalids Mess'.</p>	Potential surviving sub-surface archaeological footing	
57	<p>Yard</p> <p>A large rectilinear yard space is indicated on the late 1870s block plan. However earlier plans indicate the location of a wood yard and 'Condemned' cells in this space.</p>	Potential surviving sub-surface archaeological footing	
58	<p>Solitary cells/ dumb cell</p> <p>Original plans show a block of six solitary cells situated along the northern aspect of the west wall. However the late 1870s block plan shows these replaced by a single dumb cell and associated entrance way to the north solitary cell block.</p>	Potential surviving sub-surface archaeological footing	
59	<p>Solitary cells north</p> <p>A block of sixteen solitary cells were erected along the north wall of Yard 2 at the time of its original construction. Only fourteen appear in the subsequent late 1870s block plan, given the replacement of two cells by a Warden's mess (60).</p>	Potential surviving sub-surface archaeological footing	
60	<p>Warders mess</p> <p>It appears that at least two of the pre-existing solitary cells in the very north eastern corner of the yard were subsequently replaced by a small mess building as indicated on the late 1870s block plan of the factory.</p>	Potential surviving sub-surface archaeological footing	
61	<p>Hospital</p> <p>A 10 x 8 metre hospital building was erected immediately south of cell block north some time after the establishment of the Yard. As indicated on the late 1870s block plan of the factory, this was used for invalid accommodation at this time.</p>	Potential surviving sub-surface archaeological footing	

## CASCADES FEMALE FACTORY

No.	Yard 2 Description	Context condition	Historic diagram or photograph
62	<p>Store</p> <p>A 6 x 3 metre store shed stood immediately east of the hospital building as marked on the late 1870s block plan of the factory. This was presumably added along with the adjacent hospital after the Yard's initial construction as it is not marked on original plans.</p>	Potential surviving sub-surface archaeological footing	
63	<p>Water closets</p> <p>A 7 x 2.5 metre wide set of water closets immediately east of the Store shed appears on the late 1870s block plan of the factory. These were presumably added after the Yard's initial construction as they are not marked on original plans.</p>	Potential surviving sub-surface archaeological footing	
64	<p>Accommodation</p> <p>An 18 x 3 metre wide block abutting the eastern wall of Yard 2 as marked on the late 1870s block plan of the factory. This was presumably added after the Yard's initial construction as it is not marked on original plans.</p>	Potential surviving sub-surface archaeological footing	
65	<p>Wash house</p> <p>A 6 x 5 metre wide structure abutting the eastern wall of Yard 2 as marked on the late 1870s block plan of the factory. This was presumably added after the Yard's initial construction.</p>	Potential surviving sub-surface archaeological footing	
66	<p>Water tanks</p> <p>A set of eight water tanks (sandstone) abutting the south eastern wall of Yard 2 as marked late 1870s block plan of the factory. These were presumably added after the Yard's initial construction as they are not marked on original plans.</p>	Potential surviving sub-surface archaeological footing	

## PHYSICAL SURVEY



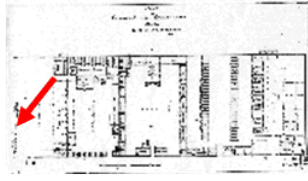
## 3.5.6 Yard 5

No.	Yard 5 Description	Context condition	Historic diagram/ photograph
67	<p>Cook house</p> <p>An 8 x 4 metre cookhouse boasting a double cooking fireplace stood in the very south eastern corner of Yard 5 as marked on the late 1870s block plan of the factory.</p>	Unknown	
68	<p>Lavatory</p> <p>A 3 metre squared lavatory building stood against the east wall immediately north of the Cook house as marked on the late 1870s block plan of the factory.</p>	Unknown	
69	<p>Accommodation</p> <p>A 37 x 8 metre wide accommodation block stood against the eastern wall of Yard 5 as marked on the late 1870s block plan of the factory. An earlier plan implies that it contained four equally sized rooms (PWD 266/44).</p>	Unknown	
70	<p>Ward/closets</p> <p>An 11 x 8 metre wide building containing a ward and adjacent toilet closets/associated earth store stood in the north eastern corner of Yard 5 as marked on the late 1870s block plan of the factory.</p>	Unknown	
71	<p>Yard</p> <p>The greater expanse of Yard 5 remained undeveloped as yard space as marked on the late 1870s block plan of the factory.</p>	Unknown	
72	<p>Wash house</p> <p>A 5 x 5 metre wide Wash house stood against the western wall of Yard 5 as marked on the late 1870s block plan of the factory.</p>	Unknown	
73	<p>Verandah</p> <p>A 27 x 2 metre wide veranda linked the Wash house to the very south western corner of Yard 5 as marked on the late 1870s block plan of the factory. It gave shelter to</p>	Unknown	


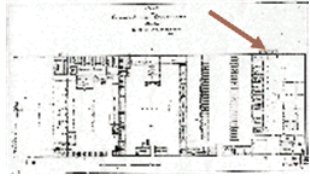



## CASCADDES FEMALE FACTORY

No.	Yard 5 Description	Context condition	Historic diagram/ photograph
	residents seeking to access a toilet block built immediately outside the west wall of the yard (77).		





## 3.5.7 Associated Elements/External Features

No	Associated Elements Description	Context condition	Historic diagram/ photograph
74	<p>Cemetery site</p> <p>The Cascades Female Factory's cemetery site was situated 150 metres to the north west in a quadrangular patch of ground at the intersection of McRobies Road and Syme Street. It's date of establishment is not known although it may have opened after the Factory's opening in the late 1820s (requires further research). By the mid 1870s it was reported to be overcrowded and was closed shortly after. The cemetery was subsequently de-registered and re-developed for private housing which occupies the site today.</p>	Assorted unmarked but <i>in situ</i> burials situated beneath later housing. Many damaged by housing and subsequent landscaping	
75	<p>Degraves St. bridge and rivulet stone work</p> <p>A bridge was erected over the Hobart Rivulet south of Yard 3 near the Factory's opening in the late 1820s. It remained the principal means of access to the site until its closure in the 1890s. The bridge has subsequently been upgraded.</p>	Remnant stone work comprising abutments	
76	<p>Yard 5 outside closets</p> <p>A block of water closets situated immediately outside the south western external wall of Yard 5 is marked on the late 1870s block plan of the factory. These were presumably demolished by c1900.</p>	Surviving sub-surface archaeological footing?	

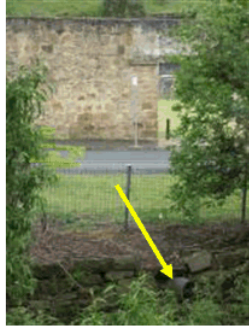
## PHYSICAL SURVEY

No	Associated Elements Description	Context condition	Historic diagram/ photograph
77	<p>Yard 2 outside cesspool</p> <p>A 'Cesspool' situated immediately outside the north western external wall of Yard 2 is marked on the late 1870s block plan of the factory. This was presumably demolished by c1900.</p>	Surviving sub-surface archaeological footing?	
78	<p>Yard 4 outside closets</p> <p>A block of water closets situated immediately outside the north western external wall of Yard 4 is marked on the late 1870s block plan of the factory. These were presumably demolished by c1900.</p>	Surviving sub-surface archaeological footing?	
79	<p>Cottage (17 Degrares St)</p> <p>A building at this location appears in J. S. Prout's 1845 drawing of the Cascades area. It is assumed that this and neighbouring structures were used as staff quarters by the Female Factory facility. After that site's closure, this cottage along with the others was auctioned by the Crown.</p>	Extant structure	
80	<p>Shed (17 Degrares St)</p> <p>A building at this location appears in J. S. Prout's 1845 drawing of the Cascades area. It is assumed that this and neighbouring structures were used as staff quarters by the Female Factory facility. After that site's closure, this property along with the others was auctioned by the Crown. Timber sheds in garden identified as out buildings for staff quarters</p>	Extant structure	
81	<p>Cottage (19 Degrares St)</p> <p>This structure first appears in plans dated 1859 and may therefore be related to the construction of Yards 4 and/or 5. It is assumed that this and neighbouring structures were used as staff quarters by the Female Factory facility. After that site's closure, this property along with the others was auctioned by the Crown.</p>	Extant structure	

CASCADES FEMALE FACTORY

No	Associated Elements Description	Context condition	Historic diagram/ photograph
82	<p>Cottage (21 Degraes St)</p> <p>This structure first appears in plans dated 1892 and was auctioned along with the neighbouring cottages and Female Factory grounds in 1904. It is assumed that this and neighbouring structures were used as staff quarters by the Female Factory facility.</p>	Extant structure	
83	<p>Hope cottage (31 Apsley St)</p> <p>This structure first appears in plans dated 1859 and may therefore be related to the construction of Yards 4 and/or 5. It was named 'Hope Cottage' in 1896 when it became part of the Home of Mercy which operated out of Yard 4. The building was offered for sale by the Crown in 1904 along with the other parts of the Female Factory property.</p>	Extant structure	
84	<p>Superintendents cottage (3 Apsley St)</p> <p>This house is rumoured to have housed the Superintendent of the Female Factory in c1840 and was described as such when it was offered for sale in 1990.</p>	Extant structure	
85	<p>Home of Mercy site</p> <p>This structure first appears in plans dated 1859 and may therefore be related to the construction of Yards 4 and/or 5. It was later occupied as part of the Home of Mercy which operated out of Yard 4. The building was offered for sale by the Crown in 1904 along with the other parts of the Female Factory property.</p> <p>This building survived until c.1970 when it was demolished and a new factory was built on the site.</p>	Surviving sub-surface archaeological footing?	

## PHYSICAL SURVEY

No	Associated Elements Description	Context condition	Historic diagram/ photograph
86	<p>Yard 3 underground storm water piping system</p> <p>Sandstone/masonry lined storm water drainage network from Yard 1 and/or 2 discharging into Hobart Rivulet. A similar better documented system is recorded in Yard 3 and appears as feature 38.</p>	Surviving sub-surface archaeological feature	

**3.6 Analysis of Potential Archaeological Resource**

This section summarises the likely location, condition and extent of archaeological fabric that may survive in each of the former yard spaces, based on limited test excavation work previously undertaken in Yards 1, 3 and 4 South. Some speculative assessment has also been provided for other relevant localities known to have hosted infrastructure related to the Female Factory. The plan at Figure 28 illustrates the site components and their archaeological potential.

**3.6.1 Yard 1**

Test excavations in this yard have previously been undertaken by archaeologists Morrison (198-) and by Kostoglou (2001). Although Morrison's report was inconclusive, it acknowledged the apparently impressive extent of fill situated within the yard at the location of the trench. Kostoglou's test excavations in two additional localities against the east wall were more revealing. At both locations excavation consistently revealed nearly a metre of assorted fill layers. Beneath this fill Kostoglou exposed sections of wall footings that related precisely to those specified in the 1824 Yard 1 construction plans drawn up by architect, John Lee Archer. This would potentially indicate that:

1. Given the relatively level nature of the ground within Yard 1, the level of fill throughout the yard could consistently be nearly a metre.
2. If this is so, then the intact and well-preserved footings noted by Kostoglou near the east wall could consistently survive in similar condition throughout the rest of the site.
3. Furthermore, the correlation of locations between re-discovered wall fabric and those specified on Archer's plans suggests that his design was in fact employed at the site, thus guaranteeing a rich configuration of buried footings throughout the yard including the following:
  - All four wall-side ward complexes
  - Original centrally situated distillery building
  - Later chapel building

## CASCADES FEMALE FACTORY

- North-west solitary cell block

These speculations can appear more credible if one considers the amount of demolition material that would have been generated when all the resident buildings were destroyed in one singular demolition act. The resulting mass of demolition waste would have required removal if it was not instead merely compacted on site as fill, and a new working level established on top of this. Therefore, the archaeological potential of Yard 1 is deemed to be HIGH.



Figure 16 Detail view of Yard 1 test excavation and general view of Yard 1 looking north. Note depth of 750mm+ overburden/fill layers above historic footings at left.

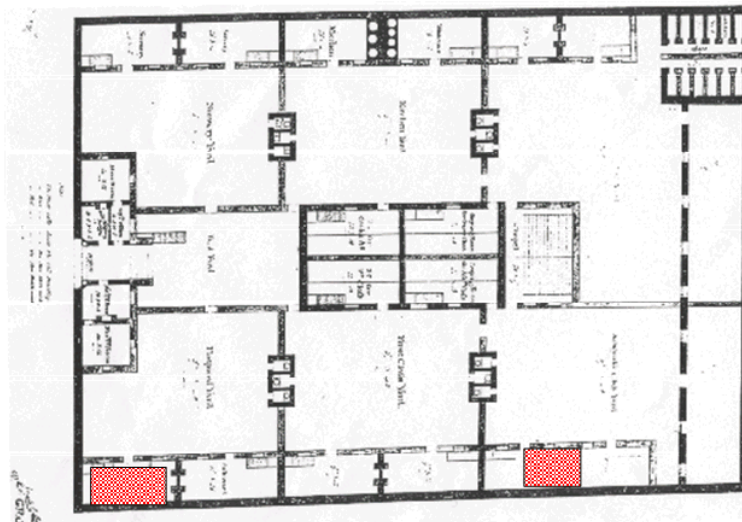


Figure 17 Archer's 1820s design/plan for Yard 1 showing elaborate building floor plan, the footings of which are highly likely to remain in an excellent state of preservation. Test excavations by Kostoglou (2001) are highlighted in red.

## PHYSICAL SURVEY



Figure 18 Current views of the church building and the western driveway boundary of the church property. Note the in situ sandstone wall footing running the length of the driveway.

### 3.6.2 Yard 2

No archaeological excavation work has been undertaken within the former yard. However, the garden beds occupying the western side of the former yard appear to have remnant sandstone wall footings which may indicate that sub-surface archaeological vestiges of the Yard 2 perimeter wall survive. It is also possible that building footings within the yard also survive, although the depth of construction for the current factory/church building may have obliterated these in the southern half of the site. Based on these considerations, the archaeological potential of Yard 2 is generally deemed to be MEDIUM, although further research may show that areas within the yard, outside the extent of the factory/church building, may be of higher archaeological potential.



Figure 19 Views showing depth of overburden/fill and resulting solitary apartment footings from test excavations in Yard 3.

## CASCADES FEMALE FACTORY

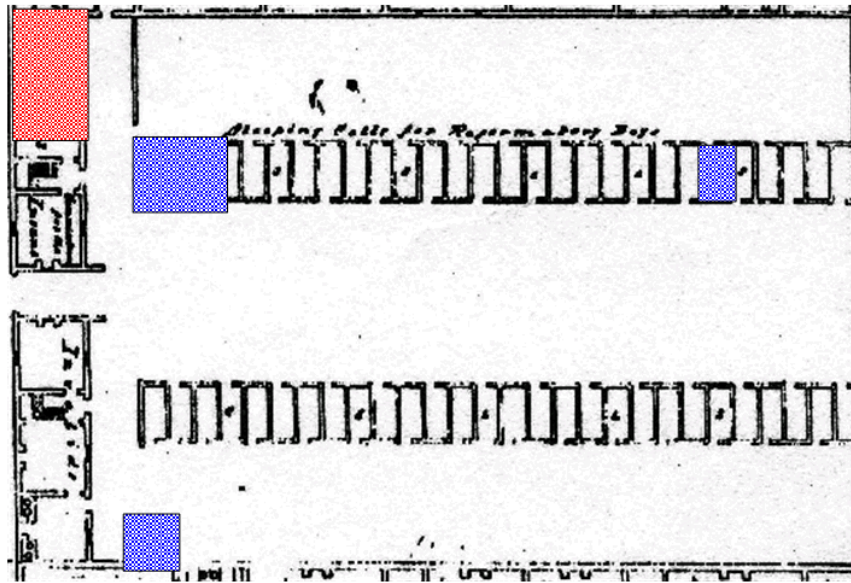


Figure 20 1840s plan/design for Yard 3 showing two solitary apartment blocks that should essentially remain intact below the ground. Test excavations by Searle (1996) and Kostoglou (2001) are highlighted in red and blue respectively.

### 3.6.3 Yard 3

Test excavations have previously been undertaken by archaeologists Searle (1996) and Kostoglou (2001). Searle's excavation in the very south-western corner of Yard 3 revealed substantial bonded sandstone footings of the western Constables Apartment building that formerly flanked the main gateway. Kostoglou likewise found vestiges of the eastern apartment; however the bulk of his work in this yard focussed on the two solitary apartment blocks that occupied the bulk of the yard. Three variously located test excavations revealed that the sandstone footings to the western apartment block were situated precisely where original plans of the yard suggested they should be. These apartment footings remained in an excellent state of preservation along with various sub-surface walls and drains, buried beneath various layers of fill totalling nearly 500 mm in thickness. The locational diversity of these footings suggests that the survival of sub-surface structural remains beneath a relatively uniform fill layer throughout Yard 3 should be consistently excellent, although the degree to which the centrally situated factory building may or may not impact on the remains is not known. Historic plans for this yard which have now been ground-truthed through test excavation indicate that this yard should continue to contain the well-preserved remains of the following structures:

- Constables living apartment east
- Solitary cell block east (containing 28 solitary cells)
- Central courtyard sleeper walls

Based on these considerations, the archaeological potential of Yard 3 is therefore deemed to be HIGH.

## PHYSICAL SURVEY

## 3.6.4 Yard 4

Excavations have previously been undertaken by archaeologist Kostoglou (2006). Kostoglou's excavation was confined to Yard 4 South although the results again appear to have applicability to the remainder of the yard including Yard 4 North which is in private hands. The excavation work undertaken in Yard 4 South revealed that the sandstone footings to all buildings in the south end of the yard (sub Matrons cottage, Cookhouse) were situated precisely where original plans suggested they should be. These footings also remained in an excellent state of preservation along with various sub-surface walls and drains buried beneath various layers of fill totalling between 200-700 mm in thickness. It is also assumed that this high degree of integrity will occur consistently throughout the remainder of the yard held in private hands. The total inventory of sub-surface remains for this yard would therefore include:

- Sub Matrons cottage
- Cookhouse
- Nursery building
- Lavatory block
- North east building footings
- Assorted yard features

Based on these considerations, the archaeological potential of Yard 4, including Yard 4 North, is deemed to be HIGH, acknowledging also that excavations have confirmed the potential for Yard 4 South.



Figure 21 View of Yard 4 South excavation prior to backfilling. Note intact Cookhouse and Nursery footings striking north (top of picture) beneath property boundary.

CASCADES FEMALE FACTORY

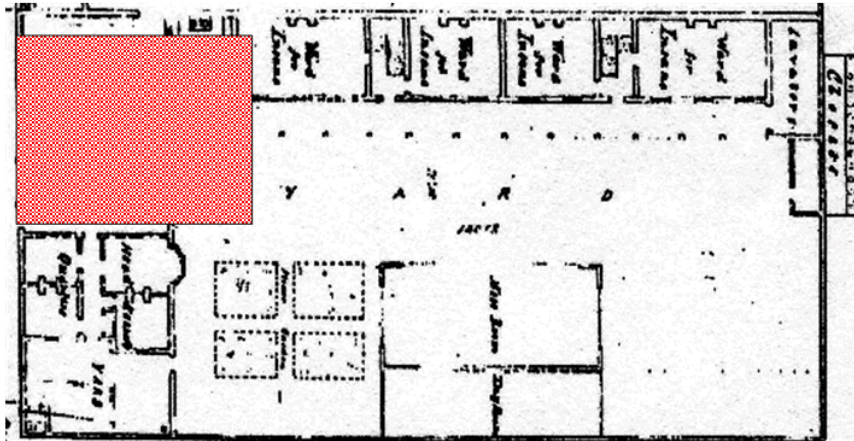


Figure 22 1870s plan of Yard 4 showing major structures along west wall, although buildings along the east wall also appear in old photographs. Excavations by Kostoglou (2006) are shown highlighted in red.

### 3.6.5 Yard 5

The area formerly comprising Yard 5 is currently occupied by early twentieth century private housing allotments facing onto both Syme and Degraives streets. No archaeological excavation work has been undertaken in any of these allotments. However, anecdotal information suggests that much artefactual material has been removed from the sub-surface by the various occupants, although no information has as yet been forthcoming regarding any *in situ* structural material. Given the density of the resident housing and the abundance of old sandstone blocks on these properties it seems reasonable to assume that Yard 5 suffered the most heavily from demolition activities undertaken when the various yards were sold off in 1904. It may therefore be unlikely that little other than parts of the most basal footings continue to survive beneath the dwellings, however this is not known with any certainty and may be clarified in the future. At present, therefore, the archaeological potential of Yard 5 is deemed to be LOW, although this assessment may be reviewed.

### 3.6.6 Cemetery

The former Female Factory cemetery site is situated on a quadrangle-shaped piece of land concentrated at the corner of McRobies Road and Syme Street, and occupied by mid-twentieth century housing allotments and some later dwellings/residential development. Anecdotal evidence indicates that after closure of the cemetery in the 1870s, the site suffered two types of damage to its resident burials. These were:

1. Periodic flooding of the adjacent Hobart Rivulet prior to flood control works in the early twentieth century, which supposedly washed coffins and their contents downstream.
2. Construction of the mid-twentieth century houses which exposed and destroyed several burials.

## PHYSICAL SURVEY

Certainly the latter activity would suggest that no disinterment program was undertaken prior to the cemetery's closure. Given that the cemetery was deemed to be full when it closed in 1876, many burials should still remain *in situ* beneath the back yards of the houses there. As such, the archaeological potential of this site is still deemed to be HIGH.



Figure 23 Northerly view showing housing allotments formerly comprising Female Factory cemetery site (bounded by red line).

#### 3.6.7 Other Sites outside Perimeter Walls

Some minor infrastructure related to the various Female Factory yards, which may also have been associated with the later use of the site, was situated beyond the perimeter walls, including cesspits, toilets and gardens. Some structural vestiges of these might possibly survive on the road-side verges. However, given their modesty of construction, the overall archaeological potential for these features/localities is deemed to be LOW.



Figure 24 Westerly view along Syme Street showing grassed roadside verge where Yard 4 toilets and Yard 2 cesspool respectively were situated.

## CASCADES FEMALE FACTORY

**3.7 Movable Cultural Heritage<sup>109</sup>**

[See also Chapter 5, Section 5.6]

Much of the 'Matron's Cottage Collection', predominantly held in the cottage but also housed in the FFHS offices in Yard 3, is privately owned or owned by other institutions and is on loan to the FFHS. There are approximately 450 items in the collection, including: convict relics, furniture, decorative arts, documents and photographs, covering the late convict period through to the site's closure in 1904.

There are also currently over 2000 artefacts in the 'Archaeological Collection', derived from all stages of European occupation of the site although the majority of items come from the mid to late convict period. The items have been provenanced, tagged and stored in labelled bags and boxes, but have not as yet been catalogued. Many of the items have likewise been stored according to a fabric based system where similar fabric types are stored together in order to avoid chemical reaction.

The Female Factory Research Group additionally holds prints, archival material and records on site.

#### **4.0 Assessment of significance**

##### **4.1 Introduction**

As noted in Chapter 1 of this report, there have been several previous reports and studies of the Cascades Female Factory, some of which have included detailed assessments and analyses of heritage significance. The most recent of these was the 'National Heritage List Nomination' prepared in June 2006.<sup>110</sup> The latter document included a comprehensive analysis of the heritage values of the place, including a detailed assessment against the National Heritage List Criteria.

This CMP does not propose to revisit the NHL assessment or to reproduce the assessment and analysis of the nomination in full. However, the comparative analysis has generally been relied upon and is partly reproduced below, with some additional information.

A statement of significance is also included at the conclusion of this chapter.

##### **4.2 Brief comparative analysis**

The following analysis reproduces and/or summarises that which was included in the 'National Heritage List Nomination' for the Cascades Female Factory.<sup>111</sup> Some information is also based on research published on the Cascades Female Factory website, and taken from other sources such as Australian Heritage Database citations.

###### *Introduction*

The Cascade Female Factory (1828-1856) is one of a number of convict female factory sites established in Australia. Other former female factory sites addressed below include those at Hobart (c.1821-c.1828), George Town (c.1822-c.1834), Launceston (1834-1855) and Ross (1847-1854) in Tasmania; at Port Macquarie (c.1821-c.1830) and Parramatta (1821-c.1848) in New South Wales; and at Moreton Bay, Brisbane (c.1824), and Eagle Farm (1836-1839) in Queensland. All these places have a strong connection with Australia's convict history as centres of incarceration of women, and in most cases convict punishment and labour generally. Few of these places retain evidence of their association with female convict history.

###### **Port Macquarie 1821 (NSW)**

In the 1820s a number of penal settlements were established in remote locations of the then British colony of New South Wales for the secondary punishment of convicts. Port Macquarie was the first of these settlements in 1821, followed by Sarah Island, Macquarie Harbour, in 1821-1822. Port Macquarie, which ceased as a convict settlement in 1830, was also used for the incarceration of women.

A well from the former Gaol and Female Factory site (c.1825) has been identified as an archaeological site, and forms part of a group of archaeological features from the Port Macquarie convict establishment (including the Government House site).

###### **Hobart Female Factory 1821 (Tas)**

By 1820 the female convict population of Van Diemen's Land was growing. A separate establishment for recalcitrant women convicts was proposed, as a means of preventing the women from consorting with male convicts. The Hobart Female Factory was constructed in

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1821 adjoining the Hobart Gaol, on the corner of Murray and Macquarie Streets. Women convicts had, immediately before this period, been accommodated in the Gaol, in a first storey wing. However, both buildings (the original Gaol and Factory) were poorly designed and constructed, and they allowed free communication between the male and female convicts, and also with the public on the adjoining streets. A survey of 1826 found that 109 women and children occupied four badly ventilated rooms. As a result it was decided to build the new Female Factory at the Cascades site in South Hobart; the relocation to Cascades also removed the convict women to a suitable distance from the town.

There is no known remnant fabric associated with the Hobart Female Factory, although no archaeological assessment has been undertaken to determine the potential of any remains.

**George Town Female Factory 1822 (Tas)**

A factory operated at George Town between c.1822 and c.1834, with a shed in the Lumber Yard serving as the original female factory. In about 1825 the Female Factory was moved to the former residence (parsonage) of the Reverend John Youl, the first chaplain in the north of Van Diemen's land, after Youl had moved on to Launceston. A two-storey building housed the superintendent and his family, in addition to four small dormitories for the convict women, and a sick bay. Newspaper articles in 1832 and 1834 decried the very dilapidated state of the George Town building, and problems encountered which included: shortages of raw materials, machinery and food, unreliable supervision and, increasingly, overcrowding. In November 1834 a new factory was opened in Launceston and the women were moved there. In the mid-1830s, the house was refurbished and used as the Magistrate's Residence and Policy Office, but it was vacated by the mid-1870s and finally demolished in 1889.

An archaeological investigation undertaken in 1996 revealed trenches from which the building's foundations had been robbed for use in other buildings in the town.

**Launceston Female Factory 1834 (Tas)**

The Launceston Female House of Correction was designed by the Government Architect John Lee Archer (responsible for the Cascades Female Factory development) in 1832, and it opened in November 1834. At this time the George Town Female Factory was closed, and the women were moved to the new facility. The Launceston Female Factory was erected on the block now bounded by Paterson, Bathurst, Brisbane and Margaret streets in Launceston. It was originally designed to house 80-100 women, but overcrowding soon became a problem with more than 250 women housed in the factory in 1842.

There is no known remnant fabric associated with the Launceston Female Factory.

**Parramatta Female Factory 1804 (NSW)**

The first Female Factory at Parramatta was established in 1804, in two rooms above the existing Gaol. It was located near the eastern boundary of the precinct between the Governor's Domain and the then township of Parramatta, and became known as 'The Factory above the Gaol'. The Gaol was subsequently demolished and today the site is within Prince Alfred Park.<sup>112</sup> The second Female Factory was established by Governor Macquarie on the Parramatta River to house women convicts. It was a three-storey structure completed in 1821 to house 300 women, which was subsequently enlarged.

## CASCADES FEMALE FACTORY



Figure 25 Parramatta Female Factory, by A Earle, c. 1826.  
Source: National Library of Australia.



Figure 26 Parramatta Female Factory, c. 1919  
Source: State Library of New South Wales.

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In 1847 the facility was closed down by granting the remaining women convicts either discharge or tickets of leave, with the exception of those who were considered invalids and lunatics. The Convict, Lunatic and Invalid Establishment was subsequently installed in 1848 in the Female Factory buildings. The site was also adjacent to a Roman Catholic Orphan School, and Girls Industrial School.<sup>113</sup>

Today the site is located in a group of nineteenth century sandstone buildings on the Parramatta River which form the earliest part of the expansive former Parramatta or Cumberland Hospital. While some of the early structures are no longer extant, stone yard walls survive from the 1819-20 compound, together with the five-sided boundary wall of the c.1840 prison compound, and various lengths of walling dating from the second half of the nineteenth century during the period in which the asylum complex was extended.

**Moreton Bay Female Factory 1824 (Qld)**

Moreton Bay Female Factory was established in September 1824 as a place of secondary punishment for convicts at Port Jackson and associated settlements; females were present at the site from at least 1825. The Female Factory appears on an 1839 plan by George Barney however the site is today occupied by the Brisbane General Post Office.

There is no known remnant fabric associated with the Moreton Bay Female Factory.

**Eagle Farm Female Factory 1836 (Qld)**

The Eagle Farm area was selected by Commandant Logan in 1829 as an agricultural establishment for the then four year old Moreton Bay penal colony. Agricultural activity appears to have ceased in 1832-33, owing to poor conditions at the site.



Figure 27 Moreton Bay, c.1850.  
Source: State Library of Queensland.

## CASCADES FEMALE FACTORY

The Female Factory was established by 1836 when some 40 female prisoners and supervising staff were stationed there. It was closed in 1839 when transportation to the colony ceased. By 1843 the land had been subdivided into allotments and the farm site was used for growing citrus crops, fruit and other crops, and for grazing. The most substantial building of the former convict prison, the Superintendent's house, is believed to have survived until at least 1890.

Between 1912 and 1988 the larger Eagle Farm site was used for aviation purposes, becoming Brisbane Airport in 1949. Archaeological evidence of the Female Factory remained under the south-eastern end of the 13/31 runway, and was retained when the airport was closed and subdivided.

The Eagle Farm Female Factory is now an archaeological site with a surface of flat grassland with no visible structures or ruins. A study undertaken in 1991 determined that structural, artefact and environmental evidence from 1842 survives substantially intact.<sup>114</sup>

**Ross Female Factory 1847 (Tas)**

The Ross Convict Station Historic Site comprises 1.084 hectares on the edge of the village of Ross in the Southern Midlands of Tasmania. Brick and thatch huts were built on the site in c.1831 for convict gangs employed in public works, and in 1833-5 permanent stone buildings were constructed to house the chain gang employed constructing the Ross Bridge. In 1841 the site became a male convict probation station, also housing chain gangs working on the Hobart-Launceston road. In April 1847 a Female Factory was established at Ross to make the hiring of women to local landholders more convenient, and to establish a central-Tasmanian punishment station for women. Various modifications were made to accommodate women, and the first females were received at the Factory in March 1848. Ross was also made into a depot for pregnant women (a lying-in-hospital and nursery), to alleviate overcrowding in the Launceston Factory.

Ross proved an opportune location for a Female Factory as the necessary infrastructure was largely already in place and needed only modification to reflect the prevailing penal philosophies regarding the accommodation of women. Facilities included: stores, a surgery, overseers' accommodation, washhouse, cookhouse and bakehouse. Several alterations occurred to the station during its years of operation; many reflecting historical events and practices. A nine-foot high fence was constructed during 1848 and 1849 following a riot in 1848, and several separate apartments were built in 1849 to curb homosexual tendencies among the female convicts. Animals and a large vegetable garden attached to the station were tended by male convicts who lived away from the factory.

During 1850-52 a Gothic style chapel was built to the rear of the site, a kitchen in the hospital yard, a 'dead house' (mortuary?), and a work room for the crime class abutting the south side of the complex. The chapel was originally proposed to be adjacent to the entrance to the station, but was actually sited to the rear of the site to facilitate its use by the local Catholic community following the factory's closure. This illustrates contemporary realization that transportation was soon to be abandoned when the factory closed, which it did in 1854. By the late 1890s most of the remains of the convict establishment were demolished. From 1938 until 1974 the property was used as a working farm. In 1980 the management of Ross Female Convict Station Historic Site was transferred from the Municipality to the Tasmanian Parks and Wildlife Service.

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The site today consists of: a stone cottage which was built in the 1840s to serve as the Assistant Superintendent's Quarters, a series of roughly discernible earthworks, foundations, remnants of paving, and a few plantings. The entrance to the station is a grassy ramp leading to a level terrace. The ramp is in the former north range of rooms and contains remnants of stone footings and a stone lined drain on either side. A circular depression near the end of the ramp is the site of a well or privy that was in a yard. The middle range of the complex is marked by slight undulations in the ground and some stone fragments. Another circular depression just beyond the middle range is also the site of a well. Evidence of the nurseries and work rooms exist in a series of low, linear mounds with sunken hollows in between. Some of the stone footings of the west range are discernible at the edge of the terrace. The chapel site is marked by a high mound at the south east corner of the site. The stone footings of the solitary apartments are beside and below the chapel. There are extensive subsurface remains which are largely undisturbed.<sup>115</sup>

*Conclusion*

The Cascades Female Factory, when compared to the other female factories in Australia, was the longest running of the sites in terms of dedicated female convict use. It also retains, in comparative terms, considerable structural and archaeological evidence of the Female Factory use. The division of the five yards is still largely discernible, including their extent and plan. Further, associated fabric and elements remain outside the former factory boundary, which have the ability to inform and enhance an appreciation and understanding of the Female Factory and its extent and operation, including within the local South Hobart context.

**4.3 Statement of significance<sup>116</sup>**

The Cascades Female Factory in South Hobart is of social, historical, architectural/aesthetic and scientific significance for its association with Australia's female convict history, and as one of the longest running and most intact of the 11 female factories established in eastern Australia in the first half of the nineteenth century. More than half of the 25,000 women transported to Australia came to Van Diemen's Land, and most had a connection or association with the Cascades Factory.

The five conjoined rectangular yards with sandstone perimeter walls (secure walled compounds), were constructed between 1828 and 1852, reflecting the growth in convict arrivals to the Colony in this period. The yards were specifically constructed to house and reform convict women, and contained a variety of infrastructure including: cell blocks, solitary apartments, laundries, cook houses, medical quarters, guards apartments, latrines, a church, internal yards, and assorted workshops. The end of transportation in the 1850s brought an end to physical developments at the site, and the subsequent neglect of the place reflects the Colonial government's withdrawal from convict-related matters and official attitudes to former convict sites. The subsequent varied institutional use of the facility after 1856 (including: female prison, invalid depot, boys' reformatory and training school, lunatic asylum, lying-in hospital, contagious diseases hospital, paupers' home, and as the Home of Mercy, an Anglican charitable institution for prostitutes), underlined its increasing redundancy and led to the sale of all yards as separate properties in 1904, and eventually substantial demolition of internal infrastructure. Additional incidental demolition of original structures within the former yards occurred under various ownerships throughout the early to mid-twentieth century.

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*International Significance*

The Cascades Female Factory is considered to be of international significance historically as a component of the international forced migration movement of the nineteenth century, which also included slavery and indentured labour; and also for its association with convict transportation within the British Empire. In this context it is understood to be one of a very limited number of surviving or partly surviving sites associated with nineteenth century female convictism, which demonstrate aspects of the convict system.

*National Significance*

The Cascades Female Factory is of national significance for its social, historical, architectural/aesthetic and scientific values.

The Cascades Female Factory is of considerable social significance,<sup>117</sup> as a major venue and focus for understanding aspects of Australia's convict history generally and female convict history specifically. The site has acquired particular symbolic importance in this context, which is increasingly emphasised and demonstrated through the growth in genealogical research, family history, academic research, and a range of women's organisations and networks which focus on the Cascades site. The purchase and protection of Yard 1 in 1976, followed by the Female Factory Historic Site Limited acquisition of Yard 3 in 1999 and Yard 4 South and the Matron's Cottage in 2002, also points to changing attitudes to convict history and convictism generally in Tasmanian and Australian society.

In terms of historical significance, the Cascades Female Factory is of outstanding historical significance as an Australian colonial component of the British convict transportation system, and forced migration movement. Its establishment was a direct result of British Colonial policy in Australia, which sought to deploy penal labour in the vanguard of free settlement, and assisted Britain to establish one of the largest colonial empires in history.

It is also of outstanding significance as a key place associated with female convictism and Australia's female colonial history. The former factory was a focus of incarceration for thousands of women and children. It was a place of punishment and retribution as well as a place of work where the women were engaged in laundry, sewing, carding and spinning wool, picking oakum, etc., labours which supported the colony. The female convicts, through their physical toil and mothering roles, made a significant contribution to the development of Colonial Australia, and were the ancestors of many current Australians. The Female Factory is also significant for its association with Mary Hutchinson, matron of the Factory from 1832 to 1851 (i.e. the longest serving Matron). Hutchinson's connections with female convictism also came about through being the daughter of the Superintendent at the Parramatta Female Factory, and through her later position in charge of the Launceston Female Factory.<sup>118</sup>

The association with the Aboriginal woman Truganini is also of considerable significance, in terms of what it reflects of race relations in Tasmania in the nineteenth century; and other aspects of Australian history in the post-contact period, including unsavoury scientific practices. Truganini is arguably the most well-known woman in Tasmanian history, and her comparatively well documented life provides insight into the early conflict between Europeans and Indigenous Tasmanians. It is also acknowledged that the significance of the site to Aboriginal people in Tasmania has not been documented or assessed during this study.

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The site is additionally significant for its post-convict institutional history, whereby over four decades through to the end of the nineteenth century the former Female Factory was recycled as a welfare institution, with a number of different institutionalised populations transferred in and out of the various yards. The facility housed in these years, under various organisations and forms of management, the mentally ill; aged and blind; paupers; boys under sentence; women giving birth to illegitimate children; and women deemed prostitutes. Many of these people had been through the Colonial convict system; others were affected by the ongoing human and societal impacts of the system. In this way, the facility can be seen as one of the few places in Australia which can demonstrate aspects of the trajectory from convict institution to a place of late nineteenth century philanthropy and social control.

In terms of architectural significance, and although remnant fabric associated with the Cascades Female Factory is limited in extent, the overall plan of much of the site, including the separate yards, is still largely discernible. Yards 1, 3 and 4 South retain the majority of surviving original above ground fabric, including the Matron's Cottage in the south of Yard 4, and remnant sandstone perimeter walls. This is complimented by archaeological material located both inside and outside these yards; and other extant associated elements such as former staff cottages in Degraes and Apsley streets, and the site of the former cemetery.

Architecturally (and physically), the site reflects the influence of Elizabeth Fry, the English penal reformer, who advocated the use of architectural classification in buildings designed to house female convicts. As a result of Fry's intervention, several female factories were constructed in Australia along 'classificatory' principles, including Cascades and Launceston. The Cascades Female Factory site is also significant for its association with noted Colonial Architect John Lee Archer, who was involved in the design of the institution from the beginning. Archer arrived in Tasmania in 1827, and served in the capacity of civil engineer and colonial architect for eleven years, in the first nine being responsible for all government buildings including those for penal and military purposes. Archaeological investigations have revealed that Archer's ground plan design at Cascades was in fact implemented and the surviving sub-surface archaeology of Yard 1 expresses this. In this context, all remaining fabric associated with the Cascades Female Factory has the ability to inform and enhance an appreciation and understanding of the original extent and operation of the Factory.

Scientifically, the archaeological resource provides outstanding opportunities for future research, investigation and education regarding convict facilities of the first half of the nineteenth century in Australia. This resource and aspect of significance is complimented by the above-ground structural remains and artefactual collection. This aspect of significance is further enhanced through the surviving statistical records, archives and other documents relating to the place, including photographs.

Aesthetically, the immediate context for the site includes: the nearby Georgian cottages, generally low-scale urban fabric, Mount Wellington backdrop and the adjacent Hobart Rivulet. This provides a setting which despite being gradually built-up and built-out, is still evocative and reminiscent of the setting in which the facility was historically established and frequently depicted in nineteenth century imagery. The stone walls of Yard 1 in particular are highly visible and contribute to the visual prominence of the site in its valley setting. The current character of Yard 1 is also particularly bleak and austere, and reinforces a sense of the oppressive nature of the place during its institutional history.

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*State Significance*

The Cascades Female Factory is also of State significance for its social, historical, architectural/aesthetic and scientific values, sharing many of the values outlined above under 'National Significance'.

In terms of social significance to the State of Tasmania,<sup>119</sup> the Cascades Female Factory provides important evidence of the treatment and role of convict women in Tasmania in the period 1828 and 1852. The purchase and protection of Yard 1 in 1976, followed by the Female Factory Historic Site Limited acquisition of Yard 3 in 1999 and Yard 4 South and the Matron's Cottage in 2002, helped to focus and concentrate attention on this aspect of the State's history, and also underscored changing attitudes to convict history and convictism generally in Tasmanian society. This aspect of the site's significance is enhanced by the collection of movable objects and research material maintained on site. The social significance to Tasmanians will also increasingly be made more tangible through ongoing research into the lives and families of the women who passed through the site.

Historically, the site is one of several former female factory sites in Tasmania including an earlier factory at Hobart (c.1821-c.1828) together with broadly contemporary factories at George Town (c.1822-c.1834), Launceston (1834-1855) and Ross (1847-1854). The Cascades Female Factory was the longest-lived of these Tasmanian facilities. It is also understood to be one of the earliest surviving public facilities constructed in Tasmania, forming one of a relatively small group of surviving sites in public ownership (or part ownership) dating from the early convict period. The site was additionally a major centre of institutionalisation and confinement in Hobart for decades after the period of Female Factory use.

In terms of its architectural and scientific significance, the former Cascades female Factory retains more physical and fabric-related evidence of the association with female convict history than other related sites in the State, and consequently has greater ability to shed light on the classification system, as well as the physical development of the site as it responded to growing numbers of female convict arrivals. The division of the five yards is still largely discernible, including their extent and plan. Further, associated fabric and elements remain outside the former factory boundary, which, subject to further research, investigation and assessment, have the potential to inform and enhance an appreciation and understanding of the Female Factory and its extent and operation, including within the South Hobart context.

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## **5.0 CONSERVATION POLICY**

### **5.1 Introduction**

The conservation policy included in this chapter has been developed on the basis of the preceding analysis and assessment of the cultural heritage significance of the Cascades Female Factory, an examination and analysis of the fabric and physical extent of the place, and an evaluation of the overall conservation requirements. The policy specifically references the 'Cascades Female Factory CMP area' (Yards 1, 3 and 4 South) but is also responsive to the original extent of the Female Factory and its associated elements.

The policies and recommendations in this chapter are generally fabric-related and focused, and principally directed at the ongoing management of the significant fabric and site overall. The policies and recommendations address general maintenance and repairs; site monitoring; management of sub-surface material and remains; objects and artefacts; setting, context and curtilage; restoration and reconstruction; adaptation and intervention; new works and development; views and vistas; presentation of site components; site recording; and policy implementation.

Chapter 6, which complements this chapter, includes policies and recommendations more specifically relating to site management, including public access and use, risk management, site promotion, collections and archives management, funding, etc. Chapter 6 also includes policies which reflect and relate to the considerable social values of the site, covering matters such as community consultation, historic interpretation, future research, community links, etc.

#### *Limitations & Review*

As noted in Chapter 1, it was beyond the scope of this report to include a comprehensive account of all aspects of the history of the site; this limitation also applies to all aspects of the social and community context of the site, as well as the context of historical development in Hobart and South Hobart. Accordingly, the conservation policy acknowledges these limitations, and recognises that future work and research in these areas may have implications for aspects of the policy. It is therefore recommended that the conservation policy be subject to review, normally at not less than five yearly intervals. Should the circumstances affecting the site alter in any significant way, or significant future work and research are undertaken which have implications for the conservation policy, then the policy should be reviewed at that time.

### **5.2 Policy objectives**

The Cascades Female Factory is considered to be of international significance historically, and of national significance for its social, historical, architectural/aesthetic and scientific values.

The Cascades Female Factory is one of a group of convict-related institutional complexes in Tasmania and Australia, and is distinguished in this context through its exclusive association with female convicts. Internationally, the Female Factory is also one of a small number of surviving or partly surviving sites associated with nineteenth century female convictism. Managing the most significant heritage values of the site therefore requires a focus on the convict period, history and fabric. The Female Factory has also, over time, acquired particular social and symbolic significance. The social values, while less tangible than the

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physical attributes and fabric-related aspects of the place, also require careful management and conservation. In addition, the site is located in the South Hobart context; an important physical and geographical association.

Having regard for the nature and level of significance of the Cascades Female Factory as a whole, the policies are framed in the context of the following conservation objectives (in descending order of importance):

- Retain and conserve *all remaining original fabric associated with the Female Factory*, including fabric outside the current extent of the designated Cascades Female Factory (Yards 1, 3 and 4 South); this includes walls, structures and sub-surface remains. Conservation of these elements should be guided by the Australia ICOMOS *Burra Charter* 1999 and its Guidelines (see Appendix A).
- Ensure that the highest level of statutory protection (i.e. National and State level) is afforded to *all remaining original fabric associated with the Female Factory* (within and outside Yards 1, 3 and 4 South).
- Establish a single entity with responsibility for management of the designated Cascades Female Factory.
- Ensure future management of the Cascades Female Factory has regard for the policies and recommendations included in this report relating to presentation, interpretation and use of the site.
- Ensure that management of *all remaining original fabric associated with the Female Factory* (within and outside Yards 1, 3 and 4 South) is consistent in its application and implementation of the policies and recommendations included here.

### 5.3 Significant site elements

In the development of the conservation policy, consideration has been given to the nature of the individual components and elements of the Cascades Female Factory, and their role in the history, operation and development of the place. The elements have variously been identified as 'core' or 'supporting' elements, or 'elements of contemporary value', and 'little or no significance'. These designations recognise that:

- Some elements, including elements located outside the original five yards, are associated with the establishment and operation of the Cascades Female Factory in the first half of the nineteenth century, and are central to an understanding and appreciation of the operation and history of the place as a Female Factory/House of Correction for female convicts. They are also typically documented and recognised as such (generally **core** significant elements).
- Other elements were associated with the site in a secondary or supporting way, or provide evidence of later site development and use; some also currently contribute to the historic character of the Cascades Female Factory context and therefore shed light on the historical development of the immediate area (generally **supporting** significant elements).
- Elements of **contemporary value** are generally of recent origin and typically have been introduced to the site as part of site management, to add visitor amenity, to assist in site interpretation, or are associated with FFHS operations and activities. The former fudge factory, which is partly leased for commercial purposes, is included

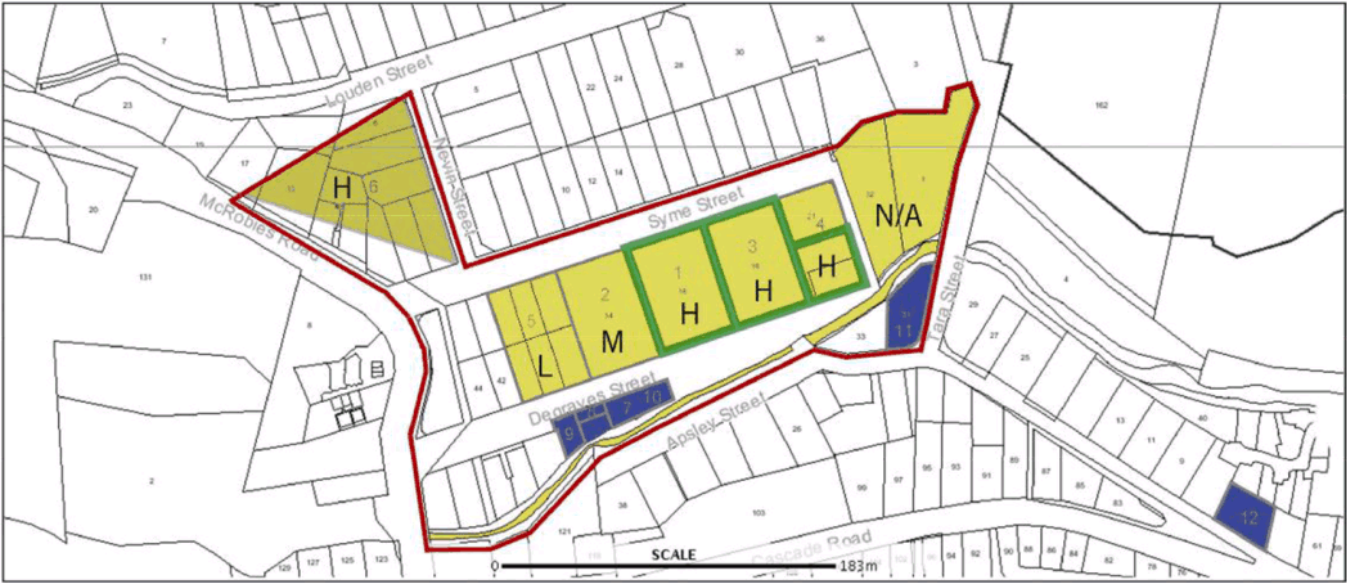
## CONSERVATION POLICY

in this category, although it predates FFHS control of Yard 3. While in some cases these elements are important to site management, they have no extrinsic heritage significance.

- Elements of **little or no** significance include elements on private land which are not associated with the history of the Cascades Female Factory, some of which are of recent origin. These elements are identified as being of little or no significance because they have no intrinsic heritage significance which derives from an association with the Female Factory.

As noted in Chapter 1, heritage places are often valued for demonstrating changes and layers of fabric or accretions acquired over time (i.e. they are evolved sites). The international and national aspects of significance of the Cascades Female Factory, however, derive directly from the convict period and use. Hence, elements such as the Apostolic Church in Yard 2 are not considered to be significant in the context of the Female Factory and its history. The church may have significance in another context, including social significance for the congregation associated with the church, but this has not been assessed or documented for this report.

The core and supporting elements are illustrated below at Figure 28.



Key

- Recommended extent of site curtilage
- Cascades Female Factory designated site
- Core elements of significance and also areas of archaeological potential  
(H = High potential; M = Medium potential; L = Low potential; N/A = Not assessed)
- Supporting elements of significance

Figure 28 Plan illustrating elements of significance, archaeological potential, and site curtilage. Note that the historical boundary of the cemetery (6) has recently been reviewed, and may not be extensive as indicated, being more constricted and closer to the boundary of McRobies Road and Syme Street.

5.3.1 *Core elements*

All remaining original fabric associated with the Female Factory including:

- Yard 1: overall form and plan of yard, perimeter walls, including the original opening in the south-east corner (where access is provided to Yard 3) and sub-surface remains (deemed to be of high archaeological potential).
- Yard 2: overall plan of yard as defined by original yard walls/boundary, and sub-surface remains (deemed to be of medium archaeological potential).
- Yard 3: overall plan of yard as defined by original yard walls/boundary, remnant perimeter walls (east and west sides of yard), and sub-surface remains (deemed to be of high archaeological potential).
- Yard 4: overall plan of yard as defined by original yard walls/boundary, Matron's Cottage (original component), remnant footing of perimeter wall on east side, and sub-surface remains (deemed to be of high archaeological potential).
- Yard 5: any sub-surface remains (deemed to be of low archaeological potential).
- Cemetery site: any in situ burials and/or sub-surface remains (deemed to be of high archaeological potential).
- Sandstone/masonry lined storm water drainage network from Yard 3, and Yard 1 and/or 2, which extends beyond the yard perimeters and discharges into the Hobart Rivulet.
- Minor infrastructure related to the various Female Factory yards situated outside the perimeter walls, including water closets (outside Yards 4 and 5) and a cesspit (outside Yard 2): (deemed to be of low archaeological potential).
- Hobart Rivulet: the close geographical relationship of the Rivulet with the former Female Factory emphasises its key role in supplying water for domestic and industrial uses within the site, and as an outlet for drainage from the Factory. The fabric of the remnant stone retaining walls is also significant.
- Home of Mercy site to immediate east of Yard 4; there is no significance attributed to the current factory building on the site. The archaeological potential has not been assessed, however should the site prove to have sub-surface remains associated with the Female Factory (albeit outside the extent of the five yards), then these remains would be included under this category.

The site of the 1830s blanket factory/mill, to the east of the Female Factory on the banks of the Rivulet, may have archaeological potential. If the site proves to have sub-surface remains associated with the Female Factory, then these remains would also be included under this category. [The site is not identified at Figure 28.]

The site of Truganini's grave in Yard 1 is also very significant, although not associated with the Female Factory use of the site, and somewhat anomalous in terms of the later history of the site. The association with Truganini is very significant and provides insight into this

## CASCADES FEMALE FACTORY

turbulent period of history in Tasmania, and attitudes to the former Female Factory site. It is also acknowledged that the significance of the site to Aboriginal people in Tasmania has not been documented during this study. Chapter 6 includes a recommendation in regard to further work.

**Policies 1**

*Core elements should be retained and conserved.*

*If alterations or changes are proposed, then the works should have regard for the identified aspects of heritage significance, and should be guided by the policies and recommendations included in this report. Works to these elements should also be subject to the relevant statutory approvals process.*

*Where these elements occur on private land, encourage and assist owners to undertake appropriate management and conservation of significant fabric and to avoid works or development which would negatively impact on the heritage values of the Cascades Female Factory.*

## 5.3.2 Supporting elements

Supporting elements:

- Matron's Cottage early 1900s additions, outbuildings (contemporary with the additions), recently exposed brickwork paving on north side of cottage (also possibly contemporary with the early 1900s works).
- Dwelling at 31 Apsley Street, South Hobart: may have been associated with the Female Factory, but known to have been associated with a later use of the site, specifically the Home of Mercy.
- Dwellings at 17, 19 and 21 Degraives Street, South Hobart: reputed to have been associated with Female Factory, as staff quarters.

The property at 3 Apsley Street, South Hobart, has been identified as the possible residence of the Female Factory Superintendent. If this can be confirmed, the property would also be of supporting significance in relation to the Female Factory. The property is otherwise of significance in its own right, as a local property of comparatively early origin (reputedly c.1840).

There may also be other properties and dwellings located nearby which were associated with the Female Factory during its operation, or with later uses, which if investigated in detail may be assessed as supporting elements. This requires further investigation and research. It has also been noted that the construction of nearby properties, including properties in the former Yard 5, may have incorporated original building materials salvaged from the demolition of the Female Factory buildings.<sup>120</sup> This also requires further investigation, research and assessment.

The following items are additionally of significance in relation to the history, understanding and management of the site, although they have not specifically been assessed or catalogued during this study:

- Historic site plans, maps, images and other primary sources of information.
- Artefacts and objects directly associated with the site.

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**Policies 2**

*Supporting elements should generally be retained and conserved, but in some cases provide greater flexibility than core elements with regard to change and alteration.*

*If alterations or changes are proposed, then the works should have regard for the identified aspects of heritage significance, and should be guided by the policies and recommendations included in this report. Works to these elements should also be subject to the relevant statutory approvals process.*

*Where these elements occur on private land, encourage and assist owners to undertake appropriate management and conservation of significant fabric and to avoid works or development which would negatively impact on the heritage values of the Cascades Female Factory.*

**5.3.3 Contemporary elements**

These elements include:

- Yards 1, 3 and 4 South: all yard surfaces (lawn, concrete, gravel, bitumen, sand, car parking areas, etc), non-original fences and gates, recent landscaping and planting.
- Yard 1: outdoor seating; recent steel stairs, handrail and gate to east wall, interpretive panels.
- Yard 3: covers/shelters to the exposed excavations; former fudge factory.

**Policy 3**

*Elements of contemporary value typically can be retained, altered or removed. This is a general policy, however, and specific works or proposals relating to these elements, including replacement or alteration, should also have regard for policies and recommendations included elsewhere in this report which either address the specific element, or address matters to do with site presentation, new development, etc.*

**5.3.4 Elements of little or no significance**

These elements include:

- Non-Female Factory related fabric in Yards 2 and 4 North including buildings, structures, fences, gates, landscaping, planting, etc.

**Policy 4**

*Future works to these elements, including development on these sites, should be sympathetic to, and avoid unacceptable impacts on, the heritage values of the Cascades Female Factory.*

**5.3.5 Residential development/dwellings on site of Yard 5**

Early twentieth century residential development on the site of Yard 5 was not investigated or assessed in this study.

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**5.4 Conservation & management of significant fabric**

The above-ground structures of significance at the Cascades Female Factory are generally limited in extent and intactness, being chiefly remnant walls from different periods of site/yard development and expansion, and the altered Matron's Cottage. These are complimented by the presence of archaeological material and sub-surface remains. The conservation and management of these significant elements should be guided by the Australia ICOMOS *Burra Charter* 1999, and its Guidelines (see Appendix A).

**Policy 5**

*All future conservation works which affect elements of significance should be carried out having regard for the principles of the Australia ICOMOS Burra Charter 1999.*

**5.4.1 General maintenance & repairs**

This study did not involve a detailed assessment of the condition of the significant structures and fabric of the Cascades Female Factory, however, a number of issues were noted (these are addressed below). A consistent and regular approach to the maintenance of fabric is recommended. The approach should firstly be to maintain and ensure that significant fabric does not deteriorate and secondly to conserve significant existing fabric. To achieve the first objective, an ongoing cyclical inspection and maintenance program should be instigated to ensure that the significant fabric is maintained in good physical condition and its integrity is not jeopardised.

**Policy 6**

*Introduce an ongoing cyclical inspection and maintenance program to ensure that the significant fabric is maintained in good condition and its integrity is not jeopardised.*

**5.4.2 Site monitoring**

Regular site monitoring helps to document and identify structural issues or deterioration of fabric, and assists in reviewing or tracking the impacts of conservation works and related programs.

In terms of current site monitoring, the situation is as follows:<sup>121</sup>

- Yard 1 is monitored by Parks and Wildlife Service field officers and subject to cyclical maintenance schedules.
- The FFHS staff and volunteers monitor the site on an informal day to day basis, as part of their regular use and presence on the site.
- A builder (with conservation and heritage expertise) assesses the condition of the built fabric in Yards 3 and 4 South every 18 months or more often if required by the Project Manager, FFHS.
- Heritage consultants and advisors within Heritage Tasmania are available to assess the site and provide advice at any time.

While this arrangement is currently reasonably effective, a coordinated program of regular and consistent monitoring should be introduced to the whole of the designated Cascades Female Factory, including monitoring the condition of the perimeter walls.

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**Policy 7**

*Introduce a coordinated program of regular and consistent monitoring to the whole of the designated Cascades Female Factory site, including monitoring the condition of the perimeter walls.*

**5.4.3 Perimeter walls: Yard 1**

The Parks and Wildlife Service<sup>122</sup> have undertaken a range of conservation, repair and stabilisation works to the perimeter walls of Yard 1 since assuming management of the yard in 1987. The works have included repairs of breaches; general wall consolidation works including stabilising and capping; insertion of steel 'Hesbia' reinforcing where necessary; consolidation with lime based mortars to hollow sections of walls; removal and relaying of loose masonry; removal of plant growth and roots from walls; applying damp proof courses to tops of walls and ledges; removal of previous hard and cement based repairs and repointing to the walls; repointing with soft lime based mortar; and removal of graffiti. A triangular iron angle frame was installed at the corner of the Degraives Street wall and Yard 3 in 1989. The stone pillars and archway of the original Degraives Street Entry door have also been stabilised and repaired.

Other works undertaken by the Parks and Wildlife Service have included the demolition of a large concrete block storage shed (used by the Service) in 1993, with the cement render removed from the stone walls. In 1995 timber tennis club rooms, a toilet block and gates were also removed. Around this time bollards were installed in the Degraives Street entrance, the current interpretative panels were erected, and the stone seats installed.

The Parks and Wildlife Service have been monitoring the structural condition of the Degraives Street wall in particular since 1998, with additional engineering surveys undertaken in March 2000 and December 2004. Measurements taken during these surveys indicated continual movement of the wall, especially in the critical section at the entrance.<sup>123</sup> Following the latter survey, where it was revealed that the wall in developing an outward lean (tilt) was deemed to be in risk of collapse, temporary bracing was subsequently placed against the outer (south face) of the Degraives Street wall in May 2005. The bracing consists of a fourteen metre long 'wale board' placed longitudinally three metres up the outer perimeter wall and supported by six triangular timber frames.

The Service has sought engineering advice to try to determine the most appropriate long-term options for stabilising the wall, most recently in January 2006 which included a geotechnical investigation.<sup>124</sup> The latter study concluded that the temporary supports had been loaded due to subsequent settlement of the wall, and also that the footpath (on the south side of wall) had settled approximately 100mm in the area most affected. The study also concluded that the most likely cause for the tilting and settlement was due to the foundations having insufficient strength to support the wall. Other factors also contribute to the subsidence of the wall:

- Lack of drainage in the silty and clayey material in Yard 1.
- Fill material of one metre thickness added to the ground which may have generated an active thrust converting the wall to a virtual retaining wall.
- Integrity of the wall was compromised by the disintegration of the mortar and imbalance of two sides of the wall due to the loss of plaster, mortar, etc on the yard site.

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- Located in a demarcated fault zone, the wall may be experiencing tremors causing weakening and reducing the shear strength of the silty and clayey material.
- The possibility of the town water, released by a recent leakage of a water main and entering the yard causing the destabilisation of the clay and silt in the foundation.
- Excessive rainfall (storm runoff from Knocklofty Hill) affecting the stability of alluvial ground material below the foundation.

The report recommended the following remedial measures:

- Underpin the wall to stabilize foundations. Underpinning would involve excavation next to the wall on the inside face of the yard, as the timber props would prevent excavating in front of the wall.
- Straighten wall to its vertical position and repair any cracks/opening on sandstone façade. This may involve lifting in the wall in areas where settlement occurred.
- Drainage can be facilitated at Yard 1 subsurface to reduce the additional pressures caused by the water.
- Install timber or steel buttresses on the inside face of the wall and tie back the external sandstone face using anchors as detailed in Section 4.3.

Sandstone buttresses were also an option, albeit a more expensive option to the use of timber or steel buttresses/ties.

Whichever solution is implemented, it is recommended that bracing or other forms of propping should occur on the internal face of the wall, to avoid visual impacts on the Degraes Street face. It may also be possible to use the buttressing in an interpretive way, such as indicating where an internal wall (or walls), were originally located. An architectural solution, which was not explored in the 2006 report, may also be appropriate.

Total reconstruction of the wall, from foundations up, would be the least preferred heritage option, but ultimately may be an effective solution, albeit as a last resort.

**Policies 8**

*Continue monitoring the condition of the Yard 1 south wall, and exploring options for straightening and stabilising the wall.*

*Where possible, restrict any bracing or buttressing (or other visible means of stabilising the wall) to the inner face of the south wall, to avoid visual impacts on the external wall to Degraes Street.*

**5.4.4 Perimeter walls: generally**

The remaining perimeter walls to the yards are generally in good condition, with the current 'patchy' appearance of the walls a result of their historical management and use over a long period. Internal structures have historically abutted the internal face of the walls, and have been removed, leaving evidence of the junction of walls, division of internal spaces, internal surface treatments (such as whitewash), and in some cases part outlines (or silhouettes) of former buildings. Areas of the walls were also exposed historically to internal courtyards. The 'patchiness' additionally derives from a mix of dressed stone faces, different replacement materials and scorching and discolouration associated with fires. The current broken heights (tops) to the walls results from loss of stones as well as reflecting the historical placement

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and removal of different structures. The comparative lack of external openings (windows and doors) is additionally a reflection of the function of the place and the need to maintain security and control access and egress. The appearance of the walls contributes to the current character of the site, and is an aspect of their presentation which should be retained.

With regard to Yard 3, since 1999 the FFHS has undertaken a program of conservation, repair and investigative archaeological work on the perimeter walls. For instance, the wall between Yards 1 and 3 has been conserved and repaired by a qualified heritage builder. An archaeological investigation (by Kostaglou) revealed the original level of the floor for Yard 1 buildings and following advice from a structural engineer the bricked up door between the yards was opened. The original sandstone doorstep was located, and an architect-designed landing, gate and stairs installed in the opening, in a manner which has regard for protecting the wall fabric and form of the opening. The FFHS has also removed plants with invasive root systems from Yard 3 (Memorial Garden), following advice from a specialist heritage garden consultant.

In addition the sandstone wall between Yards 3 and 4 has been repointed to remove inappropriate mortar and replace with soft mortar, and removal of plant growth is undertaken regularly. This wall, in comparison with other extant walls on the site, is constructed of dressed sandstone and features pillars at various intervals along its length. New sandstone blocks were inserted in the wall where the original blocks had become fragile and were threatening the stability of the wall.

The recommendations included below relate to general ongoing maintenance and conservation of walls across the site. The recommendations are not intended to result in a uniformity of appearance to all walls, or a systematic 'cleaning up' of the walls, which would remove evidence of their historical use and treatment. Rather, the objective is to preserve this evidence (and historic surface treatments) while minimising further ongoing deterioration or structural problems.

It is recommended that all future repairs to the walls be undertaken by a qualified stonemason. It is also important to consult with neighbouring private land holders about the walls adjoining their properties, including advising on the maintenance and management issues identified above which have the potential to impact on the fabric and structural integrity of the walls. Private landowners should also be encouraged to remove any structures attached to the walls, and to manage vegetation and water build up.

The following recommendations relate to general ongoing maintenance and conservation of walls across the site.

- Ensure regular inspection and recording of walls, to monitor erosion and softening of sandstone.
- Remove plant growth from wall faces and tops.
- Replace timber work (door jambs, heads, etc) where necessary to support stonework.
- For severely decayed stone, replacement stone blocks should be identifiable as such, with a record kept of all replacements.
- When defective mortar is to be rectified or replaced, it is recommended that the original mortar be analysed to determine its composition and constituents to ensure a better match and avoid non-compatibility. This also applies to the capping.

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- With regard to the uneven top courses, these should generally be consolidated as found (i.e. allowed to remain uneven), subject to fixing the capping and ensuring the stone work remains stable.
- The profile of the mortar capping for walls should limit its visual impacts while still effectively shedding water.
- Maintain evidence of chasing and pockets in walls.
- While it is generally preferred that evidence of minor associated elements such as iron and steel work (hooks, nails, straps, vents, minor piping, etc) be retained, these elements should nevertheless be monitored for impacts on the stone such as corrosion damage to the stonework, and if necessary be removed.
- Over time, remove and replace existing concrete blockwork (including individual blocks) which has been built in contact with the stonework (concrete can accelerate deterioration).
- Ensure rubble walls in particular are capped to prevent water damage to core. Ashlar walls are less prone to such damage, but pointing to tops of walls should be regularly inspected and replaced if defective.

Adjacent to the walls:

- ensure proper drainage of water away from the walls, and avoid ponding or a build up of water adjacent to walls.
- Avoid placing any further fill against walls to avoid a build-up of pressure.
- Keep vegetation (trees, shrubs, garden beds and plantings) free of the walls.
- Remove hard surfaces such as bitumen pavements from adjoining the walls, to allow for evaporation of moisture.

#### Policies 9

*Future repairs to all perimeter walls should be undertaken by a qualified stonemason.*

*The appearance of the walls contributes to the current character of the site; this is an aspect of the site's presentation which should be retained.*

*Encourage adjoining private land holders to avoid activities which may impact on the fabric and structural integrity of the walls.*

*Have regard for the ongoing maintenance and conservation works recommended above.*

#### Reinstatement/reconstruction

The reconstruction of demolished perimeter walls (and indeed demolished structures) is not necessarily recommended here, given the extent of demolition which has occurred across the site in the past. However, the reconstruction (or at least part reconstruction) of the Yard 4 South gateway and wall on Degraes Street (to the west of the cottage) may be considered for this area of the site. The reconstruction of the wall would assist in the historical presentation of the Matron's Cottage within Yard 4, and enable a better understanding of the original function and orientation of the cottage and its relationship to Yard 4 and the remainder of the former Female Factory. The reconstruction would also assist in improving the definition of the yard's historical boundary to Degraes Street, and the presentation of

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the site to Degraes Street. Ideally a replacement fence would include a gateway of the same size, form and location as the nineteenth century element and as per *Burra Charter* principles would be based on rigorous research and investigation of the original form, etc.

**Policy 10**

*Consider reconstruction of the Yard 4 South gateway and wall to Degraes Street*

## 5.4.5 Yard surfaces

At present the surfaces to the Yards 1, 3 and 4 South are varied in their treatment, from the informal surfaces (lawn, soil) of Yard 1 to the more formally landscaped surface treatment of Yard 3. It is also recognised that the yards have variously been subject to a build-up of material fill over their original ground level surface.

A major art piece, based on the famous convict-made quilt, the Rajah Quilt (1841) has been installed in Yard 3. The exercise yards in Yard 3, where the convict women walked, have also been defined on the bitumen surface by the use of coloured gravel to assist with interpretation. The discussion about presentation of the site (and yards) at Section 5.9 below includes recommendations on future landscaping of the yards.

In terms of maintenance, the current schedule of mowing, removing weed growth and litter, and other general tidying up of Yard 1 should be maintained by the Parks and Wildlife Service. The Memorial Garden in Yard 3 has been maintained by the FFHS, and this maintenance should also continue. As noted above, vegetation (trees, shrubs, garden beds and plantings) should continue to be kept free of the walls in all Female Factory site yards. Drainage of water across the yard surfaces should also be managed and monitored to ensure the walls are not impacted by excessive water build-up or trapping. In Yard 3, investigative archaeological excavations have also generally been in-filled under professional supervision (save for one excavation).

**Policies 11**

*The Yards 1 and 3 maintenance program should be maintained.*

*Manage and monitor surface drainage to avoid impacts on walls.*

*Keep unsuitable vegetation free of walls.*

## 5.4.6 Matron's Cottage

In 2003 a condition report was prepared for the Matron's Cottage by the Tasmanian Heritage Office.<sup>125</sup> The report focussed on the identification of priority works and provided indicative cost estimates. The works recommendations identified, inter alia, the need to address roof drainage and materials incompatibility issues, render and pointing repairs, external timber repairs and repainting and management of rising damp and associated salt levels. The recent inspection of the building in the course of the preparation of this report indicates that these works have in part been carried out. The FFHS has advised that works undertaken include treatment of damp to the north wall, and that the lower walls which where damp affected are in the process of drying out. This has been sufficient to permit the more recent internal redecoration of some rooms. The FFHS also advises that the stone window sills on this wall have been repaired and restored, the cottage roof repaired and new guttering and downpipes installed. Two rooms of a later period in the cottage have had rotting joists and

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floorboards repaired, windows rehung and walls repainted in original colours. Sagging and damaged ceilings have been repaired and electrical wiring checked and repaired where necessary.

While the purpose of this report is not to provide a detailed conditions assessment or recommendations it is evident that the cottage is still in need of immediate and ongoing repair and conservation works and that the approach taken to these works needs to be informed by the conservation policies for the building and the site as a whole. This is particularly important where such works may involve the removal of later alterations or additions to assist in active fabric conservation. Works which will need to be addressed in the short and longer term include:

- conservation of fretting and decaying stonework and brickwork including repointing and possible poulticing;
- patching and repair of painted and rendered external finishes;
- external timber repairs, conservation and repainting;
- selective repair and replacement of subfloor structure and flooring;
- ongoing treatment of dampness to walls and associated works to plaster and paint finishes;
- repair and painting of internal timber work;
- general repair and patching of finishes;
- upgrading of services (electrical, hydraulic, environmental, security, etc.); and
- external works including repair or removal of outbuildings.

**Policy 12**

*Have regard in future works programming, for the recommended immediate and ongoing repair and conservation works outlined above.*

*Cyclical maintenance*

The following is a desirable minimum program for cyclical maintenance of the Matron's Cottage.

## Annual inspection:

Roof cladding, gutters, downpipes, drains and surface drainage, damp-proof course dampness treatments, roofspace, security and fire precautions and general safety.

## 4-5 yearly inspection:

External: walls – cracking, dampness, pointing, timber trims and joinery – decay, putty, finishes, chimneys, flashings, and lighting.

Internal: floors, walls, ceilings – cracking, dampness, insect attack, finishes failure, joinery, fixtures and fittings, and building services.

Curtilage: vegetation, paving, drainage, outbuildings

A cyclical maintenance inspection should be undertaken by appropriately qualified persons who possess the necessary experience, skills, knowledge and understanding of the building

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type, construction and materials. Generally, day-to-day maintenance work can be carried out in accordance with the conservation policies without particular reference to a conservation specialist. However, major maintenance and any interventionist works, should be undertaken under the direction of an appropriately qualified heritage practitioner. Where existing fabric needs to be renewed for maintenance reasons, the replacement generally should match the existing or if to be changed the original in design, materials and/or construction.

**Policy 13**

*Institute a cyclical maintenance program for the Matron's Cottage*

*Other recommendations*

The following works recommendations are made to ensure the long term conservation of the place:

- Commission a detailed inspection of the building to establish the condition of the fabric and to provide a priority works program.
- Priority works should include conservation of the Degraes Street door and surrounding stonework, repointing of brickwork and stonework, repair and repainting of all external timberwork, stabilisation and repair of renderwork, ongoing treatment of dampness and replacement of decayed floor structure.

**Policies 14**

*Undertake a detailed inspection and assessment of the Matron's Cottage to more fully establish the current condition of the fabric.*

*Implement priority works as outlined above.*

*Reinstatement/reconstruction*

The extent of the investigation of this building reveals that it is of primary (core) significance for its association with the imperial convict period, albeit this was brief. The fabric which survives from this period is therefore fabric which should be conserved ahead of any other actions which might be taken. Such conservation should in the first instance focus on preservation.

In considering this issue the major building elements fall into the distinct periods fairly readily:

1850-1905	The four western rooms and central corridor, western verandah structure and form and remnant entry wall on Degraes Street.
1905-1920s	The three eastern rooms and entry hall, the chimneys above roof level, the bathroom on the western verandah, the weatherboard outbuildings, modifications to the messenger room door and window openings, north side brick paving.
Post-c1920s	The asbestos clad skillion on the north-west corner, some internal linings and trims, the matron's parlour fireplace.

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The active reconstruction of fabric or form from the 1850-1905 period is a matter which needs to have regard to the significance of the fabric which is to be removed (generally identified as 'supporting' elements of significance) to make way for this work, and any other policy (or policies) relating to the long term conservation and management of the place as a whole. Importantly any action of this nature which is taken should have regard to achieving a balance between the significance which derives from the evolved place, also taking into consideration the social significance of the place and the current role of the cottage in supporting programs and activities which reflect this significance. A 'turning the clock back' (reconstruction of the original cottage form) involving removal of all post-1905 additions and alterations is an option which may warrant serious consideration in the long term. But this is also related to future uses of the site, and the ability to accommodate some or all of the current Matron's Cottage activities and operations elsewhere within the site, if these are required to be retained in the future. It is also the case that the historical use of the cottage during its post-1856 periods and phases is not fully documented (Chapter 6 includes a recommendation for further research into this, see Section 6.12), and a better understanding of these uses may inform future decisions regarding reconstruction of the cottage, or removal of later elements. In this regard the selective and unstructured removal of later fabric also needs to be avoided, other than that which is recommended here.

As per *Burra Charter* principles, any active reconstruction work should only be undertaken where the evidence is sufficient to enable the work to take place without unsound conjecture.

**Policy 15**

*All surviving original fabric from the pre 1905 period should be actively preserved.*

*Decisions regarding reconstruction and restoration of original cottage fabric and form should have regard for the factors outlined above relating to significance, future uses, further research, etc.*

*Active reconstruction should only occur in the context of an agreed conservation policy and where the evidence is sufficient to enable the work to take place without unsound conjecture.*

*Adaptation/additions*

Discrete interventions into the Matron's Cottage, or to other remnant fabric of the Cascades Female Factory, should follow *Burra Charter* principles including the 'cautious' approach recommended by the Charter, where as little as possible is changed and works would not 'distort' the physical or other evidence provided by the place. This level of intervention would not necessarily provide additional usable space.

Any adaptation of the cottage which required change to fabric (physical intervention) should also ensure that:

- change is minimised or limited in extent; or
- concentrated in an area of the building which has already been altered; or
- located in an area of the building which has limited visibility (this is problematic in the case of the cottage, where only the north elevation of the building currently has limited visibility, and this is not the case when the public have access to Yard 4 South).

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It is also preferable that the interventions:

- Ensure a contrast between old and new fabric, between nineteenth century and contemporary fabric, so as to retain clear evidence of the form and fabric of the nineteenth century material.
- Establish a palette of new materials for new works which can be used in any future intervention, to ensure consistency and avoid the proliferation of materials (as currently exists on the site). The palette can draw on local materials, at least in a selective way, but should not compete with, or detract from, the primacy of the sandstone used throughout the site.

In considering any future adaptation of the cottage (including one which is not currently contemplated), there are a number of general principles to apply:

- Retain sufficient intact external and internal fabric to ensure that the significance of the place is not unacceptably compromised and the building's original use is still understood and recognised.
- Internal works should retain the overall domestic character of the cottage, and should generally work within the existing layout and internal plan. The additions on the east side of the cottage, as later elements, provide greater opportunity for alteration.
- New partitions or stud walls could be introduced, although there is limited opportunity to do this given the modest size of existing internal spaces. Any works of this sort should minimise physical impacts on significant cottage fabric.
- Where changes and alterations are made, there should be a focus on retaining original fabric where possible and where there is potential that it might be revealed or restored at a later date.
- Where practicable, work should be reversible, not least since this allows for possible future reinstatement
- New or introduced fabric should be visually distinguished from the original fabric.
- Windows should be retained in their current form, with no lowering of sills or widening openings.
- There is very limited opportunity to undertake an addition to the cottage.

#### 5.4.7 *Garden & Outbuildings*

As noted in Chapter 3, the condition of the weatherboard outbuildings in Yard 4 South is poor and if they are to be retained, immediate and future works would include:

- removal of creepers;
- replacement of corrugated steel roofing;
- repair and replacement missing and decayed weatherboards;
- reconstruction of doors and window;
- external repainting;
- possible replacement of flooring; and

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- installation of services.

While these elements are generally identified as 'supporting elements' in the context of understanding the evolved nature (and later stages) of the site and use of the Matron's Cottage, it may be that future site management ultimately requires their removal. In such a case, it is recommended that these elements be recorded (including photographic) recording prior to any such works.

## 5.5 Conservation & management of sub-surface fabric and remains

Archaeology utilises a range of scientific techniques in order to investigate and shed light on the physical remains and material culture of the past. At the Cascades Female Factory, the archaeological remains (or 'archaeological landscape') have the potential to yield information about the different phases of human activity at the site, including the sub-surface remains of substantially demolished buildings, walls, pathways, and landscape elements, objects and artefacts. The remnant fabric has both archaeological research value (and hence educational value), and intrinsic significance due to its convict-related associations. Archaeological remains and evidence are also highly valued by communities, can be used to enhance site interpretation, and can be attractions in their own right.

The levels of archaeological potential for the different site elements are illustrated at Figure 28.

### 5.5.1 *Currently exposed structural remains*

Yard 3 currently contains two sections of exposed in situ structural archaeology excavated by Searle (1996) and then Kostoglou (2001), and both have suffered variously from sustained exposure to the elements. With regard to the Searle excavation, only 3 x 1.5 metres is exposed and this relatively modest section of composite sandstone and brick fabric has fared relatively well. In contrast the more recent and more substantial excavation by Kostoglou has suffered damage to the constituent lime based mortar that bonds the various masonry components. This is due principally to rainwater that continues to enter the trench despite the erection of a 'mylar' fabric sail/shade cloth over the trench. The sail is of inadequate size and, combined with the folded shape, results in water draining into the larger trench, allowing both excessive moss build up and degeneration of the exposed fabric. This will continue over time unless action is taken to remediate the problem.

Yard 4 also has an archaeological excavation which is currently infilled with geo textile fabric and sand, subject to a decision on how best to interpret and show this excavation. The investigation uncovered the Sub Matron's Cottage, walkway, cook house and part of the purpose built nursery building. A structural engineer's opinion was sought on the stability of the adjacent wall and it appears to be in sound condition.

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Figure 29 View of Yard 3 excavation undertaken by Kostoglou (2002). This image shows exposed footings shortly after excavation.



Figure 30 This image shows the same view today. Note vegetation encroachment and mortar deterioration both due to excessive rainwater.

5.5.2 Recommended maintenance for currently exposed remains

The following tabular summary sets out landscaping and maintenance activities which are recommended to be implemented in Yard 3, as per recommendations in Kostoglou (2002).

Activity	Method	Frequency	Consultation required
Remove all wind born litter	Papers and leaves to be removed with a soft bristle broom.	Weekly	None required

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Remove standing weed growth	Weeds are to be carefully removed by hand if the roots have not gained a purchase on any stonework or mortar. Otherwise poisoning is required.	Fortnightly	Use of herbicide to be clarified with appropriate expertise.
Monitor water drainage from court yard and cell interiors	Note any sustained pooling of water on the courtyard base.	Weekly	Refer problem to conservation architect
Monitor cracking in drain cap stones	Not any new or additional cracking of drain fabric	Weekly	Refer new problems to conservation architect
Lay membrane and coloured gravel in cell floor spaces	Lay membrane and cover with appropriately coloured gravel to highlight cells and prevent weed growth.	NA	Architect
Install larger Mylar sail	Remove existing inadequate mylar shade cloth and replace with larger version to prevent water runoff into excavation (or other form of more appropriate protection/cover).	NA	Architect

Table 3 Recommended maintenance for exposed archaeological excavations

**Policies 16**

*Implement the recommended maintenance program for the exposed archaeological excavations across the site.*

*Replace the 'Mylar' sail/shade cloth in Yard 4 South with a cover of more appropriate size and form.*

**5.5.3 Structural remains exposed in the future**

Lessons learnt at other archaeological sites and now highlighted at the Cascades Female Factory show how delicate excavated structural fabric can be when re-exposed for sustained periods of time. Although this aim has been achieved at other locations, the cost involved in acquiring the expertise and committing adequate resources to protect and maintain the fabric tends to be prohibitive in all but the best funded enterprises. Therefore any future long term exposure of excavated structural material would require the completion of a management document detailing the display design which also addressed all conservation issues and how to adequately redress them prior to any works. Each separate excavation location would therefore require its own document which would be forwarded as a matter of routine to the relevant agency (Heritage Tasmania) in order to obtain the relevant permits.

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**Policy 17**

*Prepare management documents to guide conservation and protection of exposed sub-surface remains across the site, prior to future proposals to excavate and expose material in situ.*

Chapter 6 also includes recommendations relating to future archaeological excavations, see Section 6.12.

5.5.4 *Archaeological material on private land*

Chapter 3 provides an overview of the archaeological potential of former yards and other associated elements which are outside the designated Cascades Female Factory. In summary these are as follows (they are also illustrated at):

- Yard 4 North is of high archaeological potential
- The cemetery is of high archaeological potential
- Yard 2 is of medium archaeological potential
- Yard 5 is of low archaeological potential
- Roadside verges/areas outside walls are of low archaeological potential

There is currently no statutory protection afforded to archaeological material/remains, for those sites which are not included in the Tasmanian Heritage Register. Of the above, none are currently included in the Register, but most have been nominated and are in the process of being assessed [the status of nomination with regard to Yard 4 North and the roadside verges is to be confirmed].

Future works in any of these areas should be subject to the approvals process and requirements of the Tasmanian *Historic Cultural Heritage Act 1995* with regard to the exposure or identification of archaeological remains. For the areas of high and medium archaeological potential, any works requiring the removal of earth at depth should also be preceded by a pre-works archaeological investigation or sub-surface test excavation, undertaken by an archaeologist who can monitor the excavation and prevent damage to significant sub-surface structures, strata or deposits.

**Policy 18**

*For areas of archaeological potential on private land it is recommended that future works in these areas be subject to the requirements of the Tasmanian Historic Cultural Heritage Act 1995 with regard to the exposure or identification of archaeological remains.*

5.5.5 *Works related excavation*

This activity is a necessary preliminary step for any works program that will impact on the Cascades Female Factory, below the ground. As noted above, any works requiring the removal of earth at depth must involve an archaeologist who can monitor the excavation and prevent damage to significant sub-surface structures, strata or deposits. Larger works programs with the potential for such an impact should ideally involve an archaeologist in the planning phase of the program. Limited excavations of this type further serve as de facto 'test excavations' which gradually increase the coverage of archaeological knowledge throughout the site.

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**Policy 19**

*Involve an archaeologist in a monitoring role for works requiring the removal of earth at depth, and in the planning stage for any proposed major works.*

**5.6 Objects & artefacts**

The limited archaeological excavations to date at the Cascades Female Factory have already led to the recovery of at least 2000 artefacts of various fabrics and functions, of which the vast majority are currently in storage. This is a very significant artefact assemblage, which has considerable potential to aid future research and interpretation of the site, and to continue to enhance an understanding of the living conditions and operations of the site.

The recovered artefacts are from four localities:

- Yard 3 South (Searle)
- Yards 1 and 3 perimeter wall (Kostoglou)
- Yard 3 cells (Kostoglou)
- Yard 3 adjacent to eastern wall (Kostoglou)
- Yard 4 South (Kostoglou)

There are also some miscellaneous and un-provenanced items recovered and/or donated by nearby residents. Ideally, these artefacts should all be re-catalogued and compiled as part of a master artefact register that can continue to incorporate new finds. The Port Arthur catalogue system provides a template which could be adopted.

The conservation and management of the artefacts involves proper storage conditions, handling and treatment of materials and fabric. While a detailed assessment of the current management and condition of the Cascades Female Factory artefact assemblage is not within the scope of this report, the study, conservation, storage and display of the artefacts is an important consideration in terms of the management of the Female Factory site overall. It is recognised that the display of artefacts has already commenced in a modest fashion within the Matron's Cottage. Ultimately the display of artefacts may be better accommodated in a larger facility, or a facility which can safeguard the long term integrity of the artefacts. It might also prove feasible to arrange a custodial agreement with the Tasmanian Museum & Art Gallery (TMAG), whereby the TMAG agrees to curate and store the collection and a selection of objects at the Cascades site. The latter could include a rotating exhibition of objects based on a thematic or other approach.

It is also preferred that only those artefacts and objects with a demonstrated and verified association with the Female Factory be displayed on site (such as excavated objects and artefacts). Where objects are displayed which are not in this category, they should be clearly identified as such.

The development of a Collections Policy is recommended as a means of guiding future acquisition, display and interpretation of artefacts and objects.

There are a number of guides and documents relating to artefacts conservation and management in Australia. Heritage Victoria has published *Archaeological Artefacts Management Guidelines* (February 2004), which includes guidance on establishing a

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catalogue for artefacts as well as methods of handling, storing, labelling and conserving artefacts. This document is available online at [www.heritage.vic.gov.au/information/conservation](http://www.heritage.vic.gov.au/information/conservation).

**Policies 20**

*Establish a master artefacts register for objects and artefacts associated with the Cascades Female Factory.*

*Ensure proper storage, handling and display of objects and artefacts at the subject site.*

*Objects and artefacts displayed at the site should, in preference, have a demonstrated and verified association with the Female Factory.*

*Develop a Collections Policy to guide future acquisition, display and interpretation of artefacts and objects.*

**5.7 Setting & context**

As outlined in Chapter 3, the setting and context for the Cascades Female Factory includes the surrounding generally low-scale residential development of South Hobart, the cluster of Georgian cottages in Degrares and Apsley streets, the Hobart Rivulet and the backdrops of Mount Wellington and Knocklofty Hill. The subject site sits almost centrally within this context, in the bottom of the valley. This setting, despite being gradually built-up and built-out by urban development, is still very evocative and reminiscent of the setting in which the Cascades Female Factory was historically established, and frequently depicted in the nineteenth century.

Yard 1 in particular is highly visible from the surrounding elevated areas, and the perimeter walls to Yard 1 contribute to the visual prominence of the site in its valley setting. The remnant stone walls are the most distinctive and demonstrative elements of the site, which distinguish it as a former place of incarceration. The walls obviously reflect the historical need to confine, conceal and secure the complex and its inhabitants. This prominence, and the associated landmark qualities of the Yard 1 walls, should be maintained. No new structures or elements of scale should be placed on the south side (streetscape side) of the Yard 1 wall, including in the vicinity of the entrance, as this is an important aspect of the streetscape presentation of the site.

The rectilinear plan of most of the yards is still largely discernible within the immediate context, even where the original perimeter walls have been removed. This is predominantly due to the subdivision pattern, although the north-south line of the Yard 2 west boundary is no longer evident (has been built over), and the Yard 5 boundaries have also largely been lost. Where feasible and practicable, all remaining outlines should continue to be legible and maintained as such in the immediate setting. This may be achieved through landscaping, and/or encouraging owners to respect the original yard boundaries. Subdivision of Yard 2 and Yard 4 North could potentially further dilute the evidence of the original yard plans.

**Policies 21**

*Maintain the visual prominence and landmark qualities of the Yard 1 walls within the local context.*

*Maintain and enhance the legibility of all the yard boundaries, where feasible and practicable.*

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5.7.1 *Curtilage*

Defining an area of heritage 'curtilage' or area around a building, complex or site ensures that a 'buffer' is provided between the heritage elements and surrounding development, which acts as a 'managed interface' between old and new development. A curtilage can also provide for the conservation of the sensitive heritage values immediately surrounding the heritage place, and where appropriate, can maintain a setting of aesthetic value for the heritage place. Outlying or detached, but still associated, elements can also be captured within a curtilage area.

The curtilage area often follows the title boundary (or boundaries) of a property, but not always. In this case, as indicated at Figure 28 where a recommended curtilage area is defined for the Cascades Female Factory site, buildings to the south and east are included in the curtilage, as is the Hobart Rivulet and the former cemetery. The inclusion of these elements in the curtilage is primarily due to their historical association with the Cascades Female Factory. It also recognises that some of these elements retain, to a greater or lesser degree, archaeological remains which are associated with the Factory. The curtilage also captures archaeological elements located immediately outside the yard boundaries (such as the water closets and cesspit listed at Section 5.3 above).

**Policy 22**

*Management of the curtilage area for the Cascades Female Factory should have regard for the identified aspects of significance of the subject site, and visual impacts on, and presentation of, the important streetscape presentation of the site.*

5.7.2 *Views & vistas*

The prominence and visibility of the site within the immediate South Hobart context is addressed above. The strong physical presence and historically robust character of the site in this context is evident and emphasised in the many surviving historic images, including those taken from distant elevated areas around the complex. The retention of these distant views and vistas of the complex remains important today, and is an aspect of the ongoing presentation and interpretation of the site.

**Policy 23**

*Where feasible and practicable, maintain important views of the site, including distant views and vistas.*

**5.8 New works & development**

The following overview and recommendations are included as a guide to possible future site development. The table at Section 1.8 of Chapter 1 also refers to site development. Some references or recommendations are also made to areas and elements which are in private ownership.

Generally, the Cascades Female Factory is one where new development, including the construction of new works and buildings, can be contemplated given that the site was originally a heavily built-up complex. This can occur within the current extent of the designated site, including on the site of any demolished buildings or structures, should that occur. However, the current character of the site, the sensitive visual issues, and the desire to maintain the prominence of the remaining original walls and the Matron's Cottage, place

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some constraints on new works or structures. These are elaborated below. It is also recommended that new development and works should only be considered for the designated Cascades Female Factory where:

- the works are associated with new development which directly relates to, and supports, the management of the site; and
- the works are associated with required uses which cannot be accommodated in the existing buildings (recognising also that existing non-significant buildings may be removed and/or replaced as an aspect of future management); and
- there are no other feasible or appropriate options.

A new building required for and associated with management of the site can include and accommodate administration and visitor facilities; interpretation, research and education programs; and collections management or archives activities. There is also the opportunity for quality contemporary structures to be built which aid delivery of an arts program for the site; for instance FFHS currently pursues a policy of interpretation through the arts.

New development (associated with the Female Factory) could also occur, should the opportunity arise, in areas outside or adjacent to the original extent of the five yards. This is also discussed at Section 6.3 in Chapter 6.

It is preferred that no new permanent buildings or structures be introduced to Yard 1 and Yard 4 South, given the heritage sensitivities of these yards. It is also recommended that for Yard 3:

- If the fudge factory building is proposed to be replaced, careful consideration should be given to the scale, massing, location and materials of the replacement building, to ensure that the new works are sensitive and sympathetic to the heritage values and presentation of the site.
- If the fudge factory building is retained, the building could be modified but should preferably not involve an expansion of the building (footprint or scale).
- If the fudge factory building is retained, consideration could also be given to limited new development in the north of Yard 3, subject to the above guidelines and to being located in an area which maintains the prominence and visibility of the perimeter walls.

Generally, where any new works or structures, or replacement buildings, are proposed for the remaining original yard areas (including yards in private ownership), it is recommended that the new works be low-scale so as to respect the generally low-scale nature of the overall site, and to avoid visual impacts on the Female Factory site, including impacts on the Matron's Cottage and perimeter walls. It is also important to maintain the visual prominence of the walls within the designated Cascades Female Factory site, as they are viewed from within and outside the yards. In terms of the height and scale of new works, critical sight lines should be considered whereby new works should generally not be visible above the tops of the remnant perimeter walls as 'backdrops', when the walls are viewed from within and outside the yards.

The walls of the yards of the designated site are (now) largely freestanding linear elements, which is an aspect of their current presentation. This should be respected in any future

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development and no new buildings or structures should therefore be built adjacent to the walls.

Impacts on the formal geometry of the conjoined yards and overall site plan should also be avoided with any development. For instance, a proposal to place a structure across an original yard boundary (i.e. across the boundary between yards) would not be supported from a heritage perspective.

With regard to the material palette of new works relating to the Female Factory site, this could draw on local materials, at least in a selective way. As noted above for any new works to the Matron's Cottage, it would be desirable to ensure consistency and avoid the proliferation of new materials across the site. A comparatively simple and consistent palette of new materials would enhance the presentation and appearance of the site overall, and should assist in maintaining an emphasis on, and drawing attention to, the original fabric. New materials should not compete with, or detract from, the primacy of the original sandstone used throughout the site.

New development and works should also have regard for the archaeological potential and management requirements of the various current and former site components.

**Policies 24**

*Any new works and development associated with the Cascades Female Factory should support the ongoing management of the site.*

*It is preferred that no permanent new buildings or structures be introduced to Yard 1 and Yard 4 South.*

*New works should be low-scale and have regard for visual impacts on the perimeter walls and Matron's Cottage.*

*No new buildings or structures should be built adjacent to the walls within the designated site, and should have regard for critical sight lines within and outside yards (i.e. visibility of works above remnant walls).*

*New works should avoid impacts on the formal geometry/plan of the conjoined yards.*

*New materials should not compete with, or detract from, the primacy of the sandstone.*

*New works should have regard for the archaeological potential and archaeological management requirements of the various site components.*

**5.9 Presentation of site components**

Presentation of the subject site is addressed above in a number of areas.

The current character of Yard 1 in particular is bleak and austere, with the yard being relatively featureless and grim. However, this is an important aspect of the current character of the yard and the site overall, and serves to reinforce a sense of the oppressive nature of the place during its convict and institutional history.

In Yard 3, the presentation of the yard and of the exposed excavations would be improved through introducing a more consistent form of cover/shelter to the exposed areas. This could be reviewed as part of the future Archaeological Management Plan for the overall site. This should also be consistent with the recommendation relating to the replacement of the sail over the 2001 excavation in the yard (see Section 5.5.1 above).

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The difference in ground surface level between the yards is a reflection of the historical use and development of the yards, and the relative quantities of fill placed over the footings of the demolished structures within yards. The different grades can be retained, subject however to the conservation and maintenance of the perimeter walls, which have been impacted in places by pressure exerted by the fill. The different grades can also be interpreted as an aspect of the management of the archaeological resource beneath the fill.

More generally, and as outlined above under 'New Works & Development', it is important in terms of overall site presentation to achieve a higher level of consistency and uniformity of appearance across the designated Female Factory site. This would help to reinforce the history of the place as a unified, albeit layered complex, an aspect of the place which is apparent when looking at the historic images. Again, a proliferation across the site of different new materials and treatments (for fences, surfaces, landscaping, etc) should be avoided, in preference to a relatively simple and consistent palette.

*Landscaping*

While this report does not contain detailed recommendations on landscaping or appropriate future planting programs, the overall objective is to achieve general consistency in landscape character across the whole of the Cascades Female Factory. This will assist in the presentation of the site, avoid overt contrasts or disparity between the yards, and enhance an appreciation of the historic character of the yards although it is recognised that historically, the yards were typically built up spaces. It would also be acceptable to distinguish, through an alternative but still complimentary form of landscape treatment, those areas within the yards which were originally used as open space or courtyards within the Factory. This has already occurred to a degree with Yard 3. This may additionally provide an opportunity to retain (or relocate) a memorial garden or 'Garden of Reflection' within the overall site, which it is recognised is valued by visitors to the site.

*Street fencing*

With regard to the boundaries on Degraives Street (the principal address of the site) and indeed to Symes Street (the secondary address), disparate ownership and development histories of the various yards have led to the use of different boundary materials, fencing, and landscape treatments.

Currently, the three yards which are accessible to the public (Yards 1, 3 and 4 South) are bounded on Degraives Street by three different fence types:

- Yard 1 retains its original sandstone perimeter wall
- Yard 3 currently has a chain mesh fence
- Yard 4 has a timber paling fence

These various fabrics fail to impart any sense of homogeneity. Furthermore with the exception of Yard 1 the use of modern fencing detracts from the historical character and 'sense of age' that visitors to the site expect. It could also be argued that the later fences further fail to impart any real sense of enclosure that should distinguish a facility such as this.

It is not suggested that the stone perimeter walls be reconstructed along the street boundaries of the yards within the designated site (save for Yard 4 south as noted above),

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but it is recommended that a more consistent street boundary treatment be established for both streetscape interfaces (Degraves and Symes streets). This is also to a degree dependent on future site security and visitor management. A form of landscaping or planting may be appropriate, as an interpretive means of demonstrating the original scale and prominence of the walls. If planting is proposed, regard should be had for appropriate species so as to avoid impacting on possible sub-surface remains and potential archaeological material.

**Policies 25**

*Introduce greater consistency to the landscape character/treatment across the whole of the designated site.*

*The austere character of Yard 1 should be respected and reinforced through future management of the yard.*

*Introduce a more consistent form of cover/shelter to the exposed archaeological excavations in Yard 3.*

*Establish a more uniform street boundary treatment to the yards within the designated site (for both Degraves and Symes streets).*

**5.10 Site recording**

If any demolition of significant structures or elements is required or proposed, including associated elements, then it is recommended that a measured drawing be prepared, and a black and white archival quality photographic record and/or a digital or video record be undertaken, prior to any demolition or removal. The records should be lodged with an appropriate repository, for future research purposes. A copy should also be retained by site management and used, where appropriate, in any future site interpretation.

It is also recommended that all works to the Cascades Female Factory, including maintenance, conservation or other works-related activities, be recorded, with records maintained by site management and held centrally.

**Policies 26**

*Ensure an archival record is made of any significant structure or element, including associated elements, before demolition occurs.*

*Maintain records of all works to the site, including maintenance, conservation or other works-related activities.*

**5.11 Policy implementation & review**

It is noted that the Tasmanian Department of Tourism Arts and Environment proposes to commission a separate implementation and master plan in relation the CMP, which will detail aspects of how the report and its recommendations, actions and programs will be implemented.

## 6.0 Site Management

This chapter includes policies and recommendations relating to the management and use of the Cascades Female Factory. As with the preceding chapter, the focus is on Yards 1, 3 and 4 South, the 'Cascades Female Factory CMP area', with reference where appropriate to the original extent of the Female Factory (other yards) and associated elements. The emphasis is not on conservation of fabric, as in Chapter 5, but on policies and recommendations which support management and use of the site, and reflect and relate to the considerable social values of the site (which are less tangible than fabric). These include policies and recommendations relating to site management, public access and use, community and stakeholder consultation, site promotion and interpretation, risk management, archives, future research, etc. These also in part derive from, and support, the management 'principles' for places included in the National Heritage List (NHL) as reproduced below, in recognition of the proposed inclusion of the Cascades Female Factory in the NHL.<sup>126</sup>

It is also recognised that, although the social significance of the Cascades Female Factory has been assessed and identified as an aspect of heritage significance, it may be that a more comprehensive documentation of these values in the future would reveal other aspects of social significance which may require new or different policies and management approaches.

### 6.1 NHL Management Principles

The *Regulations* to the Commonwealth *Environment Protection and Biodiversity Conservation Act* 1999 (EPBC Act) include a suite of 'management principles' for places included in the NHL. The principles relate to management activities which are largely addressed in this chapter; they include:

1. The objective in managing National Heritage places is to identify, protect, conserve, present and transmit, to all generations, their National Heritage values.
2. The management of National Heritage places should use the best available knowledge, skills and standards for those places, and include ongoing technical and community input to decisions and actions that may have a significant impact on their National Heritage values.
3. The management of National Heritage places should respect all heritage values of the place and seek to integrate, where appropriate, any Commonwealth, State, Territory and local government responsibilities for those places.
4. The management of National Heritage places should ensure that their use and presentation is consistent with the conservation of their National Heritage values.
5. The management of National Heritage places should make timely and appropriate provision for community involvement, especially by people who:
  - (a) have a particular interest in, or association with, the place; and
  - (b) may be affected by the management of the place.
6. Indigenous people are the primary source of information on the value of their heritage, and the active participation of indigenous people in identification, assessment and management is integral to the effective protection of indigenous heritage values.

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7. The management of National Heritage places should provide for regular monitoring, review and reporting on the conservation of National Heritage values.

**6.2 Statutory context**

The Cascades Female Factory operates within a statutory framework with regard to works and uses of the site. These are referred to in Chapter 1 and outlined in more detail below. This framework requires consultation and negotiation, and a requirement to obtain statutory approvals before works (other than basic maintenance works) can occur at the site, at both local and State level. The inclusion of the property on the National Heritage List, as proposed, will also bring an additional level of approval and compliance; and similarly a requirement to undertake consultation (see management NHL Principles 2, 5 and 6).

It is of utmost importance that the highest level of statutory protection and control be afforded to all remaining original fabric associated with the Female Factory, both within the designated site (Yards 1, 3 and 4 South), and outside it. The protection afforded through the State *Historic Cultural Heritage Act 1995*, and inclusion of places and elements in the Tasmanian Heritage Register, with a clear description of what fabric is significant and should be protected, would achieve this. Inclusion of these areas in the Register would also afford protection to any archaeological sub-surface remains or artefacts including those exposed in the future. National listing, and international (World Heritage) listing should it occur, would bring additional status and recognition.

The *Historic Cultural Heritage Act 1995* sets out the requirements for obtaining approval for work on places entered in the Tasmanian Heritage Register. The Act requires that 'A person must not carry out any works in relation to a registered place or a place within a heritage area which may affect the historic cultural heritage significance of the place unless the works are approved by the Tasmanian Heritage Council (THC), the statutory body which is responsible for heritage protection in Tasmania. The THC comprises experts in various aspects of cultural heritage, rural environment and tourism, and is assisted by the Heritage Council Secretariat. The Secretariat administers the Register, provides conservation advice to owners of listed places, government and community organisations, makes recommendations to the THC regarding nominated places, and advises on development applications.

The Tasmanian Heritage Register includes about 5,000 historic places. Criterion for inclusion in the Register requires that the place meet one or more of the following:

- is important in demonstrating the evolution or pattern of Tasmania's history;
- demonstrates rare, uncommon or endangered aspects of Tasmania's heritage;
- has potential to yield information that will contribute to an understanding of Tasmania's history;
- is important as a representative in demonstrating the characteristics of a broader class of cultural places;
- is important in demonstrating a high degree of technical achievement;
- has a strong or special meaning for any group or community because of social, cultural or spiritual associations; and/or
- has special association with the life or work of a person, group or an organisation that was important in Tasmania's history.

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'Works' to places entered in the Register include any development, physical intervention, excavation or action which may result in a change to the nature or appearance of the fabric of a place; and any change to the natural or existing condition or topography of land. 'Development' includes construction, exterior alteration or exterior decoration of a building; the demolition or removal of a building; subdivision or consolidation; and construction of signs or hoardings. Internal works are also subject to the legislation if they are likely to affect the significance of the place, such as the removal of original internal fabric or components.

**Policy 27**

*The highest level of statutory protection should be afforded to all remaining original fabric associated with the Female Factory (within and outside Yards 1, 3 and 4 South), through inclusion of these elements in the Tasmanian Heritage Register, and being subject to the statutory requirements of the State Historic Cultural Heritage Act 1995.*

**6.3 Future Management**

Implementation of the management principles listed above, and the policies and recommendations of this report, is best undertaken by a single management entity for the designated Cascades Female Factory. Consolidation of the management of the yards currently within the designated site, as will occur from 2009, is a crucial first step in this direction, although a future management entity has not as yet been identified.

Given the important position of the site within the group of convict-related sites in Tasmania, it may be desirable, in the long-term, to establish a single body with responsibility for managing all convict sites on public land in the State. This would ensure that management across all convict sites is consistent, priorities for funding and resources are identified and resources are allocated more effectively, future research is guided by strategic needs and directions, and promotion and marketing is enhanced.

**Policy 28**

*Establish a single management entity for the whole of the designated site, with responsibility for implementing the NHL management principles and the policies and recommendations of this report.*

**6.4 Public/visitor access & use**

The management objectives included above at Section 6.1 emphasise the importance of 'transmitting' the National heritage values of the Cascades Female Factory to the community, and of involving the community in decisions regarding the place. This emphasis reflects acknowledgement of the considerable social values and social significance of the place. Maintaining and indeed enhancing community access (where possible and practicable) is seen as an important component of site management. However, this does not necessarily mean that public access should be unrestricted and available at all times. From a heritage perspective, it is not necessarily appropriate for a site such as this to have 24 hour uncontrolled access. It is also recognised that public access to Yard 1 is currently a requirement of the gazettal/public land status of the yard, and that the local South Hobart community has for some time used Yard 1 informally for recreational purposes. Event-related public use has also, in recent times, been encouraged through performances and

## CASCADES FEMALE FACTORY

community events held in Yard 1, and through exhibitions and other promotional activities conducted by the FFHS in Yards 3 and 4 South.

#### 6.4.1 Visitor/tourism pressures

With regard to visitor numbers and tourism pressures, current concerns can be summarised as follows:

- Public access brings the risk of wear and tear on historic fabric including ground surfaces, and possibly also deliberate damage and/or removal of material from the site over time (such as stone).
- Yard 1 is continually open to the public and after hours use of the yard for informal recreation purposes (such as ball games) may impact the surrounding wall fabric. Volunteers monitor this yard during opening hours, as do Parks and Wildlife Service field officers, however, it is not possible for this yard to be constantly supervised.
- Yards 3 and 4 South currently have low visitor/tourism pressures and no vandalism has occurred to date in these yards. As awareness of the site increases, and more attention is focused on the site through the likely inclusion in the National Heritage List, then visitor numbers (and pressures) are likely to grow. This has the potential to impact on the exposed excavations in Yard 3, and on the fabric of the walls and Matron's Cottage in Yard 4 South.
- Increasing numbers generally are likely to put pressure on facilities, and highlight the lack of facilities such as the availability of refreshments, public toilets (although access can be provided to toilets, upon request) and dedicated car parking areas (see below).

Visitor use also requires consideration of site occupational health and safety issues, in terms of risk management. An OH&S Policy should be developed with this in mind.

#### Policies 29

*As part of a master planning process, review the level of public access to the site.*

*Continue to monitor visitor numbers and impacts of visitors, including impacts on fabric.*

*Prepare a strategy for future visitor management in the context of protecting the fabric, in anticipation of a continuing increase in interest in the site.*

*Prepare an OH&S policy for visitor use.*

#### 6.4.2 Visitor facilities

Current visitor facilities include:

- One room in Matron's Cottage for use of sub-committee group, Female Factory Research Group.
- Two restored rooms in the Matron's Cottage used as a gallery space.
- Matron's Parlour in Matron's Cottage used for tours and small meetings
- Modest visitor centre and site shop in former fudge factory building in Yard 3, selling Tasmanian produce, including fudge, jams, books and crafts.

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There are at present no toilet facilities on the site for general visitor use, and no dedicated car parking areas or visitor centre.

*Car parking*

There is limited car parking available for visitor use, although parking is available in the rear (north) of Yard 3 and on Degrares Street, where buses and coaches also park. This is potentially problematic for local residents, particularly if visitor use increases. Parking on Degrares Street also has implications for the presentation and visual appreciation of the Degrares Street boundary of the Female Factory, particularly for the perimeter walls and entrance to Yard 1. These elements make the greatest contribution to the streetscape in this area. It is preferred that car parking spaces be placed in areas of limited visibility; this could include on the north of the site, as per the northern portion of Yard 3.

*Visitor centre*

Visitor experience and appreciation of the Cascades Female Factory, as well as administration of the site, and interpretation, would greatly benefit from the establishment of a dedicated and integrated visitor centre. The centre could utilise an existing structure in or adjacent to the site, or be located in a new structure in or adjacent to the site (subject also to the recommendation and policies regarding 'New Works & Development' at Section 5.8 in Chapter 5).

Such centres orient the visitor to a place, and generally contain exhibitions or displays about the place. They can also provide a range of services including bookings, information about local attractions and points of interest, displays and educational material, interpretation, retail sales, and site amenities (including food and beverage outlet). Visitor centres can also act as a starting point for trail and walks, and a departure point for tours.

The Matron's Cottage could have a supplementary role in this function but provides limited opportunity for a full visitor centre operation due to constraints of size, building layout and heritage fabric (see discussion in Chapter 5, Section 5.4.6 on adaptation of the cottage). Preferred future uses for the cottage include house museum, supporting re-enactments, displaying artwork/exhibitions on female convict-related themes, and its ongoing role as a resource centre for research including genealogical research (as per existing database).

**Policy 30**

*As part of a master planning process, investigate ways of improving and enhancing visitor facilities in and around the site, as appropriate.*

**6.4.3 Visitor movement throughout existing site**

Controlling visitor movement into and across the site is important in terms of managing and conserving the remaining original fabric. Controlling visitor movement can also assist in presenting and introducing the site to visitors, and implementing an interpretation strategy.

The current situation, where the three yards in the designated site can all be entered off Degrares Street (albeit access is currently restricted to Yard 4 South), is not particularly satisfactory in terms of visitor orientation and appreciation of the original function of the yards. It may be appropriate, from both future visitor management and site security perspectives, to consider a single entrance and exit point to the site, so that visitors can be properly oriented and introduced to the site, and directed around it. It may also be

## CASCADES FEMALE FACTORY

appropriate to generally restrict pedestrian access to the south of the site (Degraes Street), while vehicle access/parking is limited to Syme Street. This has the advantage of separating the two, and limiting the visual impacts of the latter to the less sensitive area of the site.

Internal visitor movement within the site is currently only available between Yards 1 and 3. Ideally, the utilisation (reopening) of original doorways in the walls between yards can provide for internal movement between yards; the infilled doorway between Yards 3 and 4 South could be utilised in this way (subject to a favourable structural engineers report and conservation works on the timber door).

Vehicles (unless they are management vehicles required for specific purposes) should continue to be prevented from entering Yard 1.

*Opening to Syme Street in Yard 1*

At present there seems little justification to reopen the bricked up doorway in the Yard 1 north perimeter wall to Syme Street. The preference is to control the movement of visitors (and access) through the south of the site, where visitors generally arrive and depart, and through the east-west openings between yards.

**Policy 31**

*As part of a master planning process, investigate ways of improving visitor management and controlling access to and within the site, including the entrance of visitors to the site, and internal access to yards within the site.*

**6.4.4 Site security**

Site and building security are issues for any buildings or structures located in an area with public access. Significant heritage fabric can be damaged and defaced through vandalism, making future conservation and restoration more problematic and costly.

Low-level forms of site security, such as adequate lighting in combination with the current surveillance by Parks and Wildlife Service officers, and informal surveillance by FFHS staff, may be appropriate in the short-term. However, should there be an increase in vandalism or damage to historic fabric, and subject also to future management of visitor access and movement through the site, it may be necessary to review the security situation. Any recommended changes or implementation of higher level security measures should still have regard for heritage impacts and for issues of visual sensitivity and avoidance of physical impacts on significant fabric.

**Policy 32**

*Continue to monitor site security, and if required, investigate means of improving security.*

**6.4.5 Lighting**

Introducing consistent but discreet lighting is a means of enhancing site security and presentation, and improving amenity for visitors. New lighting systems can be contemporary in form and materials, but should aim for consistency across the site. The placement of lighting also requires careful consideration so as to avoid or limit unnecessary physical impacts or damage to significant fabric, and visual impacts on significant elements. Consideration could be given to placing uplighting near the foot of the perimeter walls, and

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at the entrance to Yard 1. The most energy efficient light sources should be investigated and desirably wide spectrum lighting which provides high quality illumination.

A decision on lighting requirements would also be subject to future site use, site security and visitor access, and whether night time access or use of the place is anticipated or proposed.

#### 6.4.6 Signage

Subject also to Parks and Wildlife Service guidelines on signage, it is recommended that signage (including directional and promotional signage) be limited in extent and consistent across the site. It is also important to avoid visual clutter with signage. Freestanding signage is recommended, preferably a single promotional sign placed on the Degraes Street frontage of the site either on the footpath or on the fence /entrance to Yard 3 where it will be limited in terms of visual impact on historic fabric. No signage should be attached to the perimeter walls, or to the fabric of the Matron's Cottage.

**Policy 33**

*Introduce consistent but discreet lighting and signage as a means of enhancing site security, presentation and improving amenity for visitors.*

#### 6.5 Community consultation

The purchase of Yard 1 by the Tasmanian Government in 1976 reflected changing attitudes in both the Australian and Tasmanian communities to convict history. It also, specifically, reflected a desire to protect the remaining historic fabric of the Cascades Female Factory site, which was increasingly recognised for its particular significance in terms of the history of women and children in the convict system. The acquisition by the FFHS of Yard 3 in 1999 and Yard 4 South and the Matron's Cottage in 2002 gave further emphasis, and impetus, to the growing awareness and appreciation of the site and its particular social and symbolic importance. The site has also captured the attention of those with an academic interest in the convict system and in Colonial Australia generally, and also increasingly family history and genealogical research.

The Cascades Female Factory, therefore, has a range of identified community and interest groups, as well as stakeholders, who can appropriately be consulted on aspects of site management and use. This is another management objective for places on the National Heritage List, whereby there is a requirement for 'community input to decisions and actions that may have a significant impact on their National Heritage values'. Management of NHL places should also 'make timely and appropriate provision for community involvement, especially by people who have a particular interest in, or association with, the place; and may be affected by the management of the place'.

The latter includes heritage groups and statutory bodies, as well as local tourism interests. The 'National Heritage List Nomination' report prepared for the Department of Tourism, Arts and Environment in June 2006<sup>127</sup> also includes a list of organisations with 'an interest in the place'. In total, this represents a major reservoir of interest in the site and, in addition to consultation, has consequent opportunities for publicity and promotion, and tapping into expertise and skills.

In May 2006, a facilitated 'Search Conference' was conducted at the Cascades Female Factory, with a range of interested parties and stakeholders. The results of the conference were documented in the report *Footsteps Across Time*.<sup>128</sup> There were a number of key

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findings of the conference, including the identification of potential future roles for the site in the areas of women's history, convict history, tourism, arts, culture and archaeology. This conference again demonstrated and emphasised the high level of community interest in the site.

#### 6.5.1 Undertaking consultation

Community consultation is already an effective aspect of the current management of the Cascades Female Factory, which should be maintained and strengthened where possible. It is also, however, generally limited in terms of wider community engagement, given the social values of the site. The recommendation below at Section 6.5.2, which relates to better documenting the social values, should also include a requirement to clarify, and identify, all groups and interests, including members of the local community, who wish to be involved in aspects of consultation.

A formal and structured program for consultation is also recommended to be implemented, whereby the management entity for the site identifies responsibility for coordinating community consultation and response to targeted issues. The 'community of interest' in the site should also continue to be encouraged to participate in public and community oriented programs.

A copy of this CMP, prior to being finalised, should be made available for community viewing and feedback.

#### Policies 34

*Ensure the 'community of interest' in the site continues to be consulted and involved in aspects of site management, where appropriate.*

*Introduce a structured program for ongoing consultation.*

*Make this report (CMP) available for community consultation and feedback, prior to finalising the report.*

#### 6.5.2 Social values

As noted in the introduction to this chapter, although the social significance of the Cascades Female Factory has been assessed and identified as an aspect of heritage significance, it is recognised that a more comprehensive documentation of these values could reveal other aspects of social significance which may require new or different policies and management approaches. Further analysis and documentation of these values would ensure that they are better understood; it would also, as noted above, help to clarify and identify groups and interests who wish to be involved in consultation.

#### Policy 35

*Undertake further work to more comprehensively survey and document community values and attitudes to the site, and identify which groups and interests wish to be involved in consultation.*

### 6.6 Indigenous values

The National Heritage List 'management principles' listed at Section 6.1 acknowledge that:

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Indigenous people are the primary source of information on the value of their heritage and the active participation of indigenous people in identification, assessment and management is integral to the effective protection of indigenous heritage values.

The assessment undertaken for this report identified the site of Truganini's grave in Yard 1 as being very significant. The association with Truganini is also of considerable significance, for: what it reflects of race relations in Tasmania in the nineteenth century; other aspects of Australian history in the post-contact period, including unsavoury scientific practices; and attitudes to the former Female Factory site and its use in its post-convict period.

The assessment also acknowledges, however, that the significance of the site to Aboriginal people in Tasmania has not been documented during this study. This includes the significance of Truganini's grave, and any other significance which may be attributed to the overall site by indigenous people in Tasmania.

It is therefore recommended that further research be undertaken, including consultation with the indigenous community, to explore this matter in more depth and to better understand the nature and level of this significance. This work may also result in new or modified recommendations on the management of these values within the current context of the site.

**Policy 36**

*Undertake further research and consultation with the indigenous community, to more fully explore and better understand the values attributed to the site.*

**6.7 Site promotion**

The designated Cascades Female Factory (Yards 1, 3 and 4 South) is currently promoted through the following means and methods (including through initiatives of the FFHS):

- Guided tours, including commercial tours to Yard 1 and other tours conducted by the FFHS.
- Artistic projects to interpret the site (e.g. the 'baby bonnet's project', and performance pieces for Yard 1).
- Exhibitions (e.g. Rajah quilt exhibition).
- FFHS website [[www.femalefactory.com.au](http://www.femalefactory.com.au)] assists in encouraging interest in the site, providing access to information on the site, as well promoting events, activities, etc.
- Female Factory Research Group database.
- FFHS brochures, approximately 30,000 per year (currently distributed in the south of the State, the Hobart airport, and also on the Spirit of Tasmania).
- 'Morning tea with the Matron' in the Matron's Cottage, through arrangement with the FFHS.
- Promotion within Parks and Wildlife Service, DTAE.
- Tasmanian Heritage Register.
- Tasmanian Visitor Information Network.
- DTAE Visiting Journalist Program.

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- Distribution and publication of FFHS articles in special interest magazines e.g. *40 Degrees South*.

All of the above make an important contribution to current promotion of the site. The profile of the place may also increase through inclusion in the National Heritage List. However, when a single management entity is established for the designated site, it is recommended that a strategy for future promotion and marketing be prepared. This could be undertaken as part of the 'Tourism Plan' which is already proposed (see Section 1.1.1, Chapter 1). It is additionally recognised that FFHS has an existing Marketing Plan for future promotion and marketing strategies, which should be reviewed as an aspect of this work.

It is also important to ensure that guided tours, whether run by the FFHS or private operators, deliver appropriate 'messages' about historical interpretation and conservation issues.

Educational programs, which are tied to school curriculum and can include teaching aides, are another means of promoting the site.

#### 6.7.1 Links & connections

Successful long term site promotion would also benefit from establishing and maintaining links to other related publicly accessible historic sites and complimentary tourism/visitor related activities. Obvious links and connections for the Cascades Female Factory include:

- Other convict sites in Tasmania
- Other convict sites in Australia
- Historic places associated with the history of women and children in Colonial Tasmania and Australia

The site can also be promoted as one of the key sites for day visitors to Hobart, linked with other related or nearby attractions. Connections with other nineteenth century heritage places in Hobart, which were associated with colonial administration and infrastructure, could also prove rewarding for some visitors.

#### Policies 37

*Develop a strategy for future promotion and marketing of the site.*

*Investigate the establishment of (mutually beneficial) links to other related sites in Tasmania.*

#### 6.8 Site interpretation

Interpretation uses various means and methods in order to present and deliver information to visitors and site users. It is intended to introduce them to the place, to get key messages across, and to assist in an understanding and appreciation of the history and significance of the place. Interpretation also assists in presenting and exploring aspects of social significance. The information can be presented in a readable format, and through objects and artefacts, buildings and structures, archaeological remains, research, art works, and landscape elements. Additional supporting information can also be made available, including brochures, pamphlets, books and websites.

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The Cascades Female Factory, in a location with a high degree of public interest, access and proximity to central Hobart, provides an outstanding opportunity for innovative and challenging interpretation for visitors and users of the site. The existing buildings within the Cascades Female Factory, and in some cases adjacent to or located nearby, may provide opportunities to support and/or participate in an interpretation program.

An 'Interpretation Plan' is proposed to be prepared for the designated site. The following recommendations are made in the understanding that a more detailed plan and strategy will be developed.

The interpretation can be any of, but not necessarily limited to, the following:

- A living, evolving and integrated narrative of the heritage site, fabric, stories and artefacts.
- A mix of formal and informal interpretation that allows people to access different levels of the Female Factory experience.
- Accessible via the website.
- Supplemented via interpretive publications such as books, brochures and interactive CDs.
- One which uses a range of media which will engage people in different ways, ensuring that the diversity of visitor needs and interests are met.
- One which uses interpretive themes which are linked to the delivery of public art, events and festivals.

Interpretation planning must be developed in accordance with other relevant site policies to ensure a cohesive product. Any activities associated with the interpretation must also have regard for impacts on the South Hobart urban/residential context.

The implementation and sustainability of the interpretation strategy for the Female Factory will also require:

- the continued involvement and support of the management entity;
- a robust financial framework;
- the support of stakeholders;
- quality control, refinement and the implementation of a continuous review and upgrade program; and
- identification of priorities and scheduling, i.e. a framework for implementation with realistic and achievable timeframes and funding sources identified.

The Interpretation Plan should also include clear articulation of accountabilities, responsibilities and roles for implementation of the strategy. It should also provide for regular evaluation, review and refinement. The evolving nature of the interpretive process must be respected, and every endeavour must be made to capture stories that come forward. Consideration could also be given to establishing a 'think tank', to provide a forum for the ongoing generation of ideas and enthusiasm for interpretation. It should be made up of individuals with a strong interest in the history and interpretation of the Female Factory, who can be drawn from the public and private domains, including representation from the local community.

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It is also recommended that interpretation for the designated site use a thematic approach. Themes:

- Bridge and link topics; they also express ideas and communicate the messages that people can take away with them from the site.
- Focus interpretation and provide a framework for the organisation of information. Meaningful 'stories' emerge from the masses of facts which could be communicated to an audience.
- Structure an activity around a place or feature which best 'unveils' or reveals a story.
- Gives the audience a thread and connection between facts. Key ideas are also easier to remember.

The practice of heritage conservation is also a valid topic for interpretation and is of particular relevance to the Cascades Female Factory, given the nature and extent of the current remnant fabric including the archaeological resource (see below).

The range of 'interpretative devices' can include:

- Walking trails utilising brochures and static signage which can be used for both guided and self-guided visits.
- Visitor Information Centre to orient the visitor and anchor the project.
- Artistic installations which provide opportunities to involve the public.
- Events which provide regular activities throughout the year and which link to the themes outlined.
- Paper based products.
- Education kits to supplement school group activities.
- A museum or interpretive facility
- Artists trail: use of paintings, photographs or illustrations to reveal stories.

#### 6.8.1 Interpretation of Archaeological Sites

The archaeological resources of the Cascades Female Factory provide opportunities for archaeological interpretation, subject also to the appropriate management of archaeological remains and artefacts, including those which are exposed *in situ*.

Neither of the exposed excavations in Yard 3 has any associated signage indicating what the visitor is viewing within the exposed trench. Therefore despite the visual appeal of the exposed stonework and related features, there is no attendant information to impart knowledge about the identity of this material, the story behind it, or how it is managed and conserved. This could be achieved through the installation of limited signage that would be visually unobtrusive yet sufficiently detailed to assist in 'reading' the material.

Although currently back-filled, the excavation in Yard 4 South was a substantial one and there is ample opportunity here to re-expose some of the more robust fabric and interpret it for public viewing.

## SITE MANAGEMENT

Any new interpretation associated with the excavations, however, including signage, should be consistent with the approach and direction of the Interpretation Plan, once accepted and implemented.

#### 6.8.2 Excavation activities

In the future, archaeological excavation may become an increasingly significant means of information recovery and visitor education at the Female Factory site given that limited works of this type to date have already yielded significant results. Archaeological excavation works are deemed variously desirable in regard to the following activities.

##### *Interpretation based excavation*

The lack of surviving extant structures at the Female Factory site makes exposed archaeological fabric a potent potential drawcard for visitors. Although it is acknowledged that excavations to date have indeed revealed structural remains that stimulated visitor interest and provided a visual focus for such interest, there are several disadvantages to excavation predicated mainly on providing 'features of interest' for the casual visitor. Principal among these is the difficulty in maintaining the physical integrity of exposed remains as highlighted by example in Section 5.5 of this report. The inevitable degradation of archaeological fabric over time can only be offset by 'best practice' conservation works and environmental control systems, which by their requisite expense are usually beyond the means of all but the most high profile archaeological sites. It is however acknowledged that some more robust sections of remains exposed during research or works related excavation work could remain exposed if conservation expertise was consulted and deemed it viable.

##### *Research based excavation*

In contrast, archaeological excavation predicated on research is more justifiable because the exposed remains can be backfilled/covered over thus preventing deterioration through sustained exposure to elemental forces. However, this process still allows the recovery of archaeological data that contributes to the collective understanding of the site's history and development.

**Policy 38**

*Develop and implement an Interpretation Plan/Strategy for the Cascades Female Factory, which has regard for the recommendations included here.*

#### 6.9 Future uses

Given the level of heritage significance and the nature of the physical remains, including the archaeological resource, it is difficult to contemplate any future use for the designated Cascades Female Factory site, other than as a highly significant historic place which is on public land and managed by the State as a key historic site in the collection of convict-related sites in Tasmania and Australia.

Accepting this, the site in its current form already has a number of uses occurring within the buildings and spaces. These vary from the informal and public use of Yard 1 through to the commercial and administrative/site interpretation uses made of the facilities in Yards 3 and 4 South, as well as the commercial lease over part of the fudge factory in Yard 3. While this report includes recommendations elsewhere in relation to how these facilities may

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appropriately be used or removed in the future, it is critically important that any future use (including possibly a proposal not contemplated by this current report), have regard for the special physical qualities and constraints of the site, and the policies and recommendations included in this report. Any future use should preferably not incorporate physical intervention into the historic fabric of the place, other than where it is contemplated or recommended here in order to achieve a particular site management or conservation outcome. Any future use should also maintain an element of public access and community involvement in the site. A long-term commercial use over the fudge factory, for example, is not a preferred heritage outcome.

**Policies 39**

*Any future use of the site or its component parts, including a use not contemplated in this report should have regard for the special physical qualities and constraints of the site, and the policies and recommendations included in this report.*

*Any future use of the site should maintain public access and community involvement in the site.*

**6.10 Risk management<sup>129</sup>**

Risks associated with public access, visitor management, site security, vandalism, etc, are generally addressed above at Section 6.4.

*Fire*

Immediate fire risk to the Cascades Female Factory is considered to be low as the site has large open spaces and the only flammable item is grass. Immediate surrounds also include gravelled car parks, bitumen roads and modified urban gardens. Higher fire risk areas within less than five km of the site include Knocklofty Reserve to the north-west and Mc Robies Gully to the north. These reserves are managed by the Hobart City Council and are covered by the 'Knocklofty Reserve and Mc Robies Gully Fire Management Plan 2005 (revision)'. Smaller Council owned land parcels located within the area are not covered by a fire management plan but are inspected by Council staff on a regular basis. The Hobart City Council's annual Fire Abatement Program (starts each year in October/November and runs until the end of April) covers any fire risks on private land. The Abatement Program covers the privately owned vegetated hillside directly above Loudon Street to the west of the Cascades Female Factory and Old Egg Farm to the north-east. Fosters Pty Ltd (Cascade Brewery) also owns an extensive amount of land in the wider area and has a fire management system in place, which works closely with the Hobart City Council and the Wellington Park Trust. The FFHS also has its own fire management plan in place.

*Floods & drainage*

Historically, the site was prone to flooding but this has not occurred for many years since the Hobart City Council undertook measures to control the Rivulet flow.

In terms of drainage, properties located to the north of Syme Street receive water runoff from properties immediately uphill, although Hobart City Council is intending to install a storm water drain to address any drainage issues in this area.<sup>130</sup> Soil instability also occurs on the slopes to the north; however, this is also not a recognised concern for the Female Factory. New sewage systems have also been installed in Degraes Street.

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The impact of water on the structures of the perimeter walls in particular is discussed in Chapter 5, Section 5.3.5.

*Traffic & vehicle impacts*

The Hobart municipality tip is located in Mc Robies Gully north-west of the Cascades Female Factory, with traffic required to exit down Degraives Street and therefore pass the site. The tip has been in operation since 1975 and Council considers the tip to have the capacity to stay open for another 10-15 years. The continual heavy traffic exiting the tip has been of concern for site managers and local residents, particularly heavy vehicle noise and the structural impact of ground and air vibrations on buildings. Hobart City Council is aware of these concerns and is assessing the situation.

**Policy 40**

*Continue to monitor risks to the designated site, and if required, consider preparation of a Risk Management Strategy.*

**6.11 Archives & records**

Chapter 5 includes a recommendation relating to the maintenance of site management records. More broadly, the management of archives and records relating to the history of the site, and importantly maintaining or supporting access to such records, is an important aspect of the operation of the Female Factory site. The ongoing (and increasing) interest in genealogy, family and women's history also relies on, and contributes to the collection of, historic records. These include written documents and manuscripts, family correspondence, official convict records and data, historic images, etc. A structured program should be established to encourage the donation of relevant records by the community, and copying, cataloguing, storing and making records available for researchers. All publications, research essays, and other relevant material relating to the Female Factory should also be catalogued and collated centrally.

**Policy 41**

*Establish a program to encourage the donation of relevant records, papers and publications, and copying, cataloguing, storing and making records available for researchers.*

**6.12 Future research/historical research programs**

Ongoing research into the history of the site, the female convicts and their lives, the family descendents, and the role of women in Colonial Australia underpins much of the research undertaken at and for the site, and is encouraged to continue. The existing Female Factory Research Group also actively promotes research into the site and provides a structure and focus for it. The research program supports regular displays/exhibitions, contributes to publications and brochures, and provides online research sources. International interest in women's history is also growing, and the Cascades Female Factory is already positioned to tap into this and continue to promote an understanding and awareness of the site through such avenues.

The research and analysis undertaken for this CMP has, in addition, identified a number of areas where further research is required and would be of considerable benefit to future management of the site; this is identified below under 'South Hobart context' and 'Review site history'; see also discussion and recommended further work at Chapter 1.

## CASCADES FEMALE FACTORY

*Women's history*

The May 2006 'Search Conference' of the Cascades Female Factory interested parties and stakeholders<sup>131</sup>, identified a number of strategies in relation to enhancing the women's history focus for the subject site. These included the provision of resources, such as an electronic database, to research personal stories and promoting the database and site to genealogy societies, media, etc (this has largely been implemented); offering fellowships for women's history research and interpretation; focusing on-site interpretation on women's experiences; developing links to institutions and researchers; developing curricula based on the Female Factory and its place in women's history; developing a Female Convict Trail; holding an annual significant celebration; connecting with children-specific sites (such as Queens Orphanage, New Town); and generally being a focus for honouring women's contribution.

*Convict history*

The May 2006 'Search Conference'<sup>132</sup>, also identified strategies relating to convict history generally. These included strategies relating to communicating convict history to the community; again developing curricula for use in schools; providing genealogical research (or links) for all Tasmanian convict sites; forging stronger links between the convict story and the experiences of real people/families; and engaging with interested parties and groups in the countries of origin.

*Female Convict Records Research Service*

This service is currently provided by the Female Factory Research Group. Family ancestors can be traced through the service and transcriptions of convict records provided.<sup>133</sup>

*South Hobart context*

One of the areas in which further research is recommended is the history of the development of the immediate South Hobart context. An understanding of the history of the Cascades Female Factory within this context, including the impacts of the factory in terms of the physical, economic and social development of South Hobart, and the factory's historical associations with the local community, would assist in future site interpretation. This work should include more detailed research into the history of nearby residential development, including the historic cottages in Degraes and Apsley Streets, which are reputed to be associated with Female Factory staff. Establishing the building dates and uses for these cottages would add considerably to our understanding of the operation of the Female Factory. The research would also assist in determining the nature and extent of local heritage controls over the surrounding area, where these are deemed to be appropriate and justified.

*Review site history*

Also as noted in Chapter 1, Section 1.3, it may be timely to give consideration to preparation of a more complete and up-to-date history of the Cascades Female Factory, given the proliferation of site histories in recent years. Such work could tap into recent family and genealogical research, as well as the results of archaeological investigations; it could also expand on the history of later phases and uses of the Female Factory site. Research into the historical development of South Hobart (as outlined above) could also be included, to

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produce an up-to-date and well rounded historic account. It may also be timely to return to the primary sources, some of which may not have been available for earlier studies, to review and confirm aspects of the history of the site. The history of the cemetery associated with the Female Factory also requires additional research. Such research could help to establish and clarify its dates of operation, and the exact location and boundaries. The research could also investigate the history of the burials.

As noted in Chapter 3, with regard to the Matron's Cottage, it is also recommended that further research be undertaken to more fully document the manner in which the house was used in the late-convict and post-convict institutional period, and the post-Government disposal period.

*Archaeological research*

It is recommended that a strategy and policy be developed to govern and inform future archaeological investigations, taking the following principles into consideration. Excavation:

- Should only be undertaken in order to answer/clarify specific research questions and needs about the site (e.g. inform an understanding of site layout and planning, structures, construction materials, etc).
- Should not be undertaken on a piecemeal and reactive basis.
- Can be selectively used as part of the interpretation, but only where the excavated areas can be properly maintained (to limit damage and deterioration of exposed materials, etc).

This strategy and policy should form part of the proposed Archaeological Management Plan (see also Section 5.9 above).

**Policies 42**

*Encourage ongoing research into aspects of the Female Factory history, including research which assists in future site management and interpretation, as well as research which generates community interest in the site.*

*Explore options for preparation of (commissioning) a comprehensive history of the Cascades Female Factory, which would draw together recent historical research and findings including family and genealogical research and archaeological investigations; expands on later development and uses of the site; and explores the role and impact of the site within the historical South Hobart context.*

*Develop a strategy to guide future archaeological investigation and/or excavation.*

**6.13 Funding***FFHS*

The FFHS does not have any ongoing funding for conservation works, interpretation, educational or archaeological works and research. These activities are currently carried out if and when management can afford to do so, and through applying for grants and sponsorship. When Yards 3 and 4 South are gifted to the State in 2009, the site will not be eligible for local and state funding programs.

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*Parks and Wildlife Service*

The Parks and Wildlife Service fund the management of Yard 1, including regular supervision by ranger staff, and general ground and wall maintenance. Any work which is not routine cyclical works requires a separate project bid in terms of Parks funding.

*Hobart City Council*

The Hobart City Council maintains a Heritage Account, established under the provisions of the *National Trust Preservation Fund (winding up) Act 1999*. The Act states that funds in the Heritage Account are to be applied for the provision of financial or other assistance in relation to a place entered in either the National Trust Register or the Tasmanian Heritage Register. Priority is given to actual physical works, although heritage studies, conservation plans and educational projects etc., will also be considered if they are related to heritage listed places and are likely to assist future conservation works. Priorities are also given to work where there is a public benefit or community benefit. There is no set funding limit for individual projects, although the maximum grant is usually \$5,000, with funding limited to 33% of the total project. Financial assistance is not available to places owned by the Council or by the Australian or State Government.

*Tasmanian Heritage Council*

The Tasmanian Heritage Council on behalf of the Tasmanian Government operates the Heritage Conservation Funding Program with the support of Heritage Tasmania. It assists heritage property owners with urgent and essential conservation works to heritage registered places. Places owned by the Tasmanian or Australian Governments or Government Business Enterprises are not eligible. Eligible applicants can apply for a maximum of up to one-third of the total cost of approved work, to a maximum of \$25,000 per application. The remaining two-thirds are met by the applicant.

*Australian Government Department of Environment and Water Resources*

The National Heritage Investment Initiative (NHII) is an Australian Government grants program that provides assistance to restore and conserve Australia's most important historic heritage places. Places owned by the Commonwealth Government or an Australian Government department, agency or authority are not eligible to apply.

**Policy 43**

*Obtaining adequate funding for ongoing site management and development is critical to the conservation and presentation of the site and its significant values; all possible sources of funding should continue to be investigated.*

**6.14 Extension of designated site**

It may be that as an option for future site management and development, consideration be given to the gradual acquisition of private landholdings which were formerly associated with the history and operation of the Female Factory (some of which are structures, others of which are believed to have archaeological remains). This is an option only, and could occur where feasible and practicable, and where the opportunity arises and resources allow. Such acquisition would bring remaining original fabric under a single management entity within an expanded designated Cascades Female Factory site, and would help ensure a consistent

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management and conservation approach across the whole of the site. Consideration could also be given to the acquisition of nearby properties which were not historically associated with the Female Factory, should the opportunity arise. Such properties may provide space and facilities for future site management operations.

**Policy 44**

*Investigate opportunities for future acquisition of private landholdings, where feasible and practicable, to bring original fabric formerly associated with the Female Factory under a single management entity and/or to provide space and facilities for future site management operations.*

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- 117 Chapter 6 contains a recommendation that further work should be undertaken to more comprehensively survey community attitudes to the site, and more fully document and understand the social values and social significance which are increasingly attributed to the place.
- 118 Mary Hutchinson has been honoured for her role in the colonial penal system with the new Women's Goal at Risdon, Tasmania, being named after her.
- 119 Chapter 6 contains a recommendation that further work should be undertaken to more comprehensively survey community attitudes to the site, and more fully document and understand the social values and social significance which are increasingly attributed to the place.
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**Appendix A      Burra Charter****The Australia ICOMOS Burra Charter, 1999***Preamble*

Considering the International Charter for the Conservation and Restoration of Monuments and Sites (Venice, 1964), and the Resolutions of the 5th General Assembly of the International Council on Monuments and Sites (ICOMOS) (Moscow 1978), the Burra Charter was adopted by Australia ICOMOS (the Australian National Committee of ICOMOS) on 19 August 1979 at Burra, South Australia. Revisions were adopted on 23 February 1981, 23 April 1988 and 26 November 1999.

The Burra Charter provides guidance for the conservation and management of places of cultural significance (cultural heritage places), and is based on the knowledge and experience of Australia ICOMOS members.

Conservation is an integral part of the management of places of cultural significance and is an ongoing responsibility.

*Who is the Charter for?*

The Charter sets a standard of practice for those who provide advice, make decisions about, or undertake works to places of cultural significance, including owners, managers and custodians.

*Using the Charter*

The Charter should be read as a whole. Many articles are interdependent. Articles in the Conservation Principles section are often further developed in the Conservation Processes and Conservation Practice sections. Headings have been included for ease of reading but do not form part of the Charter.

The Charter is self-contained, but aspects of its use and application are further explained in the following Australia ICOMOS documents.

**Article 1. Definitions**

For the purposes of this Charter:

- 1.1 Place means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.
- 1.2 *Cultural significance* means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the *place* itself, its *fabric, setting, use, associations, meanings, records, related places* and *related objects*.
- 1.3 *Fabric* means all the physical material of the *place* including components, fixtures, contents and objects.
- 1.4 *Conservation* means all the processes of looking after a *place* so as to retain its *cultural significance*.

## CASCADES FEMALE FACTORY

- 1.5 *Maintenance* means the continuous protective care of the *fabric* and *setting* of a *place*, and is to be distinguished from repair. Repair involves *restoration* or *reconstruction*.
- 1.6 *Preservation* means maintaining the *fabric* of a *place* in its existing state and retarding deterioration.
- 1.7 *Restoration* means returning the existing *fabric* of a *place* to a known earlier state by removing accretions or by reassembling components without the introduction of new material.
- 1.8 *Reconstruction* means returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material into the *fabric*.
- 1.9 *Adaptation* means modifying a *place* to suit the existing use or a proposed use.
- 1.10 *Use* means the functions of a *place*, as well as the activities and practices that may occur at the *place*.
- 1.11 *Compatible use* means a *use* which respects the *cultural significance* of a *place*. Such a use involves no, or minimal, impact on cultural significance.
- 1.12 *Setting* means the area around a *place*, which may include the visual catchment.
- 1.13 *Related place* means a *place* that contributes to the *cultural significance* of another *place*.
- 1.14 *Related object* means an object that contributes to the *cultural significance* of a *place* but is not at the *place*.
- 1.15 *Associations* mean the special connections that exist between people and a *place*.
- 1.16 *Meanings* denote what a *place* signifies, indicates, evokes or expresses.
- 1.17 *Interpretation* means all the ways of presenting the *cultural significance* of a *place*.

**Conservation Principles***Article 2. Conservation and Management.*

- 2.1 *Places of cultural significance* should be conserved.
- 2.2 The aim of *conservation* is to retain the *cultural significance* of a *place*.
- 2.3 *Conservation* is an integral part of good management of *places of cultural significance*.
- 2.4 *Places of cultural significance* should be safeguarded and not put at risk or left in a vulnerable state.

*Article 3. Cautious approach.*

- 3.1 *Conservation* is based on a respect for the existing *fabric*, *use*, *associations* and *meanings*. It requires a cautious approach of changing as much as necessary but as little as possible.
- 3.2 Changes to a *place* should not distort the physical or other evidence it provides, nor be based on conjecture.

## APPENDIX A

*Article 4. Knowledge, skills and techniques.*

- 4.1 *Conservation* should make use of all the knowledge, skills and disciplines which can contribute to the study and care of the *place*.
- 4.2 Traditional techniques and materials are preferred for the conservation of significant *fabric*. In some circumstances modern techniques and materials which offer substantial conservation benefits may be appropriate.

*Article 5. Values.*

- 5.1 *Conservation* of a *place* should identify and take into consideration all aspects of cultural and natural significance without unwarranted emphasis on any one value at the expense of others.
- 5.2 Relative degrees of *cultural significance* may lead to different *conservation* actions at a *place*.

*Article 6. Burra Carter Process*

- 6.1 The *cultural significance* of a *place* and other issues affecting its future are best understood by a sequence of collecting and analysing information before making decisions. Understanding *cultural significance* comes first, then development of policy and finally management of the *place* in accordance with the policy.
- 6.2 The policy for managing a *place* must be based on an understanding of its *cultural significance*.
- 6.3 Policy development should also include consideration of other factors affecting the future of a *place* such as the owner's needs, resources, external constraints and its physical condition.

*Article 7. Use*

- 7.1 Where the use of a place is of cultural significance it should be retained.

*Article 8. Setting*

Conservation requires the retention of an appropriate visual setting and other relationships that contribute to the cultural significance of the place.

New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate.

*Article 9. Location*

- 9.1 The physical location of a *place* is part of its *cultural significance*. A building, work or other component of a *place* should remain in its historical location. Relocation is generally unacceptable unless this is the sole practical means of ensuring its survival.
- 9.2 Some buildings, works or other components of *places* were designed to be readily removable or already have a history of relocation. Provided such buildings, works or other components do not have significant links with their present location, removal may be appropriate.

## CASCADES FEMALE FACTORY

- 9.3 If any building, work or other component is moved, it should be moved to an appropriate location and given an appropriate *use*. Such action should not be to the detriment of any *place* of *cultural significance*.

*Article 10. Contents*

Contents, fixtures and objects which contribute to the *cultural significance* of a *place* should be retained at that place. Their removal is unacceptable unless it is the sole means of ensuring their security and *preservation*: on a temporary basis for treatment or exhibition for cultural reasons: for health and safety: or to protect the *place*. Such contents, fixtures and objects should be returned where circumstances permit and it is culturally appropriate.

*Article 11. Related places and objects*

The contribution which *related places* and *related objects* make to the *cultural significance* of the *place* should be retained.

*Article 12. Participation*

*Conservation, interpretation* and management of a *place* should provide for the participation of people for whom the *place* has special *associations* and *meanings*, or who have social, spiritual or other cultural responsibilities for the *place*.

*Article 13. Co-existence of cultural values*

Co-existence of cultural values should be recognised, respected and encouraged, especially in cases where *they* conflict.

*Article 14. Conservation processes*

*Conservation* may, according to circumstance, include the processes of: retention or reintroduction of a *use*: retention of *associations* and *meanings*: *maintenance, preservation, restoration, reconstruction, adaptation* and *interpretation*: and will commonly include a combination of more than one of these.

*Article 15. Change*

- 15.1 Change may be necessary to retain *cultural significance*, but is undesirable where it reduces cultural significance. The amount of change to a *place* should be guided by the *cultural significance* of the place and its appropriate *interpretation*.
- 15.2 Changes which reduce *cultural significance* should be reversible, and be reversed when circumstances permit.
- 15.3 Demolition of significant *fabric* of a *place* is generally not acceptable. However, in some cases minor demolition may be appropriate as part of *conservation*. Removed significant fabric should be reinstated when circumstances permit.
- 15.4 The contributions of all aspects of *cultural significance* of a *place* should be respected. If a *place* includes *fabric, uses, associations* or *meanings* of different periods, or different aspects of *cultural significance*, emphasising or interpreting one period or aspect at the expense of another can only be justified when what is left

## APPENDIX A

out, removed or diminished is of slight *cultural significance* and that which is emphasised or interpreted is of much greater *cultural significance*.

*Article 16. Maintenance*

*Maintenance* is fundamental to conservation and should be undertaken where *fabric* is of *cultural significance* and its maintenance is necessary to retain that *cultural significance*.

*Article 17. Preservation*

*Preservation* is appropriate where the existing fabric or its condition constitutes evidence of cultural significance, or where insufficient evidence is available to allow other conservation processes to be carried out.

*Article 18. Restoration and reconstruction*

*Restoration and reconstruction* should reveal culturally significant aspects of the *place*.

*Article 19. Restoration*

*Restoration* is appropriate only if there is sufficient evidence of an earlier state of the *fabric*.

*Article 20. Reconstruction*

20.1 *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*. In rare cases, reconstruction may also be appropriate as part of a *use* or practice that remains the *cultural significance* of the *place*.

20.2 *Reconstruction* should be identifiable on close inspection or through additional interpretation.

*Article 21. Adaptation*

21.1 *Adaptation* is acceptable only where the adaptation has minimal impact on the *cultural significance* of the *place*.

21.2 *Adaptation* should involve minimal change to significant fabric, achieved only after considering alternatives.

*Article 22. New work*

22.1 New work such as additions to the *place* may be acceptable where it does not distort or obscure the *cultural significance* of the *place*, or detract from its *interpretation* and appreciation.

22.2 New work should be readily identifiable as such.

*Article 23. Conserving use*

Continuing, modifying or reinstating a significant *use* may be appropriate and preferred forms of *conservation*.

## CASCADES FEMALE FACTORY

*Article 24. Retaining associations and meanings.*

- 24.1 Significant *associations* between people and a *place* should be respected, retained and not obscured. Opportunities for the *interpretation*, commemoration and celebration of these associations should be investigated and implemented.
- 24.2 Significant *meanings*, including spiritual values, of a *place* should be respected. Opportunities for the continuation or revival of these meanings should be investigated and implemented.

*Article 25. Interpretation*

The *cultural significance* of many *places* is not readily apparent, and should be explained by *interpretation*. Interpretation should enhance understanding and enjoyment, and be culturally appropriate.

**Conservation Practice***Article 26. Applying the Burra Charter process.*

- 26.1 Work on a *place* should be preceded by studies to understand the *place* which should include analysis of physical, documentary, oral and other evidence, drawing on appropriate knowledge, skills and disciplines.
- 26.2 Written statements of *cultural significance* and policy for the *place* should be prepared, justified and accompanied by supporting evidence. The statements of significance and policy should be incorporated into a management plan for the *place*.
- 26.3 Groups and individuals with *associations* with a *place* as well as those involved in its management should be provided with opportunities to contribute to and participate in understanding the *cultural significance* of the *place*. Where appropriate they should also have opportunities to participate in its *conservation* and management.

*Article 27. Managing Change*

- 27.1 The impact of proposed changes on the *cultural significance* of a *place* should be analysed with reference to the statement of significance and the policy for managing the *place*. It may be necessary to modify proposed changes following analysis to better retain *cultural significance*.
- 27.2 Existing *fabric*, *use*, *associations* and *meanings* should be adequately recorded before any changes are made to the *place*.

*Article 28. Disturbance of fabric*

- 28.1 Disturbance of significant *fabric* for study, or to obtain evidence, should be minimised. Study of a *place* by any disturbance of the fabric, including archaeological excavation, should only be undertaken to provide data essential for decisions on the *conservation* of the *place*, or to obtain important evidence about to be lost or made inaccessible.
- 28.2 Investigation of a *place* which requires disturbance of the *fabric*, apart from that necessary to make decisions, may be appropriate provided that it is consistent with the policy for the *place*. Such investigation should be based on important research

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questions which have potential to substantially add to knowledge, which cannot be answered in other ways and which minimises disturbance of significant fabric.

*Article 29. Responsibility for decisions*

The organisations and individuals responsible for management decisions should be named and specific responsibility taken for each such decision.

*Article 30. Direction, supervision, and implementation*

Competent direction and supervision should be maintained at all stages, and any changes should be implemented by people with appropriate knowledge and skills.

*Article 31. Documenting evidence and decisions.*

A log of new evidence and additional decisions should be kept.

*Article 32. Records*

- 32.1 The records associated with the *conservation* of a *place* should be placed in a permanent archive and made publicly available, subject to the requirements of security and privacy, and where this is culturally appropriate.
- 32.2 Records about the history of a *place* should be protected and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.

*Article 33. Removed fabric.*

Significant *fabric* which has been removed from a *place* including contents, fixtures and objects, should be catalogued, and protected in accordance with its *cultural significance*.

Where possible and culturally appropriate, removed significant fabric including contents, fixtures and objects, should be kept at the *place*.

*Article 34. Resources.*

Adequate resources should be provided for conservation.

**Appendix B      Summary table of heritage listings**

### Summary Table of Heritage Listings

Site/component	Tasmanian Heritage Register	City of Hobart Local List	National Heritage List	Register of the National Estate
<b>Yard 1</b>  Former Cascades Female Factory site  18 Degraives Street, South Hobart	Identifier – 3120  Extent – all of Yard 1	Individually listed as 16-18 Degraives Street in Appendix 1 to Schedule F (Heritage) of the City of Hobart Planning Scheme 1982  Also located within Heritage Area No 18, as identified on map F11 in Schedule F (Heritage) to the City of Hobart Planning Scheme 1982  Extent – all of the site	Identifier – 105932 (nominated place)  Extent – All of Yard 1	Identifier – 100314 (registered)  Extent – (included as part of the wider 'Cascades Female Factory Site' registration)  Identifier – 11027 (registered)  Extent – Cascades Female Factory ruins, 18 Degraives Street, South Hobart
<b>Yard 2</b>  Former Cascades Female Factory site  Degraives Street, South Hobart	Nominated	N/A	N/A	Identifier – 100314 (registered)  Extent – (included as part of the wider 'Cascades Female Factory Site' registration)
<b>Yard 3</b>  Former Cascades Female Factory site  16-18 Degraives Street, South Hobart	Identifier – 7190 (commercial building)  Extent –boundary wall to west and sub surface deposits.	Individually listed as 16-18 Degraives Street in Appendix 1 to Schedule F (Heritage) of the City of Hobart Planning Scheme 1982  Also located within Heritage Area No 18, as identified on map F11 in	Identifier – 105932 (nominated place)  Extent – All of Yard 3	Identifier – 100314 (registered)  Extent – (included as part of the wider 'Cascades Female Factory Site' registration)

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Site/component	Tasmanian Heritage Register	City of Hobart Local List	National Heritage List	Register of the National Estate
		Schedule F (Heritage) to the City of Hobart Planning Scheme 1982  Extent – all of the site		
<b>Yard 4</b>  Former Cascades Female Factory site (inc. Matron's Cottage)  2-8 Degraives Street, South Hobart	Identifier – 3119  Extent – the Matron's Cottage	Individually listed as 2-8 Degraives Street in Appendix 1 to Schedule F (Heritage) of the City of Hobart Planning Scheme 1982  Also located within Heritage Area No 18, as identified on map F11 in Schedule F (Heritage) to the City of Hobart Planning Scheme 1982  Extent – all of the site	Identifier – 105932 (nominated place)  Extent – Southern portion of Yard 4	Identifier – 100314 (registered)  Extent – (included as part of the wider 'Cascades Female Factory Site' registration)
<b>Yard 5</b>  Former Cascades Female Factory site  Degraives Street, South Hobart	Nominated	N/A	N/A	Identifier – 100314 (registered)  Extent – (included as part of the wider 'Cascades Female Factory Site' registration)
<b>Cottage</b>  17 Degraives Street, South Hobart	Identifier – 3117  Extent – cottage and site	Listed as 17-21 Degraives Street in Appendix 1 to Schedule F (Heritage) of the City of Hobart Planning Scheme 1982  Also located within Heritage Area No 18, as identified on map F11 in	N/A	Identifier – 11390 (registered)  Extent – all of site; part of group registration

## CASCADES FEMALE FACTORY

Site/component	Tasmanian Heritage Register	City of Hobart Local List	National Heritage List	Register of the National Estate
		Schedule F (Heritage) to the City of Hobart Planning Scheme 1982  Extent – all of the site		
<b>Cottage</b>  19 Degraives Street, South Hobart	Identifier – 6252  Extent - cottage and site	Listed as 17-21 Degraives Street in Appendix 1 to Schedule F (Heritage) of the City of Hobart Planning Scheme 1982  Also located within Heritage Area No 18, as identified on map F11 in Schedule F (Heritage) to the City of Hobart Planning Scheme 1982  Extent – all of the site	N/A	Identifier – 11390 (registered)  Extent - all of site; part of group registration
<b>Cottage</b>  21 Degraives Street, South Hobart	Identifier – 2925  Extent - cottage and site	Listed as 17-21 Degraives Street in Appendix 1 to Schedule F (Heritage) of the City of Hobart Planning Scheme 1982  Also located within Heritage Area No 18, as identified on map F11 in Schedule F (Heritage) to the City of Hobart Planning Scheme 1982  Extent – all of the site	N/A	Identifier – 11390 (registered)  Extent - all of site; part of group registration

## APPENDIX B

<b>Site/component</b>	<b>Tasmanian Heritage Register</b>	<b>City of Hobart Local List</b>	<b>National Heritage List</b>	<b>Register of the National Estate</b>
<b>Heathville</b> 3 Apsley Street, South Hobart	Identifier – 3077 Extent – cottage and site	Individually listed in Appendix 1 to Schedule F (Heritage) of the City of Hobart Planning Scheme 1982 Extent – all of the site	N/A	Identifier – 100312 (indicative) Extent – all of site; part of group registration
<b>Hope Cottage</b> 31 Apsley Street, South Hobart	Nominated	N/A	N/A	Identifier – 100312 (indicative) Extent – all of site; part of group registration
<b>Cemetery</b> Formerly associated with the Cascades Female Factory  Sited in area of Syme Street and McRobies Road, also on private land with residential development on west side of former Yard 5.	Nominated	N/A	N/A	Identifier – 100314 (registered)
<b>Road verge</b> Syme Street	Nominated	N/A	N/A	N/A

**Appendix C      Additional Photographs****Yard 1**

Figure 1      (From top) Yard 1 viewed from the north; interpretation within yard; yard interior looking at west wall and visitor infrastructure.

CASCADES FEMALE FACTORY

Yard 1



Figure 2 (From top) Yard 1 wall to Degraeves Street, looking east; internal view to north-east corner; introduced stair and access to Yard 3, on east wall.

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## Yard 1



Figure 3 (From top) rear (north) wall of Yard 1, showing bricked up opening; internal view to north-west corner of yard; Yard 1 wall to Degrares Street, looking west.

CASCADES FEMALE FACTORY

Yard 1



Figure 4    Various views of internal walls.

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Yard 3



Figure 5 (From top) view of Yard 3 from the north, with former fudge factory in centre picture; east side of yard; east wall on north side of yard.

CASCADES FEMALE FACTORY

Yard 3

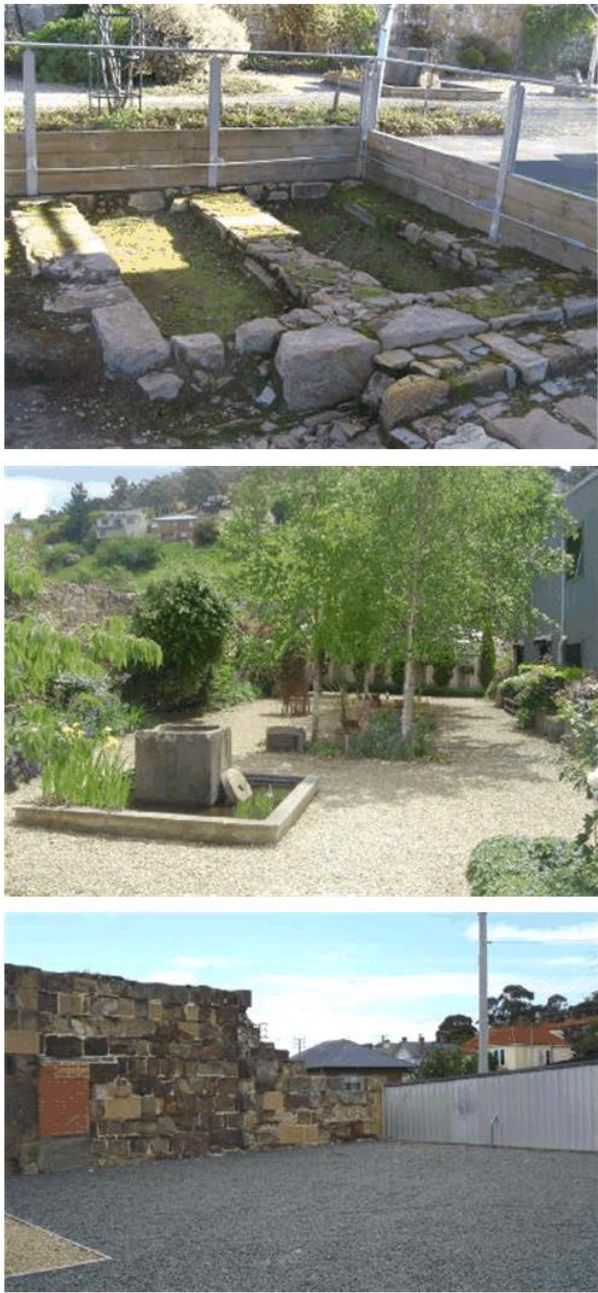


Figure 6 (From top) exposed 2001 excavation in south area of yard; landscaping on west side of factory building; view of south-east corner of yard.

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Yard 3



Figure 7 (From top) covered excavations (from 1996 at left, and from 2001 at right) in south-west of yard; detail of 1996 excavation; view of Degraives Street entrance to Yard 3 with factory in centre picture.

## CASCADES FEMALE FACTORY

**Yard 4 (South) including Matron's Cottage**

Figure 8 (From top) Yard 4 (south and north) viewed from the north; west wall of yard, showing opening at left; infilled 2006 excavation on west side of yard.

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Yard 4 (South) including Matron’s Cottage



Figure 9 (From top) looking to Yard 4 North; Matron’s Cottage west façade; view of east façade of Matron’s Cottage at corner of Degraives Street and Degraives Lane.

## CASCADES FEMALE FACTORY

**Yard 4 (South) including Matron's Cottage**

Figure 10 (From top) Matron's Cottage (in distance) in Degrares Street context; south elevation of Matron's Cottage, in Degrares Street; detail of original south entrance to verandah of Matron's Cottage, with remnant of south wall to yard.

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Yard 4 (South) including Matron’s Cottage



Figure 11 (From top) east façade of cottage; detail of steps to east verandah; bay at north-east corner of cottage (as seen from Degraives Lane).

## CASCADES FEMALE FACTORY

**Yard 4 (South) including Matron's Cottage**

Figure 12 (From top) cottage at left, looking north up Degraives Lane; remnant wall base of Yard 4 on Degraives Lane; north elevation of cottage.

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Yard 4 (South) including Matron’s Cottage



Figure 13 (From top) north-west corner of cottage; outbuilding on north side of cottage; inside verandah on west side of cottage.

## CASCADES FEMALE FACTORY

## Yard 4 (South) including Matron's Cottage



Figure 14 (From top) inside verandah on west side of cottage, looking to original south entrance; brick paving on north side of cottage; interior of drawing room (looking north).

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Yard 4 (South) including Matron’s Cottage

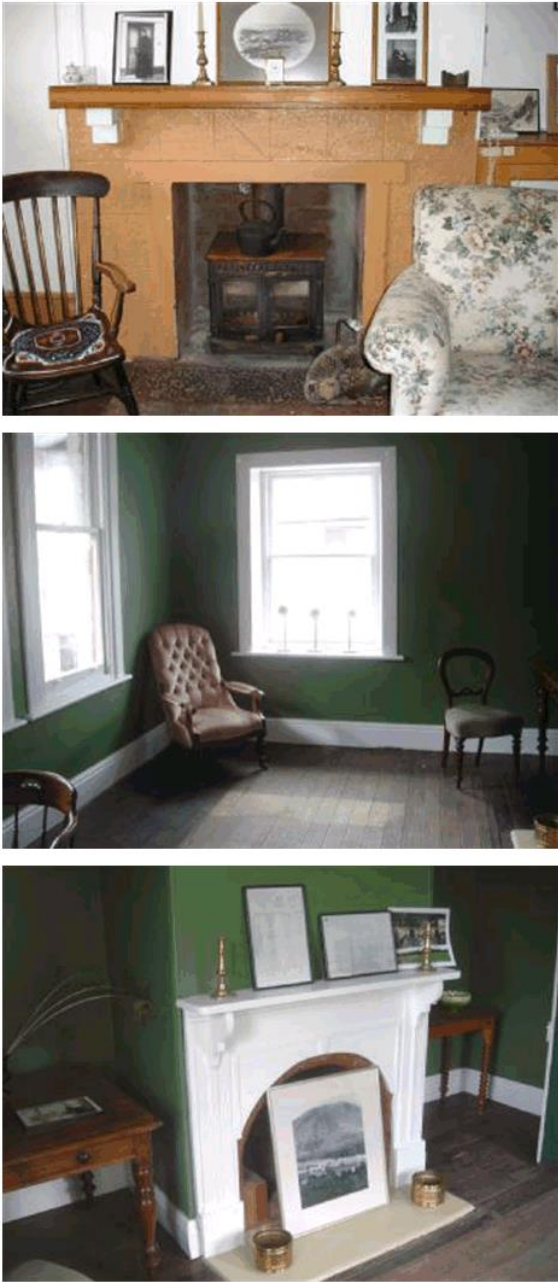


Figure 15 Various views of interiors, Matron’s Cottage.

CASCADES FEMALE FACTORY

Yard 4 (South) including Matron’s Cottage

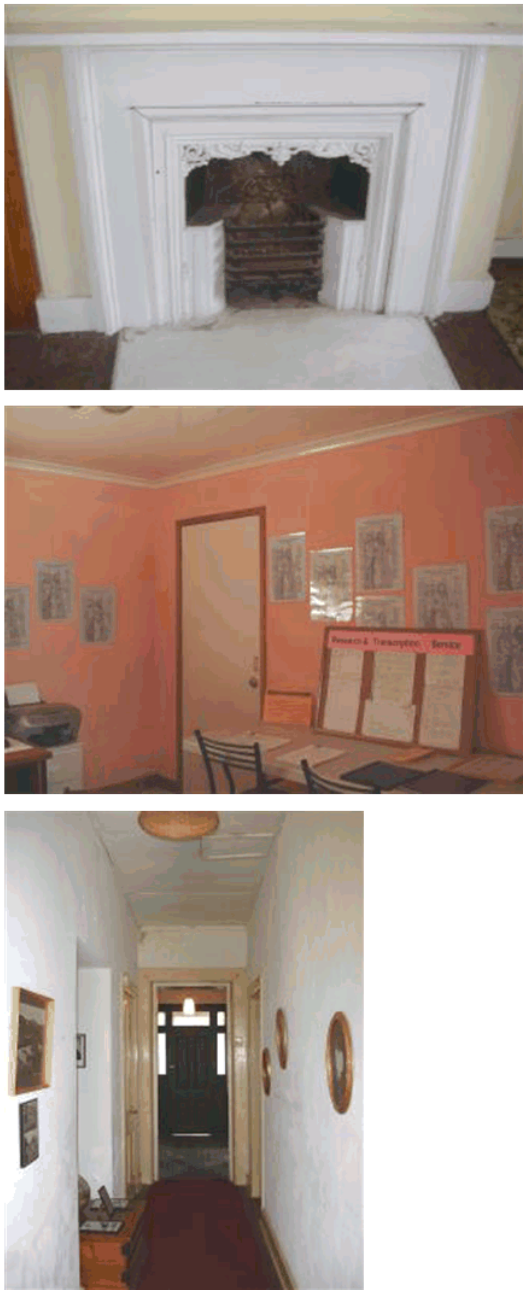


Figure 16 Various views of interiors, Matron’s Cottage.

## APPENDIX C

## Yard 2



Figure 17 (From top) Yard 2 as viewed from the north; south façade of Apostolic Church building, as seen from Degrares Street; looking south along east side of Yard 2, with shared Yard 1 wall at left.

## CASCADES FEMALE FACTORY

**Yard 5: including residential development on part of Yard 5 (north side of Degraes Street, and south side of Syme Street)**



Figure 18 Development on part of Yard 5 and west of Yard 5, adjacent to McRobies Road, viewed from the north.

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**Yard 5: including residential development on part of Yard 5 (north side of Degrares Street, and south side of Syme Street)**



Figure 19 Development on Degrares Street looking west (top), and on Symes Street looking east (bottom).

## CASCADES FEMALE FACTORY

## Yard 4 (North)



Figure 20 View into yard from Syme Street, with Matron's Cottage in Yard 4 South visible in background (top); corner of Symes Street and Degraeve Lane, with Yard 4 North visible at right.

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**3 Apsley Street, South Hobart (possible Superintendent's Cottage)**

Figure 21 3 Apsley Street, viewed from west (top) and south (bottom).

CASCADES FEMALE FACTORY

**31 Apsley Street, South Hobart**

Figure 22 31 Apsley Street, seen from west (top) and from south (bottom).

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## 17 Degraives Street, South Hobart



Figure 23 17 Degraives Street, north elevation (top), and in streetscape context viewed from east (bottom).

## CASCADES FEMALE FACTORY

## 19 Degrares Street, South Hobart



Figure 24 19 Degrares Street, north elevation (top), and in streetscape context viewed from east (bottom).

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## 21 Degraives Street, South Hobart



Figure 25 21 Degraives Street, north elevation (top) and viewed in streetscape context, looking east (bottom).

CASCADES FEMALE FACTORY

Home of Mercy Site, Degraives Street



Figure 26 Factory building on former Home of Mercy site.

25 & 27 Degraives Street, South Hobart



Figure 27 25 and 27 Degraives Street.

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Cemetery site



Figure 28 Development on former cemetery site, west of Nevin Street.

## CASCADES FEMALE FACTORY

**Hobart Rivulet bridge & stone work**

Figure 29 Views of the rivulet, including stone-work and retaining work. The Matron's Cottage in Yard 4 South is visible in top picture, and 31 Apsley Street is visible in bottom picture.

APPENDIX C



Figure 30 Views of the rivulet and stonework, looking west (top) and east (bottom).

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PORT ARTHUR HISTORIC SITE MANAGEMENT AUTHORITY

## STATEMENT OF HERITAGE IMPACT

### CASCADES FEMALE FACTORY – MATRON’S QUARTERS CONSERVATION WORKS STAGE 2

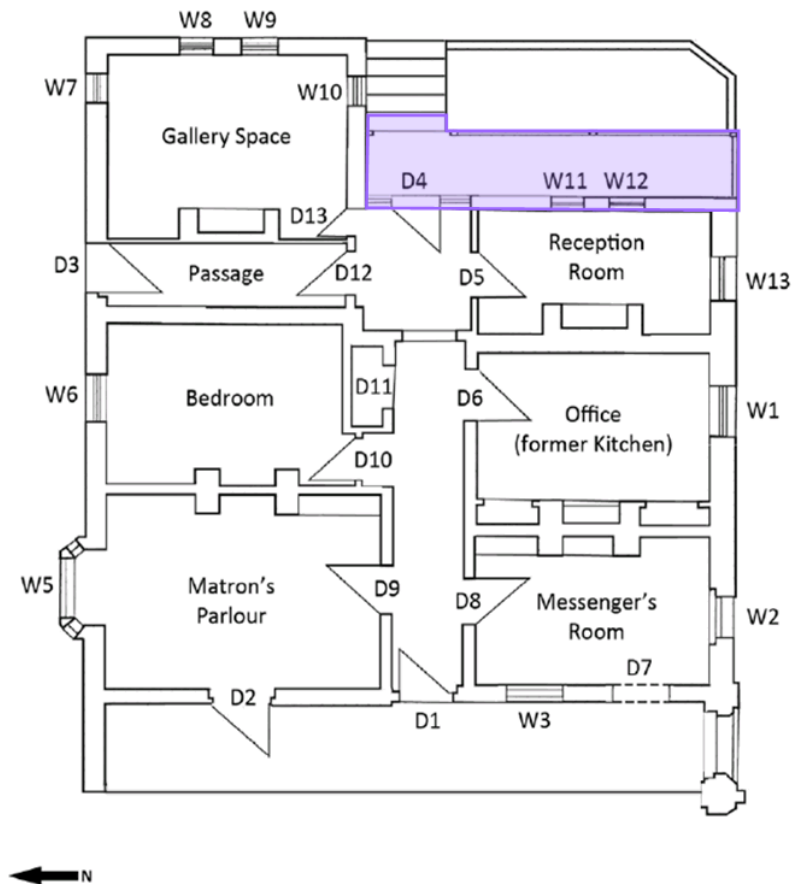
Date	13 January 2020
Author	Nicky Corbett
File Ref.	C24289_14-FEM

#### Matron’s Quarters Verandah and Façade Repairs

##### BACKGROUND AND CONTEXT



**Figure 1** – Location and boundary of the Cascades Female Factory shown in red. The Matron’s Quarters building is highlighted in blue.



**Figure 2** – Plan of the Matron's Quarters building. The main subject area of the Degraives Lane verandah and façade is highlighted in purple. **Not to Scale.**

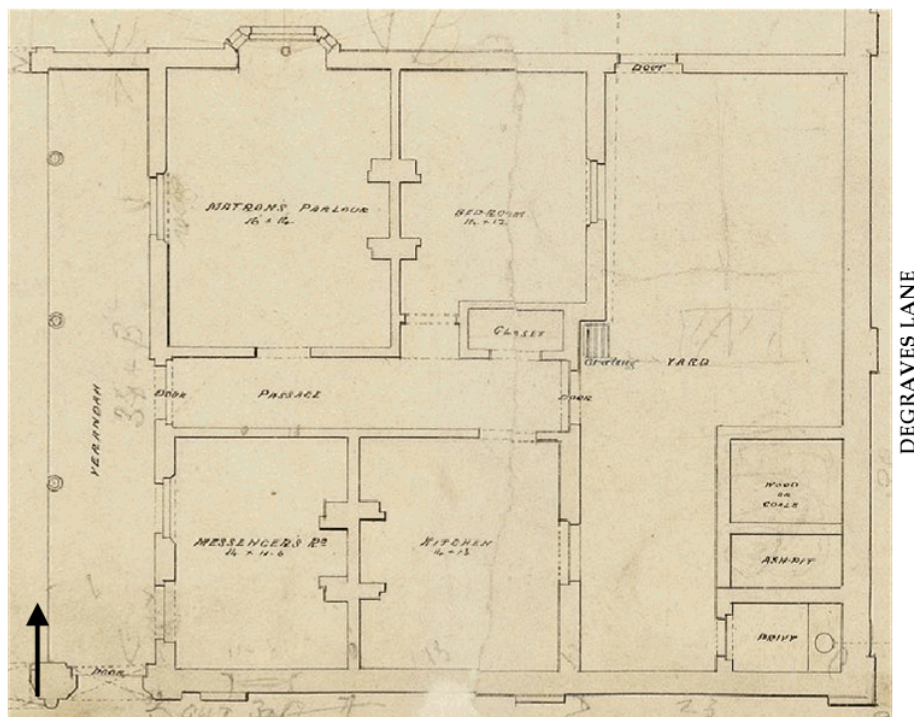
The Cascades Female Factory (CFF) is located at Degraives Street, Cascades, Hobart, Tasmania. The Matron's Quarters is an 1850 cottage located within Yard 4 at The Cascades Female Factory. The building is located on the corner of Degraives Street and Degraives Lane in South Hobart in the south-east corner of Yard 4.

For a detailed history of the CFF site and the Matron's Quarters, please see the attached CMPs for both the Female Factory (Lovell Chen 2007) and the Matron's Quarters (HLCD 2012). Below is a brief summary of the information within the CMP to provide context for this Statement of Heritage Impact (SOHI).

Matrons were a part of the Female Factory system from its inception in 1828, with their primary role being the care and management of the convicts. Initially, Matrons were housed in shared dormitory accommodation, then, as the Female Factory expanded its operations, off-site. A separate residence on-site for the Matron was constructed along with Yard 4 in 1850. The original dwelling had four

rooms with an enclosed yard containing outbuildings for the privy and storage. Therefore, most of the extant built fabric of the Matron's Quarters residence dates from the final phase of the Female Factory.

While this initial period of the building's history is short, it is considered the most significant for its specific association with the Female Factory and ability to reveal information about the final years of the site, as well as its association with the broader theme of convictism in Australia. An 1849 plan of the site shows the original building as proposed with the four room layout and a yard space to the Degraives Lane frontage.



**Figure 3** – Plan of the Matron's Quarters building dated 1849. The original four room layout is shown with a walled yard to Degraives Lane (extract from Plan PWD 2661398, *Tasmanian Archives and Heritage Office*).

Following the closure of the Female Factory in 1856, the site saw various public institutional use until in 1904 when it was sold into private ownership. Substantial demolition of the buildings and yards took place after 1904 however the Matron's Quarters remained and was extended to the Degraives Lane frontage. Private residential use continued until 2003 when the Matron's Quarters were purchased by the Female Factory Historic Site Ltd and is now managed by Port Arthur Historic Site Management Authority (PAHSMA). CFF is currently listed at the local, state, and national level and, as one of the 11 sites that make up the Australian Convict Sites, at and world heritage levels.

The current concrete floor to the Degraives Lane verandah is not original to the residential period extension post-1904. Anecdotal evidence from the Carver family, who occupied the house from 1957-1993 (see document *History of the Matron's Quarters*, Dianne Snowden 2012), suggests that the concrete surface was installed to the western verandah by Alan Carver c.1960. It is most likely that the

Degraves Lane verandah was concreted over at the same time at the western verandah. The western verandah was reconstructed in timber by PAHSMA (as per evidence found below the concrete slab) in 2013.

#### PROPOSED WORKS

The proposed works are detailed in the attached Scope of Works (C24237\_14-CFF). The table below summarises the proposed work to each element of the building, including their identified significance level as per the Matron's Quarters CMP.

Element	Significance*	Fabric	Proposed Works
Verandah ( <i>Degraves Lane façade</i> )	Contributory	Concrete slab and fill	Demolish 200mm thick concrete slab  Remove fill to level of no more than 200mm below level of base of former slab
		Flooring	Reconstruct original verandah flooring based on remnant evidence, details and materials to be confirmed by PAHSMA conservation staff.
		Posts and beams	Retain existing half verandah posts (including skirting, moulding and bracket) fixed to walls.  Retain existing verandah beam and surviving rafters, battens and valance boards.  Replace three verandah posts on the east side of the verandah with reconstructed stop chamfered posts.  Replace verandah beam on south side, retaining valance boards.  Replace missing valance boards at east end of verandah.
		Decorative elements	Reconstruct decorative skirtings, capital moulds and verandah brackets based on surviving original details.
		Balustrade	Reconstruct original handrail to match mortice in verandah post.  Reconstruct balustrade based on site

Element	Significance*	Fabric	Proposed Works
			evidence and photographic evidence if found.
		Roof plate	Refix verandah roof plate to masonry wall.
		Stairs	Provide new top step.
Exterior walls ( <i>Degraves Lane façade</i> )	Contributory	Wall adjacent to W11 and W12	Repoint cracks in masonry wall.
		North wall	Remove all cement on stone and on north wall, assess area for further conservation work.
Exterior walls ( <i>Degraves Lane and Degraves Street façades</i> )	Contributory	Painted exterior elements	Re-paint in a colour scheme to be determined through analysis of documentation and remaining original fabric.
Fenestration ( <i>Degraves Lane façade</i> )	Contributory	Window sashes	Check and re-glue as necessary.
		Window panes	Re-putty all glass panes.
		Window frames	Repoint around sides and heads of window frames with lime mortar.
		Door D04 frame	Repoint head of door opening with lime mortar reinforced with mesh.

\* The Matron's Quarters CMP establishes four grades of significance as per below:

1. **Primary Significance** – Convict use 1850-1856
2. **Secondary Significance** – Institutional use 1856-1904
3. **Contributory Significance** – Private residential use 1904-2012
4. **Some Significance** – Historic site 2001-ongoing

The area of the Matron's Quarters containing the verandah is entirely within Category 3: Contributory Significance, with elements dating from various periods between 1904 and 2012.

#### IMPACT ASSESSMENT

The proposed works will have minimal impact on the original fabric of the Matron's Quarters, and will restore the verandah to a more sympathetic and visually understandable period. The works employ best practice conservation methodologies and will be oversighted by the PAHSMA professional conservation staff.

The Matron's Quarters CMP supports removal of the concrete floor and reinstating original elements where evidence remains. The concrete removal is assigned Highest Priority within Part 7.1 Recommended Actions (p.40), with reconstruction of the timber verandah structure given Medium Priority (p.41). These recommendations align with PAHSMA's current conservation priorities and budget allocation, and the work is timely given the progression of the proposal for a new History and Interpretation Centre at the site.

Potential impact during the demolition of the concrete is to be minimised through use of careful removal by hand in areas immediately adjacent to historic fabric, and the works are to be monitored by a PAHSMA archaeologist to manage any unexpected sub-floor finds. All original fabric is to be protected and retained throughout the works.

Reconstruction of the original verandah floor will be based on the uncovered evidence and is assumed to be either stone flagging or timber. The level for the reconstruction will be determined by evidence on the extant verandah posts. This will ensure that the reconstructed element will be sympathetic to the original design and will not have a negative impact on remaining original fabric. The new top step will be of suitable material and design to ensure safe access without being visually intrusive, as per advice in the Matron's Quarters CMP.

Reconstruction of the timber elements of the verandah is to be informed directly by existing in-situ evidence as per the Scope of Works (C24237\_14-CFF). Elements are to be reconstructed using a suitable timber and will be painted in a colour scheme based on analysis of surviving fabric original to the verandah. These measures will ensure that any reconstructed elements are appropriate to the intended residential period and do not detract from existing in-situ remains.

All repointing work to the masonry/stone will be completed using lime mortar and as per best practice.

Overall, the project is consistent with Policy 14 and 15 of the Cascades Female Factory CMP 2007 and recommendations of the Matron's Quarters CMP. The risk of negative impact to the Matron's Cottage and significant fabric is low. The works are an important conservation project, which will reconstruct fabric original to the verandah, protect the Degraeve Lane façade of the Matron's Quarters and aid in interpretation of the residential era of the building.

#### PLANNING CONSIDERATIONS

The land surrounding and including the CFF is zoned **10.0 General Residential** (as per Hobart Interim Planning Scheme 2015: Zoning Map on [iPlan.tas.gov.au](http://iPlan.tas.gov.au), accessed 25.02.2020). The proposed works do not seek to change the use of the site, the footprint nor modify its existing operations or operational hours, and are in-keeping with the Conservation Management Plans prepared for the site (see below for further discussion).

As such, taking into account the current approved use and set-out of the site and the Matron's Quarters building it is suggested that the proposed works satisfy any applicable Acceptable Standards/Performance Criteria under Part 10.3.1: *Use Standards for non-Residential Use* and Part 10.5: *Development Standards for Non-dwelling Building and Works* (which refers back to sections within Part 10.4: *Development Standards for Residential Building and Works*).

In addition to the above zoning, the CFF, including the works area, falls within the overlay Heritage Precinct HR1 under the Hobart Interim Planning Scheme 2015 and is listed as Heritage Place #920, both discussed below (overlay obtained from iPlan.tas.gov.au, accessed 25.02.2020):

HOBART INTERIM PLANNING SCHEME 2015 – PART E: CODES			
<ul style="list-style-type: none"> <li>- E13.0 Historic Heritage Code – Heritage Precinct HR1: Hobart Rivulet</li> <li>- E13.7 Development Standards for Heritage Places</li> <li>- E13.8 Development Standards for Heritage Precincts</li> </ul>			
<b>E13.0 – HR1 HOBART RIVULET</b>			
This precinct is significant for reasons including:			
<ol style="list-style-type: none"> <li>1. The numerous remaining buildings, complexes, intact infrastructure and archaeological features which demonstrate the importance of the Rivulet in the development of early Hobart industrial activity and settlement.</li> <li>2. The significant former Female Factory complex of structures and features which are contained within an important visual and physical setting.</li> <li>3. The contribution by the Rivulet to the aesthetic and visual qualities of the Precinct and wider Hobart area through its diverse setting and structures along its length.</li> <li>4. Its representation of a multitude of integrated historical themes, a complex history and a wide variety of elements and physical features.</li> </ol>			
Part	Acceptable Solutions	Performance Criteria	Comments
<b>E13.7.1 Demolition</b>	<b>A1</b> No acceptable solution	<b>P1</b> Demolition must not result in the loss of significant fabric, form, items, outbuildings or landscape elements that contribute to the historic cultural heritage significance of the place unless all of the following are satisfied; a. there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place;	The only demolition proposed is of modern elements introduced to the Degraives Lane façade post-1960. This includes the concrete infill verandah floor and the additional posts. No original fabric from this historic rear addition to the Matron's Quarters (constructed post-1904 following the closure of the CFF and the sale of the building as a private residence) will be removed. No elements of the original CFF walls, Matron's Quarters building pre-1904, or any additional original fabric will be demolished. As such, it is suggested the proposed works meet the intent of E13.7.1-P1.

		<ul style="list-style-type: none"> <li>b. there are no prudent and feasible alternatives;</li> <li>c. important structural or façade elements that can feasibly be retained and reused in a new structure, are to be retained;</li> <li>d. significant fabric is documented before demolition.</li> </ul>	
<b>E13.7.2  Building and  Works other than  Demolition</b>	<b>A1</b> No acceptable solution	<b>P1</b> Development must not result in any of the following: <ul style="list-style-type: none"> <li>a. loss of historic cultural heritage significance to the place through incompatible design, including in height, scale, bulk, form, fenestration, siting, materials, colours and finishes;</li> <li>b. substantial diminution of the historic cultural heritage significance of the place through loss of significant streetscape elements including plants, trees, fences, walls, paths, outbuildings and other items that contribute to the significance of the place.</li> </ul>	<p>The proposed works will return the verandah to an earlier, more compatible design. Minimal changes to existing fabric are proposed, with the majority of works being removal of modern additions and accretions and repairs to damaged elements. The paint scheme will be chosen based on evidence uncovered during the works, supplemented by historical research.</p> <p>The proposed conservation works do not involve any changes to significant design elements and will not introduce any unsuitable elements to the place. No changes to the garden in front of the verandah are proposed. There will be no loss of cultural heritage significance of the place, and the return of a more original design style will restore the streetscape to a more fitting era.</p> <p>As such, it is suggested the proposed works meet the intent of E13.7.2-P1.</p>
	<b>A2</b> No acceptable solution	<b>P2</b> Development must be designed to be subservient and complementary to the	No new buildings or works outside of the existing footprint are proposed. The proposed conservation works to the Matron's Quarter's Degraes Lane

		<p>place through characteristics including:</p> <ul style="list-style-type: none"> <li>a. scale and bulk, materials, built form and fenestration;</li> <li>b. setback from frontage;</li> <li>c. siting with respect to buildings, structures and listed elements;</li> <li>d. using less dominant materials and colours.</li> </ul>	<p>verandah will be entirely subservient and complementary to the place and its significance. The paint scheme will be chosen based on evidence uncovered during the works, supplemented by historical research. The timber and metal used to reconstruct the floor, posts and balustrades will be chosen from suitable materials and finished appropriately to be sympathetic to the surroundings without imitating original fabric.</p> <p>Minor conservation repair works only are proposed for the fenestration, there will be no change to the size or siting.</p> <p>As such, it is suggested the proposed works meet the intent of E13.7.2-P2.</p>
	<p><b>A3</b> No acceptable solution</p>	<p><b>P3</b> Materials, built form and fenestration must respond to the dominant heritage characteristics of the place, but any new fabric should be readily identifiable as such.</p>	<p>Much of the proposed works are not new elements but involve repairs and re-painting, all of which will be undertaken using traditional and appropriate materials. In reconstructing the flooring, top step, posts, and balustrade of the verandah, PAHSMA is not seeking to unnecessarily imitate or clone the historic features.</p> <p>The proposed new elements will communicate the design aesthetic of the original structure, thus responding to the dominant characteristics, but will be identifiably new fabric. They will act as interpretive elements, conveying the original design intent of the timber and metal fabric through form, but will be date marked in an unobtrusive spot and will be clearly new</p>

			material. As such, it is suggested the proposed works meet the intent of E13.7.2-P3.
	<b>A4</b> No acceptable solution	<b>P4</b> Extensions to existing buildings must not detract from the historic cultural heritage significance of the place.	No extensions to the Matron's Quarters are proposed. Criteria E13.7.2-P4 is therefore addressed satisfactorily.
	<b>A5</b> New front fences and gates must accord with original design, based on photographic, archaeological or other historical evidence.	<b>P5</b> New front fences and gates must be sympathetic in design, (including height, form, scale and materials), to the style, period and characteristics of the building to which they belong.	No changes to the existing stone wall/fence are proposed. There is no gate to the Matron's Quarters to either Degraives Street or Lane. Criteria E13.7.2-A5 and P5 are therefore addressed satisfactorily.
	<b>A6</b> Areas of landscaping between a dwelling and the street must be retained.	<b>P6</b> The removal of areas of landscaping between a dwelling and the street must not result in the loss of elements of landscaping that contribute to the historic cultural significance of the place.	No changes to the raised garden bed to the Degraives Lane frontage of the Matron's Quarters are proposed. Criteria E13.7.2-A6 and P6 therefore addressed satisfactorily.
<b>E13.7.3</b> <b>Subdivision</b>	n/a (no subdivision proposed)		
<b>E13.8.1</b> <b>Demolition</b>	<b>A1</b> No acceptable solution	<b>P1</b> Demolition must not result in the loss of any of the following: a. buildings or works that contribute to the historic cultural heritage significance of the precinct;	The only demolition proposed is of modern elements introduced to the Degraives Lane façade post-1960. This includes the concrete infill verandah floor and the additional posts. No original fabric from this historic rear addition to the Matron's Quarters (constructed post-1904 following the closure of the CFF and the sale


		<p>b. fabric or landscape elements, including plants, trees, fences, paths, outbuildings and other items, that contribute to the historic cultural heritage significance of the precinct;</p> <p>c. unless all of the following apply;</p> <ul style="list-style-type: none"> <li>i. there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place;</li> <li>ii. there are no prudent or feasible alternatives;</li> </ul> <p>opportunity is created for a replacement building that will be more complementary to the heritage values of the precinct.</p>	<p>of the building as a private residence) will be removed. No elements of the original CFF walls, Matron's Quarters building pre-1904, or any additional original fabric will be demolished.</p> <p>As such, it is suggested the proposed works meet the intent of E13.8.1-P1.</p>
<b>E13.8.2 Building and Works other than Demolition</b>	<b>A1</b> No acceptable solution	<b>P1</b> Design and siting of buildings and works must not result in detriment to the historic cultural heritage significance of the precinct, as listed in Table E13.2.	The proposed works will return the verandah to an earlier, more appropriate iteration. Minimal changes to existing fabric are proposed, with the majority of works being removal of modern additions and accretions and repairs to damaged elements. The paint scheme will be chosen based on evidence uncovered during the works, supplemented by historical research. No new buildings or works outside of the existing footprint are proposed. As such, it is suggested the proposed works meet the intent of E13.8.2-P1.
	<b>A2</b> No acceptable solution	<b>P2</b> Design and siting of buildings and works	The proposed conservation works to the Matron's Quarters do not involve any significant design changes


		must comply with any relevant design criteria / conservation policy listed in Table E13.2, except if a heritage place of an architectural style different from that characterising the precinct.	and will not introduce any anachronistic elements. The works will conserve and reconstruct the post-Female Factory era timber and iron features of the Degraives Lane verandah; features which are characteristic throughout the residential streetscapes surrounding the CFF, in particular on other houses along the western end of Degraives Street. As such, it is suggested the proposed works meet the intent of E13.8.2-P2.
	<b>A3</b> No acceptable solution	<b>P3</b> Extensions to existing buildings must not detract from the historic cultural heritage significance of the precinct.	No extensions to the Matron's Quarters are proposed. Criteria E13.8.2-P3 is therefore addressed satisfactorily.
	<b>A4</b> New front fences and gates must accord with original design, based on photographic, archaeological or other historical evidence.	<b>P4</b> New front fences and gates must be sympathetic in design, (including height, form, scale and materials), and setback to the style, period and characteristics of the precinct.	No changes to the existing stone wall/fence are proposed. There is no gate to the Matron's Quarters to either Degraives Street or Lane. Criteria E13.8.2-A4 and P4 are therefore addressed satisfactorily.
	<b>A5</b> Areas of landscaping between a dwelling and the street must be retained.	<b>P5</b> The removal of areas of landscaping between a dwelling and the street must not result in the loss of elements of landscaping that contribute to the historic cultural significance or the streetscape values and character of the precinct.	No changes to the raised garden bed to the Degraives Lane frontage of the Matron's Quarters are proposed. Criteria E13.8.2-A5 and P5 therefore addressed satisfactorily.
<b>E13.8.3</b>	n/a		

<b>Subdivision</b>	<i>(no subdivision proposed)</i>
<b>E13.8.4 Buildings and Works in Heritage Precinct BP1</b>	n/a <i>(not in precinct BP1)</i>

**RECOMMENDATION**

As the proposed works are identified in the CMP as a priority for the building, and will both conserve original fabric and allow to re-interpret the façade to a more appropriate period, this SOHI recommends that the works go ahead as scoped.

Recommended By			
Name	Position	Signature	Date
Nicky Corbett	Conservation Project Officer		13/01/2020

Endorsed			
Name	Position	Signature	Date
Pamela Hubert	Conservation Manager		13/1/2020

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PORT ARTHUR HISTORIC SITE MANAGEMENT AUTHORITY



PORT  
ARTHUR  
HISTORIC  
SITES

## Matron's Quarters Conservation Work Stage 2

Date: Thursday, 20 February 2020  
From: Pamela Hubert  
File Ref: C24231\_14-FEM\_Scope.

The following scope of works for the Matron's Quarters at Cascades Female Factory includes repairs and reconstruction work to the Degraeves Street verandah and Degraeves Street facades of the building. The works continue the conservation works undertaken between 2013 and 2017 to the verandah and facades facing Yard 4.

This scope of work should be read in conjunction with the floor plan at Attachment 1 and the plans DA01 and DA02 submitted as part of this planning application.

### Degraeves Lane Verandah

Carefully demolish existing 200mm thick concrete verandah slab ensuring minimal damage to adjacent brickwork and stone flagging that might exist below. Remove fill to a level of no more than 200mm below the level of the base of the slab to allow construction of a new verandah floor. A PAHSMA archaeologist is to supervise this work to ensure any unexpected deposits or materials are appropriately managed.

Examine evidence of the original (early C20th) verandah floor construction (assumed to be either stone flagging or timber). Reconstruct the original verandah floor based on evidence and to details to be provided by the PAHSMA Conservation staff. The level of verandah floor is to be based on evidence of the original verandah posts.

Retain the existing half verandah posts fixed to walls including decorative skirting, capital mouldings and one surviving bracket.

Retain the existing verandah beam on the outside of the verandah and surviving rafters, battens and valance boards.

Replace three verandah posts on the east side of the verandah with reconstructed stop chamfered posts detailed to match evidence on the retained half posts.

Replace verandah beam on south side, retaining valance boards. Replace missing valance boards at east end

Reconstruct decorative skirtings, capital moulds and verandah brackets based on surviving original details.



Reconstruct original handrail based on evidence of mortice in half verandah post against west wall. Details of balustrade to be based on site evidence and photographic evidence if found. If no photographs showing the balustrade are found, balustrade will be woven wire mesh panels.

Carefully refix verandah roof plate to masonry wall.

Repoint cracks in west wall below W11 and W12

Allow to provide new top step.

Remove all cement on stone and on north wall. Assess area for further conservation work to stone.

#### **Windows**

Check over all sashes, reglue as necessary.

Re-putty all glass

Repoint around sides and heads of window frames with lime mortar.

#### **Door 4**

Repoint head of door opening with lime mortar. Provide mesh to reinforce pointing.

#### **Additional Information**

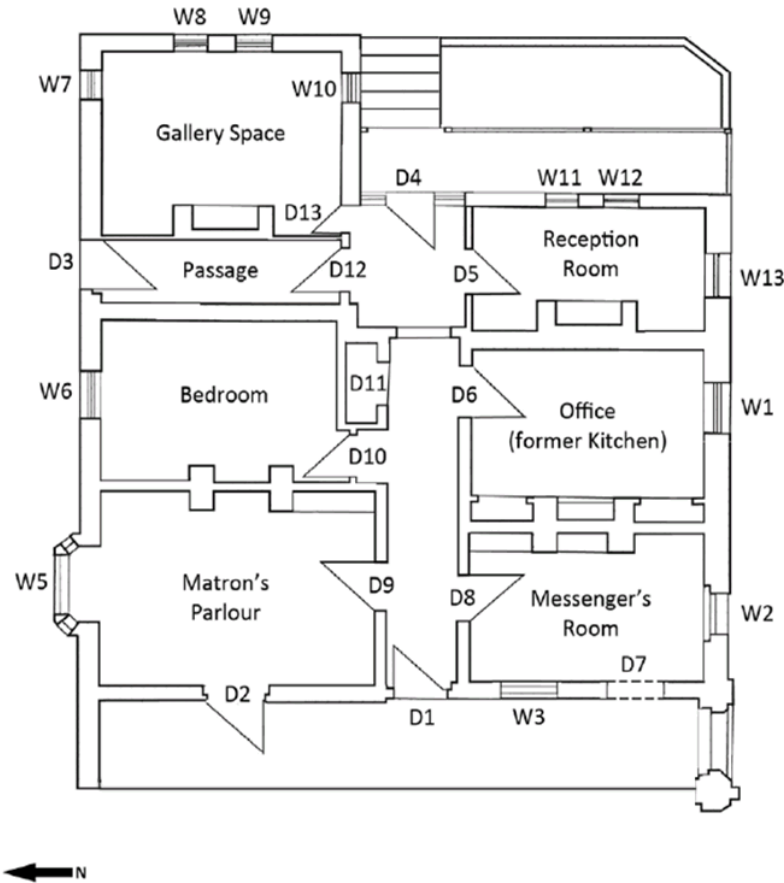
Scaffold will be required to paint the exterior façades of the Matron's Quarters. A separate permit will be submitted to HCC to enable this scaffold to be erected on the footpaths of Degraives Street and Degraives Lane. Any potential impact to the access to Degraives Lane, the Hobart Rivulet Walking Track, and the adjacent crossover for the neighbouring industrial warehouse will by the proposed works will be managed under the permitting process.

Works will occur in proximity to the adjacent overhead power lines along Degraives Street and Lane, in particular the overhead connection to the Matron's Quarters. Though no impact will be had upon these lines or the connection to the building, consultation with TasNetworks will be undertaken to ensure any relevant safe work methodologies are put in place.

**Pamela Hubert**  
Conservation Manager



Attachment 1



Floorplan of the Matron's Quarters building. Not to Scale.

**7.1.2 342 ARGYLE STREET, NORTH HOBART - EXTENSION TO  
OPERATING HOURS  
PLN-20-610 - FILE REF: F20/113488**

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Address: 342 Argyle Street, North Hobart  
Proposal: Extension to Operating Hours  
Expiry Date: 9 December 2020  
Extension of Time: Not applicable  
Author: Victoria Maxwell

**RECOMMENDATION**

That pursuant to the *Hobart Interim Planning Scheme 2015*, the City Planning Committee, in accordance with the delegations contained in its terms of reference, approve the application for extension to operating hours at 342 ARGYLE STREET NORTH HOBART TAS 7000 for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

**GEN**

**The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-20-610 342 ARGYLE STREET NORTH HOBART TAS 7000 - Final Planning Documents except where modified below.**

Reason for condition

To clarify the scope of the permit.

**PLN 14**

**The noise and odour generated by the Food Services use must not cause environmental harm when measured at the boundary of the property.**

Reason for the condition

To ensure noise emissions do not cause environmental harm and do not have an unreasonable impact on residential amenity.

**PLN 6**

**The use must not be open to the public outside of the following hours:**

- **Monday – Sunday 11am - 8pm.**

Reason for condition

To ensure that non-residential use does not unreasonably impact on residential amenity.

**ADVICE**

The following advice is provided to you to assist in the implementation of the planning permit that has been issued subject to the conditions above. The advice is not exhaustive and you must inform yourself of any other legislation, by-laws, regulations, codes or standards that will apply to your development under which you may need to obtain an approval. Visit the Council's website for further information.

Prior to any commencement of work on the site or commencement of use the following additional permits/approval may be required from the Hobart City Council.

**PLANNING**

To minimise interruption to the surrounding residential amenity, the applicant must ensure that the extraction mechanism is turned off within sixty (60) minutes of the close of business at night.

**PLANNING**

Nothing in this permit removes the requirement to comply with previous planning permit PLN-18-901 condition pertaining to signage, TasWater requirements and protection of Council infrastructure.

**WORK PLACE HEALTH AND SAFETY**

Appropriate occupational health and safety measures must be employed during the works to minimise direct human exposure to potentially-contaminated soil, water, dust and vapours. [Click here](#) for more information.

## PROTECTING THE ENVIRONMENT

In accordance with the *Environmental Management and Pollution Control Act 1994*, local government has an obligation to "use its best endeavours to prevent or control acts or omissions which cause or are capable of causing pollution." [Click here for more information.](#)

### LEVEL 1 ACTIVITIES

The activity conducted at the property is an environmentally relevant activity and a Level 1 Activity as defined under s.3 of the *Environmental Management and Pollution Control Act 1994*. For further information on what your responsibilities are, [click here](#).

### NOISE REGULATIONS

[Click here for information with respect to noise nuisances in residential areas.](#)

### WASTE DISPOSAL

It is recommended that the developer liaise with the Council's Cleansing and Solid Waste Unit regarding reducing, reusing and recycling materials associated with demolition on the site to minimise solid waste being directed to landfill.



Further information regarding waste disposal can also be found on the Council's website.

### FEES AND CHARGES

[Click here for information on the Council's fees and charges.](#)

### DIAL BEFORE YOU DIG

[Click here for dial before you dig information.](#)

- |               |   |
|---------------|---|
| Attachment A: | PLN-20-610 - 342 ARGYLE STREET NORTH<br>HOBART TAS 7000 - Planning Committee or<br>Delegated Report  |
| Attachment B: | 342 ARGYLE STREET NORTH HOBART TAS<br>7000 - CPC Agenda Documents                                  |

**APPLICATION UNDER HOBART INTERIM PLANNING SCHEME 2015**

Type of Report: Committee  
Committee: 2 November 2020  
Expiry Date: 9 December 2020  
Application No: PLN-20-610  
Address: 342 ARGYLE STREET , NORTH HOBART  
Applicant: Thi Thu Anh Ho (A & T TAS PTY LTD)  
342 Argyle Street  
Proposal: Extension to Operating Hours  
Representations: Three (3) reps  
Performance criteria: Use, Inner Residential Zone Use Standards, Parking and Access Code

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**1. Executive Summary**

- 1.1 Planning approval is sought for Extension to Operating Hours at 342 Argyle Street.
- 1.2 More specifically the proposal includes:
  - A change of operating hours to be 11am to 9pm Monday to Sunday.
  - Current hours are 11am to 8pm, Monday to Saturday, closed on Sunday.
- 1.3 The proposal relies on performance criteria to satisfy the following standards and codes:
  - 1.3.1 Use
  - 1.3.2 Inner Residential Zone Use Standards - Hours of Operation
  - 1.3.3 Parking and Access Code - Number of Parking Spaces
- 1.4 Three (3) representations objecting to the proposal were received within the statutory advertising period between 28th September to 12th October 2020.
- 1.5 The proposal is recommended for approval subject to conditions.
- 1.6 The final decision is delegated to the City Planning Committee, because more than two objections were received, and the officer recommendation is for approval.

## 2. Site Detail

- 2.1 The site is located on the corner of Argyle and Yardley Streets. Surrounding uses are predominantly residential directly adjacent. Further to the north east is the North Hobart Oval, whilst to the north west is Friends School. Light industrial uses occur to the south east.



Figure 1: Location Plan (Geo Cortex, 2020)

- 2.2 The site is a stratum lot in the two lot strata complex, with residential and visitor accommodation uses occupying the other lot. Four parking spaces are provided on site with one single space originally provided for the lot. No patron parking is provided for the take away use.



Figure 2 : Site Plan (Geo Cortex, 2020)



Figure 3: Interior photos (applicant photos, 2020)

### 3. Proposal

3.1 Planning approval is sought for Extension to Operating Hours.

3.2 More specifically the proposal includes:

- A change of operating hours to be 11am to 9pm Monday to Sunday.
- Current hours are 11am to 8pm, Monday to Saturday, closed on Sunday.

#### 4. Background

4.1 PLN-18-901 approved the take away with operating hours Monday to Saturday 11am - 8pm. There was one (1) representation to this. This was approved with conditions on the hours, protection of environmental harm, TasWater requirements and protection of council infrastructure. The current proposal intends to alter the hours, but these other provisions should be retained to ensure responsible operation of the use in the Inner Residential zone in the future. An advisory note will be imposed advising this.

4.2 Prior to this approval, the site operated as a corner store for many years. Other historic permits for the site are as follows;

PLN-02-00178-01 - Alteration to shop - withdrawn  
PLN-20-00918-01 - New Shop and Flat Extension to existing property  
PLN-03-01411-01 - 2 New Residential Units - Refused  
PLN-06-00827-01 - Install Refrigeration Units - Refused  
PLN-06-01197-01 - Alterations to Shop (Relocation of Refrigeration Unit)  
PLN-16-1181 - Partial Demolition, Alterations, Outbuilding (shed) and Partial Change of Use to Visitor Accommodation

#### 5. Concerns raised by representors

5.1 Three (3) representation/s objecting to the proposal were received within the statutory advertising period from 28th September to 12th October 2020.

5.2 The following table outlines the concerns raised in the representations received. Those concerns which relate to a discretion invoked by the proposal are addressed in Section 6 of this report.

The operation is already open six days a week for long hours in a residential area. The extra parking, noise and odours will become worse if extended hours and days occurs.
The representor can no longer open their windows because of the odour whilst the take away is open. If hours are extended the windows will never be able to be opened.
If the operators wish to extend hours, then relocate to the North Hobart cafe strip.
The operators have demonstrated a complete disregard for neighbours, by disposing oil waste in neighbouring rubbish bins, which council has addressed.
Request council support residents and not approve the proposed extension to hours.
As the owner and resident of 342 Argyle, support the extension of trading hours to include Sunday trading and to 9pm on the condition that appropriate noise mitigation restrictions are applied to limit the use of the rangehood and extraction machinery to between 10am and 9pm and the installation of a soft door closure device on the shop entrance.
As a nearby resident, often patronise the take away and support trading hours to include Sundays.
Concern is raised over operating beyond 8pm and the negative impact of the noisy machinery on site and the impact on surrounding residents. Operation of the rangehood extractors after 10pm prevents their sleeping.

## 6. Assessment

- 6.1 The *Hobart Interim Planning Scheme 2015* is a performance based planning scheme. To meet an applicable standard, a proposal must demonstrate compliance with either an acceptable solution or a performance criterion. Where a proposal complies with a standard by relying on one or more performance criteria, the Council may approve or refuse the proposal on that basis. The ability to approve or refuse the proposal relates only to the performance criteria relied on.
- 6.2 The site is located within the Inner Residential zone of the *Hobart Interim Planning Scheme 2015*.
- 6.3 The existing use is Food Services (Take away). The proposed use is Food Services (Take away). The existing use is a Discretionary use in the zone. The proposed use is a Discretionary use in the zone.

- 6.4 The proposal has been assessed against:
- 6.4.1 Part D - 11 Inner Residential Zone
  - 6.4.2 E6.0 Parking and Access Code
  - 6.4.4 E13.0 Historic Heritage Code
- 6.5 The proposal relies on the following performance criteria to comply with the applicable standards:
- 6.5.1 Use:-
    - Discretionary Use - Cl. 8.10.2*
    - Inner Residential Use Standards:-
    - Hours of Operation - cl. 11.3.1 P1*
  - 6.5.2 Parking and Access Code:-
    - Parking Space Numbers - E6.6.1 P1*
- 6.6 Each performance criterion is assessed below.
- 6.7 Use - Part B - Clause 8.10.2
- 6.7.1 Food services is a discretionary use in the Inner Residential Zone (the takeaway is not displacing a residential or visitor accommodation use and is located within an existing building).
  - 6.7.2 Clause 8.8.1 states as follows:  
*The planning authority has a discretion to refuse or permit a use or development if:*  
*(a) the use is within a use class specified in the applicable Use Table as being a use which is discretionary.*
  - 6.7.3 Clause 8.10.2 states as follows:  
*In determining an application for a permit for a discretionary use the planning authority must, in addition to the matters referred to in sub-clause 8.10.1, have regard to:*  
*(a) the purpose of the applicable zone;*  
*(b) any relevant local area objective or desired future character*

*statement for the applicable zone;*

*(c) the purpose of any applicable code; and*

*(d) the purpose of any applicable specific area plan,*

*but only insofar as each such purpose, local area objective or desired future character statement is relevant to the particular discretion being exercised.*

- 6.7.4 There are no Local Area Objectives or Desired Future Character Statements for the Inner Residential zone; however the Zone Purpose Statements (clause 11.1.1) are as follows:

*11.1.1: To provide for a variety of residential uses and dwelling types close to services and facilities in inner urban and historically established areas, which uses and types respect the existing variation and pattern in lot sizes, set back, and height.*

*11.1.1.2: To provide for compatible nonresidential uses that primarily serve the local community.*

*11.1.1.3: To encourage residential development at higher densities in locations within walkable distance of services, facilities, employment and high frequency public transport corridors.*

*11.1.1.4: To encourage residential development that respects the neighbourhood character.*

*11.1.1.5: To provide a high standard of residential amenity.*

*11.1.1.6: To allow commercial uses which provide services for the needs of residents of a neighbourhood and do not displace an existing residential use or adversely affect their amenity particularly through noise, traffic generation and movement, and the impact of demand for on street parking.*

- 6.7.5 The use is an existing use in a commercial space. The extension to operating hours will not displace any residential use. Whilst the extension to operating hours is an increase in impact, the fact that it is currently operating similar hours for the rest of the week without complaint from surrounding neighbours is noted.

There is no outdoor seating, music or other entertainment proposed, making the risk of impact on surrounding residential amenity low.

There is no onsite parking proposed. It is noted that this is the same for the previous permit (PLN18-901) and the previous use as a convenience storage. However, parking is discussed below.

Overall it is considered that clauses 11.1.1.2 and 11.1.1.6 are met as the use is primarily for local residents; conditions are proposed to ensure that it does not displace a residential use and it does not adversely affect residential amenity in relation to noise, traffic generation or any increase from current levels for on street parking.

6.7.6 The proposal complies with the relevant Zone Purpose Statements.

6.8 Use Standards (Hours of Operation) - Part D 11.3.1 P1

6.8.1 The acceptable solution at clause 11.3.1 A1 states that the permitted hours of operation for commercial uses in the inner residential zone are 8am to 6pm Monday to Sunday.

6.8.2 The proposal includes new operating hours of 11am to 9pm Monday to Sunday.

6.8.3 The proposal does not comply with the acceptable solution; therefore assessment against the performance criterion is relied on.

6.8.4 The performance criterion at clause 11.3.1 P1 provides as follows:

*Hours of operation must not have an unreasonable impact upon the residential amenity through commercial vehicle movements, noise or other emissions that are unreasonable in their timing, duration or extent.*

6.8.5 Three (3) representations were received regarding the negative impacts of the existing operation in term of noise and odour. Discussing these concerns with the applicant, she has agreed to restrict the hours of operation to 11am to 8pm 7 days a week. A condition is recommended accordingly. As well to combat noise, she has agreed to turn off the extractor fan as soon as possible after close of business to limit the noise created by this and to engage a builder to inspect the extraction machinery to minimise smell.

It is important to note that neither Council's Environmental Health or Compliance sections have received any complaints regarding noise or odour from residents in the past. Behavioural issues have been raised, in that the operators were dumping used oil in neighbouring bins at night.

Council has addressed this and there have been no further complaints.

Residents on site raised concerns against the noise of the extractor fan and the fact that the operators left it running well after closing time, whilst they cleaned up. When made aware of this, the operators agreed to limit its use after hours and even put an alarm on to remind them to turn it off 15-20 minutes after closing. Residents also requested that a soft close mechanism be installed on the external door. However, this is an operation issue and cannot be imposed by a condition on permit. This is something to be negotiated between landlord and tenant.

It appears that with similar conditions to the original approval in PLN-18-901, the operation should be able to be undertaken whilst still maintaining residential amenity. With conditions for the protection of residential amenity, should the operation of the take-away become intrusive, there will be parameters within which the neighbour can have some security of enjoyment of their property.

6.8.6 The proposal complies with the performance criterion.

6.9 Parking and Access Code (Number of Parking Spaces) Part E 6.6.10 P1

6.9.1 The acceptable solution at clause E.6.6.1 A1 requires the provision of five (5) onsite parking spaces (one space per 3 seats).

6.9.2 The proposal includes no onsite parking spaces.

6.9.3 The proposal does not comply with the acceptable solution; therefore assessment against the performance criterion is relied on.

6.9.4 The performance criterion at clause E.6.6.1 P1 provides as follows:

*The number of onsite car parking spaces must be sufficient to meet the reasonable needs of users, having regard to all of the following:*

- (a) car parking demand;*
- (b) the availability of onstreet and public car parking in the locality;*
- (c) the availability and frequency of public transport within a 400m walking distance of the site;*
- (d) the availability and likely use of other modes of transport;*
- (e) the availability and suitability of alternative arrangements for car parking provision;*
- (f) any reduction in car parking demand due to the sharing of car parking spaces by multiple uses, either because of variation of car parking*

*demand over time or because of efficiencies gained from the consolidation of shared car parking spaces;*  
*(g) any car parking deficiency or surplus associated with the existing use of the land;*  
*(h) any credit which should be allowed for a car parking demand deemed to have been provided in association with a use which existed before the change of parking requirement, except in the case of substantial redevelopment of a site;*  
*(i) the appropriateness of a financial contribution in lieu of parking towards the cost of parking facilities or other transport facilities, where such facilities exist or are planned in the vicinity;*  
*(j) any verified prior payment of a financial contribution in lieu of parking for the land;*  
*(k) any relevant parking plan for the area adopted by Council;*  
*(l) the impact on the historic cultural heritage significance of the site if subject to the Local Heritage Code;*  
*(m) whether the provision of the parking would result in the loss, directly or indirectly, of one or more significant trees listed in the Significant Trees Code.*

- 6.9.5 The application was referred to Council's Development Engineer, who advised as follows;

E6.6.10 Number of Car Parking Spaces - Residential Zones  
 - Under the existing conditions the development met the acceptable solution A1:

No on-site parking is required for:

- (a) food services uses up to 100m<sup>2</sup> floor area or 30 seats, whichever is the lesser; and  
 (b) general retail and hire uses up to 100m<sup>2</sup> floor area;  
provided the use complies with the hours of operation specified for the relevant zone.

The proposed changes to the hours of operation do not comply with those specified for the relevant zone, and therefore the number of spaces must be assessed under the performance provisions:

The number of on-site car parking spaces must be sufficient to meet the reasonable needs of users, having regard to all of the following:

- (a) car parking demand generated by the proposed use during its proposed hours of operation;

- The car-parking demand generated by the use is low. Although there is some seating within the building, the majority of customers will be seeking takeaway food. Therefore the parking demand is predominantly short term in nature, and minimal in number.

There are 3 existing on-site spaces out the back of the main building (accessed from Yardley Street) - these are not available for use by customers.

The RTA Guide to Traffic Generating Developments suggests provision of approximately 5 spaces per 100m<sup>2</sup> of floor area - the floor area of the subject development is just below 100m<sup>2</sup>, and an estimate for the appropriate number of parking spaces can thus be assumed to be in the vicinity of 5.

Given the site has provision for 3 on-site spaces (not usable by customers), it is reasonable to assume approximately 2-3 on-street spaces would be sufficient. To this effect, there are 2 short term spaces (15min restriction, 8am-8pm all days) adjacent to the site in Yardley Street; and 1 short term space (same restriction) adjacent to the site in Argyle Street.

On the basis of the availability of short-term street parking, the number of on-site spaces is considered to be sufficient and can be supported.

(b) the availability of on-street and public car parking in the locality;

- There are 2 short term spaces (15min restriction, 8am-8pm all days) adjacent to the site in Yardley Street; and 1 short term space (same restriction) adjacent to the site in Argyle Street.

(c) the availability and frequency of public transport within a 400 m walking distance of the site;

- The site is centrally located on Argyle Street and as such the proximity and availability of public transport is excellent, with the nearest Metro bus stop approximately 100m away.

(d) the availability and likely use of other modes of transport;

- Walking, cycling and uber are all feasible means of accessing the site.

(e) the availability and suitability of alternative arrangements for car parking provision; - None

(f) any reduction in car parking demand due to the sharing of car parking spaces by multiple uses, either because of variation of car parking demand over time or because of efficiencies gained from the consolidation of shared car parking spaces; - None

(g) any car parking deficiency or surplus associated with the existing use of the land;

- The parking deficiency is existing and the application only intends to expand the hours of operation.

(h) any credit which should be allowed for a car parking demand deemed to have been provided in association with a use which existed before the change of parking requirement, except in the case of substantial redevelopment of a site; - None

(i) the appropriateness of a financial contribution in lieu of parking towards the cost of parking facilities or other transport facilities, where such facilities exist or are planned in the vicinity;

- The Council does not have a parking plan in place and as such cannot take contributions.

(j) any verified prior payment of a financial contribution in lieu of parking for the land; - None

(k) any relevant parking plan for the area adopted by Council; -None

(l) the impact on the historic cultural heritage significance of the site if subject to the Historic Heritage Code. - None

(m) any existing on-street parking restrictions;

There are 2 short term spaces (15min restriction, 8am-8pm all days) adjacent to the site in Yardley Street; and 1 short term space (same restriction) adjacent to the site in Argyle Street.

(n) the proportion of residential properties without off-street parking within a 100m radius of the subject site.

The majority of properties have provision for 1-2 off-street spaces, with approximately 10% not having any provision.

Based on the above assessment the existing parking provisions for the site can be supported under E6.6.10 P1

6.9.6 The proposal complies with the performance criterion.

## 7. Discussion

- 7.1 Planning approval is sought for Extension to Operating Hours, at 342 Argyle Street.
- 7.2 The application was advertised and received three (3) representations. The representations raised concerns including noise, odour and intrusion into the residential amenity of the zone. Conditions and advisory notes are recommended for inclusion on the permit to address these concerns.
- 7.3 The proposal has been assessed against the relevant provisions of the planning scheme and is considered to perform well.
- 7.4 The proposal has been assessed by other Council officers, including the Council's Development Engineer and Environmental Health Officer. The officers have raised no objection to the proposal, subject to conditions.
- 7.5 The proposal is recommended for approval.

## 8. Conclusion

- 8.1 The proposed Extension to Operating Hours at 342 ARGYLE STREET NORTH HOBART TAS 7000 satisfies the relevant provisions of the *Hobart Interim Planning Scheme 2015*, and as such is recommended for approval.

## 9. Recommendations

That: Pursuant to the *Hobart Interim Planning Scheme 2015*, the City Planning Committee, in accordance with the delegations contained in its terms of reference, approve the application for Extension to Operating Hours at 342 ARGYLE STREET NORTH HOBART TAS 7000 for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

### GEN

**The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-20-610 342 ARGYLE STREET NORTH HOBART TAS 7000 - Final Planning Documents except where modified below.**

Reason for condition

To clarify the scope of the permit.

### PLN 14

**The noise and odour generated by the Food Services use must not cause environmental harm when measured at the boundary of the property.**

Reason for the condition

To ensure noise emissions do not cause environmental harm and do not have an unreasonable impact on residential amenity.

### PLN 6

**The use must not be open to the public outside of the following hours:**

- **Monday – Sunday 11am -8pm.**

Reason for condition

To ensure that non-residential use does not unreasonably impact on residential amenity

### ADVICE

The following advice is provided to you to assist in the implementation of the planning permit that has been issued subject to the conditions above. The advice is not exhaustive and you must inform yourself of any other legislation, by-laws, regulations, codes or standards that will apply to your development under which you may need to obtain an approval. Visit the Council's [website](#) for further information.

Prior to any commencement of work on the site or commencement of use the following additional permits/approval may be required from the Hobart City Council.

#### **PLANNING**

To minimise interruption to the surrounding residential amenity, the applicant must ensure that the extraction mechanism is turned off within sixty (60) minutes of the close of business at night.

#### **PLANNING**

Nothing in this permit removes the requirement to comply with previous planning permit PLN-18-901 condition pertaining to signage, TasWater requirements and protection of Council infrastructure.

#### **WORK PLACE HEALTH AND SAFETY**

Appropriate occupational health and safety measures must be employed during the works to minimise direct human exposure to potentially-contaminated soil, water, dust and vapours. Click [here](#) for more information.

#### **PROTECTING THE ENVIRONMENT**

In accordance with the *Environmental Management and Pollution Control Act 1994*, local government has an obligation to "use its best endeavours to prevent or control acts or omissions which cause or are capable of causing pollution." Click [here](#) for more information.

#### **LEVEL 1 ACTIVITIES**

The activity conducted at the property is an environmentally relevant activity and a Level 1 Activity as defined under s.3 of the *Environmental Management and Pollution Control Act 1994*. For further information on what your responsibilities are, click [here](#).

#### **NOISE REGULATIONS**

Click [here](#) for information with respect to noise nuisances in residential areas.

**WASTE DISPOSAL**

It is recommended that the developer liaise with the Council's Cleansing and Solid Waste Unit regarding reducing, reusing and recycling materials associated with demolition on the site to minimise solid waste being directed to landfill.

Further information regarding waste disposal can also be found on the Council's [website](#).

**FEES AND CHARGES**

Click [here](#) for information on the Council's fees and charges.

**DIAL BEFORE YOU DIG**

Click [here](#) for dial before you dig information.



(Victoria Maxwell)

*As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.*



(Ben Ikin)

**Senior Statutory Planner**

*As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.*

Date of Report: 21 October 2020

**Attachment(s):**

Attachment B - CPC Agenda Documents

Planning: #213594

**Property**

342 ARGYLE STREET NORTH HOBART TAS 7000



City of HOBART

**Approved - Planning Only  
NOT FOR CONSTRUCTION**

By: maxwelly

Permit #: PLN-20-610

Date: 21/10/2020

**People**

Applicant

\*

A & T TAS PTY LTD  
Thi Thu Anh Ho  
342 Argyle Street  
NORTH HOBART TAS 7000  
0402520274  
thewokkitchen.tas@gmail.com

Owner

\*

Grant Kearney  
40 Wignall Street  
NORTH HOBART TAS 7000  
0418644231  
thewokkitchen.tas@gmail.com

Entered By

THANH THANH UNG  
342 ARGYLE STREET  
NORTH HOBART TAS 7000  
0431 811 640  
thewokkitchen.tas@gmail.com

**Use**

Restaurant

**Details**

Have you obtained pre application advice?

☒ Yes

If YES please provide the pre application advice number eg PAE-17-xx

PAE-20-258

Are you applying for permitted visitor accommodation as defined by the State Government Visitor Accommodation Standards? Click on help information button for definition. If you are not the owner of the property you MUST include signed confirmation from the owner that they are aware of this application.

\*

☐ No

Is the application for SIGNAGE ONLY? If yes, please enter \$0 in the cost of development, and you must enter the

number of signs under Other Details below.

\*

- ☐ No

If this application is related to an enforcement action please enter Enforcement Number

**Details**

What is the current approved use of the land / building(s)?

\*

Takeaway/ restaurant

Please provide a full description of the proposed use or development (i.e. demolition and new dwelling, swimming pool and garage)

\*

change of trading hours from Mon- Sun 11-9pm current trading Mon- Sat 11-8pm

Estimated cost of development

\*

0.00

Existing floor area (m2)

Proposed floor area (m2)

Site area (m2)

**Carparking on Site**

N/A

Total parking spaces

Existing parking spaces

☐ Other (no selection chosen)**Hours of Business**

Are the proposed hours of business different from the existing?

- ☐ Yes

What days and hours of operation are proposed for the business?

Existing	From	To	Proposed	From	To
Monday to Friday	11:00	20:00	Monday to Friday	11:00	21:00
			Saturday	11:00	20:00
Saturday	11:00	21:00			
Sunday			Sunday	11:00	21:00

**Number of Employees**

List the total number of people who will be working on the site.

Proposed number of employees

Existing number of employees

**Goods Deliveries**

Will there be any commercial vehicles accessing the site?

- ☐ No

Type of Vehicle

Very Large (Semi trailer)

Large

Medium

Small

Trips per Week

**Outdoor storage / seating / number of beds**

Is outdoor storage proposed?

- ☐ No

**Approved - Planning Only  
NOT FOR CONSTRUCTION**

By: maxwellv

Permit #: PLN-20-610

Date: 21/10/2020

**Other Details**

Does the application include signage?

\*

 No

How many signs, please enter 0 if there are none involved in this application?

\*

 0**Tasmania Heritage Register**

Is this property on the Tasmanian Heritage Register?

•  No**Documents****Required Documents**

Title (Folio text and Plan and Schedule of Easements)

\*

342 argyle titel.pdf

Plans (proposed, existing)

\*

342 argyle titel.pdf



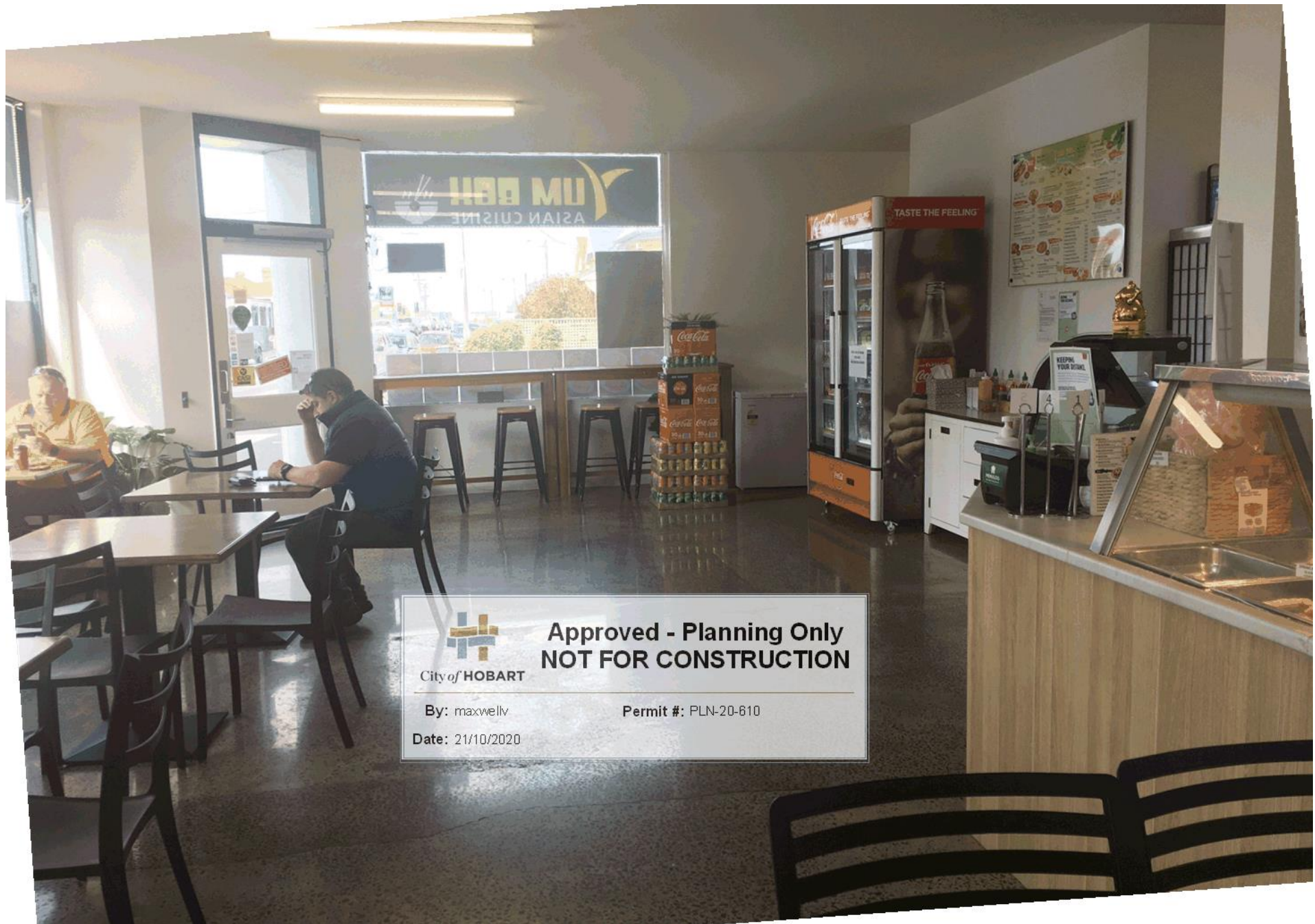
City of HOBART

**Approved - Planning Only  
NOT FOR CONSTRUCTION**

By: maxwellv

Permit #: PLN-20-610

Date: 21/10/2020



  
City of HOBART

**Approved - Planning Only**  
**NOT FOR CONSTRUCTION**

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By: maxwellv      Permit #: PLN-20-610

Date: 21/10/2020





City of **HOBART**

**Approved - Planning Only**  
**NOT FOR CONSTRUCTION**

By: maxwellv

Permit #: PLN-20-610

Date: 21/10/2020


Additional Information Requested X Hobart City Council X Icon - PLN-20-610 - 342 ARGYLE ST X ANZ Personal Banking | Account X ANZ-Internet Banking X +

https://mail.google.com/mail/u/0/#sent/QgrdHsNmtZfCXzfsZnNCvHzFdcwrQwjDCg

in:sent X

← + ! 🗑️ 📧 ⌚ 📌 📎 ⋮

497 Lodge the application for trading hours >

 **Tracy Ung** <thanhthanhung@gmail.com>  
to Grant, thuanh ▾


Dear Mr Grant,

I am writing this letter to let you know that we would like to extend our shop trading hours from Monday to Sunday from 11am-9pm to improve business outcomes during Covid 19.

Thanks alot for your support.

Yours sincerely  
Thanh Ung & Thi Thu Anh Ho

← Reply ⏪ Reply all ➡ Forward



**Approved - Planning Only**  
**NOT FOR CONSTRUCTION**

---

By: maxwellv Permit #: PLN-20-610

Date: 21/10/2020

chats  
one

**RESULT OF SEARCH**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



## SEARCH OF TORRENS TITLE

VOLUME 149083	FOLIO 2
EDITION 3	DATE OF ISSUE 20-Sep-2016

SEARCH DATE : 16-Sep-2020

SEARCH TIME : 12.52 PM

DESCRIPTION OF LAND

City of HOBART

Lot 2 on Strata Plan 149083 and the Unit Entitlement in the  
Strata Scheme being -A general unit entitlement operating for all purposes of the  
said Strata Scheme being a 21 undivided 1/40 interest

Derived from Strata Plan 149083

Derivation : Part of 10-0-0 Granted to T. Y. Lowes

SCHEDULE 1M588329 TRANSFER to GRANT ANTHONY KEARNEY Registered  
20-Sep-2016 at 12.01 PMSCHEDULE 2Reservations and conditions in the Crown Grant if any  
The registered proprietor holds the lot and unit entitlement  
subject to any interest noted on common property  
Folio of the Register volume 149083 folio 0M590466 MORTGAGE to Luise Margarete Tyroller Registered  
20-Sep-2016 at 12.02 PMUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

**RESULT OF SEARCH**

RECORDER OF TITLES

*Issued Pursuant to the Land Titles Act 1980*

## SEARCH OF TORRENS TITLE

VOLUME 149083	FOLIO 0
EDITION 1	DATE OF ISSUE 21-Dec-2006

SEARCH DATE : 16-Sep-2020

SEARCH TIME : 12.52 PM

DESCRIPTION OF LAND

City of HOBART

The Common Property for Strata Scheme 149083

Derivation : Part of 10-0-0 Granted to T. Y. Lowes

Prior CT 111898/1

SCHEDULE 1STRATA CORPORATION NUMBER 149083, 342-344 ARGYLE STREET, NORTH  
HOBARTSCHEDULE 2

Reservations and conditions in the Crown Grant if any

C748944 APPLICATION under section 75 CA of the Conveyancing  
and Law of Property Act 1884E167973 APPLICATION by body corporate to amend Strata Plan by  
amending Lots 1 & 2 and common property Registered  
15-Aug-2019 at noonUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



## FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



CITY/TOWN HOBART		STRATA PLAN		Registered Number	
SUBURB/LOCALITY NORTH HOBART		NEW SHEET 1 OF 3 SHEETS PURSUANT TO (E 161973)		149083	
FOLIO REFERENCE <del>E 118987</del> 111898/1		NAME OF STRATA SCHEME		STRATA TITLES ACT 1998	
SITE COMPRISES THE WHOLE OF		342-344 ARGYLE STREET, NORTH HOBART		REGISTERED 21 DEC 2006	
LOT 1 ON PLAN No. P149526		SCALE 1:200		Recorder of Titles	
MAPSHEET MUNICIPAL CODE No. 54 (5225)	LAST UPI No.	LENGTHS IN METRES			

SITE PLAN

(SP18609)

ARGYLE STREET

1.

2.

(P111898)

(SP18609)

YARDLEY STREET

(C.748944)  
DECLARATION PURSUANT TO  
SECTION 75CA OF THE  
CONVEYANCING AND LAW OF  
PROPERTY ACT 1884

NOTES: (i) ALL BUILDINGS ON THE SITE TO BE SHOWN ON SHEET 1.  
(ii) BUILDING TO SITE BOUNDARY OFFSETS OF LESS THAN  
2.00 METRES TO BE SHOWN ON SHEET 1.

STAGED/COMMUNITY DEVELOPMENT. SCHEME No. (IF APPLICABLE) NA	 Council Delegate 5-7-2019 Date	 Registered Land Surveyor 15/12/2017 Date
--	--	--

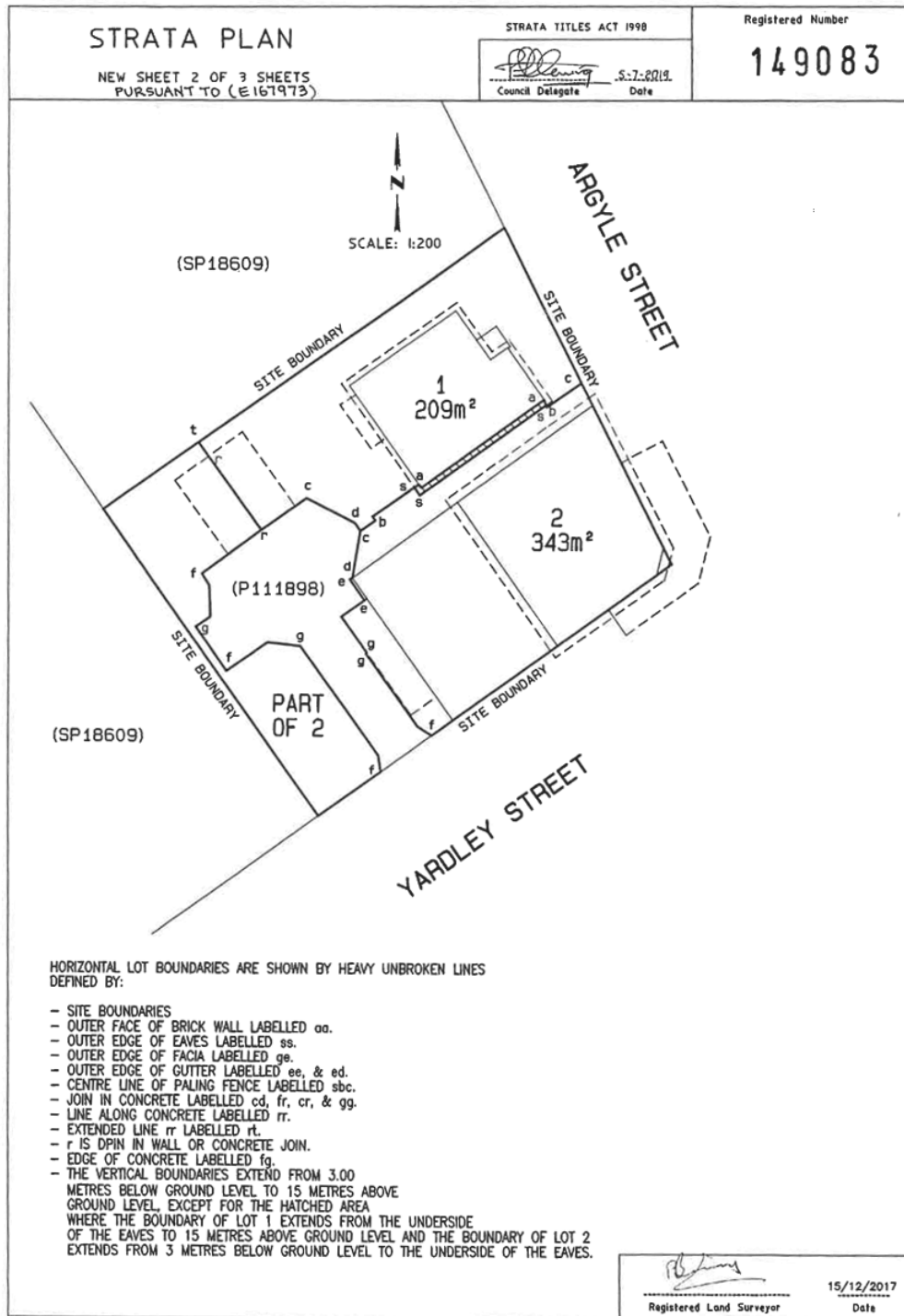
LODGED BY GRANT ANTHONY KEARNEY



## FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980





## FOLIO PLAN

RECORDED OF TITLES

*Issued Pursuant to the Land Titles Act 1980*

[illegible]

**7.1.3 38A NICHOLAS DRIVE AND 24 GARDENIA GROVE AND  
NICHOLAS DRIVE, SANDY BAY - FIRE TRAIL AND ASSOCIATED  
WORKS  
PLN-20-360 - FILE REF: F20/112471**

---

Address: 38A Nicholas Drive and 24 Gardenia Grove and  
Nicholas Drive, Sandy Bay

Proposal: Fire Trail and Associated Works

Expiry Date: 22 December 2020

Extension of Time: Not applicable

Author: Michaela Nolan

***RECOMMENDATION***

That pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for fire trail and associated works at 38A Nicholas Drive, Nicholas Drive and 24 Gardenia Grove, Sandy Bay for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

**GEN**

**The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-20-360 - NICHOLAS DRIVE & 38 A NICHOLAS DRIVE & 24 GARDENIA GROVE, SANDY BAY 7005 - Final Planning Documents except where modified below.**

Reason for condition

To clarify the scope of the permit.

**THC**

**The use and/or development must comply with the requirements of the Tasmanian Heritage Council as detailed in the Notice of Heritage Decision, THC Works Ref: 3026 dated 23 June 2020, as attached to the permit.**

Reason for condition

To clarify the scope of the permit.

**ENG sw6**

**All stormwater from the proposed fire trail must be discharged to the Council's stormwater infrastructure or to a Council approved system with sufficient receiving capacity prior to the commencement of use or 30 days of completion of works (whichever occurs first). All costs associated with works required by this condition are to be met by the owner.**

**Design drawings and calculations of the proposed stormwater drainage and discharge points to the Council's stormwater infrastructure must be submitted and approved prior to the commencement of work. The design drawings and calculations must:**

- 1. be prepared by a suitably qualified person;**
- 2. show the proposed discharging points and all existing creeks;**
- 3. include long section(s)/levels and grades to the point of discharge; and**
- 4. details of proposed measures to avoid or mitigate erosion and scouring.**

**All work required by this condition must be undertaken in accordance with the approved design drawings and calculations.**

*Advice:*

*The applicant is advised to submit detailed design drawings and calculations as part of their plumbing permit application. If detailed design to satisfy this condition is submitted via the planning condition endorsement process there may be fees associated with the assessment, and once approved the applicant will still need to obtain a plumbing permit for the works.*

Reason for condition

To ensure that stormwater from the site will be discharged adequately.

**ENG 1**

**Any damage to council infrastructure resulting from the implementation of this permit, must, at the discretion of the Council:**

- 1. Be met by the owner by way of reimbursement (cost of repair and reinstatement to be paid by the owner to the Council); or**
- 2. Be repaired and reinstated by the owner to the satisfaction of the Council.**

**A photographic record of the Council's infrastructure adjacent to the subject site must be provided to the Council prior to any commencement of works.**

**A photographic record of the Council's infrastructure (e.g. existing property service connection points, roads, buildings, stormwater, footpaths, driveway crossovers and nature strips, including if any, pre-existing damage) will be relied upon to establish the extent of damage caused to the Council's infrastructure during construction. In the event that the owner/developer fails to provide to the Council a photographic record of the Council's infrastructure, then any damage to the Council's infrastructure found on completion of works will be deemed to be the responsibility of the owner.**

Reason for condition

To ensure that any of the Council's infrastructure and/or site-related service connections affected by the proposal will be altered and/or reinstated at the owner's full cost.

**ENV 9**

**Prior to the commencement of works, the edge of the *Eucalyptus globulous* dry forest vegetation community closest to the fire trail must be delineated and marked on site by a suitably qualified person. No works or disturbance (including storage or movement of vehicles) is to occur within the *Eucalyptus globulous* dry forest vegetation community as marked on site.**

Reason for condition

To ensure the use/development does not result in unnecessary or unacceptable loss of priority biodiversity values.

#### **ENV 11**

**The Weed and Hygiene Management Plan, included as Appendix F in the Flora and Fauna Habitat Survey by North Barker Ecosystem Services dated 30 November 2018, must be implemented.**

Reason for condition

To ensure the use/development does not result in unnecessary or unacceptable loss of priority biodiversity values

#### **ENV 2**

**An approved Construction Environmental Management Plan must be implemented.**

**Prior to the commencement of works, a Construction Environmental Management Plan must be submitted and approved. The Construction Environmental Management Plan must:**

- **detail the proposed construction methodology (particularly where works may have environmental impacts);**
- **identify all potential environmental impacts associated with the works including erosion and sediment transfer, weed spread or introduction and excessive clearing of vegetation; and**
- **include measures to adequately avoid or mitigate all identified environmental risks, including soil and water management measures, soil stabilisation measures, management of rock and soil (including on- site stockpiling, soil importation or off-site disposal), management of cut vegetation, protection of vegetation to be retained and weed management.**

Reason for condition

To minimise the potential for environmental impacts from the construction works

### **OPS 1**

**No encroachment is to occur on to adjacent private land. In sections where the private land boundary is very close to the new fire trail alignment, the lot boundary is to be marked on the ground before any works commence.**

Reason for condition

To ensure that Council infrastructure is constructed on Council-owned land.

### **ADVICE**

The following advice is provided to you to assist in the implementation of the planning permit that has been issued subject to the conditions above. The advice is not exhaustive and you must inform yourself of any other legislation, by-laws, regulations, codes or standards that will apply to your development under which you may need to obtain an approval. Visit the Council's website for further information.

Prior to any commencement of work on the site or commencement of use the following additional permits/approval may be required from the Hobart City Council.

### **BUILDING PERMIT**

You may need building approval in accordance with the *Building Act 2016*. [Click here for more information.](#)







This is a Discretionary Planning Permit issued in accordance with section 57 of the *Land Use Planning and Approvals Act 1993*.

### **PLUMBING PERMIT**

You may need plumbing approval in accordance with the *Building Act 2016*, *Building Regulations 2016* and the National Construction Code. [Click here for more information.](#)

**PART 5 AGREEMENT**

It is recommended that the measures recommended in section 14 of the Slope Stability Assessment be implemented.

- Attachment A: PLN-20-360 - 38A NICHOLAS DRIVE SANDY BAY  
TAS 7005 - Planning Committee or Delegated  
Report ↓ 
- Attachment B: PLN-20-360 - 38A NICHOLAS DRIVE SANDY BAY  
TAS 7005 - CPC Agenda Documents ↓ 
- Attachment C: PLN-20-360 - 38A NICHOLAS DRIVE SANDY BAY  
TAS 7005 - Planning Referral Officer Cultural  
Heritage Report ↓ 
- Attachment D: PLN-20-360 - 38A NICHOLAS DRIVE SANDY BAY  
TAS 7005 - Planning Referral Officer Environmental  
Development Planner Report ↓ 
- Attachment E: PLN-20-360 - 38A NICHOLAS DRIVE SANDY BAY  
TAS 7005 - Planning Referral Officer Road and  
Environmental Engineering - Enviro Report ↓ 
- Attachment F: PLN-20-360 - 38A NICHOLAS DRIVE SANDY BAY  
TAS 7005 - CPC Supporting Documents ↓ 

**APPLICATION UNDER HOBART INTERIM PLANNING SCHEME 2015**

Type of Report:	Committee
Committee:	26 October 2020
Expiry Date:	22 December 2020
Application No:	PLN-20-360
Address:	38 A NICHOLAS DRIVE , SANDY BAY 24 GARDENIA GROVE , SANDY BAY NICHOLAS DRIVE , SANDY BAY
Applicant:	Mark O'Brien (ERA Planning & Environment) 7 Commercial Road
Proposal:	Fire Trail and Associated Works
Representations:	Nil
Performance criteria:	Environmental Living and Environmental Management Zone Development Standards, Landslide Code, Biodiversity Code, Historic Heritage Code

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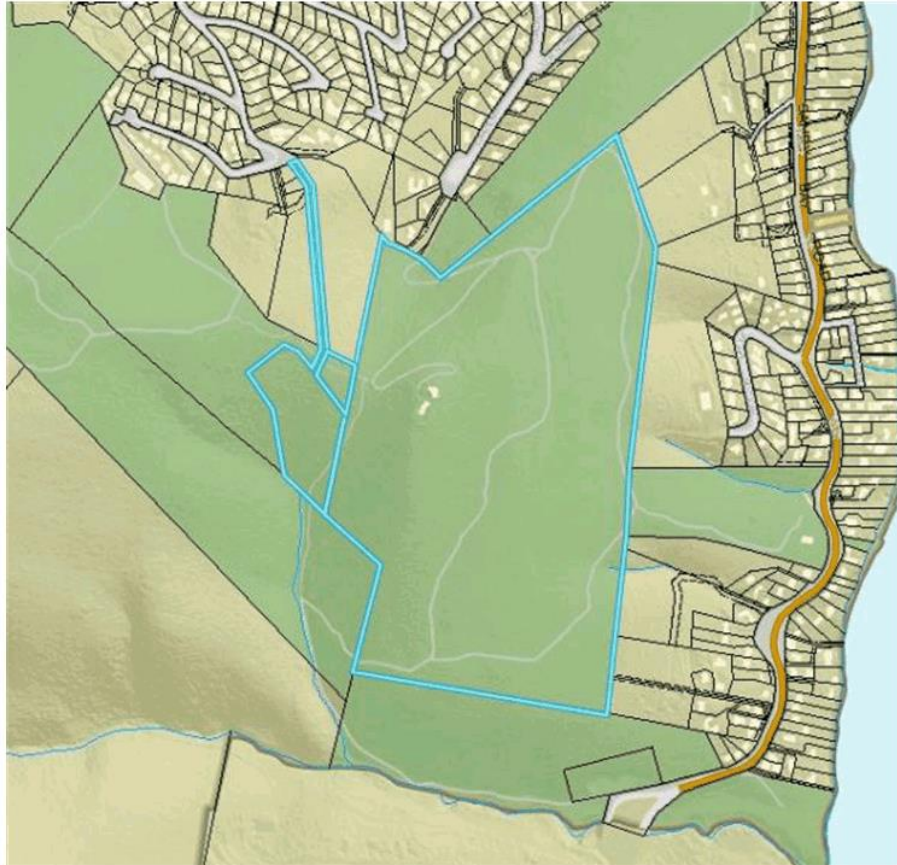
**1. Executive Summary**

- 1.1 Planning approval is sought for Fire Trail and Associated Works at 38A Nicholas Drive, Nicholas Drive, and 24 Gardenia Grove.
- 1.2 More specifically the proposal includes:
  - A fire trail that would extend from Nicholas Drive to the north to the access road to Porters Hill at the southern end.
  - The fire trail would have a length of approximately 540m and width of approximately 3m. There would also be a clearing width of 4m.
  - The fire trail is intended to be used by authorised personnel and is not a recreation trail for the public.
  - It would be constructed from local natural materials where suitable and aside from the proposed width, would be consistent with the requirements for a Class 5 fire trail and Class 5/6 fire vehicles.
- 1.3 The proposal relies on performance criteria to satisfy the following standards and codes:
  - 1.3.1 Environmental Living Zone - Design
  - 1.3.2 Environmental Management Zone - Design and Setback

- 1.3.3 Landslide Code - Buildings and Works other than Minor Extensions
  - 1.3.4 Biodiversity Code - Buildings and Works
  - 1.3.5 Historic Heritage Code - Heritage Place
- 1.4 No representations were received during the statutory advertising period between 17 September 2020 and 1 October 2020.
- 1.5 The proposal is recommended for approval subject to conditions.
- 1.6 The final decision is delegated to the Council, because the application involves Council land that is not a road.

## 2. Site Detail

- 2.1 The subject site is located between Nicholas Drive and Porters Hill. The northern end of the fire trail would extend from an existing right of way between 38 and 40 Nicholas Drive. The southern end of the fire trail would meet the driveway to the Dorney House on Porters Hill at the south-eastern bend. The subject site consists of native vegetation.



*Figure 1: location of the subject site between Nicholas Drive and Porters Hill, Sandy Bay (outlined in blue).*



Figure 2: location of the subject site between Nicholas Drive and Porters Hill, Sandy Bay. The approximate path of the fire trail is highlighted red.

### 3. Proposal

- 3.1 Planning approval is sought for a Fire Trail and Associated Works at 38A Nicholas Drive, Nicholas Drive, and 24 Gardenia Grove.
- 3.2 More specifically the proposal is for:
- A fire trail that would extend from Nicholas Drive to the north to the access road to Porters Hill at the southern end.
  - The fire trail would have a length of approximately 540m and width of approximately 3m. There would also be a clearing width of 4m.
  - The fire trail is intended to be used by authorised personnel and is not a recreation trail for the public.
  - It would be constructed from local natural materials where suitable and aside from the proposed width, would be consistent with the requirements for a Class 5 fire trail and Class 5/6 fire vehicles.

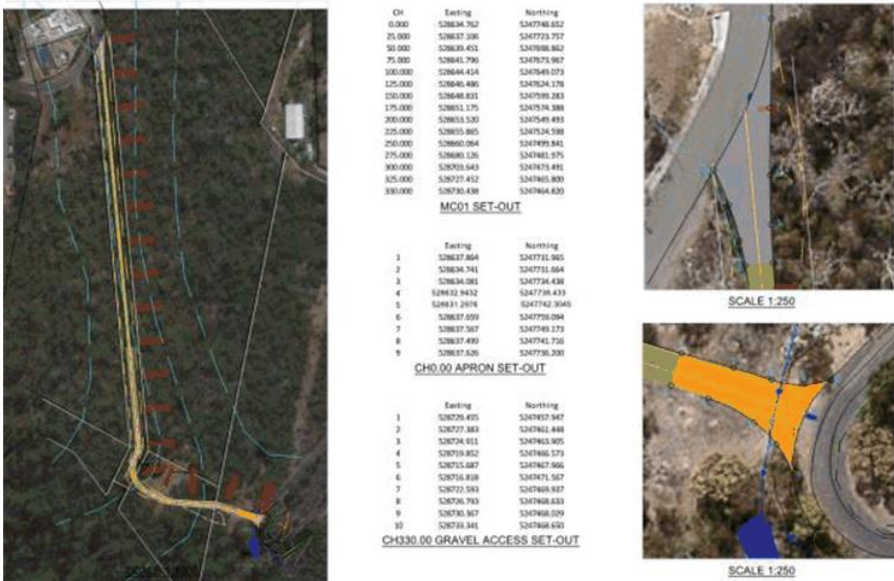


Figure 3: the proposed fire trail between Nicholas Drive and Porters Hill.

4. Background

4.1



Figure 4: approximate location of the start of the fire trail at 38A Nicholas Drive.



*Figure 5: view over the location of the proposed fire trail from the entrance to the adjoining property at 40C Nicholas Drive. Porters Hill, the end of the fire trail, can be seen in the distance.*

- 4.2 General Manager Consent to lodge the planning application was provided on 10 June 2020, under GMC-20-36. Council owns 38A Nicholas Drive and 24 Gardenia Grove.

**5. Concerns raised by representors**

- 5.1 No representations were received during the statutory advertising period between 17 September 2020 and 1 October 2020.

**6. Assessment**

- 6.1 The *Hobart Interim Planning Scheme 2015* is a performance based planning scheme. To meet an applicable standard, a proposal must demonstrate compliance with either an acceptable solution or a performance criterion. Where a proposal complies with a standard by relying on one or more performance criteria, the Council may approve or refuse the proposal on that basis. The ability to approve or refuse the proposal relates only to the performance criteria relied on.

- 6.2 The site is located within the General Residential, Environmental Management and Environmental Living Zones of the *Hobart Interim Planning Scheme 2015*.
- 6.3 The existing use is Natural and Cultural Values Management. The proposal is for development only, there would be no change of use and no intensification of the existing use. The existing use is a No Permit Required use in all applicable zones.
- 6.4 The proposal has been assessed against:
- 6.4.1 Part D - 10 General Residential Zone
  - 6.4.2 Part D - 14 Environmental Living Zone
  - 6.4.3 Part D - 29 Environmental Management Zone
  - 6.4.4 E3.0 Landslide Code
  - 6.4.5 E7.0 Stormwater Management Code
  - 6.4.6 E10.0 Biodiversity Code
  - 6.4.7 E13.0 Historic Heritage Code
- 6.5 The proposal relies on the following performance criteria to comply with the applicable standards:
- 6.5.1 Environmental Living Zone:  
*Design - Part D 14.4.3.P1 and P3*
  - 6.5.2 Environmental Management Zone:  
*Setback – Part D 29.4.2.P3*  
*Design - Part D 29.4.3.P1 and P3*
  - 6.5.3 Landslide Code:  
*Buildings and Works other than Minor Extensions - Part E3.7.1.P1*
  - 6.5.4 Biodiversity Code:  
*Buildings and Works - Part E10.7.1.P1*

## 6.5.5 Historic Heritage Code:

*Demolition on a Listed Place - E13.7.1.P1**Building and Works on a Listed Place - E13.7.1 P1 and P2*

## 6.6 Each performance criterion is assessed below.

## 6.7 Setback - Part D 29.4.2.P3

6.7.1 The acceptable solution at clause 29.4.2.A3 requires works to be setback 30m from land zoned Environmental Living.

6.7.2 The proposal includes construction of a fire trail that would cross the boundary into land zoned Environmental Living.

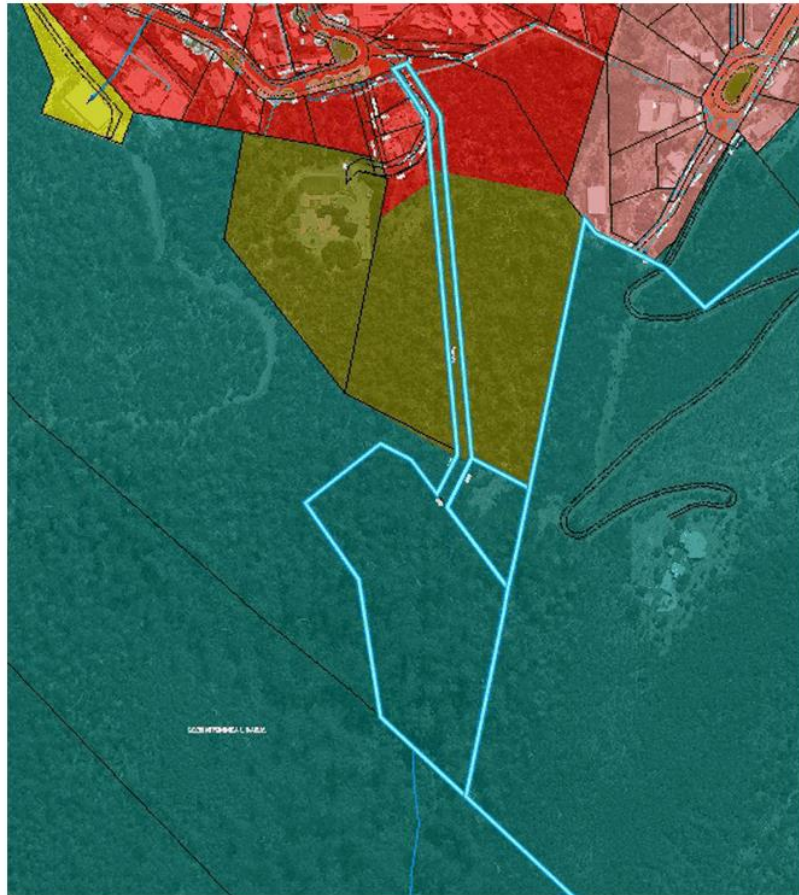
6.7.3 The proposal does not comply with the acceptable solution; therefore assessment against the performance criterion is relied on.

6.7.4 The performance criterion at clause 29.4.2.P3 provides as follows:

*Buildings and works must be setback from land zoned Environmental Living to satisfy all of the following:*

- (a) there is no unreasonable impact from the development on the environmental values of the land zoned Environmental Living;*
- (b) the potential for the spread of weeds or soil pathogens onto the land zoned Environmental Living is minimised;*
- (c) there is minimal potential for contaminated or sedimented water runoff impacting the land zoned Environmental Living;*
- (d) there are no reasonable and practical alternatives to developing close to land zoned Environmental Living;*

6.7.5 The proposed fire trail would pass through land zoned Environmental Living (lime green) and Environmental Management (blue green) as depicted in the image below. As the proposal is for a fire trail that has been designed to have minimal environmental impact and there is no reasonable or practical alternatives, it is considered that the proposed works would not be detrimental to the land zoned Environmental Living. The design of the proposed firetrail and its stormwater management is also considered to minimise the spread of weeds and other pathogens and water runoff.



6.7.6 The proposal complies with the performance criterion.

6.8 Design - Part D 14.4.3.P1 and 29.4.3.P1

- 6.8.1 The acceptable solution at clause 14.4.3.A1 and clause 29.4.3.A1 requires works to be located on a site that does not require the clearing of native vegetation.
- 6.8.2 The proposal includes clearing of native vegetation for construction of a fire trail.
- 6.8.3 The proposal does not comply with the acceptable solution; therefore assessment against the performance criterion is relied on.
- 6.8.4 The performance criterion at clause 14.4.3.P1 and clause 29.4.3.P1 provides as follows:

*The location of buildings and works must satisfy all of the following:*

*(a) be located in an area requiring the clearing of native vegetation only if:*

*(i) there are no sites clear of native vegetation and clear of other significant site constraints such as access difficulties or excessive slope;*

*(ii) the extent of clearing is the minimum necessary to provide for buildings, associated works and associated bushfire protection measures;*

*(iii) the location of clearing has the least environmental impact;*

*(b) be located on a skyline or ridgeline only if:*

*(i) there are no sites clear of native vegetation and clear of other significant site constraints such as access difficulties or excessive slope;*

*(ii) there is no significant impact on the rural landscape;*

*(iii) building height is minimised;*

*(iv) any screening vegetation is maintained.*

*(c) be consistent with any Desired Future Character Statements provided for the area or, if no such statements are provided, have regard to the landscape.*

6.8.5 It is considered that the proposed vegetation clearing would be acceptable for the following reasons:

- There is no existing cleared land that would be suitable for construction of the fire trail.
- The clearing is the minimum required and would meet the constraints of the lot boundaries, significant vegetation and heritage features associated with Porters Hill.
- The clearing has been assessed in a Natural Values Assessment which concluded that there would be a relatively minor environmental impact.
- The proposed clearing would not be located on a ridgeline or skyline.
- There are no Desired Future Character Statements for the Environmental Management Zone, however it is considered that the proposed design has had regard to the landscape in that the clearing would only be 4m wide and would avoid significant vegetation.
- The Desired Future Character Statements for the Environmental Living Zone require the area to continue to be dominated by native vegetation and for clearing to be kept to the minimum area required for the development. It is considered that the proposed development would not conflict with these statements.

6.8.6 The proposal complies with the performance criterion.

6.9 Design - Part D 14.4.3.P3 and 29.4.3.P3

6.9.1 The acceptable solution at clause 14.4.3.A3 and clause 29.4.3.A3 requires a maximum height of fill and excavation of 1m from natural ground level and only limited to the area required for the construction of a vehicle access.

6.9.2 The proposal includes excavation that would in places have a height greater than 1m.

6.9.3 The proposal does not comply with the acceptable solution; therefore assessment against the performance criterion is relied on.

6.9.4 The performance criterion at clause 14.4.3.A3 and clause 29.4.3.P3 provides as follows:

*Fill and excavation must satisfy all of the following:*

- (a) there is no adverse impact on natural values;*
- (b) does not detract from the landscape character of the area;*
- (c) does not impact upon the privacy for adjoining properties;*
- (d) does not affect land stability on the lot or adjoining land.*

6.9.5 Documentation submitted with the application state that subject to the production of detailed design drawings, it is possible that there would be excavation to a depth greater than 1m. This was assessed in the Slope Stability Risk Assessment as not being detrimental to land stability or natural values.

The proposed fire trail would not be open to the general public and as such would be used infrequently and only for operational purposes as such it is considered that the impact on adjoining properties would not be unreasonable.

As the clearing would be limited to a width of 4m along the proposed fire trail and would generally be along the contour rather than perpendicular to it, it is considered that the proposal would not detract from the landscape character of the area.

6.9.6 The proposal complies with the performance criterion.

6.10 Landslide Code - Buildings and Works other than Minor Extensions - Part E3.7.1.P1

- 6.10.1 There is no acceptable solution for buildings and works other than minor extensions in a medium landslide area.
- 6.10.2 The proposal includes works for the construction of a fire trail through medium landslide hazard areas.
- 6.10.3 There is no acceptable solution; therefore assessment against the performance criterion is relied on.
- 6.10.4 The performance criterion at clause E3.7.1.P1 provides as follows:

*Buildings and works must satisfy all of the following:*

- (a) no part of the buildings and works is in a High Landslide Hazard Area;*
- (b) the landslide risk associated with the buildings and works is either:*
- (i) acceptable risk; or*
- (ii) capable of feasible and effective treatment through hazard management measures, so as to be tolerable risk.*

- 6.10.5 The proposed development was assessed by the Council's Environmental Development Planner who has provided the following comments:

The Landslide Code applies because development is proposed within a Landslide Hazard Area. Approximately 67m of the track would pass through Medium LHAs with modelled risk of rockfall (source areas). The area of ground disturbance/vegetation clearing within the LHAs would be approximately 600m<sup>2</sup>. Excavation volume within the LHAs would be less than 100m<sup>3</sup> according to the application.

No exemptions apply.

The relevant standards are under clause E3.7.1. There is no acceptable solution for A1. P1 states the following:

*Buildings and works must satisfy all of the following:*

- (a) no part of the buildings and works is in a High Landslide Hazard Area;*
- (b) the landslide risk associated with the buildings and works is*

*either:*

*(i) acceptable risk; or*

*(ii) capable of feasible and effective treatment through hazard management measures, so as to be tolerable risk.*

No development is proposed within a High Landslide Hazard Area.

A Landslide Risk Management Report was submitted with the application. The report concludes that the risk of dislodged rocks risking life or property is not credible due to the isolated location, and the associated risk is therefore 'acceptable'. Regardless, the report included some recommendations for management of large rocks unearthed during construction and these should be included as advice on any permit granted.

6.10.6 The officer's report is provided as an attachment to this report.

6.10.7 The proposal complies with the performance criterion.

6.11 Biodiversity Code - Buildings and Works - Part E10.7.1.P1

6.11.1 The acceptable solution at clause E10.7.1.A1 requires clearance and conversion of native vegetation for development other than a single dwelling to be confined to areas of Low Priority Biodiversity Values and be no more than 1000m<sup>2</sup> for clearance and conversion and for areas of disturbance.

6.11.2 The proposal includes (insert what the proposal includes, so far as relevant to the acceptable solution).

6.11.3 The proposal does not comply with the acceptable solution; therefore assessment against the performance criterion is relied on.

6.11.4 The performance criterion at clause E10.7.1.P1 provides as follows:

*Clearance and conversion or disturbance must satisfy the following:*

*(a) if low priority biodiversity values:*

*(i) development is designed and located to minimise impacts, having regard to constraints such as topography or land hazard and the particular requirements of the development;*

*(ii) impacts resulting from bushfire hazard management measures*

*are minimised as far as reasonably practicable through siting and fire-resistant design of habitable buildings;*

*(b) if moderate priority biodiversity values:*

- (i) development is designed and located to minimise impacts, having regard to constraints such as topography or land hazard and the particular requirements of the development;*
- (ii) impacts resulting from bushfire hazard management measures are minimised as far as reasonably practicable through siting and fire-resistant design of habitable buildings;*
- (iii) remaining moderate priority biodiversity values on the site are retained and improved through implementation of current best practice mitigation strategies and ongoing management measures designed to protect the integrity of these values;*

*(c) if high priority biodiversity values:*

- (i) development is designed and located to minimise impacts, having regard to constraints such as topography or land hazard and the particular requirements of the development;*
- (ii) impacts resulting from bushfire hazard management measures are minimised as far as reasonably practicable through siting and fire-resistant design of habitable buildings;*
- (iii) remaining high priority biodiversity values on the site are retained and improved through implementation of current best practice mitigation strategies and ongoing management measures designed to protect the integrity of these values;*
- (iv) special circumstances exist;*

- 6.11.5 The proposed development was assessed by the Council's Environmental Development Planner who has provided the following comments:

The Biodiversity Code applies because the clearance of native vegetation within a Biodiversity Protection Area is proposed.

No exemptions apply.

A Natural Values Assessment was submitted with the application. The main findings of the report include:

- the fire trail route passes through four TASVEG mapping units, being two native vegetation communities ('Eucalyptus pulchella forest and woodland'; 'Eucalyptus globulous dry forest and

- woodland') and two modified land units ('urban areas'; 'regenerating cleared land');
- the majority of the area supports 'Eucalyptus pulchella forest and woodland' (DPU);
  - no threatened flora were recorded;
  - one declared weed species was recorded (boneseed), together with two environmental woody weeds (hawthorn and sweet briar);
  - occasional blue gums were recorded, which are a foraging resource for the endangered Swift Parrot, but the loss of these trees would not be a significant impact at a local, regional or State-wide level;
  - no trees with nesting hollows were recorded;
  - white gums were recorded, however they are not considered significant habitat for the endangered forty-spotted pardalote;
  - no impact on other wide-ranging threatened species that may utilise the land from time to time (e.g. Tasmanian devils; eastern-barred bandicoots) is expected; and
  - the vegetation constitutes 'low priority biodiversity values' under Table Table E10.1 of the Code, apart from the small patch of blue gum forest which constitutes high priority biodiversity values.

With regard to the impact of the proposed development the assessment makes the following conclusion:

*Creation of the fire trails is expected to have a relatively minor impact given the level of existing disturbance in the vegetation (old road lines, walking tracks, fire etc.) around both trails. Impacts on biological values are largely therefore expected to be negligible in regional and State contexts.*

*Siting the Hawthorn Tree Fire Trail to avoid the E. globulus patch on the top of the hill and avoiding the larger blue gums identified along this trail will further minimise any impact.*

The assessment also recommended weed management for the development:

*Any works creating bare ground are likely to risk spreading this species to new areas. Some form of primary and secondary control should be implemented to prevent the proliferation or spread of this species due to the development. It is recommended that all occurrences of the declared weed are treated prior to works.*

A weed management plan was included in the report.

The application indicates that the small patch of blue gum forest will be avoided in the final track alignment.

The relevant standards are under clause E10.7.1. The proposal does not comply with acceptable solution A1. Performance criterion P1 states the following:

*Clearance and conversion or disturbance must satisfy the following:*

*(a) if low priority biodiversity values:*

*(i) development is designed and located to minimise impacts, having regard to constraints such as topography or land hazard and the particular requirements of the development;*

*(ii) impacts resulting from bushfire hazard management measures are minimised as far as reasonably practicable through siting and fire-resistant design of habitable buildings...*

As the final track alignment will avoid the patch of blue gum forest, only low priority biodiversity values will be affected.

There is limited opportunity to minimise impacts associated with the development, however the application indicates that mature trees within the batter zones will be retained where possible, and that the patch of blue gum forest will be avoided in the final design. Implementation of the weed management Plan included in the Natural Values Assessment will also minimise impacts.

(a)(ii) is not relevant to the proposal.

It is recommended that discretion be exercised with regard to E10.7.1 P1 subject to conditions requiring:

- implementation of the weed and hygiene management plan;
- the blue gum community being marked on-site and avoided; and
- implementation of a Council-approved Construction Management Plan.

6.11.6 The officer's report is provided as an attachment to this report.

6.11.7 The proposal complies with the performance criterion.

## 6.12 Historic Heritage Code - Part E13.0

- 6.12.1 There is no acceptable solution for demolition and works on a place that is heritage listed.
- 6.12.2 The proposal includes demolition and works on Porters Hill which is a heritage listed site.
- 6.12.3 There is no acceptable solution; therefore assessment against the performance criterion is relied on.
- 6.12.4 The relevant performance criterion provide as follows:

## E13.7.1.P1 - Demolition

*Demolition must not result in the loss of significant fabric, form, items, outbuildings or landscape elements that contribute to the historic cultural heritage significance of the place unless all of the following are satisfied;*

- (a) there are, environmental, social, economic or safety reasons of greater value to the community than the historic cultural heritage values of the place;*
- (b) there are no prudent and feasible alternatives;*
- (c) important structural or façade elements that can feasibly be retained and reused in a new structure, are to be retained;*
- (d) significant fabric is documented before demolition.*

## E13.7.1.P1 - Buildings and Works other than Demolition

*Development must not result in any of the following:*

- (a) loss of historic cultural heritage significance to the place through incompatible design, including in height, scale, bulk, form, fenestration, siting, materials, colours and finishes;*
- (b) substantial diminution of the historic cultural heritage significance of the place through loss of significant streetscape elements including plants, trees, fences, walls, paths, outbuildings and other items that contribute to the significance of the place.*

## E13.7.1.P2 - Buildings and Works other than Demolition

*Development must be designed to be subservient and complementary to the place through characteristics including:*

- (a) scale and bulk, materials, built form and fenestration;*
- (b) setback from frontage;*
- (c) siting with respect to buildings, structures and listed elements;*
- (d) using less dominant materials and colours.*

- 6.12.5 The proposed development was referred to the Council's Cultural Heritage Officer who has provided the following comments:

The proposed works involve the construction of a Fire Trail adjacent a bend on the driveway to the Dorney House at Porter Hill.

The significance of Porter Hill has been articulated in a 2007 report by GHD which states:

*"Porter Hill is an area with a layered and complex history. Most significantly, it tells a story of the defense of Hobart in the early 20th century, where fears of a Russian invasion led to reinforcement of the Derwent's defenses, and further war threats led to a strengthening of this system. In 1911 Fort Nelson at Porter Hill was completed as part of this program. In 1949 the Dorney family bought land from the Commonwealth. Renowned Architect Esmond Dorney, designed and built a small residence on one of the two gun emplacements of the former fort Nelson. In 1966 a main house was built on the second emplacement. After being destroyed by bushfire, this second building was replaced with a smaller dwelling in 1978. Fires destroyed the original 1949 dwelling in January 1998, though the 1978 building remains as a testament to the contribution which Dorney made to Australian Architecture".*

Porter Hill Conservation Plan, 2007, GHD.

The proposed works are on the lower slopes of the property remote from the hill top which is the location of the former Fort and Dorney House.

Near a bend in the driveway, the vicinity has been identified as containing significant external circa 19th century cultural heritage values. This location is the point where a track from Mount Nelson meets the driveway. Paddy Dorney (Esmond's son) has stated that whilst upon a walk in the hills, it is from this place that Edmond Dorney first spotted the Fort and began plans to acquire the land and build a home for his family on the Fort. The place has historic and social significance.

Demolition:

The proposed works involve the construction of a fire trail which will

be a critical piece of fire-fighting infrastructure. Whilst it is lamentable to lose trees and alter the landscape at Porter Hill, it is considered that this demolition of landscape elements is of environmental, social, economic and safety benefit to the community which is of greater value than the historic heritage values of the place. The proposed demolition satisfies E 13.7.1 P1.

Works:

The proposed location and design of the fire trail has been informed by a detailed heritage report which was commissioned and submitted by the applicant. The loss of significant cultural heritage values is not anticipated and this application may be approved.

The proposed works satisfy E 13.7.2 P1 and P2.

6.12.6 The officer's report is provided as an attachment to this report.

6.12.7 The proposal complies with the performance criterion.

## 7. Discussion

- 7.1 Planning approval is sought for Fire Trail and Associated Works at 38A Nicholas Drive, Nicholas Drive, and 24 Gardenia Grove.
- 7.2 The application was advertised and no representations were received.
- 7.3 The proposal has been assessed against the relevant provisions of the planning scheme and is considered to perform well.
- 7.4 The proposal has been assessed by other Council officers, including the Council's Development Engineer, Cultural Heritage Officer, Environmental Development Planner, Park Planner and Stormwater Services Engineer. The officers have raised no objection to the proposal, subject to conditions.
- 7.5 The Tasmanian Heritage Council has also approved the proposal. Their decision is included at Attachment B.
- 7.6 The proposal is recommended for approval.

## 8. Conclusion

- 8.1 The proposed Fire Trail and Associated Works at 38A Nicholas Drive, Nicholas Drive, and 24 Gardenia Grove satisfies the relevant provisions of the *Hobart Interim Planning Scheme 2015*, and as such is recommended for approval.

## 9. Recommendations

That: Pursuant to the *Hobart Interim Planning Scheme 2015*, the Council approve the application for Fire Trail and Associated Works at 38A Nicholas Drive, Nicholas Drive and 24 Gardenia Grove for the reasons outlined in the officer's report and a permit containing the following conditions be issued:

### GEN

**The use and/or development must be substantially in accordance with the documents and drawings that comprise PLN-20-360 - NICHOLAS DRIVE & 38 A NICHOLAS DRIVE & 24 GARDENIA GROVE, SANDY BAY 7005 - Final Planning Documents except where modified below.**

Reason for condition

To clarify the scope of the permit.

### THC

**The use and/or development must comply with the requirements of the Tasmanian Heritage Council as detailed in the Notice of Heritage Decision, THC Works Ref: 3026 dated 23 June 2020, as attached to the permit.**

Reason for condition

To clarify the scope of the permit.

### ENG sw6

**All stormwater from the proposed fire trail must be discharged to the Council's stormwater infrastructure or to a Council approved system with sufficient receiving capacity prior to the commencement of use or 30 days of completion of works (whichever occurs first). All costs associated with works required by this condition are to be met by the owner.**

**Design drawings and calculations of the proposed stormwater drainage and discharge points to the Council's stormwater infrastructure must be submitted and approved prior to the commencement of work. The design drawings and calculations must:**

1. **be prepared by a suitably qualified person;**

2. show the proposed discharging points and all existing creeks;
3. include long section(s)/levels and grades to the point of discharge; and
4. details of proposed measures to avoid or mitigate erosion and scouring.

**All work required by this condition must be undertaken in accordance with the approved design drawings and calculations.**

*Advice:*

*The applicant is advised to submit detailed design drawings and calculations as part of their Plumbing Permit Application. If detailed design to satisfy this condition is submitted via the planning condition endorsement process there may be fees associated with the assessment, and once approved the applicant will still need to obtain a plumbing permit for the works.*

Reason for condition

To ensure that stormwater from the site will be discharged adequately.

**ENG 1**

**Any damage to council infrastructure resulting from the implementation of this permit, must, at the discretion of the Council:**

1. **Be met by the owner by way of reimbursement (cost of repair and reinstatement to be paid by the owner to the Council); or**
2. **Be repaired and reinstated by the owner to the satisfaction of the Council.**

**A photographic record of the Council's infrastructure adjacent to the subject site must be provided to the Council prior to any commencement of works.**

**A photographic record of the Council's infrastructure (e.g. existing property service connection points, roads, buildings, stormwater, footpaths, driveway crossovers and nature strips, including if any, pre-existing damage) will be relied upon to establish the extent of damage caused to the Council's infrastructure during construction. In the event that the owner/developer fails to provide to the Council a photographic record of the Council's infrastructure, then any damage to the Council's infrastructure found on completion of works will be deemed to be the responsibility of the owner.**

Reason for condition

To ensure that any of the Council's infrastructure and/or site-related service connections affected by the proposal will be altered and/or reinstated at the owner's full cost.

**ENV 9**

**Prior to the commencement of works, the edge of the *Eucalyptus globulous* dry forest vegetation community closest to the fire trail must be delineated and marked on site by a suitably qualified person. No works or disturbance (including storage or movement of vehicles) is to occur within the *Eucalyptus globulous* dry forest vegetation community as marked on site.**

Reason for condition

To ensure the use/development does not result in unnecessary or unacceptable loss of priority biodiversity values.

**ENV 11**

**The Weed and Hygiene Management Plan, included as Appendix F in the Flora and Fauna Habitat Survey by North Barker Ecosystem Services dated 30 November 2018, must be implemented.**

Reason for condition

To ensure the use/development does not result in unnecessary or unacceptable loss of priority biodiversity values

**ENV 2**

**An approved Construction Environmental Management Plan must be implemented.**

**Prior to the commencement of works, a Construction Environmental Management Plan must be submitted and approved. The Construction Environmental Management Plan must:**

- detail the proposed construction methodology (particularly where works may have environmental impacts);
- identify all potential environmental impacts associated with the works including erosion and sediment transfer, weed spread or introduction and excessive clearing of vegetation; and
- include measures to adequately avoid or mitigate all identified

**environmental risks, including soil and water management measures, soil stabilisation measures, management of rock and soil (including on-site stockpiling, soil importation or off-site disposal), management of cut vegetation, protection of vegetation to be retained and weed management.**

Reason for Condition

To minimise the potential for environmental impacts from the construction works

#### **OPS 1**

**No encroachment is to occur on to adjacent private land. In sections where the private land boundary is very close to the new fire trail alignment, the lot boundary is to be marked on the ground before any works commence.**

Reason for condition

To ensure that Council infrastructure is constructed on Council-owned land.

#### **ADVICE**

The following advice is provided to you to assist in the implementation of the planning permit that has been issued subject to the conditions above. The advice is not exhaustive and you must inform yourself of any other legislation, by-laws, regulations, codes or standards that will apply to your development under which you may need to obtain an approval. Visit the Council's [website](#) for further information.

Prior to any commencement of work on the site or commencement of use the following additional permits/approval may be required from the Hobart City Council.

#### **BUILDING PERMIT**

You may need building approval in accordance with the *Building Act 2016*. Click [here](#) for more information.

This is a Discretionary Planning Permit issued in accordance with section 57 of the *Land Use Planning and Approvals Act 1993*.

#### **PLUMBING PERMIT**

You may need plumbing approval in accordance with the *Building Act 2016*, *Building Regulations 2016* and the National Construction Code. Click [here](#) for more

information.

**PART 5 AGREEMENT**

It is recommended that the measures recommended in section 14 of the Slope Stability Assessment be implemented.



(Michaela Nolan)

**Development Appraisal Planner**

*As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.*



(Ben Ikin)

**Senior Statutory Planner**

*As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.*

Date of Report: 15 October 2020

**Attachment(s):**

Attachment B - CPC Agenda Documents

Attachment C - Planning Referral Officer Cultural Heritage Report

Attachment D - Planning Referral Officer Environmental Development Planner Report

Attachment E - Planning Referral Officer Road and Environmental Engineering - Enviro Report

Attachment F- CPC Supporting Documents



Tasmanian Heritage Council  
GPO Box 618 Hobart Tasmania 7000  
Tel: 1300 850 332  
enquiries@heritage.tas.gov.au  
www.heritage.tas.gov.au

PLANNING REF: N/A  
EXEMPTION NO: 3026  
REGISTERED PLACE NO: 8721  
APPLICANT: ERA planning.  
DATE: 23 June 2020

## CERTIFICATE OF EXEMPTION

(*Historic Cultural Heritage Act 1995*)

The Place: 24 Gardenia Grove, Sandy Bay.

Thank you for your application for a Certificate of Exemption for works to the above place. Your application has been approved by the Heritage Council under section 42(3)(a) of the *Historic Cultural Heritage Act 1995* for the following works:

Works: Ground disturbance (Track work).

Documents: 1. Documentation relating to PLN-20-360, received 19 June 2020.

Comments: The proposed works are consistent with that which sections s7.2 *Excavation and ground disturbance* of the Tasmanian Heritage Council's Works Guidelines describes as being eligible for a certificate of exemption.

A copy of this certificate will be forwarded to the local planning authority for their information. Please note, this certificate of exemption is an approval under the *Historic Cultural Heritage Act 1995* only. This certificate is not an approval under any other Act. Further approvals such as planning, building or plumbing may be required. For information regarding these or any other approval, contact your local Council.

Information on the types of work that may be eligible for a certificate of exemption is available in the Tasmanian Heritage Council's *Works Guidelines for Historic Heritage Places* (Nov. 2015). The Works Guidelines can be downloaded from [www.heritage.tas.gov.au](http://www.heritage.tas.gov.au)

Please contact the undersigned on 1300 850 332 if you require further information.

A handwritten signature in blue ink, appearing to read 'P. Coney'.

Peter Coney  
**Heritage Planner – Heritage Tasmania**  
*Under delegation of the Tasmanian Heritage Council*

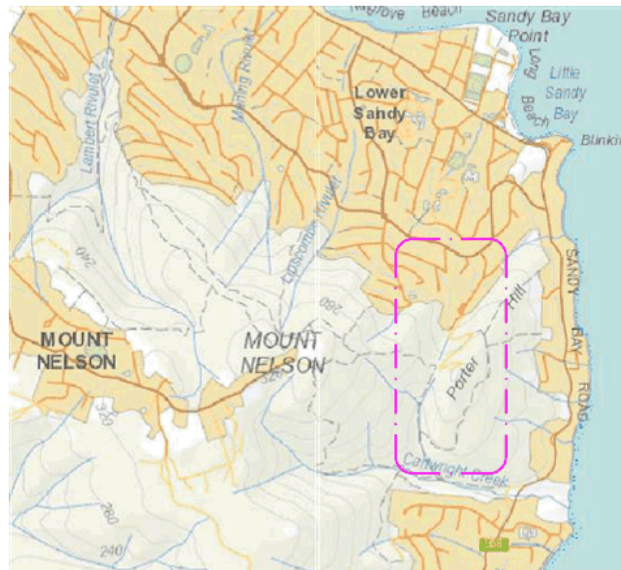


City of **HOBART**

# CITY OF HOBART

## HAWTHORN TREE FIRETRAIL

### P16/105-001-037



LOCALITY PLAN



SITE PLAN

DRAWING INDEX

DRAWING	SHEET No.
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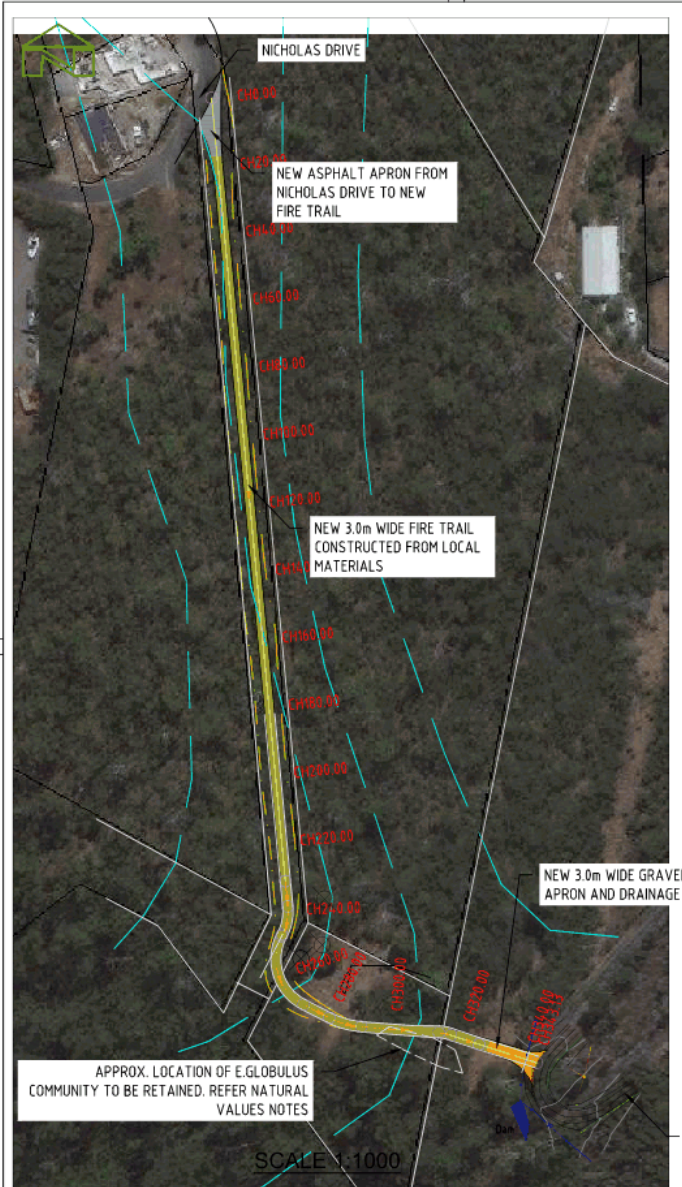
C ALIGNMENT CHANGE	BJD	KLD	19 MAY
B Issue for tender	BJD	KLD	04 Feb
A Preliminary issue	BJD	KLD	22 Jan
No. Revision	Drawn	Authorised	Date

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Client	CITY OF HOBART		
Project	HAWTHORN TREE FIRETRAIL		
Title	COVER SHEET, LOCALITY PLAN AND DRAWING LIST		
Drawing Number	P16/105-001-037-SET-101	Revision	C ISSUED 19/05/20



## SAFETY IN DESIGN

1. THE DESIGN OF WORKS SHOWN ON THESE DRAWINGS ACCOUNTS FOR THE SAFETY OF USERS BY COMPLIANCE WITH DESIGN CODES INCLUDING:
  - Ausroads Guides to Road Design
  - IPWEA Standard Drawings as issued by LGAT 30/11/2013
2. THE SAFETY OF THE DESIGN IS CONDITIONAL UPON THE WORKS BEING COMPLETED IN THEIR ENTIRETY BY COMPETENT CONTRACTORS AND DOES NOT NECESSARILY ACCOUNT FOR RISKS THAT MAY OCCUR DURING THE CONSTRUCTION, COMMISSIONING, OPERATION, MAINTENANCE OR DEMOLITION PHASES OF THE WORKS.
3. DURING THE CONSTRUCTION, COMMISSIONING, OPERATION, MAINTENANCE AND DEMOLITION PHASES OF THE WORKS THE CONTRACTORS AND OWNERS ARE RESPONSIBLE FOR IMPLEMENTING A SAFE WORKPLACE IN ACCORDANCE WITH THE (TAS) WORK HEALTH AND SAFETY ACT 2012 AND THE REGULATIONS THERETO (THE ACT) AND SHALL HAVE IN PLACE A WORKPLACE HEALTH & SAFETY POLICY AND SHALL UNDERTAKE A CONTRACT RISK REVIEW PRIOR TO UNDERTAKING THE CONTRACT.
4. THE INCLUSION OR OMISSION OF ANY ITEM FROM THE DESIGN OR DRAWINGS OR SPECIFICATION OR SCHEDULE OR CONTRACT DOES NOT DIMINISH THE RESPONSIBILITY OF CONTRACTORS, OWNERS, USERS, OPERATORS, MAINTAINANCE AND DEMOLITION CONTRACTORS TO ENSURE SAFE WORK PRACTICES ARE EMPLOYED IN ACCORDANCE WITH THE ACT DURING ANY PHASE OF THE LIFE OF THE WORKS.
5. THE FOLLOWING ITEMS ARE LISTED AS RELEVANT TO ENSURING THAT SAFE WORK PRACTICES ARE EMPLOYED ON SITE DURING THE CONSTRUCTION PHASE, BUT IS NOT INTENDED TO BE A COMPREHENSIVE LIST OR TO REPLACE THE CONTRACTOR'S OWN PROJECT SPECIFIC ASSESSMENT AND CONTROL OF SITE RISKS AS REQUIRED BY THE ACT:
  - Prepare Workplace Health & Safety Plan for the site
  - Undertake site service locations and identify O/H electricity
  - Provide separation of work site and access, storage and stockpiles
  - Provide barriers, warning notifications to prevent the unauthorized access to the site by the public
  - Prevent the impact of any work procedures including the use of directional lasers on workers or the public
  - Provide traffic control in compliance with DEPT OF STATE GROWTH Traffic Control at Worksites Code of Practice
  - Provide safety barriers at excavations and trenches per the Act
  - Assess the requirement for confined space procedures
6. PRIOR TO HANDOVER ENSURE THAT SAFETY SIGNAGE IS IN PLACE ON ANY ROAD TERMINATIONS AND ON ANY UNCOMPLETED TRENCHING WORKS AND ATTEND TO ANY EMERGENCY WORKS THAT MAY BE REQUIRED DURING THE DEFECTS LIABILITY (MAINTENANCE) PERIOD TO ENSURE THE CONTINUING SAFETY OF THE USERS OF THE WORKS AND ATTEND TO THE RECTIFICATION OF ANY DEFECTS
7. AFTER THE END OF THE DEFECTS LIABILITY PERIOD THE LOCAL GOVERNMENT AREA COUNCIL , TASWATER, TASNETWORKS, TELSTRA/BNB, NBNCO ARE RESPONSIBLE TO MAINTAIN THE WORKS IN ACCORDANCE WITH THE LOCAL GOVERNMENT ACT, THE STATE TRAFFIC ACT AND ACTS AND SAFETY PROCEDURES RELATING TO TASWATER, TASNETWORKS, TELSTRA/BNB & NBNCO.
8. DEMOLITION, IF REQUIRED, TO BE UNDERTAKEN IN ACCORDANCE WITH LOCAL GOVERNMENT PERMITS AND SERVICE AUTHORITY CODES OF PRACTICE.

## GENERAL NOTES

1. BEFORE COMMENCING ANY EARTHWORKS YOU MUST CONTACT DIAL BEFORE YOU DIG 1100 REGARDING THE LOCATION OF UNDERGROUND ASSETS ON SITE
2. ALL CONCRETE IS GRADE N25 U.N.O.
3. ALL WORKS TO HOBART CITY COUNCIL STANDARD SPECIFICATIONS AND DRAWING U.N.O
4. CONNECTIONS TO EXISTING COUNCIL SERVICES TO BE TO COUNCIL STANDARDS AND APPROVAL
5. CONTOUR INTERVAL 0.250 METRES UNLESS SHOWN OTHERWISE.

### COMPACTION OF FILL

FILL TO COMPRISE OF GRANULAR MATERIAL COMPACTED IN 300MM MAXIMUM LAYERS WITH COMPACTION EQUIPMENT TO ACHIEVE A FINAL COMPACTION OF 98% MODIFIED MAXIMUM COMPACTION. TOPSOIL TO BE STRIPPED AND SURFACE BENCHED IF CROSS SLOPE IS 10% OR MORE PRIOR TO PLACING FILL.

## SOIL AND WATER MANAGEMENT

SOIL & WATER MANAGEMENT IS TO COMPLY WITH DERWENT ESTUARY PROGRAM SOIL AND WATER MANAGEMENT OF BUILDING AND CONSTRUCTION SITES FACT SHEETS TO PREVENT ANY TRANSFER OF SOIL MATERIAL OUTSIDE OF THE AREA SPECIFICALLY NECESSARILY DISTURBED FOR CONSTRUCTION.

ALL WORKS AND CONTROL MEASURES ARE TO BE CONTAINED WITHIN THE CADASTRAL BOUNDARIES OF THE EASEMENT

PARTICULAR ATTENTION SHALL BE PAID TO ENSURE THAT NO SOIL MATERIAL IS TRACKED ONTO ROADS & FOOTPATHS OR TO ENTER COUNCILS STORMWATER SYSTEM.

ALL PROTECTION MEASURES ARE TO COMPLY WITH THE REQUIREMENTS OF THE SUPERINTENDENT'S REPRESENTATIVE. THE CONTRACTOR SHALL SUBMIT A SOIL & WATER MANAGEMENT PLAN PRIOR TO STARTING WORK ON SITE (REFER SOIL AND WATER MANAGEMENT DERWENT ESTUARY PROGRAM FACT SHEET 3).

## ROAD AND STORMWATER NOTES

1. ALL WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH THE IPWEA STANDARD DRAWINGS WHERE APPLICABLE.
2. ALL PIPEWORK TO BE BACKFILLED WITH FULL DEPTH FCR.

## NATURAL VALUES/HERITAGE

1. HIGH VALUE FLORA HAS BEEN IDENTIFIED WITHIN THE WORKS AREA (REFER TO DRAWING P16/105-001-037-SET111). CONTRACTOR IS TO ENSURE IDENTIFIED KEY SPECIMENS ARE IDENTIFIED PRIOR TO CONSTRUCTION AND ARE PROTECTED AT ALL TIMES FROM CONSTRUCTION IMPACTS.
2. CONTRACTOR IS TO COORDINATE WITH CITY OF HOBART TO ENSURE ANY HERITAGE VALUES ASSOCIATED WITH THE DORNEY HOUSE ACCESS ROAD ARE PROTECTED. WORKS IN THIS AREA ARE SUBJECT TO A HERITAGE MANAGEMENT PLAN.
3. E GLOBULUS COMMUNITY MARKED ON SITE PRIOR TO CONSTRUCTION AND TO BE RETAINED. TRAIL ALIGNMENT TO BE ADJUSTED DURING PRE-CONSTRUCTION SURVEY SETOUT TO LOCATION AGREED BY SUPERINTENDENT TO AVOID TREE COMMUNITY IF NECESSARY.

DORNEY HOUSE ACCESS ROAD



D	Alignment Revised	SHL	BJD	19 MAY
C	Alignment Revised	SHL	BJD	16 APR
B	Issue for tender	BJD	KLD	04 Feb
A	Preliminary issue	BJD	KLD	22 Jan
No	Revision	Drawn	Authorised	Date

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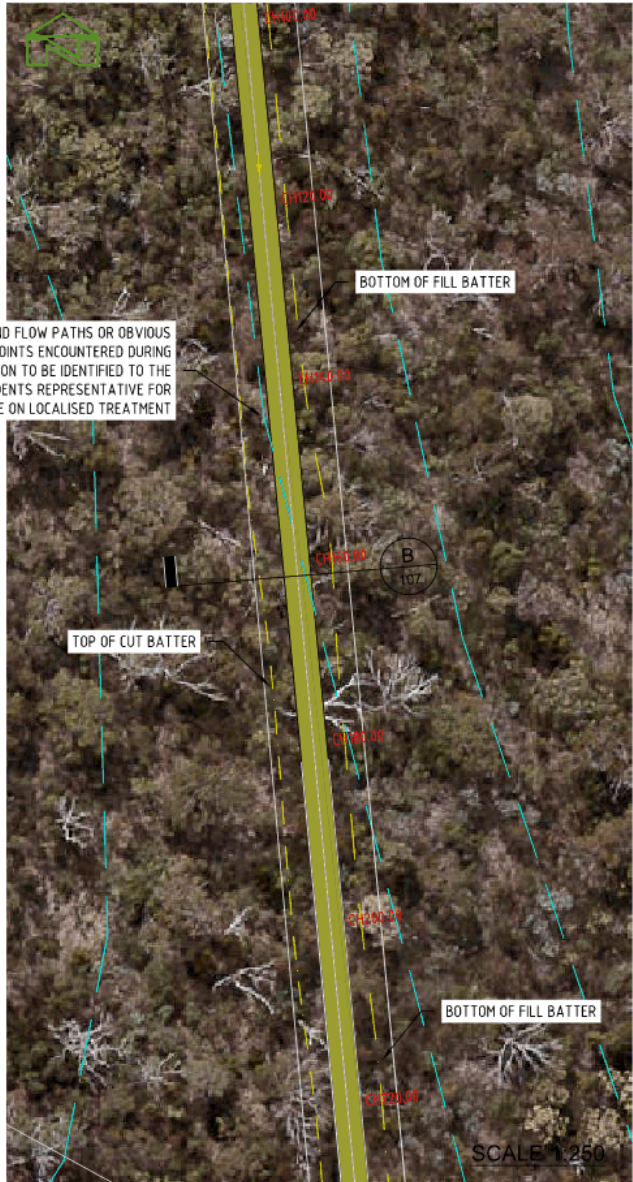
Client	CITY OF HOBART		
Project	HAWTHORN TREE FIRETRAIL		
Title	ALIGNMENT AND GENERAL NOTES		
Drawing Number	P16/105-001-037-SET-102	Revision	D ISSUED 19/05/20



- 40mm AC DG10 C170
- LOCAL MATERIAL
- RED GRAVEL PAVEMENT

TRACK SURFACE

- NOTES:
- VEGETATION REMOVAL IS TO BE LIMITED TO THE CONSTRUCTION CORRIDOR UNLESS AUTHORISATION IS PROVIDED BY THE SUPERINTENDENTS REPRESENTATIVE. NOMINAL WIDTH OF DISTURBED AREA TO BE 4.0m
  - REFER TO TECHNICAL SPECIFICATION FOR DIRECTION ON DRAINAGE SOLUTIONS FOR SAG POINTS OR AREAS OF EXISTING OVERLAND FLOW PATHS.
  - CONTRACTOR IS TO SUBMIT FOR APPROVAL A SOIL AND WATER MANagements PLAN PRIOR TO CLEARING THE ALIGNMENT. ALL CONTROLS ARE TO BE IN PLACE AND SIGNED OFF BY THE SUPERINTENDENTS REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORKS - REFER TO DERWENT ESTUARY PROGRAM FACT SHEET 3
  - STOCKPILING OF EXCAVATED MATERIALS FOR RE-USE AS TRACK SURFACING ARE TO BE STORED IN A LOCATION WITHIN THE EASEMENT, CLEAR OF DRAINAGE PATHS AND DEPRESSIONS, TO THE SATISFACTION OF THE SUPERINTENDENTS REPRESENTATIVE.
  - ALL MATERIALS UNSUITABLE FOR USE IN THE CONSTRUCTION OF THE TRACK ARE TO BE DISPOSED OF WITHIN THE EASEMENT UNDER THE DIRECTION OF THE SUPERINTENDENTS REPRESENTATIVE. MATERIALS CONTAMINATED WITH WEEDS OR OTHER MATERIAL THAT PRECLUDES DISPOSAL ON SITE SHALL BE REMOVED AND DISPOSED OF AT AN APPROVED DISPOSAL FACILITY.



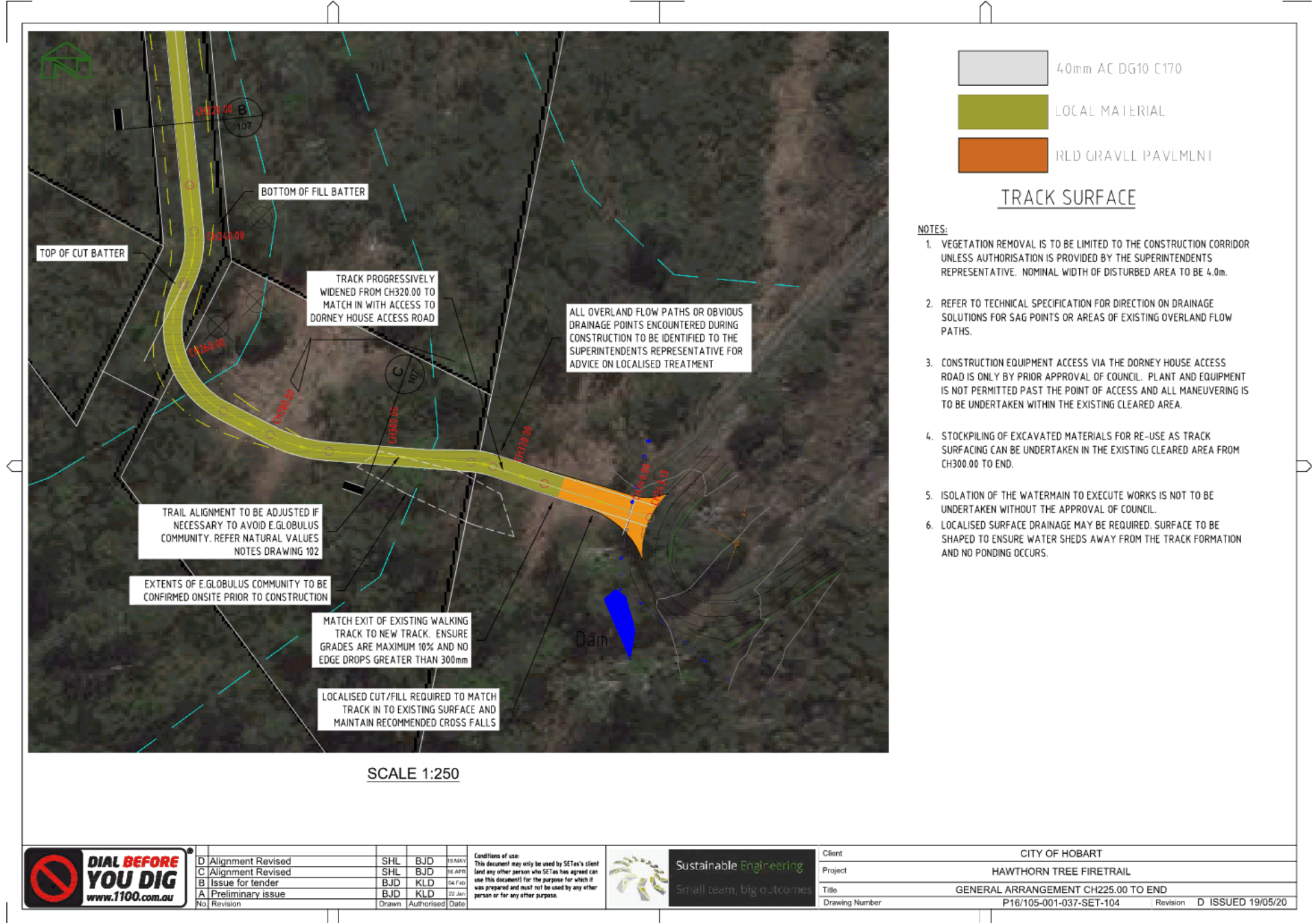
C	EDGE OF APRON REVISED	SHL	BJD	29 JUN16
B	Issue for tender	BJD	KLD	04 Feb
A	Preliminary issue	BJD	KLD	22 Jan
No.	Revision	Drawn	Authorised	Date

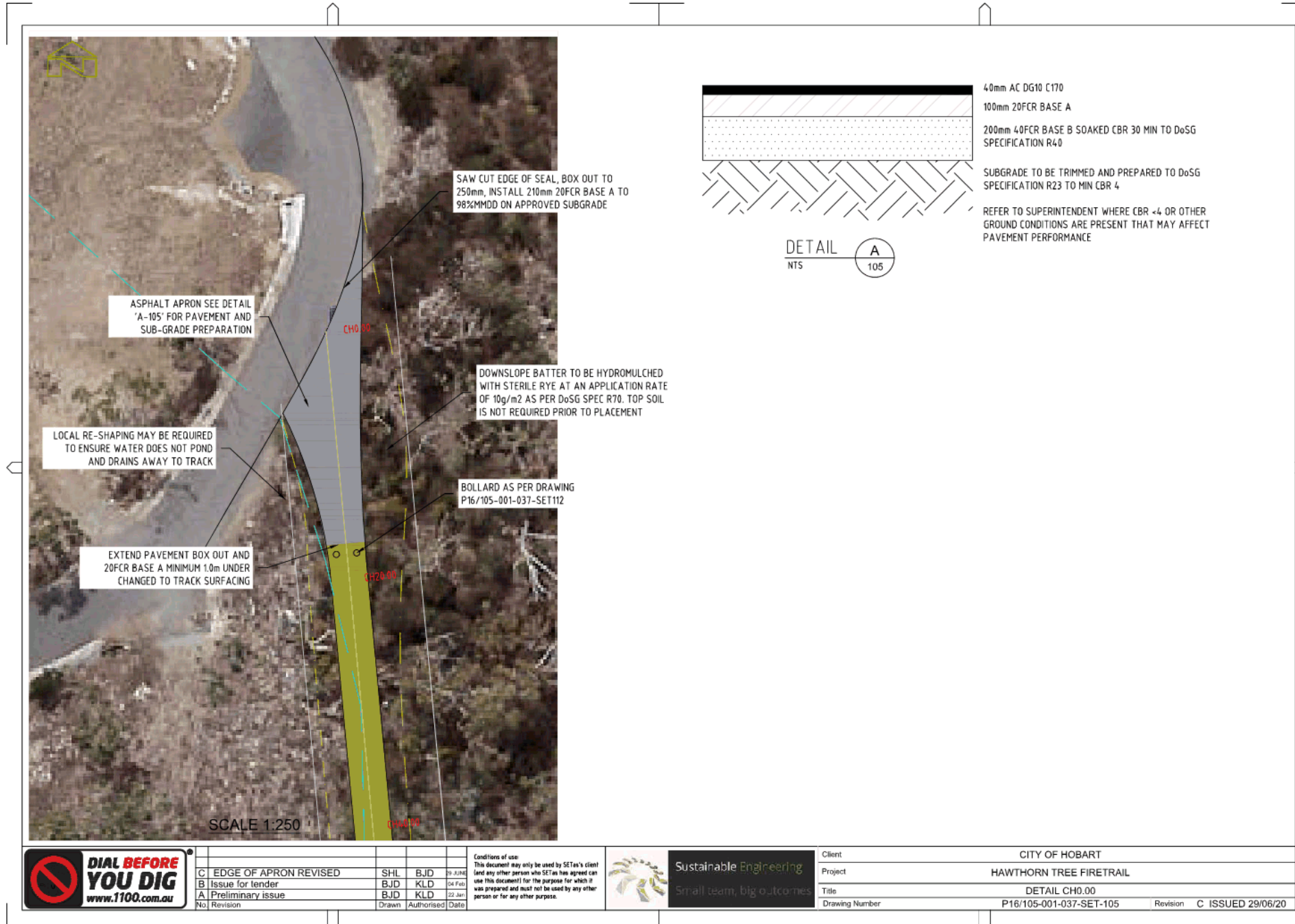
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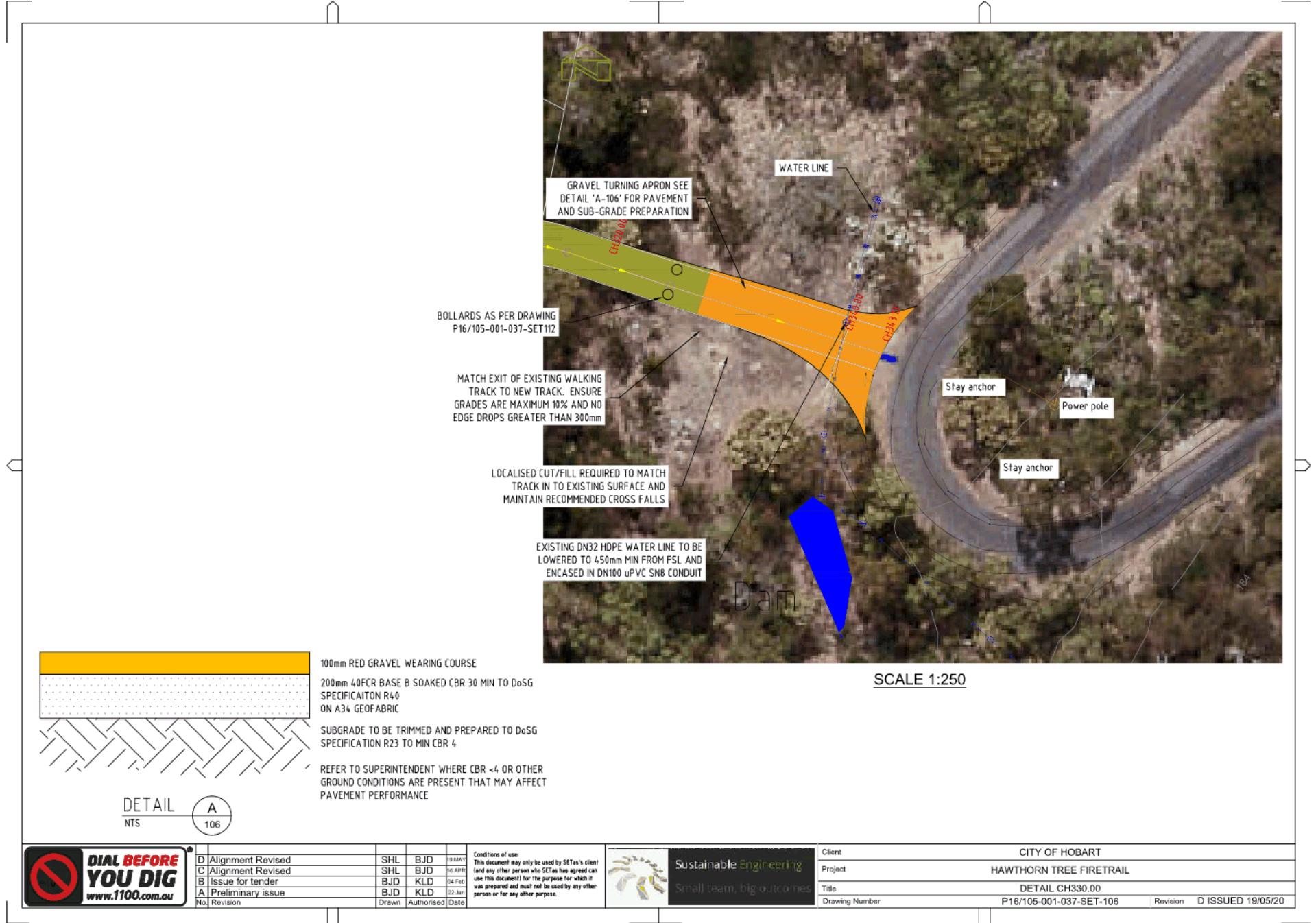


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Client	CITY OF HOBART
Project	HAWTHORN TREE FIRETRAIL
Title	GENERAL ARRANGEMENT CH0.00 TO CH225.00
Drawing Number	P16/105-001-037-SET-103
Revision	C ISSUED 29/06/20







D Alignment Revised	SHL	BJD	19 MAY
C Alignment Revised	SHL	BJD	16 APR
B Issue for tender	BJD	KLD	04 Feb
A Preliminary issue	BJD	KLD	22 Jan
No. Revision	Drawn	Authorised	Date

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Client	CITY OF HOBART
Project	HAWTHORN TREE FIRETRAIL
Title	DETAIL CH330.00
Drawing Number	P16/105-001-037-SET-106
Revision	D ISSUED 19/05/20

**NOTES:****1. SITE CLEARING**

PRIOR TO COMMENCEMENT OF EXCAVATION, SHAPING OR GRADING THE AREA WITHIN THE NEW OR EXISTING ROAD FORMATION THE CONTRACTOR SHALL:

- (a) CLEAR ALL VEGETATION, REFUSE AND OBSTRUCTIONS DOWN TO NATURAL SURFACE;
- (b) SEPARATELY STOCKPILE ALL LEAF LITTER, CUT UP / MULCH VEGETATION AND STOCKPILE ONSITE FOR POST-CONSTRUCTION REHABILITATION;
- (c) NOT UNDERTAKE ANY CLEARING WORK OR ANY TYPE OF DISTURBANCE OUTSIDE OF THE SPECIFIED LIMITS OF WORK UNLESS APPROVED BY THE SUPERINTENDENT'S REPRESENTATIVE; AND
- (d) FELL TREES IN SUCH MANNER AS TO AVOID DANGER TO PERSONNEL AND TRAFFIC OR DAMAGE TO OTHER TREES, SHRUBS, STRUCTURES OR PROPERTY OUTSIDE THE AREA BEING CLEARED OR DESIGNATED TO BE RETAINED WITHIN THE AREA BEING CLEARED.

**2. PAVEMENT AND RUNNING SURFACE IS TO BE FORMED FROM INSITU MATERIALS. THE CONTRACTOR SHALL:**

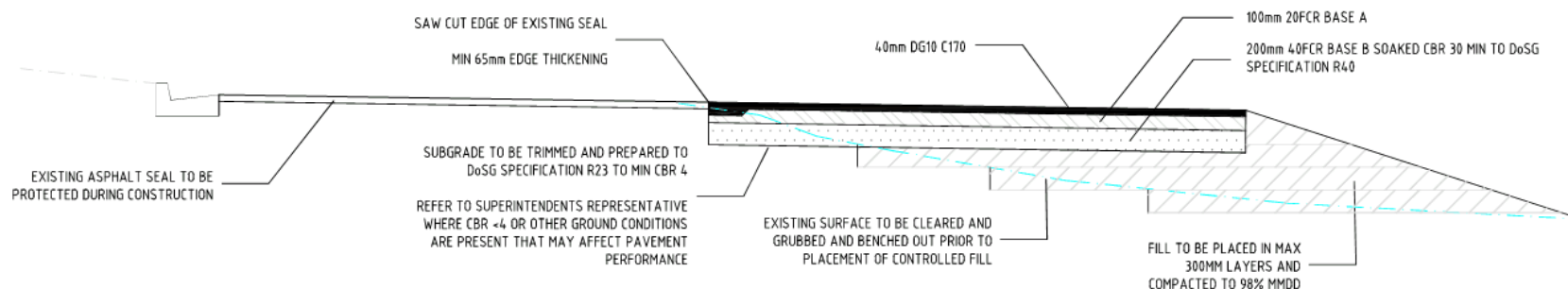
- (a) SHAPE THE ROAD TO THE CORRECT PROFILE CONSISTENT WITH THE ROAD CLASSIFICATION
- (b) REMOVE ROCKS, ROOTS AND OTHER DEBRIS DISTURBED AND GRADED OFF THE FORMATION DURING GRADING OPERATIONS TO A LOCATION AS DIRECTED BY THE SUPERINTENDENT'S REPRESENTATIVE
- (c) USE A WATER CART DURING GRADING OPERATIONS TO SUPPRESS DUST AND ENSURE OPTIMAL MOISTURE CONTENT FOR PAVEMENT CUTTING AND COMPACTION
- (d) SUFFICIENTLY WATER AND ROLL TO ACHIEVE THE REQUIRED COMPACTION IN ACCORDANCE WITH THE SPECIFICATION CLAUSE 7.2 - PAVEMENT COMPACTION. UPON COMPLETION, THE SURFACE, INCLUDING SHOULDERS WILL BE HARD, TIGHT AND DENSE AND SHOW NO SIGNS OF DEFORMATION UNDER CONSTRUCTION TRAFFIC
- (e) WINDROWED MATERIAL SHALL BE SPREAD ON THE ROAD SURFACE AND NOT DEPOSITED IN A WINDROW ON THE ROAD EDGE OR PUSHED INTO VEGETATED AREAS OR AROUND TREES. MATERIAL UNSUITABLE FOR REUSE AS ROAD SURFACE MATERIAL SHALL BE REMOVED TO A SUITABLE STOCKPILE LOCATION AS DIRECTED BY THE SUPERINTENDENT'S REPRESENTATIVE

**3. EMBANKMENT CONSTRUCTION SHALL BE CARRIED OUT AS FOLLOWS:**

- (a) ALL MATERIAL USED FOR EMBANKMENT CONSTRUCTION SHALL BE FREE OF VEGETATION OR OTHER DELETERIOUS MATTER.
- (b) EMBANKMENTS SHALL BE COMPACTED IN LAYERS. WHERE THE FILL MATERIAL CONTAINS ROCK, THE ROCK SHALL BE OF A SIZE NOT

GREATER THAN TWO-THIRDS THE UNCOMPACTED LAYER DEPTH.

- (c) ALL FILL MATERIAL SHALL BE PLACED UNIFORMLY IN LAYERS. THE THICKNESS OF UNCOMPACTED LAYERS SHALL NOT EXCEED A THICKNESS OF 300MM UNLESS APPROVED OTHERWISE.
- (d) FILL MATERIAL SHALL BE COMPACTED ACROSS THE ENTIRE ROAD FORMATION INCLUDING THE SHOULDERS.
- (e) COMPACTION SHALL BE CARRIED OUT WITH THE MATERIAL CLOSE TO OR AT OPTIMUM MOISTURE CONTENT, WHICH SHALL BE DEFINED AS WHEN THE MOISTURE CONTENT OF THE FINE FRACTION (LESS THAN 5MM) IS AT THE PLASTIC LIMIT. THIS MAY BE JUDGED BY THE HAND TEST.
- (f) THE HAND TEST IS AS FOLLOWS:
  - (i) PICK UP A HANDFUL OF MATERIAL (EXCLUDING PARTICLES GREATER THAN 5MM). SQUEEZE IT IN YOUR HAND. OPEN YOUR HAND.
  - (ii) IF THE SOIL IS POWDERY AND WILL NOT RETAIN THE SHAPE MADE BY YOUR HAND, IT IS TOO DRY. IF IT SHATTERS WHEN DROPPED, IT IS TOO DRY.
  - (iii) IF THE SOIL IS MOULDABLE AND BREAKS INTO ONLY A COUPLE OF PIECES WHEN DROPPED, IT HAS THE RIGHT AMOUNT OF MOISTURE FOR PROPER COMPACTION.
  - (iv) IF THE SOIL IS PLASTIC IN YOUR HAND, LEAVES SMALL TRACES OF MOISTURE ON YOUR FINGERS AND STAYS IN ONE PIECE WHEN DROPPED, IT HAS TOO MUCH MOISTURE FOR COMPACTION.
- (g) THE CONTRACTOR SHALL UNDERTAKE AT LEAST 6 PASSES OF A 6 TONNE SMOOTH DRUM VIBRATING ROLLER OR 4 PASSES OF A 10 TONNE SMOOTH DRUM VIBRATING ROLLER.
- (h) COMPACTION SHALL BE CONTINUED AFTER THE MINIMUM NUMBER OF PASSES UNTIL NO FURTHER DEFORMATION OF THE SURFACE OCCURS.

**TYPICAL SECTION**

1:25 AT A3

**A**

107



B Issue for tender	BJD	KLD	04 Feb
A Preliminary issue	BJD	KLD	22 Jan
No. Revision			
Drawn		Authorised	Date

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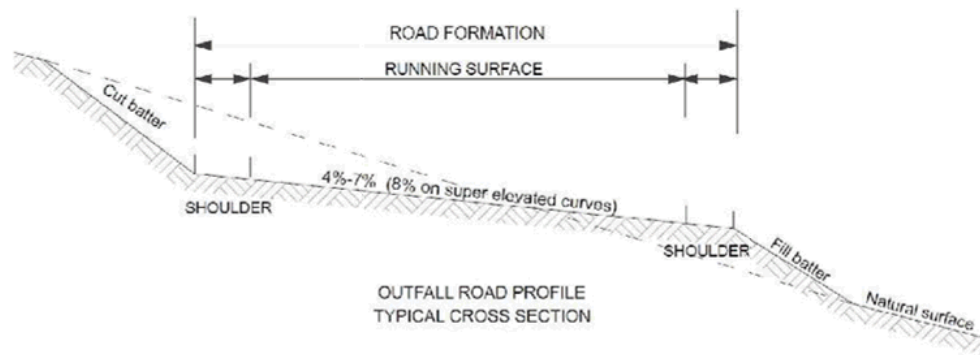


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Client	CITY OF HOBART		
Project	HAWTHORN TREE FIRETRAIL		
Title	TYPICAL SECTIONS		
Drawing Number	P16/105-001-037-SET-107	Revision	B ISSUED 04/02/19

## NOTES:

1. PAVEMENT COMPACTION (CH0.00 TO CH25.00 AND CH300.00 TO CH330.00)
  - (a) COMPACT IN LAYERS OF 100-150MM DEPTH COMMENCING ON THE OUTER EDGES OF THE ROAD AND MOVING TOWARDS THE CENTRE. FOR ONE-WAY CROSSFALL ROADS, COMMENCE AT THE LOWER EDGE AND MOVE TOWARD THE HIGHER EDGE.
  - (b) WHEN MATERIAL IS COMPACTED ONTO AN EXISTING ROAD SURFACE THE EXISTING SURFACE SHALL BE SCARIFIED/RIPPED TO A MINIMUM DEPTH OF 50MM PRIOR TO COMPACTION.
  - (c) THE CONTRACTOR SHALL ADD WATER TO THE MATERIAL DURING COMPACTION TO ACHIEVE OPTIMUM MOISTURE CONTENT IN ORDER TO ACHIEVE A MINIMUM COMPACTION OF 98% MAXIMUM DRY DENSITY.
  - (d) THE CONTRACTOR SHALL UNDERTAKE AT LEAST 6 PASSES OF A 6 TONNE SMOOTH DRUM VIBRATING ROLLER OR 4 PASSES OF A 10 TONNE SMOOTH DRUM VIBRATING ROLLER. MORE PASSES MAY BE NEEDED TO ACHIEVE THE REQUIRED COMPACTION.
  - (e) ON CROWNED ROADS ENSURE THAT THE ROLLER DOES NOT MAKE A FINAL PASS DOWN THE MIDDLE OF THE ROAD AS THIS MAY REMOVE THE CROWN.
  - (f) UPON COMPLETION, THE SURFACE INCLUDING SHOULDERS SHALL BE SOUND AND TIGHT AND SHOW NO VISIBLE DEFLECTION UNDER CONSTRUCTION EQUIPMENT. THE SUPERINTENDENT'S REPRESENTATIVE MAY CHOOSE TO UNDERTAKE PAVEMENT TESTING TO ENSURE THE REQUIRED COMPACTION HAS BEEN ACHIEVED.
2. WHERE THE PAVEMENT AND RUNNING SURFACE IS TO BE FORMED FROM INSITU MATERIALS, THE CONTRACTOR SHALL:
  - (a) SHAPE THE ROAD TO THE CORRECT PROFILE CONSISTENT WITH THE ROAD CLASSIFICATION
  - (b) REMOVE ROCKS, ROOTS AND OTHER DEBRIS DISTURBED AND GRADED OFF THE FORMATION DURING GRADING OPERATIONS TO A LOCATION AS DIRECTED BY THE SUPERINTENDENT'S REPRESENTATIVE
  - (c) USE A WATER CART DURING GRADING OPERATIONS TO SUPPRESS DUST AND ENSURE OPTIMAL MOISTURE CONTENT FOR PAVEMENT CUTTING AND COMPACTION
  - (d) SUFFICIENTLY WATER AND ROLL TO ACHIEVE THE REQUIRED COMPACTION IN ACCORDANCE WITH CLAUSE 7.2 - PAVEMENT COMPACTION. UPON COMPLETION, THE SURFACE, INCLUDING SHOULDERS WILL BE HARD, TIGHT AND DENSE AND SHOW NO SIGNS OF DEFORMATION UNDER CONSTRUCTION TRAFFIC
  - (e) WINDROWED MATERIAL SHALL BE SPREAD ON THE ROAD SURFACE AND NOT DEPOSITED IN A WINDROW ON THE ROAD EDGE OR PUSHED INTO VEGETATED AREAS OR AROUND TREES. MATERIAL UNSUITABLE FOR REUSE AS ROAD SURFACE MATERIAL SHALL BE REMOVED TO A SUITABLE STOCKPILE LOCATION AS DIRECTED BY THE SUPERINTENDENT'S REPRESENTATIVE
3. WHERE CONSTRUCTION OF A RUNNING SURFACE IS FROM IMPORTED MATERIALS, THE CONTRACTOR SHALL:
  - (a) BEFORE PLACING GRAVEL, SUBGRADE SHALL BE SHAPED AND ROLLED TO THE CORRECT PROFILE WITH A STEEL DRUM ROLLER, ADDING WATER AS NECESSARY, UNTIL THERE IS NO VISIBLE DEFLECTION UNDER THE ROLLER OR CONSTRUCTION TRAFFIC.
  - (b) SURFACE PAVEMENT MATERIAL (RUNNING COURSE) SHALL BE 20MM MINUS CRUSHED RED GRAVEL. THE MATERIAL SHALL CONTAIN SUFFICIENT FINES TO ACHIEVE SURFACE BINDING AND WATER SHEDDING.
  - (c) ALL GRAVEL SHALL BE FREE FROM CLAYBALLS AND VEGETATIVE MATTER AND MUST CONSIST OF SOUND, CLEAN MATERIAL THAT HAS BEEN SUFFICIENTLY MIXED IN WINNING AND LOADING TO ENSURE A UNIFORM PRODUCT.
  - (d) GRAVEL SHALL BE SPREAD PROMPTLY ONCE SUBGRADE IS PREPARED. WATER SHALL BE ADDED TO THE LOOSE SURFACE TO ENABLE GRAVEL TO BE WORKED AT OPTIMUM MOISTURE CONTENT.

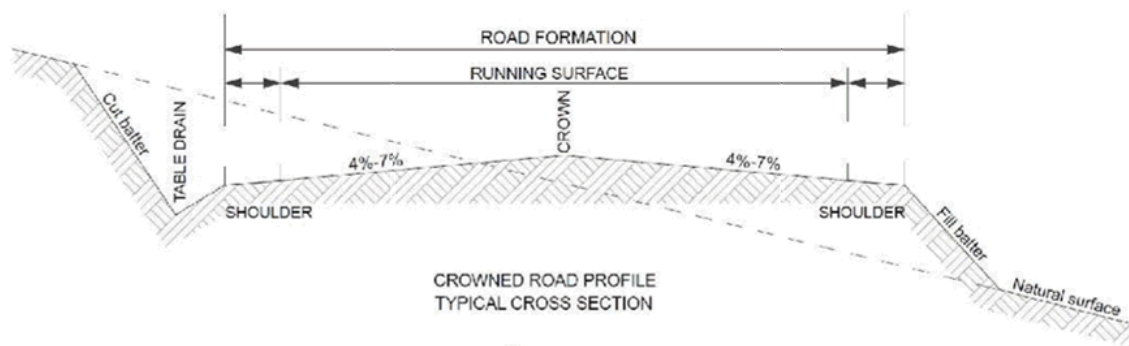


## TYPICAL SECTION

CH20.00 TO CH270.00

B

106



## TYPICAL SECTION

CH270.00 TO END

C

106



B Issue for tender	BJD	KLD	04 Feb
A Preliminary issue	BJD	KLD	22 Jan
No. Revision	Drawn	Authorised	Date

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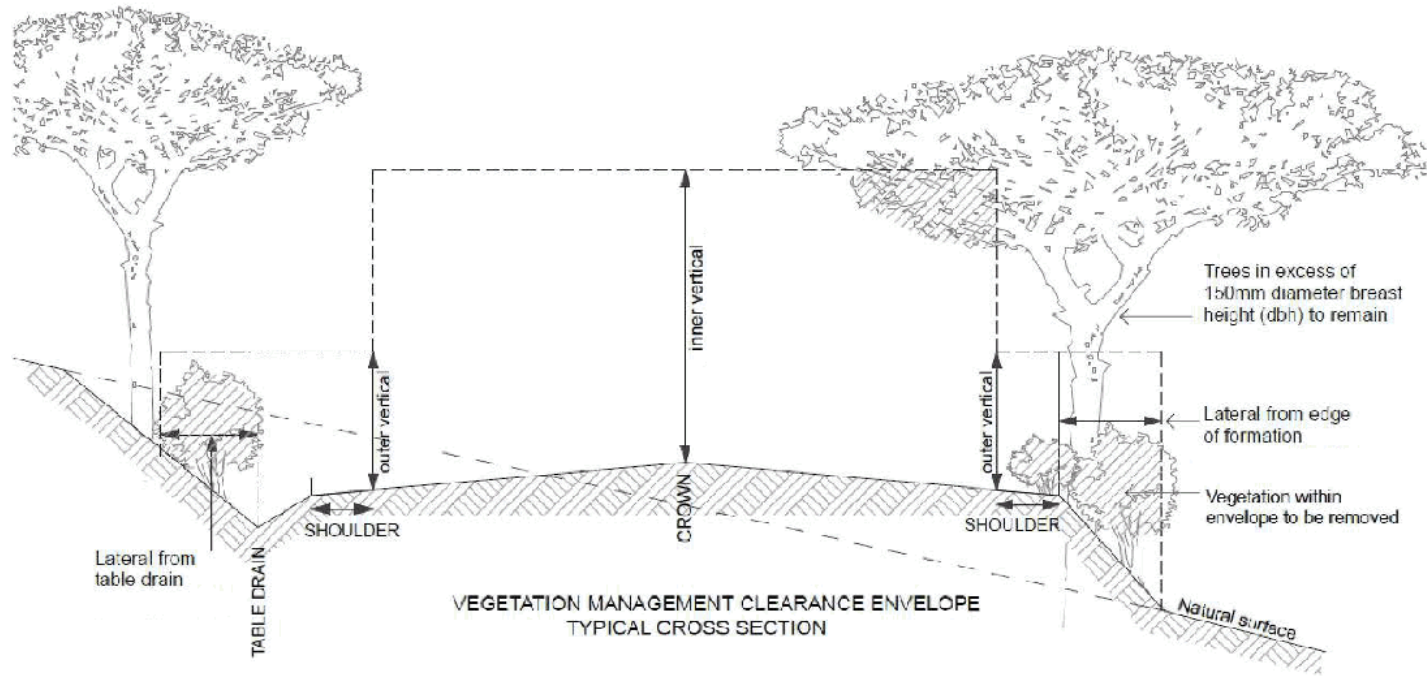


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Client	CITY OF HOBART
Project	HAWTHORN TREE FIRETRAIL
Title	TYPICAL SECTIONS
Drawing Number	P16/105-001-037-SET-108
Revision	B ISSUED 04/02/19

NOTES:

1. SEDIMENT CONTROL MEASURES SHALL BE DEVELOPED WITH REFERENCE (BUT NOT LIMITED) TO THE DERWENT ESTUARY PROGRAM GUIDELINES FOR "SOIL AND WATER MANAGEMENT ON BUILDING AND CONSTRUCTION SITES", SPECIFICALLY;
  - 2 - STANDARD BUILDING AND CONSTRUCTION SITES
  - 5 - MINIMISE SOIL DISTURBANCE
  - 7 - DIVERT UPSLOPE WATER
  - 8 - EROSION CONTROL MATS AND BLANKETS
  - 14 - SEDIMENT FENCES AND FIBRE ROLLS
2. GENERAL CLEARING
  - (a) CLEARING MAY BE UNDERTAKEN USING MECHANICAL EQUIPMENT OR MANUALLY. MAXIMUM CHIP OR MULCH SIZE SHOULD NOT EXCEED 100MM.
  - (b) PILES OF MULCH SHALL NOT BE LEFT ON THE SIDE OF THE TRAIL. PILES LEFT BY MULCH SPRAYERS SHALL BE SPREAD OUT MANUALLY OR BY MACHINE.
  - (c) CLEARED OR TRIMMED VEGETATION MUST BE DISPOSED OF SO THAT IT DOES NOT IMPEDE DRAINAGE OR ACCESS IN ANY WAY, UNLESS VARIED BY THE SUPERINTENDENT'S REPRESENTATIVE, MANUALLY CLEARED OR LOPPED VEGETATION MUST BE:
    - (i) CHIPPED OR MULCHED AND DISPOSED OF AS DIRECTED BY THE SUPERINTENDENT'S REPRESENTATIVE
    - (ii) REMOVED TO A STOCKPILE OR OTHER LOCATION AS DIRECTED BY THE SUPERINTENDENT'S REPRESENTATIVE - UNLESS OTHERWISE DIRECTED BY THE SUPERINTENDENT'S REPRESENTATIVE, CLEARING WILL EXTEND TO THE EXTENT OF BATTER CUT AND FILL ZONES
  - (a) TREES WITH A DIAMETER AT BREAST HEIGHT (DBH) IN EXCESS OF 150MM DIAMETER THAT ARE WITHIN THE CLEARING ENVELOPE, BUT OUTSIDE THE EDGE OF FORMATION, SHALL NOT BE REMOVED UNLESS DIRECTED BY THE SUPERINTENDENT'S REPRESENTATIVE.



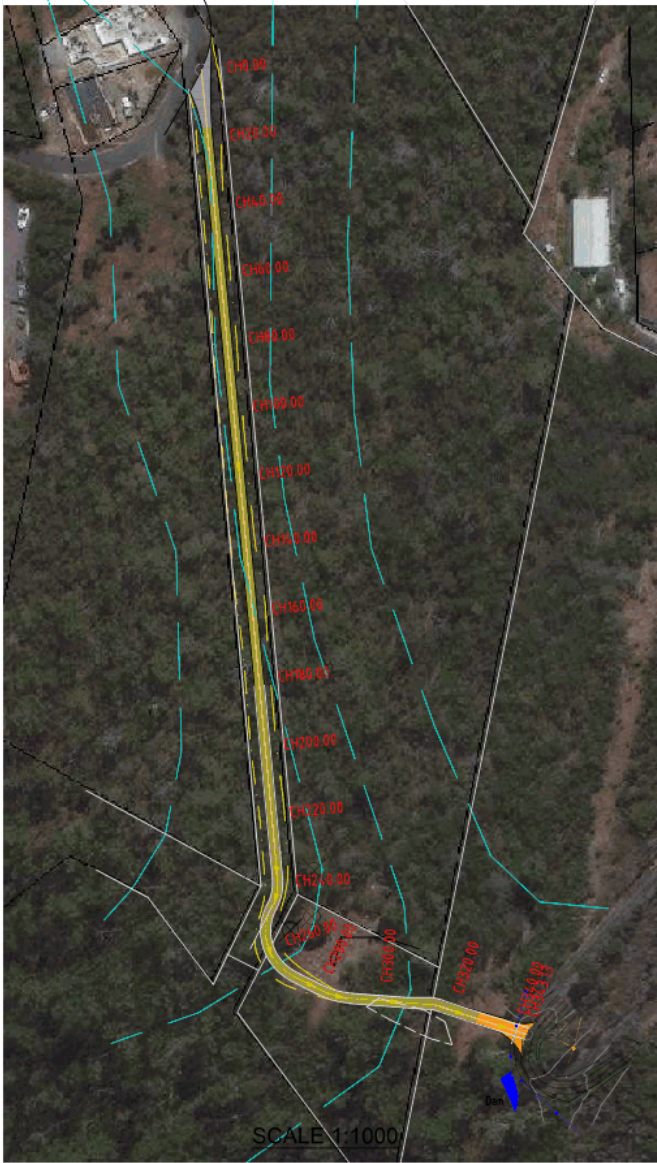
B	Issue for tender	BJD	KLD	04 Feb
A	Preliminary issue	BJD	KLD	22 Jan
No.	Revision	Drawn	Authorised	Date

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Client	CITY OF HOBART		
Project	HAWTHORN TREE FIRETRAIL		
Title	TYPICAL SECTIONS		
Drawing Number	P16/105-001-037-SET-109	Revision	B ISSUED 04/02/19



CH	Easting	Northing
0.000	528634.762	5247748.652
25.000	528637.106	5247723.757
50.000	528639.451	5247698.862
75.000	528641.796	5247673.967
100.000	528644.414	5247649.073
125.000	528646.486	5247624.178
150.000	528648.831	5247599.283
175.000	528651.175	5247574.388
200.000	528653.520	5247549.493
225.000	528655.865	5247524.598
250.000	528660.064	5247499.841
275.000	528680.126	5247481.975
300.000	528703.643	5247473.491
325.000	528727.452	5247465.800
330.000	528730.438	5247464.820

MC01 SET-OUT

	Easting	Northing
1	528637.864	5247731.965
2	528634.741	5247731.664
3	528634.081	5247734.438
4	528632.9432	5247738.433
5	528631.2976	5247742.3045
6	528637.659	5247759.094
7	528637.567	5247749.173
8	528637.499	5247741.716
9	528637.626	5247736.200

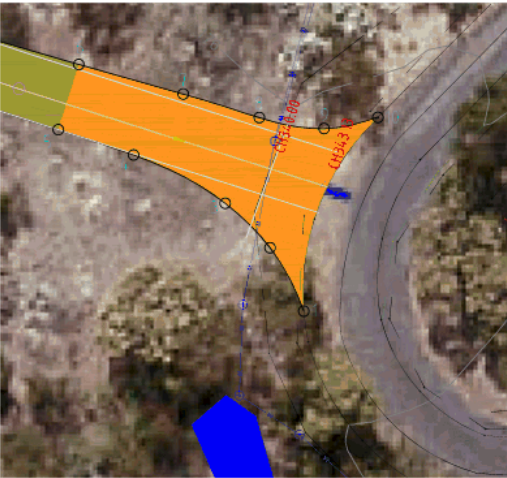
CH0.00 APRON SET-OUT

	Easting	Northing
1	528729.455	5247457.947
2	528727.383	5247461.448
3	528724.911	5247463.905
4	528719.852	5247466.573
5	528715.687	5247467.966
6	528716.818	5247471.567
7	528722.593	5247469.937
8	528726.793	5247468.633
9	528730.367	5247468.029
10	528733.341	5247468.650

CH330.00 GRAVEL ACCESS SET-OUT



SCALE 1:250



SCALE 1:250



E   CH0 APRON ADJUSTED	SHL	BJD	19 JUN
D   Alignment Revised	SHL	BJD	19 MAY
C   Alignment Revised	SHL	BJD	16 APR
B   Issue for tender	BJD	KLD	04 Feb
A   Preliminary issue	BJD	KLD	22 Jan
No. Revision	Drawn	Authorised	Date

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Client	CITY OF HOBART		
Project	HAWTHORN TREE FIRETRAIL		
Title	SET-OUT		
Drawing Number	P16/105-001-037-SET-110	Revision	E ISSUED 29/06/20



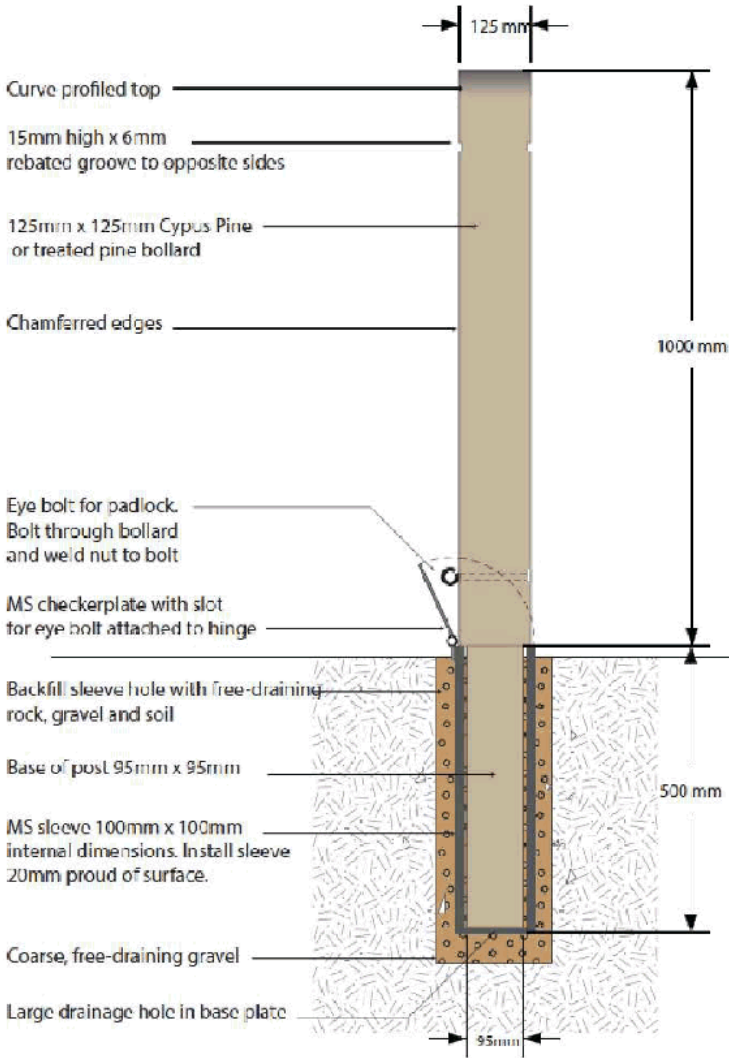
B Issue for tender	BJD	KLD	On File
A Preliminary issue	BJD	KLD	22 Jan
No. Revision	Drawn	Authorised	Date

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Client	CITY OF HOBART		
Project	HAWTHORN TREE FIRETRAIL		
Title	NATURAL VALUES PLAN		
Drawing Number	P16/105-001-037-SET-111	Revision	B ISSUED 04/02/19



**NOTE**  
All mild steel to be hot-dipped galvanised



C CONCRETE FOOTING REMOVED	SHL	BJD	27 APR
B Issue for tender	BJD	KLD	04 FEB
A Preliminary issue	BJD	KLD	22 JAN
No. Revision	Drawn	Authorised	Date

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Client	CITY OF HOBART		
Project	HAWTHORN TREE FIRETRAIL		
Title	BOLLARD DETAIL		
Drawing Number	P16/105-001-037-SET-112	Revision	C ISSUED 02/04/20

# Hawthorn Tree Fire Trail planning permit application

Supporting Planning Report

27 May 2020



ERA Planning Pty Ltd trading as ERA Planning and Environment

ABN 67 141 991 004

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Job Number: 1819-042

Document Status

Document Version	Date	Author	Reviewer
DRAFT_V1	22 May 2020	Mark O'Brien	Emma Riley
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# 1 Introduction

## 1.1 Purpose of the Report

ERA Planning and Environment (ERA) have been engaged by City of Hobart (CoH) to provide a supporting planning report for the construction of the Hawthorn Tree Fire Trail (the trail) in the foothills of Mount Nelson. This planning report assesses the proposed development against the provisions of the *Hobart Interim Planning Scheme 2015*.

Enquiries relating to this report should be directed to:

Mark O'Brien  
Senior Planner  
ERA Planning and Environment  
Email: [mark@eraplanning.com.au](mailto:mark@eraplanning.com.au)  
Mobile: 0415 407 294

## 1.2 The Proposal

The proposal consists of a fire trail, approximately 540m long and 3m wide, linking Nicholas Drive in Sandy Bay with the existing Dorney House Fire Trail in Sandy Bay. The trail is intended for use by authorised personnel only and not for use as a recreation trail for the general public. A location plan is provided in Section 2 of this report.

The proposed location of the trail has been determined based on several factors. Firstly, an audit of existing fire trails was undertaken by City of Hobart which identified a deficiency in the region of the proposed trail, both with regard to access for controlled burns as well as emergency access for firefighting and evacuation purposes. Secondly, the trail provides a second access point to Dorney House and Fort Nelson, a property listed on the Tasmanian Heritage Register. This property is currently limited to a single point of entry and thereby poses a safety risk in the event of a bushfire. Thirdly, the trail predominantly follows an existing right of way which is bound either side by private property.

Detailed trail alignment and design has been guided by background technical investigations including a Natural Values Assessment, Heritage Impact Assessment and Geotechnical Assessment. That is, the trail has been aligned and designed having regard to significant site constraints by avoiding disturbance of heritage sites and minimising loss of priority biodiversity values wherever possible.

The trail will be constructed to be generally consistent with the geometric design requirements of a Class 5 fire trail, suitable for all class 5/6 fire vehicles. The design standards are detailed in *Tasmania Parks and Wildlife Service Fire Management Infrastructure Categories and Standards* (October 2011). The proposed trail seeks minor variation to these standards to reduce the trafficable width to 3m and the track cleared width to 4m. The trail surface will predominantly consist of in-situ natural material except where unsuitable.

Further technical details of the alignment and design of the trail is provided in **Appendix A**.

City of Hobart have commenced preparations for a Construction Environmental Management Plan (CEMP) to accompany subsequent detailed design and construction stages. It is expected that any planning permit granted will be subject to conditions requiring a CEMP and associated Soil and Water Management Plan (SWMP).

**1.3 Title Details**

The proposal is related to 10 lots, detailed in Table 1 below. The construction of the trail will directly impact upon three lots (CT48805/7; CT48805/8 & CT231548/1), with the remaining seven lots included as they contain rights of way easements over CT48805/7.

Title documents are provided in **Appendix B**.

The trail traverses land under the ownership of City of Hobart. Therefore, this planning application requires landowner consent from the General Manager to be lodged validly pursuant to section 52 of the *Land Use Planning and Approvals Act 1993* (LUPAA). Landowner consent has been provided and can be found in **Appendix C**.

Landowners have been notified of the intent to lodge this planning application pursuant to section 52 of LUPAA.

**Table 1: Title Details**

Title Reference	Owner	Street Address
CT Volume 48805 Folio 7	Local Government Authority	38A Nicholas Drive, Sandy Bay TAS 7005
CT Volume 48805 Folio 8	Local Government Authority <sup>1</sup>	NA (postal address – GPO Box 503 Hobart TAS 7001)*
CT Volume 231548 Folio 1	Local Government Authority	24 Gardenia Grove, Sandy Bay TAS 7005
CT Volume 118154 Folio 3	Private Ownership	36-38 Nicholas Drive, Sandy Bay TAS 7005*
CT Volume 155938 Folio 1	Private Ownership	42 Nicholas Drive, Sandy Bay TAS 7005*
CT Volume 169468 Folio 1	Private Ownership	40C Nicholas Drive, Sandy Bay TAS 7005*
CT Volume 169468 Folio 2	Private Ownership	40B Nicholas Drive, Sandy Bay TAS 7005*
CT Volume 169468 Folio 3	Private Ownership	40A Nicholas Drive, Sandy Bay TAS 7005*
CT Volume 169468 Folio 4	Private Ownership	Lot 4 Nicholas Drive, Sandy Bay TAS 7005*
CT Volume 48805 Folio 9	Private Ownership	NA (postal address – GPO Box 503 Hobart TAS 7001)*

\*property title includes right of way to Nicholson Drive traversing CT48805/7

<sup>1</sup> Note that CT48805/8 is shown on the LIST as private ownership, however, written advice provided by CoH Manager Surveying Services (via email dated 31 Oct 2018) confirms that the land was set apart on plan sealed by CoH under the *Local Government Act 1962* and is administered by CoH as public recreation land.

## 2 Site and Surrounds

### 2.1 Subject site

The subject site for the purposes of this application is located over three titles, being CT48805/7, CT48805/8, and CT231548/1. A location plan is provided in Figure 1 below, which conceptually shows the proposed trail alignment in relation to title boundaries.

The site contains significant expanses of native vegetation, as well as the historic Fort Nelson site complex. Further details of the sites environmental and heritage features can be found in *Appendix D* and *Appendix E* respectively<sup>2</sup>.

The site is in the General Residential, Environmental Living and Environmental Management zones of the *Hobart Interim Planning Scheme 2015* (Figure 2). The site is also impacted by the Bushfire-Prone Area, Biodiversity Protection Area and Landslide Hazard Area overlays (Figure 3).

### 2.2 Surrounding Area

The subject site is on the eastern slopes of Mount Nelson, at an elevation of approximately 190m above sea level. The pinnacle of Mount Nelson and the Mount Nelson Signal Station lie to the west of the proposed trail. The peak of Porter Hill and Dorney House lie to the east of the proposed trail.

More broadly, the area is surrounded by the bushland to the west, south and east, and residential land to the north.

---

<sup>2</sup> Note that the site is partly within Bicentennial Park, a reserve managed by City of Hobart and subject to the Porter Hill Conservation Covenant. Although the covenant is not a relevant consideration for assessment purposes under LUPAA, Appendix E provides discussion that elaborates on how the proposal achieves compliance. The covenant will become most relevant at subsequent building and construction stages.

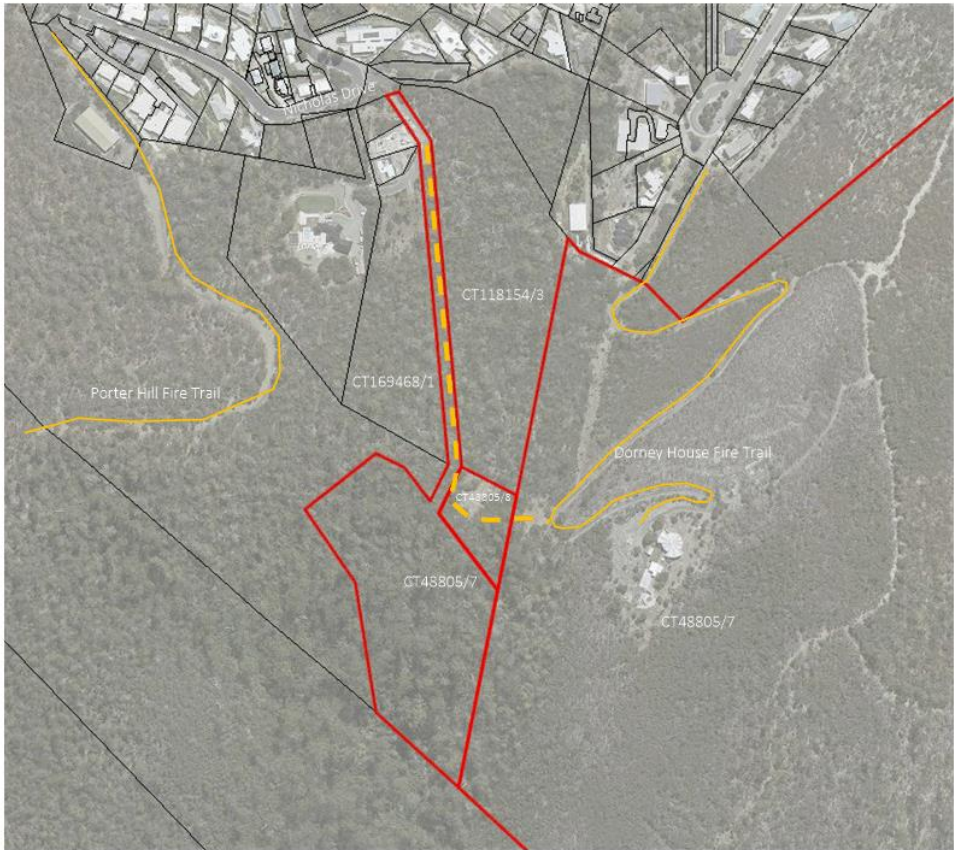


Figure 1: Location Plan (trail alignment conceptually shown as dashed line)

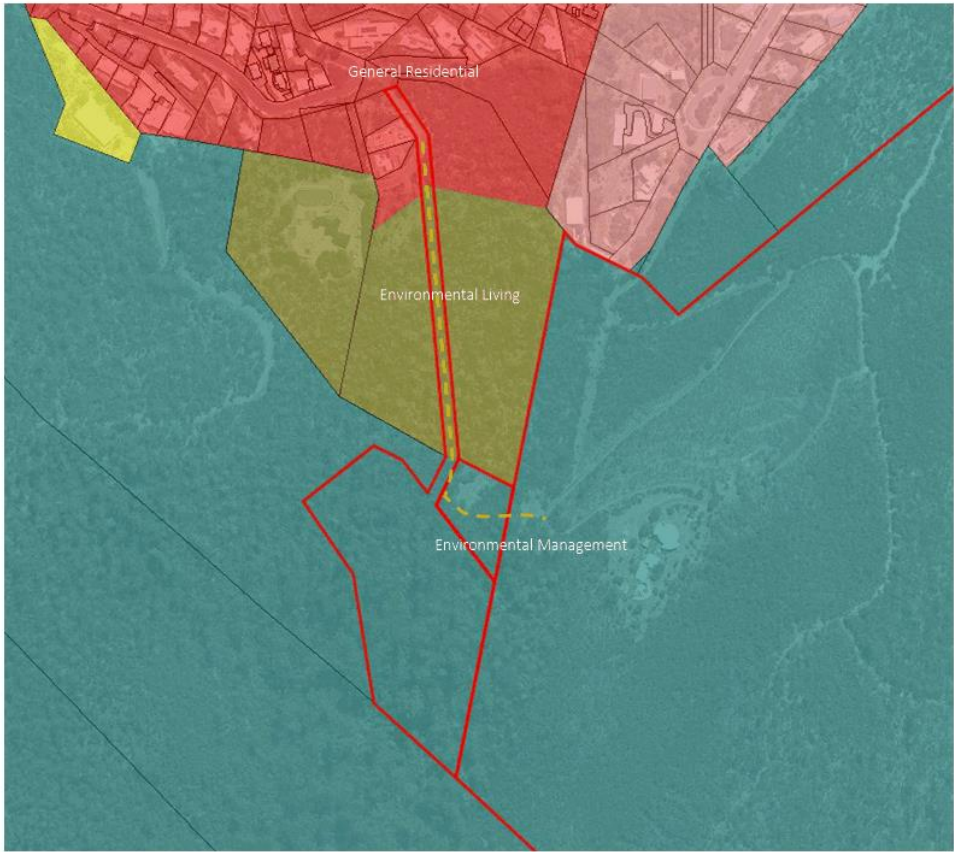


Figure 2: Zoning (trail alignment conceptually shown as dashed line)

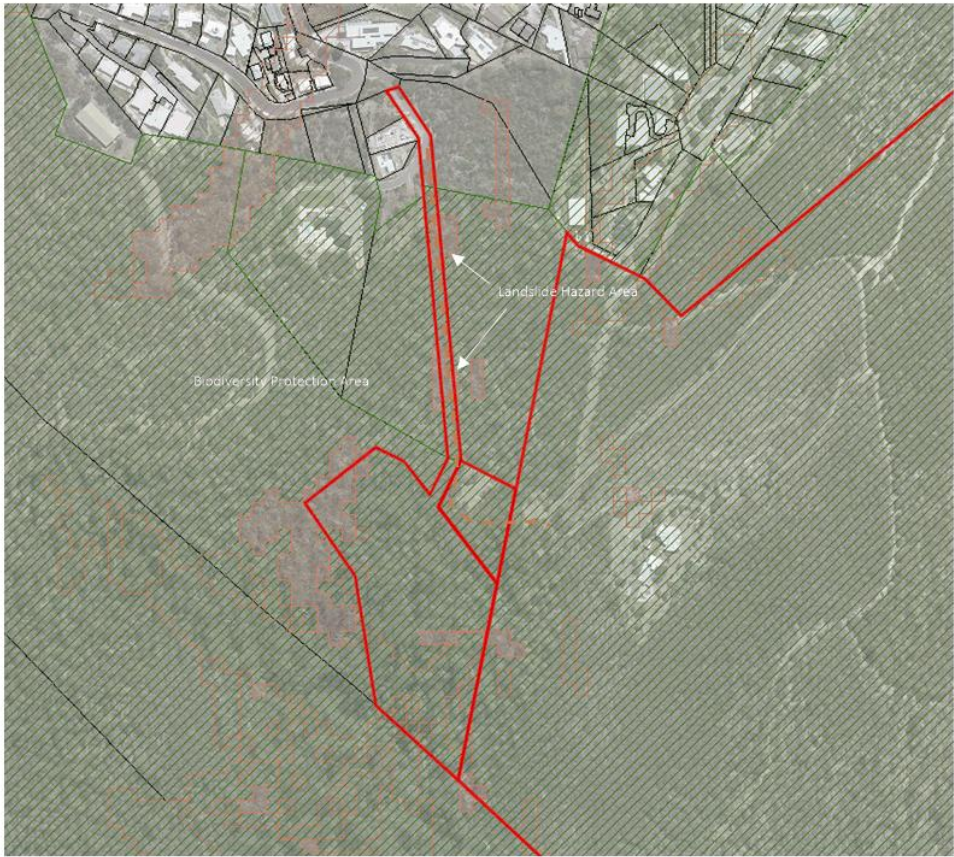


Figure 3: Overlays (trail alignment conceptually shown as dashed line)

### 3 Planning Assessment

The site is subject to the provisions of the *Hobart Interim Planning Scheme 2015* (the planning scheme). Specifically, the site is zoned General Residential, Environmental Living and Environmental Management and is impacted by the Bushfire-Prone Area, Biodiversity Protection Area and Landslide Hazard Area overlays.

The site is listed on the Tasmanian Heritage Register and requires referral assessment by the Tasmanian Heritage Council.

Planning assessment against the relevant use and development standards is provided in Section 3.1, Section 3.2 and Section 3.3. Assessment against the relevant code requirements is provided in Section 3.4.

#### 3.1 Use Status

The proposed use of the land for a fire trail is for Natural and Cultural Values Management, which is defined as...

*“use of land to protect, conserve or manage ecological systems, habitat, species, cultural sites or landscapes.”*

Natural and Cultural Values Management is a No Permit Required use under Use Table 10.2 of the General Residential Zone, Use Table 14.2 of the Environmental Living Zone and Use Table 29.2 of the Environmental Management Zone.

#### 3.2 Use Standards

The proposed use of the site for a fire trail complies with all relevant acceptable solutions for use standards under the General Residential Zone, Environmental Living Zone and Environmental Management Zone.

#### 3.3 Development Standards

The proposal has been assessed against the development standards in the General Residential Zone, Environmental Living Zone and Environmental Management Zone. The proposed fire trail involves works only, with no buildings being proposed. As such, the following development standards are relevant to this planning assessment. All other standards are considered as either not relevant or having met the acceptable solution.

PLANNING SCHEME REQUIREMENT	
14.4.3 Design	
<p><b>A1</b></p> <p><i>The location of buildings and works must comply with any of the following:</i></p> <p><i>(a) be located within a building area, if provided on the title;</i></p> <p><i>(b) be an addition or alteration to an existing building;</i></p>	<p><b>P1</b></p> <p><i>The location of buildings and works must satisfy all of the following:</i></p> <p><i>(a) be located in an area requiring the clearing of native vegetation only if:</i></p> <p><i>(i) there are no sites clear of native vegetation and clear of other significant site constraints such as access difficulties or excessive slope;</i></p>

<p>(c) be located on a site that does not require the clearing of native vegetation and is not on a skyline or ridgeline.</p>	<p>(ii) the extent of clearing is the minimum necessary to provide for buildings, associated works and associated bushfire protection measures;</p> <p>(iii) the location of clearing has the least environmental impact;</p> <p>(b) be located on a skyline or ridgeline only if:</p> <p>(i) there are no other sites suitable for development due to access difficulties or excessive slope;</p> <p>(ii) there is no significant impact on the rural landscape;</p> <p>(iii) building height is minimised;</p> <p>(iv) any screening vegetation is maintained.</p> <p>(c) be consistent with any Desired Future Character Statements provided for the area or, if no such statements are provided, have regard to the landscape.</p>
<p><b>Planner Response</b></p> <p>The proposal involves works that are not located in a building area on a title, are not an alteration or addition to an existing building, and involves the clearing of native vegetation. As a result, the proposal does not comply with the acceptable solution for clause 14.4.3 A1 of the Environmental Living Zone. The proposal must therefore meet the corresponding performance criteria at clause 14.4.3 P1.</p> <p>The site is heavily vegetated and largely constrained. Key constraints relate the narrow shape of CT48805/7 and the presence of building remains associated with Fort Nelson, a site of historic heritage significance, on CT48805/8. As a result, there is no opportunity to develop a trail in areas clear of native vegetation.</p> <p>To minimise the extent of native vegetation clearing, the trail width has been narrowed to allow a 4m wide track cleared width and a 3m wide trafficable width. Both these measurements are intentionally below the typical standards for a Class 5 fire trail as defined by the <i>Tasmania Parks and Wildlife Service Fire Management Infrastructure Categories and Standards</i> (October 2011), in order to minimise impacts.</p> <p>A Natural Values Assessment prepared by North Barker Ecosystem Services and dated November 2018 has been submitted with the proposal. The assessment concludes that the trail is expected to have a relatively minor environmental impact given the level of existing disturbance. The siting of the trail alignment also avoids pockets and/or individual trees of high or medium priority biodiversity value as defined by the Biodiversity Code. As depicted on proposal plans, detailed survey, design and construction of the trail will ensure avoidance of an <i>E.globulus</i> community, which has been identified as existing in proximity to a small portion of the southern tip of the trail.</p> <p>The desired future character for the Environmental Living Zone is for land that is dominated by natural bushland, development that is of a scale which minimises vegetation disturbance and use that does not adversely impact upon the quite living environment. The proposed trail is consistent with such character. That is, the site will maintain a dominance of native vegetation following the minimal clearing required for a fire</p>	

trail that will be accessible to authorized personnel only and is utilised infrequently for firefighting and bushfire hazard reduction.	
<p><b>A4</b></p> <p><i>Fill and excavation must comply with all of the following:</i></p> <p><i>(a) height of fill and depth of excavation is no more than 1 m from natural ground level, except where required for building foundations;</i></p> <p><i>(b) extent is limited to the area required for the construction of buildings and vehicular access.</i></p>	<p><b>P4</b></p> <p><i>Fill and excavation must satisfy all of the following:</i></p> <p><i>(a) there is no unreasonable impact on natural values;</i></p> <p><i>(b) does not detract from the landscape character of the area;</i></p> <p><i>(c) does not unreasonably impact upon the privacy of adjoining properties;</i></p> <p><i>(d) does not affect land stability on the lot or adjoining land.</i></p>
<p><b>Planner Response</b></p> <p>The proposed extent of fill and excavation required to construct the trail is not strictly limited to less than 1m. Subject to detailed design, there may be some areas which require greater extend of cut or fill. As a result, the proposal does not comply with the acceptable solution for clause 14.4.3 A4 of the Environmental Living Zone. The proposal must therefore meet the corresponding performance criteria at clause 14.4.3 P4.</p> <p>A Slope Stability Risk Assessment prepared by Pitt &amp; Sherry and dated February 2019, and a Natural Values Assessment prepared by North Barker Ecosystem Services and dated November 2018 has been submitted with the proposal. These assessments conclude that development of the trail will not affect land stability and will not result in impacts on any outstanding natural values. Given the use and siting of the trail, along with the nature of development on adjoining properties, the proposal will also have no discernible impact on the privacy of adjoining properties or the landscape character of the area. That is, the area will continue to be dominated and characterised by native bushland following development.</p>	
<b>29.4.2 Setback</b>	
<p><b>A3</b></p> <p><i>Buildings and works must be setback from land zoned Environmental Living no less than 30 m.</i></p>	<p><b>P3</b></p> <p><i>Buildings and works must be setback from land zoned Environmental Living to satisfy all of the following:</i></p> <p><i>(a) there is no unreasonable impact from the development on the environmental values of the land zoned Environmental Living;</i></p> <p><i>(b) the potential for the spread of weeds or soil pathogens onto the land zoned Environmental Living is minimised;</i></p> <p><i>(c) there is minimal potential for contaminated or sedimented water runoff impacting the land zoned Environmental Living;</i></p>

	<i>(d) there are no reasonable and practical alternatives to developing close to land zoned Environmental Living;</i>
<p><b>Planner Response</b></p> <p>The proposed fire trail traverses across land in multiple zones and therefore is not setback from the land zoned Environmental Living. As a result, the proposal does not comply with the acceptable solution for clause 29.4.2 A3 of the Environmental Management Zone. The proposal must therefore meet the corresponding performance criteria at clause 29.4.2 P3.</p> <p>The fire trail will not unreasonably impact upon the environmental values of the land zoned Environmental Living as the sole purpose of the trail is to better manage the area from the detrimental impacts of unmanaged bushfires. That is, better land management resulting from the proposal will lead to improved environmental values over the long term.</p> <p>The trail does, however, have the potential to introduce the spread of weeds or soil pathogens. This potential is minimised throughout construction via appropriate soil and water management planning and throughout ongoing use by restricting trail access to authorized vehicles only for the purposes of firefighting and bushfire hazard reduction.</p> <p>There are no opportunities for alternative trail alignment that would avoid developing close to the Environmental Living zone. Nevertheless, given the topography of the site, whereby land naturally slopes away from the Environmental Living zone, the trail will not introduce potential for stormwater runoff impacts. That is, stormwater will not be directed from the adjoining zones to the Environmental Living Zone.</p>	
<b>29.4.3 Design</b>	
<p><b>A1</b></p> <p><i>The location of buildings and works must comply with any of the following:</i></p> <p><i>(a) be located on a site that does not require the clearing of native vegetation and is not on a skyline or ridgeline;</i></p> <p><i>(b) be located within a building area, if provided on the title;</i></p> <p><i>(c) be an addition or alteration to an existing building;</i></p> <p><i>(d) as prescribed in an applicable reserve management plan.</i></p>	<p><b>P1</b></p> <p><i>The location of buildings and works must satisfy all of the following:</i></p> <p><i>(a) be located in an area requiring the clearing of native vegetation only if:</i></p> <p><i>(i) there are no sites clear of native vegetation and clear of other significant site constraints such as access difficulties or excessive slope;</i></p> <p><i>(ii) the extent of clearing is the minimum necessary to provide for buildings, associated works and associated bushfire protection measures;</i></p> <p><i>(iii) the location of clearing has the least environmental impact;</i></p> <p><i>(b) be located on a skyline or ridgeline only if:</i></p> <p><i>(i) there are no sites clear of native vegetation and clear of other significant site constraints such as access difficulties or excessive slope;</i></p>

	<p>(ii) there is no significant impact on the rural landscape;</p> <p>(iii) building height is minimised;</p> <p>(iv) any screening vegetation is maintained.</p> <p>(c) be consistent with any Desired Future Character Statements provided for the area or, if no such statements are provided, have regard to the landscape.</p>
<p><b>Planner Response</b></p> <p>The proposal involves works that are not located in a building area on a title, are not an alteration or addition to an existing building, are not prescribed in a reserve management plan and involves the clearing of native vegetation. As a result, the proposal does not comply with the acceptable solution for clause 29.4.3 A1 of the Environmental Management Zone. The proposal must therefore meet the corresponding performance criteria at clause 29.4.3 P1.</p> <p>The site is heavily vegetated and largely constrained. Key constraints relate the narrow shape of CT48805/7 and the presence of building remains associated with Fort Nelson, a site of historic heritage significance, on CT48805/8. As a result, there is no opportunity to develop a trail in areas clear of native vegetation.</p> <p>To minimise the extent of native vegetation clearing, the trail width has been narrowed to allow a 4m wide track cleared width and a 3m wide trafficable width. Both these measurements are intentionally below the typical standards for a Class 5 fire trail as defined by the <i>Tasmania Parks and Wildlife Service Fire Management Infrastructure Categories and Standards</i> (October 2011), in order to minimise impacts.</p> <p>A Natural Values Assessment prepared by North Barker Ecosystem Services and dated November 2018 has been submitted with the proposal. The assessment concludes that the trail is expected to have a relatively minor environmental impact given the level of existing disturbance. The siting of the trail alignment also avoids pockets and/or individual trees of high or medium priority biodiversity value as defined by the Biodiversity Code. As depicted on proposal plans, detailed survey, design and construction of the trail will ensure avoidance of an <i>E.globulus</i> community, which has been identified as existing in proximity to a small portion of the southern tip of the trail.</p> <p>The landscape character for the area is dominated by natural bushland, with development that is of a scale which minimises vegetation disturbance and use that does not adversely impact upon the quite living environment. The proposed trail is consistent with such character. That is, the site will maintain a dominance of native vegetation following the minimal clearing required for a fire trail that will be accessible to authorized personnel only and utilised infrequently for firefighting and bushfire hazard reduction.</p>	
<p><b>A3</b></p> <p>Fill and excavation must comply with all of the following:</p> <p>(a) height of fill and depth of excavation is no more than 1 m from natural ground level, except where required for building foundations;</p>	<p><b>P3</b></p> <p>Fill and excavation must satisfy all of the following:</p> <p>(a) there is no adverse impact on natural values;</p> <p>(b) does not detract from the landscape character of the area;</p>

(b) extent is limited to the area required for the construction of buildings and vehicular access.	(c) does not impact upon the privacy for adjoining properties;  (d) does not affect land stability on the lot or adjoining land.
<p><b>Planner Response</b></p> <p>The proposed extent of fill and excavation required to construct the trail is not strictly limited to less than 1m. Subject to detailed design, there may be some areas which require greater extent of cut or fill. As a result, the proposal does not comply with the acceptable solution for clause 29.4.3 A3 of the Environmental Management Zone. The proposal must therefore meet the corresponding performance criteria at clause 29.4.3 P3.</p> <p>A Slope Stability Risk Assessment prepared by Pitt &amp; Sherry and dated February 2019, and a Natural Values Assessment prepared by North Barker Ecosystem Services and dated November 2018 has been submitted with the proposal. These assessments conclude that development of the trail will not affect land stability and will not result in impacts on any outstanding natural values. Given the use and siting of the trail, along with the nature of development on adjoining properties, the proposal will also have no discernible impact on the privacy of adjoining properties or the landscape character of the area. That is, the area will continue to be dominated and characterised by native bushland following development.</p>	

### 3.4 Codes

The following codes have been determined as applicable to the proposed development: Landslide Code; Parking and Access Code; Stormwater Management Code; Biodiversity Code; and Historic Heritage Code. Although the site is in a bushfire prone area, the proposed fire trail does not constitute use or development that would trigger the application of the Bushfire-Prone Areas Code.

A summary of assessment against the relevant code requirements is provided below, with references to detailed assessment reports undertaken as part of the development.

#### 3.4.1 Landslide Code

The proposal includes works within a Landslide Hazard Area that must be assessed against the requirements of the Landslide Code. Approximately 88m of the 540m long trail traverses land in the medium hazard band characterised as a rockfall susceptibility source plus runout area. The extent of works within the Landslide Hazard Area does not constitute 'major works' as defined in the Landslide Code. That is, works in this area will involve less than 100m<sup>3</sup> in cut volume, and less than 1000m<sup>2</sup> of excavation, soil disturbance or vegetation clearance.

A Slope Stability Risk Assessment prepared by Pitt & Sherry and dated 26 February 2019 has been undertaken to assess the likelihood and extent of impacts resulting from construction of the fire trail. The assessment concludes that rockfall affecting adjacent properties or people is not a credible scenario and that the landslide risk associated with the proposed works is acceptable.

For additional detail, the Slope Stability Risk Assessment can be found in *Appendix F*.

### 3.4.2 Parking and Access Code

The requirements of the Parking and Access Code are applicable to all use and development. The trail will not be accessible to the general public (bollards will prevent access) and will be utilised infrequently for the purposes of fire fighting and backburning. No parking is proposed and there are no minimum onsite parking requirements applicable.

The trail will be constructed to be generally consistent with the geometric design requirements of a Class 5 fire trail, suitable for all class 5/6 fire vehicles. The design standards are detailed in *Tasmania Parks and Wildlife Service Fire Management Infrastructure Categories and Standards* (October 2011). The proposed trail seeks minor variation to these standards to reduce the trafficable width to 3m and the track cleared width to 4m. The trail surface will predominantly consist of in-situ natural material, except at access points to Nicholas Drive (asphalt) and Dorney House Fire Trail (gravel).

Additional design details can be found on the proposal plans in *Appendix A*.

### 3.4.3 Stormwater Management Code

The requirements of the Stormwater Management Code are applicable to all use and development. The trail has been conceptually designed so as not to significantly alter or disturb any existing stormwater drainage channels or overland flow paths. Typical cross sections are provided as part of proposal plans in *Appendix A* which indicate how stormwater will predominantly be managed via direct outfall across the trail.

The trail will predominantly be constructed from in-situ natural material, creating a permeable surface. However, the access to Nicholas Drive will be sealed asphalt.

Detailed design of the trail will be in accordance with Local Government Association of Tasmania (LGAT) and Institute of Public Works Engineering Australia (IPWEA) standard drawings where applicable.

### 3.4.4 Biodiversity Code

The proposal includes clearance and conversion of native vegetation in a biodiversity protection area and is subject to assessment against the requirements of the Biodiversity Code.

A Natural Values Assessment prepared by North Barker Ecosystem Services and dated November 2018 has been undertaken to determine what impacts the proposed trail will have on any outstanding natural values. The assessment makes recommendation to avoid impacts on a single pocket of high priority biodiversity values vegetation (*E. globulus* dry woodland – DGL) on CT48805/8 and two large *E. globulus* trees on CT118154/3. As proposed, the trail alignment and design has been development in accordance with these recommendations. Proposal plans note that subsequent detailed survey, design and construction of the trail will ensure avoidance of the *E. globulus* community. The assessment concludes that the proposal will have a relatively minor impact on natural values at a local scale, with a negligible impact in a regional and statewide context.

For additional detail, the Natural Values Assessment can be found in *Appendix D*.

### 3.4.5 Historic Heritage Code

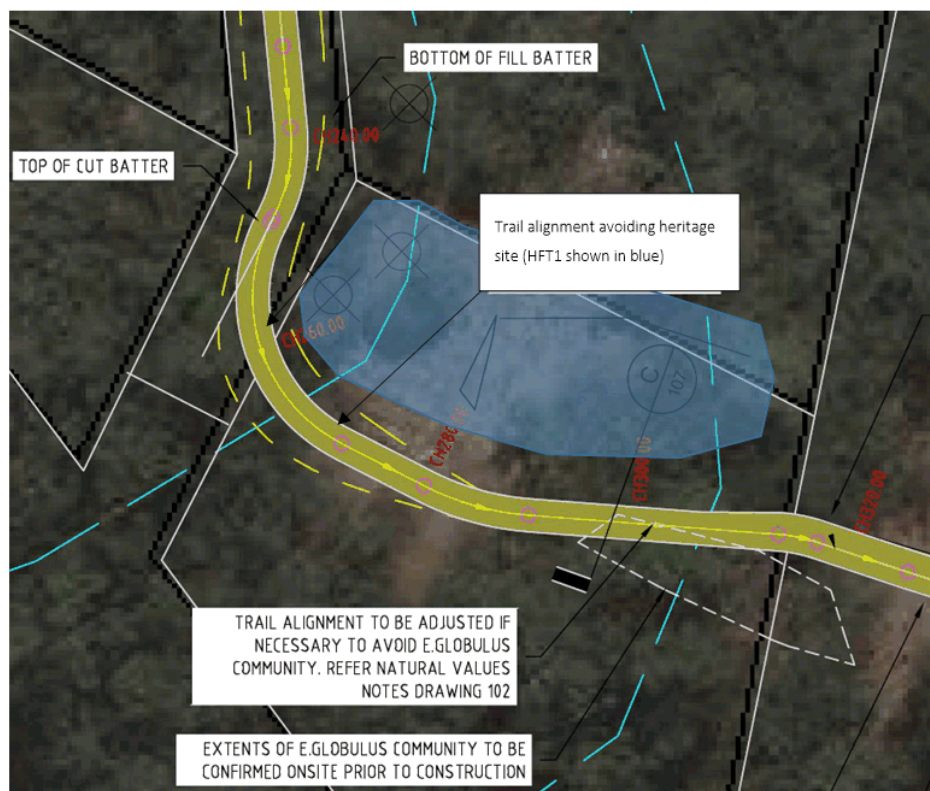
Part of the subject site, the area known as Fort Nelson, is listed for its significance as a heritage place in the Historic Heritage Code of the planning scheme and as a historic heritage site on the Tasmanian Heritage Register.

A Historic Heritage Assessment Report prepared by Cultural Heritage Management Australia and dated May 2020 has been undertaken to determine what impacts the proposed trail will have on the heritage significance of Fort Nelson.

The report makes several recommendations for mitigating any impacts. Recommendation 1 of the report is for the trail to be (re)aligned to either the north or south of the historic site known as HFT1. Figure 4 below provides an extract from proposal plans found in **Appendix A**, which shows that this recommendation has been adhered to as the proposed trail alignment is to the south of the historic site.<sup>3</sup>

Given that the trail has been aligned and designed based on the recommendations of the report, it is concluded that development will not result in a loss or substantial diminution of cultural heritage significance.

For additional detail, the Historic Heritage Assessment Report can be found in **Appendix E**.



**Figure 4: Trail alignment avoiding heritage site HTF1**

<sup>3</sup> At the time of drafting the Historic Heritage Assessment Report, the final trail alignment was not set. As a result, the report made recommendations to guide the final alignment of the trail. In accordance with Recommendation 1, the trail has been realigned to the south of the historic heritage site as shown in the submitted proposal plans.

## 4 Conclusion

The proposal seeks approval for the Hawthorn Tree Fire Trail, linking Nicholas Drive with the existing Dorney House Fire Trail in Sandy Bay. The fire trail is required for improved capacity for firefighting and bushfire hazard reduction in the foothills of Mount Nelson. The alignment, scale and design of the trail minimises impacts on natural values and avoids impact on heritage values.

The proposal requests discretionary approval against the following clauses in the planning scheme:

- 14.4.3 P1 & P4 – Design in the Environmental Living Zone
- 29.4.2 P3 – Setback in the Environmental Management Zone
- 29.4.3 P1 & P3 – Design in the Environmental Management Zone
- E3.7.1 P1 – Works in the Landslide Hazard Area
- E7.7.1 P1 – Stormwater Drainage and Disposal
- E10.7.1 P1 – Works in the Biodiversity Protection Area
- E13.7.2 P1 – Works in a Heritage Place

ERA Planning and Environment has assessed the proposal against the relevant provisions, which has been found to meet the requirements of the *Hobart Interim Planning Scheme 2015*. Therefore, the proposal can be approved.

## Appendix A    Proposal Plans

## Appendix B Title Documents

## Appendix C    Landowner Consent

## Appendix D    Natural Values Assessment

## Appendix E    Heritage Impact Assessment

## Appendix F    Geotechnical Assessment



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## Application Referral Cultural Heritage - Response

<b>From:</b>	Megan Baynes
<b>Recommendation:</b>	Proposal is acceptable without conditions.
<b>Date Completed:</b>	
<b>Address:</b>	38 A NICHOLAS DRIVE, SANDY BAY 24 GARDENIA GROVE, SANDY BAY NICHOLAS DRIVE, SANDY BAY
<b>Proposal:</b>	Fire Trail and Associated Works
<b>Application No:</b>	PLN-20-360
<b>Assessment Officer:</b>	Michaela Nolan,

### Referral Officer comments:

The proposed works involve the construction of a Fire Trail adjacent a bend on the driveway to the Dorney House at Porter Hill.

The significance of Porter Hill has been articulated in a 2007 report by GHD which states:

*"Porter Hill is an area with a layered and complex history. Most significantly, it tells a story of the defense of Hobart in the early 20th century, where fears of a Russian invasion led to reinforcement of the Derwent's defenses, and further war threats led to a strengthening of this system. In 1911 Fort Nelson at Porter Hill was completed as part of this program. In 1949 the Dorney family bought land from the Commonwealth. Renowned Architect Esmond Dorney, designed and built a small residence on one of the two gun emplacements of the former fort Nelson. In 1966 a main house was built on the second emplacement. After being destroyed by bushfire, this second building was replaced with a smaller dwelling in 1978. Fires destroyed the original 1949 dwelling in January 1998, though the 1978 building remains as a testament to the contribution which Dorney made to Australian Architecture".*

### Porter Hill Conservation Plan, 2007, GHD.

The proposed works are on the lower slopes of the property remote from the hill top which is the location of the former Fort and Dorney House.

Near a bend in the driveway, the vicinity has been identified as containing significant external circa 19th century cultural heritage values. This location is the point where a track from Mount Nelson meets the driveway. Paddy Dorney (Esmond's son) has stated that whilst upon a walk in the hills, it is from this place that Edmond Dorney first spotted the Fort and began plans to acquire the land and build a home for his family on the Fort. The place has historic and social significance.

### Demolition

The proposed works involve the construction of a fire trail which will be a critical piece of fire-fighting infrastructure.

Whilst it is lamentable to lose trees and alter the landscape at Porter Hill, it is considered that this demolition of landscape elements is of environmental, social, economic and safety benefit to the community which is of greater value than the historic heritage values of the place. The proposed demolition satisfies E 13.7.1 P1.

**Works**

The proposed location and design of the fire trail has been informed by a detailed heritage report which was commissioned and submitted by the applicant. The loss of significant cultural heritage values is not anticipated and this application may be approved.

**The proposed works satisfy E 13.7.2 P1 and P2.**

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2020

## Application Referral Environmental Development Planner - Response

<b>From:</b>	
<b>Recommendation:</b>	
<b>Date Completed:</b>	
<b>Address:</b>	38 A NICHOLAS DRIVE, SANDY BAY 24 GARDENIA GROVE, SANDY BAY NICHOLAS DRIVE, SANDY BAY
<b>Proposal:</b>	Fire Trail and Associated Works
<b>Application No:</b>	PLN-20-360
<b>Assessment Officer:</b>	Michaela Nolan,

### Referral Officer comments:

### Codes Applicable:

Code	Applicable	Exempt	Permitted	Discretionary
E1.0 Bushfire-Prone Areas	No			
<b>E3.0 Landslide</b>	<b>Yes</b>	<b>No</b>	<b>No</b>	<b>Yes - E3.7.1 P1</b>
E9.0 Attenuation	No			
<b>E10.0 Biodiversity</b>	<b>Yes</b>	<b>No</b>	<b>No</b>	<b>Yes - E10.7.1 P1</b>
E11.0 Waterway & Coastal	No			
E15.0 Inundation Prone Areas	No			
E16.0 Coastal Erosion	No			
E18.0 Wind & Solar Energy	No			
E20.0 Acid Sulfate Soils	No			

### Assessment:

Approval is sought to construct approximately 340m of new fire trail over three lots in the hills above Sandy Bay. The proposed fire trail would have a 3m-wide carriageway with cut and fill batters on each side up to 2m in width for a total corridor width of approximately 7m.

Approximately 2000m<sup>2</sup> of vegetation clearing proposed (290m x 7m). The plans indicate that trees with a DBH greater than 150mm would be retained within the cut and fill batters where possible, however it is difficult to see how this could be achieved without significant damage to the trees in the short and/or long term.

### Landslide

The Landslide Code applies because development is proposed within a Landslide Hazard Area. Approximately 67m of the track would pass through Medium LHAs with modelled risk of rockfall (source areas). The area of ground disturbance/vegetation clearing within the LHAs would be approximately 600m<sup>2</sup>. Excavation volume within the LHAs would be less than 100m<sup>3</sup> according to the application.

No exemptions apply.

The relevant standards are under clause E3.7.1. There is no acceptable solution for A1. P1 states the following:

*Buildings and works must satisfy all of the following:*

- (a) no part of the buildings and works is in a High Landslide Hazard Area;*
- (b) the landslide risk associated with the buildings and works is either:*
  - (i) acceptable risk; or*
  - (ii) capable of feasible and effective treatment through hazard management measures, so as to be tolerable risk.*

No development is proposed within a High Landslide Hazard Area.

A Landslide Risk Management Report was submitted with the application. The report concludes that the risk of dislodged rocks risking life or property is not credible due the isolated location, and the associated risk is therefore 'acceptable'. Regardless, the report included some recommendations for management of large rocks unearthed during construction and these should be included as advice on any permit granted.

#### Biodiversity

The Biodiversity Code applies because the clearance of native vegetation within a Biodiversity Protection Area is proposed.

No exemptions apply.

A Natural Values Assessment was submitted with the application. The main findings of the report include:

- the fire trail route passes through four TASVEG mapping units, being two native vegetation communities ('*Eucalyptus pulchella* forest and woodland'; '*Eucalyptus globulous* dry forest and woodland') and two modified land units ('urban areas'; 'regenerating cleared land');
- the majority of the area supports '*Eucalyptus pulchella* forest and woodland' (DPU);
- no threatened flora were recorded;
- one declared weed species was recorded (boneseed), together with two environmental woody weeds (hawthorn and sweet briar);
- occasional blue gums were recorded, which are a foraging resource for the endangered Swift Parrot, but the loss of these trees would not be a significant impact at a local, regional or State-wide level;
- no trees with nesting hollows were recorded;

- white gums were recorded, however they are not considered significant habitat for the endangered forty-spotted pardalote;
- no impact on other wide-ranging threatened species that may utilise the land from time to time (e.g. Tasmanian devils; eastern-barred bandicoots) is expected; and
- the vegetation constitutes 'low priority biodiversity values' under Table Table E10.1 of the Code, apart from the small patch of blue gum forest which constitutes high priority biodiversity values.

With regard to the impact of the proposed development the assessment makes the following conclusion:

*Creation of the fire trails is expected to have a relatively minor impact given the level of existing disturbance in the vegetation (old road lines, walking tracks, fire etc.) around both trails. Impacts on biological values are largely therefore expected to be negligible in regional and State contexts.*

*Siting the Hawthorn Tree Fire Trail to avoid the E. globulus patch on the top of the hill and avoiding the larger blue gums identified along this trail will further minimise any impact.*

The assessment also recommended weed management for the development:

*Any works creating bare ground are likely to risk spreading this species to new areas. Some form of primary and secondary control should be implemented to prevent the proliferation or spread of this species due to the development. It is recommended that all occurrences of the declared weed are treated prior to works.*

A weed management plan was included in the report.

The application indicates that the small patch of blue gum forest will be avoided in the final track alignment.

The relevant standards are under clause E10.7.1. The proposal does not comply with acceptable solution A1. Performance criterion P1 states the following:

*Clearance and conversion or disturbance must satisfy the following:*

*(a) if low priority biodiversity values:*

- (i) development is designed and located to minimise impacts, having regard to constraints such as topography or land hazard and the particular requirements of the development;*
- (ii) impacts resulting from bushfire hazard management measures are minimised as far as reasonably practicable through siting and fire-resistant design of habitable buildings...*

As the final track alignment will avoid the patch of blue gum forest, only low priority biodiversity values will be affected.

There is limited opportunity to minimise impacts associated with the development, however the application indicates that mature trees within the batter zones will be retained where possible, and that the patch of blue gum forest will be avoided in the final design. Implementation of the weed management Plan included in the Natural Values Assessment will also minimise impacts.

(a)(ii) is not relevant to the proposal.

It is recommended that discretion be exercised with regard to E10.7.1 P1 subject to conditions

requiring:

- implementation of the weed and hygiene management plan;
- the blue gum community being marked on-site and avoided; and
- implementation of a Council-approved Construction Management Plan.

**Recommended Conditions:**

Implement of the weed and hygiene management plan

Blue gum community to be marked on-site and avoided

implement a Council-approved Construction Management Plan.

**Recommended Advice:**

Rockfall management

**Application Referral Enviro - City Amenity - Response**

<b>From:</b>	<strong>M.M</strong>
<b>Recommendation:</b>	Proposal is acceptable without conditions.
<b>Date Completed:</b>	
<b>Address:</b>	38 A NICHOLAS DRIVE, SANDY BAY 24 GARDENIA GROVE, SANDY BAY NICHOLAS DRIVE, SANDY BAY
<b>Proposal:</b>	Fire Trail and Associated Works
<b>Application No:</b>	PLN-20-360
<b>Assessment Officer:</b>	Michaela Nolan,

**Referral Officer comments:**

<b>CODE</b>	<b>Applicable</b>	<b>Exempt</b>	<b>Permitted (If acceptable solutions are met)</b>	<b>Discretionary (Identify the relevant performance criteria)</b>
E7.0 Stormwater Management Code	Y	N	Y - A1	
E11.0 Waterway and Coastal Protection Code	N			
E15.0 Inundation Prone Areas Code	N			
Protection of Infrastructure	N			
Subdivision (LG(BMP) / Zone provisions)	N			

Please advise REEU at any stage if:

- Changes to the original proposed development are made
- Requested reports are submitted

**Stormwater Management Code**

<b>Clause E7.7.1</b>	<b>Discussion</b>
--------------------------	-------------------

A1 – Disposal	can be met - Acceptable Solutions (A1) : Stormwater from new impervious surfaces must be disposed of by gravity to public stormwater infrastructure.
A2/P2 – Treatment	NA
A3/P3 – Capacity	NA
A4/P4 – OFP	NA

**Assessment Notes:****Recommended Conditions:****Conditions****1. ENGINEERING**

**ENG** All stormwater from the proposed fire trail must be discharged to the Council's sw6 stormwater infrastructure or to a Council approved system with sufficient receiving capacity prior to the commencement of use or 30 days of completion of works (whichever occurs first). All costs associated with works required by this condition are to be met by the owner.

Design drawings and calculations of the proposed stormwater drainage and discharge points to the Council's stormwater infrastructure must be submitted and approved prior to the commencement of work. The design drawings and calculations must:

1. prepared by a suitably qualified person; and
2. show the proposed discharging points and all existing creeks;
3. include long section(s)/levels and grades to the point of discharge
4. details of proposed measures to avoid or mitigate erosion and scouring

All work required by this condition must be undertaken in accordance with the approved design drawings and calculations.

*Advice:*

*The applicant is advised to submit detailed design drawings and calculations as part of their Plumbing Permit Application. If detailed design to satisfy this condition is submitted via the planning condition endorsement process there may be fees associated with the assessment, and once approved the applicant will still need to obtain a plumbing permit for the works.*

**Reason for condition**

To ensure that stormwater from the site will be discharged adequately.

**ENG** Any damage to council infrastructure resulting from the implementation of this  
**1** permit, must, at the discretion of the Council:

1. Be met by the owner by way of reimbursement (cost of repair and reinstatement to be paid by the owner to the Council); or
2. Be repaired and reinstated by the owner to the satisfaction of the Council.

A photographic record of the Council's infrastructure adjacent to the subject site must be provided to the Council prior to any commencement of works.

A photographic record of the Council's infrastructure (e.g. existing property service connection points, roads, buildings, stormwater, footpaths, driveway crossovers and nature strips, including if any, pre-existing damage) will be relied upon to establish the extent of damage caused to the Council's infrastructure during construction. In the event that the owner/developer fails to provide to the Council a photographic record of the Council's infrastructure, then any damage to the Council's infrastructure found on completion of works will be deemed to be the responsibility of the owner.

Reason for condition

To ensure that any of the Council's infrastructure and/or site-related service connections affected by the proposal will be altered and/or reinstated at the owner's full cost.

**ENV** Sediment and erosion control measures sufficient to prevent sediment from  
**1** leaving the site must be installed prior to any disturbance of the site, and maintained until all areas of disturbance have been stabilized or re-vegetated.

*Advice: For further guidance in preparing a Soil and Water Management Plan – in accordance with Fact sheet 3 Derwent Estuary Program click [here](#).*

Reason for condition

To avoid the sedimentation of roads, drains, natural watercourses, Council land that could be caused by erosion and runoff from the development, and to comply with relevant State legislation.

**Recommended Advice:**

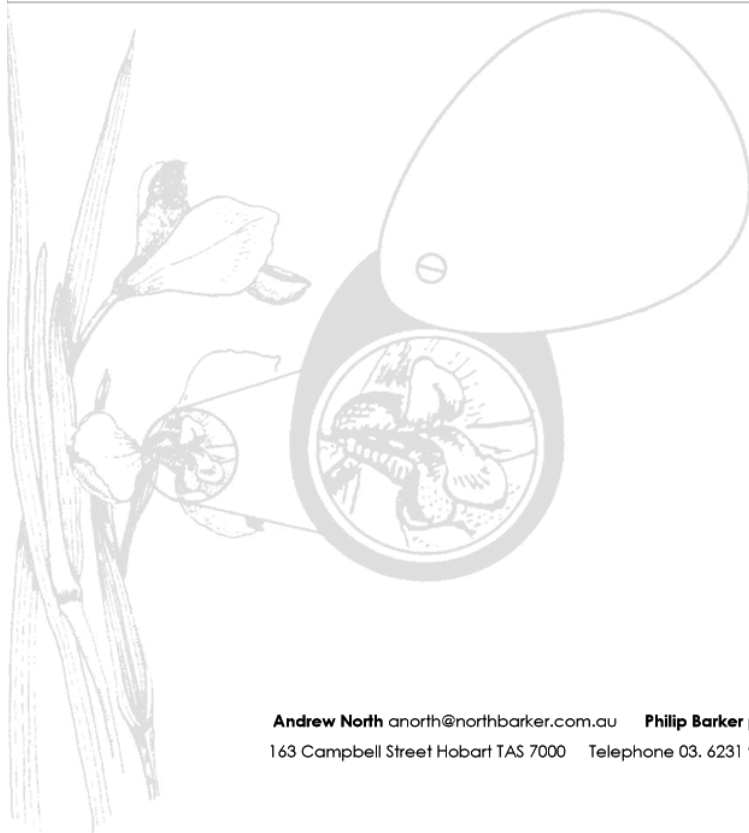
Hawthorn Tree and Old Huon Road Trails  
Natural Values Assessment



City of Hobart  
Hawthorn Tree and Old Huon Road Trails

**FLORA AND FAUNA HABITAT SURVEY**  
For City of Hobart

ERA011  
30 November 2018



**Andrew North** [anorth@northbarker.com.au](mailto:anorth@northbarker.com.au) **Philip Barker** [pbarker@northbarker.com.au](mailto:pbarker@northbarker.com.au)  
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Hawthorn Tree and Old Huon Road Trails  
Natural Values Assessment

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**Contributors:****Field Assessment:** Stephen Casey**Report:** Stephen Casey**Mapping:** Linda Drummond**Review:** Philip Barker**Photos:** Stephen Casey

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Hawthorn Tree and Old Huon Road Trails  
Natural Values Assessment

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**Summary****Application:** Hawthorn Tree and Old Huon Road Trails**Councils:** City of Hobart**Zoning:** Hawthorn Tree FT- Environmental Living, Environmental Management  
Old Huon Road - Environmental Management**Codes:** Hawthorn Tree FT - Landslide Hazard Area (Part), Biodiversity Protection Area,  
Bushfire Prone Areas

Old Huon Road - Biodiversity Protection Area, Bushfire Prone Areas

**Natural Values**

Threatened flora	Nil
Threatened fauna	Potential foraging habitat for swift parrot (Hawthorn Tree FT)
Threatened vegetation	DGL - <i>Eucalyptus globulus</i> dry forest and woodland (Hawthorn Tree FT)
Impact	Minor
Environment Protection and Biodiversity Conservation Act 1999	Nil
Tasmanian Threatened Species Protection Act 1995	Nil
Weed Management Act 1999	One declared weed, Boneseed (Hawthorn Tree FT)
Tasmanian Nature Conservation Act 2002	DGL vegetation community (Hawthorn Tree FT)
Forest Practices Act 1985	When final alignment determined seek advice on requirement for Forest Practices Plan.
Recommendations	Avoid impacting on threatened vegetation communities and blue gums wherever possible. Seek advice regarding the need for a Forest Practices Plan.

Hawthorn Tree and Old Huon Road Trails  
Natural Values Assessment

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## 1 Introduction

### 1.1 Background

City of Hobart is planning to create two new fire trails in bushland areas around Hobart. One fire trail is planned to extend from Nicholas Drive to Gardenia Grove on Porters Hill (Hawthorn Tree Fire Trail). The other is planned from the western end of the Upper Reservoir in the Waterworks Reserve and will join up with the Pipeline Track just before its junction with Chimney Pot Hill Road (Old Huon Road Trail). The Old Huon "Fire" Trail is proposed to be a shared walking trail and dormant fire trail. North Barker Ecosystem Services (NBES) have been engaged by the City of Hobart to undertake flora and fauna habitat surveys along both proposed fire trails to determine the presence of significant natural values (Figure 1). This report documents the results of the assessment.

### 1.2 Study area

The study sites are two distinct areas. The first (**Hawthorn Tree Fire Trail**) joins Nicholas Drive with Gardenia Grove on Porters Hill. The study area for this trail for the most part follows a Right of Way almost due south from Nicholas Drive for approximately 250 m before swinging east to meet up with Gardenia Grove just below the summit of Porter Hill. The survey corridor for this trail was 20m wide.

The second study area (**Old Huon Rd Trail**) runs from the upper Reservoir in the Water Works Reserve along an old track south of the Sandy Bay Rivulet and joins the Pipeline Track. The survey corridor for this fire trail was 10m wide but extended to 20m wide at each of 3 creek crossings.

Generally, the survey areas were relatively undisturbed vegetation except for their starting and finishing points.

Hawthorn Tree and Old Huon Road Trails  
Natural Values Assessment

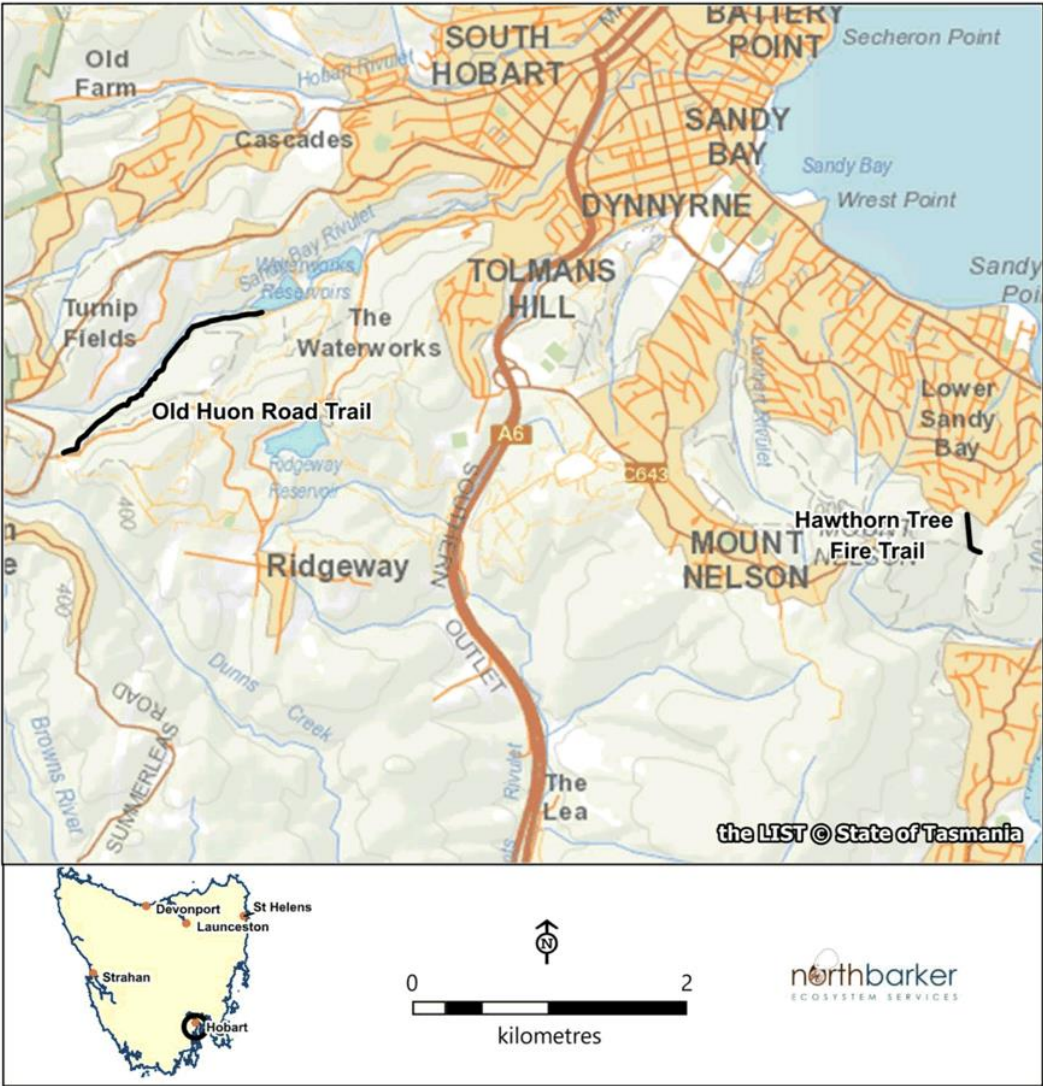


Figure 1: Location of the study areas.

## 2 Methods

### 2.1 Background research

The following sources were used for biological records for the region:

- TASVEG<sup>1</sup> version 3.0 digital layer;
- Natural Values Atlas (NVA) - reports for all threatened species records within 500 m and 5 km of the study area<sup>2</sup>;
- EPBCA Matters of National Environmental Significance database. A 5 km buffer was used to search for potential values;
- Previous work by NBES, specifically flora and fauna habitat surveys within the general locality of the study.

Due to the proximity of the study areas to both alpine and marine areas many species with little likelihood of occurring in the study areas were identified in data base searches of the 5 km vicinity. These were not considered further.

### 2.2 Botanical and vegetation survey

The field survey was undertaken on the 24<sup>th</sup> and 25<sup>th</sup> of October 2018. Survey areas were provided by the client (CoH) in shapefile, and/or pdf format that was then digitized. These data were transferred to a handheld GPS for the survey. Vegetation mapping was consistent with TASVEG 3 mapping units. Within each TASVEG unit, a full vascular plant species list was taken from within a representative 100-200 m transect using a form of the Timed Meander Search Procedure<sup>3</sup>. Outside of the representative sections, additional plant species were noted as encountered. Particular attention was given to habitats suitable for threatened species (Tasmanian *Threatened Species Protection Act 1995* [TSPA] and/or the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* [EPBCA]). Significant sites and environmental and 'declared' weeds were recorded with a handheld GPS. Botanical nomenclature follows the current census of Tasmanian plants<sup>4</sup>.

### 2.3 Limitations

The survey was undertaken in spring. There may be some herb, orchid and graminoid species present which flower at other times of the year, and otherwise have low visibility, that may have been overlooked during the survey. However, all threatened plant species known from the area have been considered in light of habitat suitability noted on site.

The survey for tree hollows was done from the ground only.

<sup>1</sup> DPIPW 2013, Harris & Kitchener 2005

<sup>2</sup> Natural Values Atlas report generated 04-06-2018

<sup>3</sup> Goff *et al.* 1982

<sup>4</sup> de Salas & Baker 2017

### 3 Biological values

#### 3.1 Vegetation

##### Hawthorn Tree Fire Trail

The Hawthorn Tree Fire Trail contains a number of TASVEG mapping units. These are Urban Areas (FUR) around subdivision on Nicholas Drive, through variously disturbed *Eucalyptus pulchella* woodland (DPU) through Regenerating Cleared Land (FRG) in previously cleared areas around Gardenia Grove, and *Eucalyptus globulus* dry woodland (DGL), which just touches on the edge of the alignment.

##### Old Huon Road Trail

The Old Huon Road Trail follows a previously built track which has long overgrown and runs along a bench south of the Sandy Bay Rivulet. The track is situated close to the boundary between dry *Eucalyptus pulchella* woodland (DPU) occupying the slopes above and dry *E. obliqua* forest (DOB) with wetter gully vegetation below. This means that the canopy and understory dominants change quickly.

Five mapping units described by Harris and Kitchener (2013) were recorded from the two study areas.

One of these communities is listed as threatened at a state level (Tasmanian Nature Conservation Act 2002 (NCA)):

1. DGL - *Eucalyptus globulus* dry forest and woodland: A very small area of this community occurs at the top of the Hawthorn Tree Fire Trail where it just touches upon the edge of the alignment and can readily be avoided. This community is listed as threatened under the NCA.

A summary of the vegetation and flora values by site is presented in Table 1 below and all maps are in Appendix A.

Table 1: Summary of the botanical and vegetation findings for Hobart Trails			
Site	Vegetation* (NCA/EPBC)	Threatened Flora (TSP/EPBC)	Weeds** (D = declared)
Hawthorn Tree Fire Trail	DPU, DGL (threatened/-), FRG, FUR	Nil	boneseed (D), hawthorn, sweet briar
Old Huon Road Trail	DOB, DPU	Nil	fox glove
<p>* DPU - <i>Eucalyptus pulchella</i> forest and woodland, FRG - Regenerating cleared land, DGL - <i>Eucalyptus globulus</i> dry forest and woodland, FUR - Urban areas, DOB - <i>Eucalyptus obliqua</i> dry forest</p> <p>**Bone Seed- <i>Chrysanthemoides monilifera</i>, Hawthorn - <i>Crataegus monogyna</i>, Fox Glove-<i>Digitalis purpurea</i>, Sweet briar - <i>Rosa rubiginosa</i></p>			

### 3.2 Plant species of conservation significance

No threatened flora were located at either of the sites.

The Natural Values Atlas identifies a number of threatened flora species from within 500 m of the sites (Table 2)<sup>5</sup>. A number of additional threatened plant species have also been recorded within 5 km the sites<sup>6</sup>; these are reviewed in Appendix B.



Figure 1 Hawthorn Tree Fire Trail (FRG)

<sup>5</sup> Natural Values Atlas report generated 23-10-2018

<sup>6</sup> Natural Values Atlas report generated 23-10-2018

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Figure 2 Hawthorn Tree Fire Trail (Adjacent DGL)



Figure 3 Old Huon Road Trail (DPU)

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<b>Table 2:</b> Threatened flora previously recorded within 500 m of the sites (Natural Values Atlas Report 23/10/2018)				
<b>Species</b>	<b>Status (TSPA/EPBC)</b>	<b>Sites</b>	<b>Likelihood of occurrence</b>	<b>Comments</b>
<i>Corunastylis nuda</i> tiny midge-orchid	Rare/-	Old Huon Road	Low	<i>Corunastylis nuda</i> occurs in a wide range of habitats from near sea level to 1,000 m above sea level, on a range of different soil types and geologies. Vegetation types include scrub, subalpine grassland, open rock plates, heathy open forest, shrubby dry sclerophyll forest and wet sclerophyll forest. Would not have been flowering when survey undertaken could have been overlooked.
<i>Rytidosperma indutum</i> tall wallabygrass	Rare/-	Hawthorn	Low	<i>Rytidosperma indutum</i> is relatively widespread on mudstone and dolerite in dry sclerophyll woodlands and associated lowland grasslands in drier parts of the State. Not recorded and unlikely to be overlooked.

### 3.3 Weeds

One weed declared under the *Weed Management Act 1999* was located during the survey (Table 1 above, Figure 4, maps in Appendix A):

1. Boneseed – *Chrysanthemoides monilifera*: This species can occur in very dense infestations around Hobart. A large infestation was recorded from private property on the subdivided land at the start of the Hawthorn Tree Fire Trail. Scattered plants were found along the start of the trail from *E. pulchella* forest and woodland.



Figure 4 Bone seed found along the Hawthorn Fire Trail

Any works creating bare ground are likely to risk spreading this species to new areas. Some form of primary and secondary control should be implemented to prevent the proliferation or spread of this species due to the development. It is recommended that all occurrences of the declared weed are treated prior to works.

Other weed species included fox glove (*Digitalis purpurea*) which was found in several locations along the Old Huon Road Trail (Figure 3) along the start of the track but infestations were minor. Other weed species can be seen in the full species list in Appendix C and D.

A weed management plan is in Appendix F. The plan details the following primary Actions (Table 3).

Hawthorn Tree and Old Huon Road Trails  
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Action	Timeframe
Primary control of identified weed species, excluding Hawthorn, along entire survey corridor	Prior to commencement of civil works
Follow hygiene procedures	Prior and during construction
Report and Audit	Prior to construction
Periodic secondary control	Following construction; 6, 12 and 24 months.

**3.4 Fauna of Conservation Significance**

No threatened fauna species were recorded from either of the sites.

**Swift parrot (*Lathamus discolor*)**

There is some suitable foraging habitat for swift parrot (*Lathamus discolor*) at both sites (Table 1). This species is listed as endangered under the TSPA and critically endangered under the EPBCA. This species feeds mainly on the nectar of blue gum (*Eucalyptus globulus*), and in some years relies on black gum (*E. ovata*).

Occasional blue gums were recorded from both proposed fire trails (Appendix A). Due to the original road that the Old Huon Road Trail proposes to follow, few large eucalypts were present within the survey corridor. One large blue gum was recorded with a diameter at breast height (dbh) of 80cm but this and other larger trees along the trail did not have apparent suitable hollows. These trees could provide some potential foraging habitat for the swift parrot but the loss of the trees would not be a significant impact at a local (5 km) regional (municipal or Bioregional) or state-wide context.

**Forty Spotted pardalote (*Pardalotus quadragintus*)**

There is some potential habitat for this species along the Old Huon Rd Trail. In two areas within the *E. pulchella* woodland *E. viminalis* is locally dominant over small areas. The proposed trail passes through the very bottom of these areas with just one to two *E. viminalis* trees occurring within the proposed corridor. Significant habitat for forty spotted pardalotes is considered to be where the canopy cover of *E. viminalis* is greater than or equal to 10% or where *E. viminalis* occurs as a localised canopy dominant or codominant in patches exceeding 0.25 ha that are associated with known colonies and such habitat within 500 m of known colonies<sup>7</sup>. The nearest known record of a forty spotted pardalote sighting is over 3.5 km to the east so this cannot be considered significant habitat for the species, and no impact on the bird is expected.

**Chaostola skipper**

The Tasmanian Chaostola Skipper is found in dry lowland vegetation communities which support the subspecies' food plants *Gahnia radula* (Thatch Sawsedge) and *G. microstachya* (Slender Sawsedge). These vegetation types occur on infertile substrates derived from sandstones, mudstones, siltstones, granites or windblown sands (TSS, 2008).

<sup>7</sup>[http://www.fpa.tas.gov.au/\\_data/assets/pdf\\_file/0011/111404/Threatened\\_fauna\\_range\\_and\\_habitat\\_descriptions.pdf](http://www.fpa.tas.gov.au/_data/assets/pdf_file/0011/111404/Threatened_fauna_range_and_habitat_descriptions.pdf)

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Some areas on the proposed Old Huon Road Trail support *Gahnia radula*. It was most common in the dry areas along the start of the track above the Upper Reservoir. The plant was sporadic on the proposed trail as it is on the boundary between the dry forest above and the wetter gully vegetation occurring along the Sandy Bay Rivulet below and *G. radula* prefers the dry open forest habitat. A search was undertaken and no larval shelters were observed.

**Other Significant Fauna**

The Natural Values Atlas identifies a number of additional threatened fauna species from within 5000 m of the sites (Appendix E)<sup>8</sup>. These will not be considered in detail. While some of the mammal species (eastern barred bandicoot, eastern and spotted tailed quoll, Tasmanian devil) may utilise the habitat from time to time, no dens were recorded. Similarly various raptors (grey goshawk, wedge-tailed eagle, white bellied sea eagle and masked owl) may overfly the sites but no suitable nesting habitat was recorded from either site. No impact on any of these species is expected.

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<sup>8</sup> Natural Values Atlas report generated 04-06-2018

#### 4 Potential Impacts

Creation of the fire trails is expected to have a relatively minor impact given the level of existing disturbance in the vegetation (old road lines, walking tracks, fire etc.) around both trails. Impacts on biological values are largely therefore expected to be negligible in regional and State contexts.

Siting the Hawthorn Tree Fire Trail to avoid the *E. globulus* patch on the top of the hill and avoiding the larger blue gums identified along this trail will further minimise any impact.

The Old Huon Road Trail should be confined to the existing disturbed area on the old road line where ever possible. If practical, the large blue gum identified along the Old Huon Road trail should be avoided.

The areas of *E. viminalis* trees should also be retained if possible. However, it is recommended that the trail be confined to the existing disturbed road rather than detouring around these features as the resulting disturbance is likely to be greater than forming the trail on the existing track.

#### 5 Legislative Requirements for Flora and Fauna

##### 5.1 Commonwealth Environment Protection and Biodiversity Conservation Act 1999

There is unlikely to be any significant impact on matters of national environmental significance under the EPBC.

##### 5.2 Tasmanian Nature Conservation Act 2002

One vegetation community listed under this Act is found along the Hawthorn Tree Fire Trail. The community occurs on the very edge of the alignment and can readily be avoided. No impact is expected.

##### 5.3 Tasmanian Threatened Species Protection Act 1995

No listed threatened species were located during the survey period.

##### 5.4 Tasmanian Weed Management Act 1999

One declared weed species occurs along the Hawthorn Tree Fire Trail. Boneseed (*Chrysanthemoides monilifera*) was found as scattered individuals along the trail and as a large infestation on the subdivision of private land at the start of the trail. The management plan objectives for this species aim at stopping the spread of the weed from the municipality and on to properties free of the weed.

It is recommended that all occurrences of the declared weed are treated prior to works as any works creating bare ground are likely to risk spreading this species to new areas.

##### 5.5 Forest Practices Act 1985

The *Forest Practices Act 1985* provides for the Forest Practices Code (FPC) which prescribes the manner in which forest practices or clearance and conversion of native vegetation is to be conducted and provides for the protection of the natural and cultural values. The need for a Forest Practices Plan to undertake the clearing of the

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trails depends on a large number of factors and advice should be sought once the final alignment is determined.

### 5.6 Planning Schemes

The Hobart Interim Planning Scheme 2015 applies to the both of the sites. Relevant overlays and zones that apply to part or all of the trails are presented in Table 4.

Table 4: Zones and overlays of the Hobart Interim Planning Scheme 2015 by site.		
Site	Zone	Overlay
Old Huon Road	Environmental Management	Biodiversity Protection Area, Bushfire Prone Areas
Hawthorn	Environmental Living Environmental Management	Landslide Hazard Area (Part) Biodiversity Protection Area, Bushfire Prone Areas

### 6 Conclusion

If the *Eucalyptus globulus* woodland at the top of the Hawthorn Tree Fire Trail is not impacted then there is no risk of a significant impact. No realignment is required to achieve this.

Once the final alignment is determined advice should be sought as to the requirements for a Forest Practices Plan under the Forest Practices Act 1985.

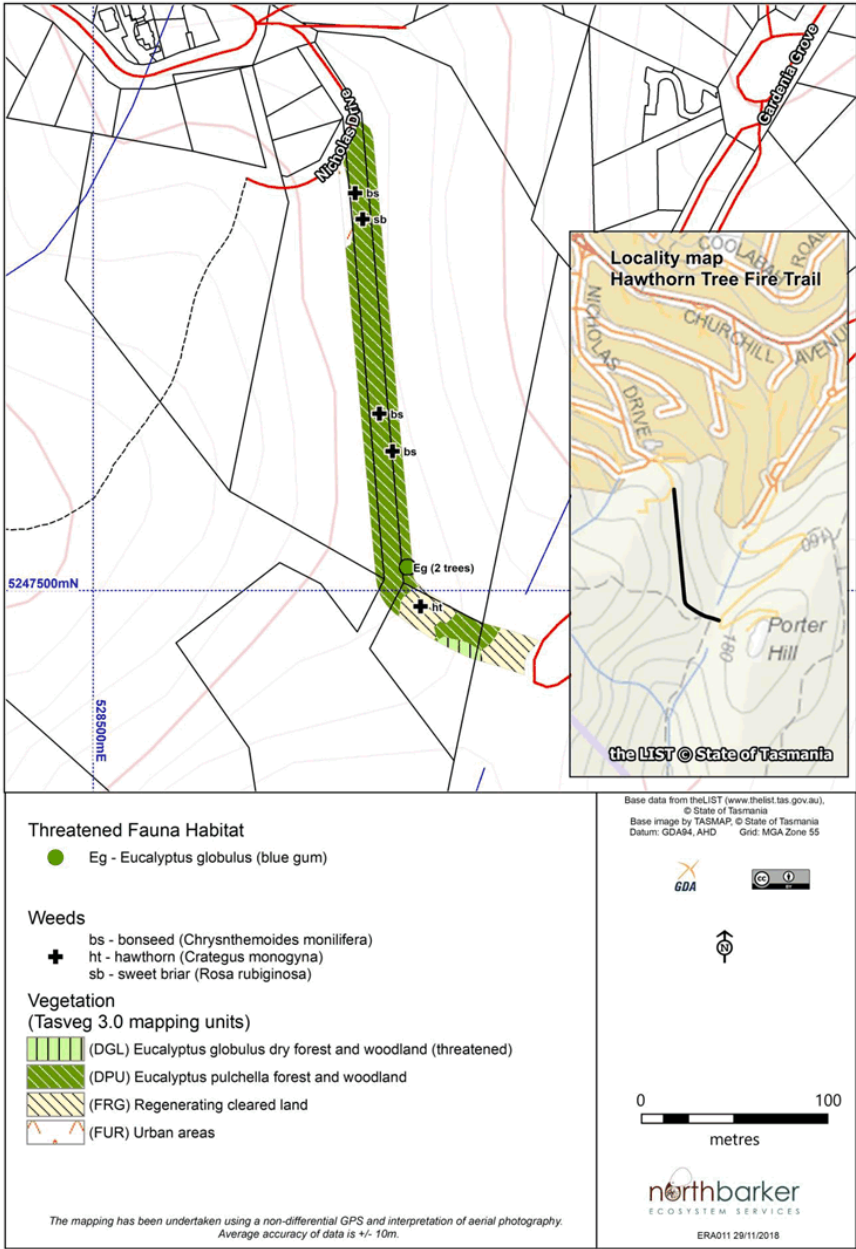
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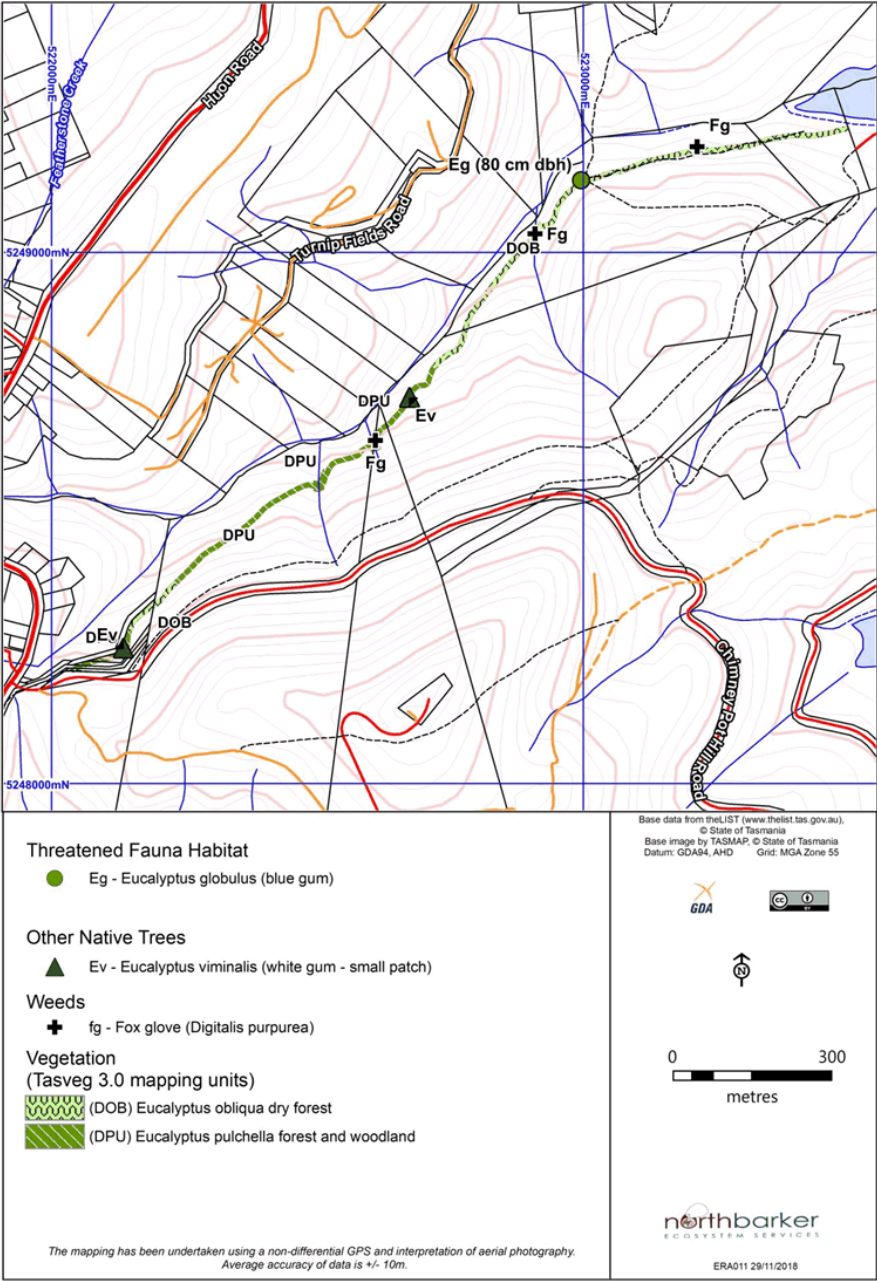
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Appendix A. Vegetation maps with biological values at each site



Vegetation, weeds, and fauna habitat (Hawthorn Tree Fire Trail)

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Vegetation, weeds, (Old Huon Road Trail)

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**Appendix B. Flora Species Previously Recorded from within 5000m of the sites. Habitat information sourced from Forest Practices Authority (2016).**

Species	Common name	Conservation category		Habitat or occurrence on property
		TSPA	EPBCA	
<i>Allocasuarina duncanii</i>	conical sheoak	rare	-	<i>Allocasuarina duncanii</i> is strongly associated with dolerite rock plates or shallow soils over dolerite, where it occurs in monotypic stands or in association with <i>Eucalyptus delegatensis</i> or <i>E. coccifera</i> . Two small sites are on quartzitic sandstone. The species is found from 230-1,000 m above sea level with most sites above 500 m. Not present unlikely to be overlooked
<i>Asperula scoparia</i> subsp. <i>scoparia</i>	prickly woodruff	rare	-	<i>Asperula scoparia</i> subsp. <i>scoparia</i> is widespread in Tasmania, and is mainly found in native grasslands and grassy forests, often on fertile substrates such as dolerite-derived soils. Forested sites are usually dominated by <i>Eucalyptus globulus</i> and <i>E. viminalis</i> (lower elevations) and <i>E. delegatensis</i> (higher elevations). Not found unlikely to be overlooked
<i>Atriplex suberecta</i>	sprawling saltbush	vulnerable	-	<i>Atriplex suberecta</i> occurs in a wide range of habitats on most soil types, including saline areas, but is most commonly found in disturbed areas. Not found unlikely to be overlooked.
<i>Australina pusilla</i> subsp. <i>muelleri</i>	shade nettle	r	-	<i>Australina pusilla</i> subsp. <i>muelleri</i> is known from the southern flanks of Mount Wellington in deeply-shaded gullies within wet eucalypt forest, and from King Island where it grows in association with <i>Australina pusilla</i> subsp. <i>pusilla</i> along stream flats in blackwood swamp forest. No suitable habitat.
<i>Austrostipa bigeniculata</i>	doublejointed speargrass	r	-	<i>Austrostipa bigeniculata</i> is found mainly in the south-east and Midlands in open woodlands and grasslands, where it is often associated with <i>Austrostipa nodosa</i> .
<i>Austrostipa scabra</i>	rough speargrass	r	--	<i>Austrostipa scabra</i> occurs mainly in open grasslands and in grasslands created by the loss of tree cover (e.g. through dieback in the Midlands), and occasionally in open woodland and forest, often occurring in rocky habitats such as stony rough pasture, generally on sites with lighter soil than <i>Austrostipa nodosa</i> . Many sites are in highly disturbed habitats such as roadside verges. Not recorded.
<i>Bolboschoenus caldwellii</i>	sea clubsedge	r	-	<i>Bolboschoenus caldwellii</i> is widespread in shallow, standing, sometimes brackish water, rooted in heavy black mud. No suitable habitat present.
<i>Brachyscome radicata</i>	spreading daisy	r	-	The habitat and distribution of <i>Brachyscome radicata</i> is poorly understood. It has been recorded from the foothills of Mt Wellington and from montane grassland near Cradle Mountain and the Central Plateau. Its habitat also extends to shrubby forest and wet sclerophyll forest in the east. Not found unlikely to be overlooked
<i>Caladenia caudata</i>	tailed spider-orchid	v	v	<i>Caladenia caudata</i> has highly variable habitat, which includes the central north: <i>Eucalyptus obliqua</i> heathy forest on low undulating hills; the north-east: <i>E. globulus</i> grassy/heathy coastal forest, <i>E. amygdalina</i> heathy woodland and forest, <i>Allocasuarina</i> woodland; and the south-east: <i>E. amygdalina</i> forest and woodland on

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Species	Common name	Conservation category		Habitat or occurrence on property
		TSPA	EPBCA	
				sandstone, coastal <i>E. viminalis</i> forest on deep sands. Substrates vary from dolerite to sandstone to granite, with soils ranging from deep windblown sands, sands derived from sandstone and well-developed clay loams developed from dolerite. A high degree of insolation is typical of many sites. Not recorded.
<i>Caladenia filamentosa</i>	daddy longlegs	r	-	<i>Caladenia filamentosa</i> occurs in lowland heathy and sedgy eucalypt forest and woodland on sandy soils. No suitable habitat present.
<i>Caladenia sylvicola</i>	forest fingers	e	cr	<i>Caladenia sylvicola</i> has only been found in dry forest adjacent to Huon Road, near Hobart. One site is on a highly insolated hillside on well-drained gravelly loam overlying mudstone in heathy/shrubby <i>Eucalyptus tenuiramis</i> forest at about 240 m above sea level. A second site is at slightly lower elevation (160 m asl) on a moist, sheltered slope (on a similar substrate), growing among leaf litter and dense shrubs in <i>E. obliqua</i> dry sclerophyll forest. Could be overlooked if in low numbers.
<i>Carex gunniana</i>	mountain sedge	r	-	The habitat of <i>Carex gunniana</i> is poorly understood and highly variable. It includes wet eucalypt forest, sandy heathlands, margins of streams, littoral sands, shingle with seepage, damp grasslands within dry forest and rough pasture. No suitable habitat present unlikely to occur.
<i>Carex longibrachyiata</i>	drooping sedge	r	-	<i>Carex longibrachyiata</i> grows along riverbanks, in rough grassland and pastures, in damp drainage depressions and on moist slopes amongst forest, often dominated by <i>Eucalyptus viminalis</i> , <i>E. ovata</i> or <i>E. rodwayi</i> . Not recorded and unlikely to be overlooked
<i>Corunastylis nuda</i>	tiny midge-orchid	r	-	<i>Corunastylis nuda</i> occurs in a wide range of habitats from near sea level to 1,000 m above sea level, on a range of different soil types and geologies. Vegetation types include scrub, subalpine grassland, open rock plates, heathy open forest, shrubby dry sclerophyll forest and wet sclerophyll forest. Would not have been flowering when survey undertaken could have been overlooked.
<i>Corunastylis nudiscapa</i>	bare midge-orchid	e	-	<i>Corunastylis nudiscapa</i> is restricted to a few sites in the area between Hobart and Kettering. It has been recorded from open forests and woodlands on mudstone, dominated by <i>Eucalyptus tenuiramis</i> , and occasionally <i>E. obliqua</i> or <i>E. amygdalina</i> , with a heathy or grassy ground layer of varying density. Habitat unlikely to be suitable.
<i>Dianella amoena</i>	grassland flaxlily	r	e	<i>Dianella amoena</i> occurs mainly in the northern and southern Midlands, where it grows in native grasslands and grassy woodlands. No suitable habitat present.
<i>Diuris palustris</i>	swamp doubletail	e	-	<i>Diuris palustris</i> occurs in coastal areas in grassy open eucalypt forest, sedgy grassland and heathland with <i>Leptospermum</i> (teatree) and <i>Melaleuca</i> (paperbark) on poorly- to moderately-drained sandy peat and loams, usually in sites that are wet in winter. No suitable habitat present.
<i>Epacris virgata</i> (Kettering)	pretty heath	v	-	<i>Epacris virgata</i> (Kettering) occurs among foothills in south-eastern Tasmania in dry sclerophyll forest on hilly terrain at elevations of 10-300 m above sea level, mainly

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Species	Common name	Conservation category		Habitat or occurrence on property
		TSPA	EPBCA	
				on dolerite, though sometimes close to the geological boundary of dolerite and Permian mudstone. It is generally associated with grassy/heathy <i>Eucalyptus ovata</i> woodland/forest, but is also occasionally found in grassy/heathy <i>E. pulchella</i> woodland/forest. Not recorded and unlikely to be overlooked
<i>Euphrasia scabra</i>	yellow eyebright	e	-	<i>Euphrasia scabra</i> occurs in moist herb/sedge communities in grassy leads in marshes and in drier open grassy areas at the headwaters of creeks. Its habitat is associated with gaps created by grazing, flooding or other disturbance. It has been recorded from scattered sites throughout lowland areas of Tasmania, including the north-west coast, central north, Midlands, Eastern Tiers and around Hobart. No suitable habitat present.
<i>Juncus vaginatus</i>	clustered rush	r	-	<i>Juncus vaginatus</i> is a species of low-lying poorly-drained sites such as the margins of still and slow-flowing waterbodies and areas where water lies for parts of the year such as "wet pasture". No suitable habitat present species not found.
<i>Lepidosperma tortuosum</i>	twisting rapiersedge	r	-	<i>Lepidosperma tortuosum</i> occurs in heathland and heathy woodland, in lowland sites, mainly in eastern parts of the State. It often occurs in the sedgier (peatier) parts of dry heathland. It can occur on a range of substrates. No suitable habitat present.
<i>Lepidium hyssopifolium</i>	soft peppergrass	e	e	The native habitat of <i>Lepidium hyssopifolium</i> is the growth suppression zone beneath large trees in grassy woodlands and grasslands (e.g. over-mature black wattles and isolated eucalypts in rough pasture). <i>Lepidium hyssopifolium</i> is now found primarily under large exotic trees on roadsides and home yards on farms. No suitable habitat present.
<i>Olearia hookeri</i>	crimsontip daisybush	r	-	<i>Olearia hookeri</i> is found on dry hills around Hobart in the State's south and also along the central east coast. It grows within eucalypt woodlands with a mixed grassy-shrubby understorey, favouring north-north-westerly slopes on mudstone (except for an atypical occurrence on dolerite at Templestowe flats near Seymour). In the south of the State the habitat is dominated by <i>Eucalyptus amygdalina</i> , <i>Eucalyptus risdonii</i> or <i>Eucalyptus tenuiramis</i> ; in the central east near Mt Peter the habitat is dominated by <i>Eucalyptus sieberi</i> over a very sparse understorey. No suitable habitat present.
<i>Pimelea flava</i> subsp. <i>flava</i>	yellow riceflower	r		<i>Pimelea flava</i> subsp. <i>flava</i> occurs in wet and dry sclerophyll forest and woodland, and extends into hardwood and softwood plantations. It often occurs abundantly on disturbed sites such as in logged forest, firebreaks, powerline easements and road batters. Not recorded unlikely to be overlooked.
<i>Pomaderris intermedia</i>	lemon dogwood	r	-	<i>Pomaderris intermedia</i> occurs in heathland and heathy woodland on eastern Bass Strait Islands but extends to mainly dry sclerophyll forest on mainland Tasmania, most often associated with rock outcrops (dolerite), riparian areas and open forest. Not recorded unlikely to be overlooked
<i>Prasophyllum apoxychilum</i>	tapered leek-orchid	v	e	<i>Prasophyllum apoxychilum</i> is restricted to eastern and north-eastern Tasmania where it occurs in coastal heathland or grassy and scrubby open eucalypt forest

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Species	Common name	Conservation category		Habitat or occurrence on property
		TSPA	EPBCA	
				on sandy and clay loams, often among rocks. It occurs at a range of elevations and seems to be strongly associated with dolerite in the east and south-east of its range. Not recorded could have been overlooked if in low numbers.
<i>Prasophyllum castaneum</i>	chestnut leek-orchid	e	cr	<i>Prasophyllum castaneum</i> has been recorded from coastal areas on Bruny Island in damp shrubby and sedgy heath on sandy loam, on Mt Brown on the Tasman Peninsula in damp skeletal soil under the protection of rocks and <i>Leptospermum</i> (teatree) and <i>Banksia</i> scrub dwarfed by continual exposure to strong sea winds, and in the Ellarwey Valley near Cape Pillar in recently burnt windswept coastal heath/scrub on skeletal rocky soils. No suitable habitat present.
<i>Prasophyllum perangustum</i>	knocklofty leek-orchid	e	cr	<i>Prasophyllum perangustum</i> is known only from one small population in Knocklofty Park in the foothills of Mt. Wellington about 350 m above sea level. It occurs in grassy <i>Eucalyptus pulchella</i> forest on well-drained clay loam and skeletal clay loam derived from dolerite. No suitable habitat present.
<i>Pterostylis squamata</i>	ruddy greenhood	v	-	<i>Pterostylis squamata</i> occurs in heathy and grassy open eucalypt forest, woodland and heathland on well-drained sandy and clay loams. No suitable habitat present.
<i>Pterostylis wapstrarum</i>	fleshy greenhood	e	cr	<i>Pterostylis wapstrarum</i> is restricted to the Midlands and south-east of Tasmania where it occurs in native grassland and possibly grassy woodland. It has been reported from basalt soils. No suitable habitat present.
<i>Ranunculus pumilio</i> var. <i>pumilio</i>	fern buttercup	r	-	<i>Ranunculus pumilio</i> var. <i>pumilio</i> occurs mostly in wet places (e.g. broad floodplains of permanent creeks, "wet pastures") from sea level to altitudes of 800-900 m above sea level. No suitable habitat present.
<i>Rytidosperma indutum</i>	tall wallabygrass	r	-	<i>Rytidosperma indutum</i> is relatively widespread on mudstone and dolerite in dry sclerophyll woodlands and associated lowland grasslands in drier parts of the State. Not recorded.
<i>Scleranthus brockiei</i>	mountain knawel	r	-	<i>Scleranthus brockiei</i> mainly occurs at mid to higher elevations in native grasslands and grassy forests/woodlands, often in slightly poorly-drained sites (usually wetter sites than <i>S. biflorus</i> , which can co-occur). Some sites are in lowland habitats, usually native grasslands and grassy woodlands. No suitable habitat present.
<i>Scleranthus fasciculatus</i>	spreading knawel	v	-	<i>Scleranthus fasciculatus</i> is only recorded from a few locations in the Midlands and south-east. The vegetation at most of the sites is <i>Poa</i> grassland/grassy woodland. <i>Scleranthus fasciculatus</i> appears to need gaps between the tussock spaces for its survival and both fire and stock grazing maintain the openness it requires. Often found in areas protected from grazing such as fallen trees and branches. No suitable habitat present.
<i>Senecio squarrosus</i>	leafy fireweed	r	-	<i>Senecio squarrosus</i> occurs in a wide variety of habitats. One form occurs predominantly in lowland damp tussock grasslands. The more widespread and common form occurs mainly in dry forests (often grassy) but extends to wet forests and other vegetation types. Not

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Species	Common name	Conservation category		Habitat or occurrence on property
		TSPA	EPBCA	
				recorded unlikely to be overlooked.
<i>Thelymitra bracteata</i>	leafy sun-orchid	e	-	<i>Thelymitra bracteata</i> occurs in open grassy and heathy forest/woodland on mudstone and sandstone. At Rosny Hill site, <i>Thelymitra bracteata</i> is most abundant on the top of the hill on open ground with dense exotic grasses and sparse in a remnant patch of native grass close to <i>Allocasuarina verticillata</i> woodland. At Coningham, the species occurs in a canopy gap created by a rough track amongst heathy <i>Eucalyptus amygdalina</i> forest on Triassic sandstone. No suitable habitat present.
<i>Thismia rodwayi</i>	fairy lanterns	r	-	<i>Thismia rodwayi</i> occurs in the north and south of the State in wet eucalypt forest with an understorey dominated by <i>Pomaderris apetala</i> (dogwood), <i>Olearia argophylla</i> (musk daisybush), <i>Coprosma quadrifida</i> (native currant), <i>Bedfordia salicina</i> (blanketleaf) or <i>Acacia melanoxylon</i> (blackwood). The species occurs on well-developed litter layers over moist friable loamy soils, usually with very low rock or pebble content. Decaying logs are often a feature of <i>Thismia rodwayi</i> sites. No suitable habitat present.
<i>Velleia paradoxa</i>	spur velleia	v	-	<i>Velleia paradoxa</i> is known from the Hobart and Launceston areas, and the Midlands and the Derwent Valley, where it occurs in grassy woodlands or grasslands on dry sites. It has been recorded up to 550 m above sea level at sites with an annual rainfall range of 450-750 mm. No suitable habitat present.
<i>Vittadinia burbridgeae</i>	smooth new-holland-daisy	r	-	<i>Vittadinia burbridgeae</i> occurs in native grassland and grassy woodland. No suitable habitat present..
<i>Vittadinia muelleri</i>	narrowleaf new-holland-daisy	r	-	<i>Vittadinia muelleri</i> occurs in native grassland and grassy woodland. No suitable habitat present.
<i>Xerochrysum bicolor</i>	eastcoast paperdaisy	r	-	Species of <i>Xerochrysum</i> are poorly understood in Tasmania, especially the identification of coastal species ( <i>X. bicolor</i> and <i>X. bracteatum</i> ). <i>X. bicolor</i> may be restricted to stabilised dune systems. No suitable habitat present.

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Natural Values Assessment**Appendix C. Vascular plants species by site****Site Report for Project: ERA011****Site: 1 DOB Huon**

Grid Reference: 523266E, 5249195N  
 Accuracy: GPS (within 10 metres)  
 Recorder: Steve Casey  
 Date of Survey: 24 Oct 2018

Trees: *Acacia melanoxylon*, *Bursaria spinosa* subsp. *spinosa*, *Eucalyptus obliqua*  
 Tall Shrubs: *Acacia dealbata* subsp. *dealbata*, *Bedfordia linearis*, *Bedfordia salicina*,  
*Exocarpos cupressiformis*, *Olearia argophylla*, *Oxylobium ellipticum*  
 Shrubs: *Cassinia aculeata* subsp. *aculeata*, *Epacris impressa*, *Olearia stellulata*, *Pimelea*  
*drupacea*, *Pultenaea juniperina*  
 Herbs: *Caladenia gracilis*, *Chiloglottis* sp., *Coronidium scorpioides*, *Dianella revoluta*,  
*Drosera peltata*, *Gonocarpus tetragynus*, *Gonocarpus teucroides*, *Senecio*  
*glomeratus*  
 Graminoids: *Diplarrena moraea*, *Gahnia radula*, *Lepidosperma laterale*, *Lomandra longifolia*  
 Grasses: *Ehrharta stipoides*

**Site: 2 DOB Huon**

Grid Reference: 523060E, 5249176N  
 Accuracy: GPS (within 10 metres)  
 Recorder: Steve Casey  
 Date of Survey: 24 Oct 2018

Trees: *Eucalyptus globulus* subsp. *globulus*, *Eucalyptus obliqua*, *Eucalyptus viminalis*  
 subsp. *viminalis*  
 Tall Shrubs: *Banksia marginata*, *Exocarpos cupressiformis*, *Oxylobium ellipticum*, *Pomaderris*  
*apetala*  
 Shrubs: *Cassinia aculeata* subsp. *aculeata*, *Coprosma quadrifida*, *Daviesia ulicifolia*  
 subsp. *ulicifolia*, *Lomatia tinctoria*, *Pomaderris elliptica*  
 Herbs: *Hydrocotyle hirta*, *Oxalis* sp., *Pterostylis* sp., *Senecio* sp., *Viola hederacea*  
 Graminoids: *Lepidosperma longitudinale*  
 Grasses: *Ehrharta stipoides*, *Poa* sp.  
 Climbers: *Billardiera longiflora*  
 Weeds: *Lysimachia arvensis*

**Site: 3 DPU Hawthorn**

Grid Reference: 522301E, 5248439N  
 Accuracy: GPS (within 10 metres)  
 Recorder: Steve Casey  
 Date of Survey: 24 Oct 2018

Trees: *Bursaria spinosa* subsp. *spinosa*, *Eucalyptus obliqua*, *Eucalyptus pulchella*,  
*Eucalyptus viminalis* subsp. *viminalis*  
 Tall Shrubs: *Acacia dealbata* subsp. *dealbata*, *Acacia leprosa* var. *graveolens*, *Acacia*  
*verticillata*, *Bedfordia linearis*, *Exocarpos cupressiformis*, *Leptospermum*  
 Shrubs: *Epacris impressa*, *Goodenia ovata*, *Melaleuca pallida*, *Olearia viscosa*,  
*Pomaderris pilifera*, *Pultenaea juniperina*, *Rubus parvifolius*

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Herbs:	<i>Dianella revoluta</i> , <i>Geranium potentilloides</i> var. <i>potentilloides</i> , <i>Oxalis corniculata</i>
	<i>subsp. corniculata</i>
Graminoids:	<i>Diplarrena moraea</i> , <i>Gahnia grandis</i> , <i>Lepidosperma laterale</i> , <i>Lomandra longifolia</i>
Ferns:	<i>Polystichum proliferum</i>
Climbers:	<i>Comesperma volubile</i>
Weeds:	<i>Centaurium erythraea</i> , <i>Cerastium glomeratum</i>

**Site: 4 DOB Huon**

Grid Reference:	522232E, 5248372N
Accuracy:	GPS (within 10 metres)
Recorder:	Steve Casey
Date of Survey:	24 Oct 2018
Trees:	<i>Eucalyptus globulus</i> subsp. <i>globulus</i> , <i>Eucalyptus obliqua</i> , <i>Eucalyptus pulchella</i>
Tall Shrubs:	<i>Acacia dealbata</i> subsp. <i>dealbata</i> , <i>Acacia leprosa</i> var. <i>graveolens</i> , <i>Acacia</i>
	<i>verticillata</i> , <i>Banksia marginata</i> , <i>Bedfordia linearis</i>
Shrubs:	<i>Exocarpos strictus</i> , <i>Pultenaea juniperina</i>
Low Shrubs:	<i>Tetradlea pilosa</i>
Graminoids:	<i>Lepidosperma laterale</i> , <i>Lomandra longifolia</i>
Grasses:	<i>Ehrharta stipoides</i> , <i>Poa</i> sp.
Climbers:	<i>Cassytha pubescens</i>
Weeds:	<i>Lysimachia arvensis</i>

**Site: 5 DPU Hawthorn**

Grid Reference:	528644E, 5247699N
Accuracy:	GPS (within 10 metres)
Recorder:	Steve Casey
Date of Survey:	25 Oct 2018
Trees:	<i>Eucalyptus globulus</i> subsp. <i>globulus</i> , <i>Eucalyptus pulchella</i> , <i>Eucalyptus viminalis</i>
	<i>subsp. viminalis</i>
Tall Shrubs:	<i>Allocasuarina littoralis</i> , <i>Bedfordia linearis</i> x <i>Bedfordia salicina</i> , <i>Exocarpos</i>
	<i>cupressiformis</i>
Shrubs:	<i>Goodenia ovata</i> , <i>Olearia viscosa</i>
Low Shrubs:	<i>Acrotriche serrulata</i> , <i>Lissanthe strigosa</i> subsp. <i>subulata</i>
Herbs:	<i>Acaena novae-zelandiae</i> , <i>Cynoglossum suaveolens</i> , <i>Oxalis corniculata</i> subsp.
	<i>corniculata</i> , <i>Oxalis perennans</i> , <i>Senecio minimus</i>
Graminoids:	<i>Lomandra longifolia</i>
Grasses:	<i>Ehrharta stipoides</i> , <i>Poa labillardierei</i> , <i>Poa rodwayi</i> , <i>Poa</i> sp.
Climbers:	<i>Billardiera longiflora</i> , <i>Clematis aristata</i> , <i>Comesperma volubile</i>
Weeds:	<i>Centaurium erythraea</i> , <i>Chrysanthemoides monilifera</i> subsp. <i>monilifera</i> , <i>Crataegus</i>
	<i>monogyna</i> , <i>Rosa rubiginosa</i>

**Site: 6 FRG Hawthorn**

Grid Reference:	528720E, 5247467N
Accuracy:	GPS (within 10 metres)
Recorder:	Steve Casey
Date of Survey:	25 Oct 2018
Trees:	<i>Bursaria spinosa</i> subsp. <i>spinosa</i>
Tall Shrubs:	<i>Dodonaea viscosa</i> subsp. <i>spatulata</i>
Herbs:	<i>Cynoglossum suaveolens</i> , <i>Geranium</i> sp.
Graminoids:	<i>Carex</i> sp., <i>Lepidosperma laterale</i>
Grasses:	<i>Poa labillardierei</i>
Weeds:	<i>Centaurium erythraea</i> , <i>Cerastium glomeratum</i> , <i>Cirsium vulgare</i> , <i>Crataegus</i>

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*monogyna, Galium aparine, Galium murale***Site: 7 DGL Hawthorn**

Grid Reference: 528694E, 5247471N

Accuracy: GPS (within 10 metres)

Recorder: Steve Casey

Date of Survey: 25 Oct 2018

Trees: *Bursaria spinosa subsp. spinosa, Eucalyptus globulus subsp. globulus*Tall Shrubs: *Allocasuarina littoralis, Bedfordia linearis, Dodonaea viscosa subsp. spatulata*Low Shrubs: *Lissanthe strigosa subsp. subulata*Herbs: *Cynoglossum suaveolens, Oxalis perennans*Grasses: *Ehrharta stipoides, Poa labillardierei*Weeds: *Centaureum erythraea*

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ORIGIN	NATIONAL SCHEDULE	STATE SCHEDULE
i - introduced	EPBC Act 1999	TSP Act 1995
d - declared weed WM Act	CR - critically endangered	e - endangered
en - endemic to Tasmania	EN - endangered	v - vulnerable
t - within Australia, occurs only in Tas.	VU - vulnerable	r - rare

**Sites:**

1	DOB - E523266, N5249195	24-10-2018 Steve Casey
2	DOB - E523060, N5249176	24-10-2018 Steve Casey
3	DPU - E522301, N5248439	24-10-2018 Steve Casey
4	DOB - E522232, N5248372	24-10-2018 Steve Casey
5	DPU - E528644, N5247699	25-10-2018 Steve Casey
6	FRG - E528720, N5247467	25-10-2018 Steve Casey
7	DGL - E528694, N5247471	25-10-2018 Steve Casey

Site	Name	Common name	Status
	<b>DICOTYLEDONAE</b>		
	<b>APIACEAE</b>		
2	<i>Hydrocotyle hirta</i>	hairy pennywort	
	<b>ASTERACEAE</b>		
1 3 4 7	<i>Bedfordia linearis</i>	slender blanket leaf	en
5	<i>Bedfordia linearis</i> x <i>Bedfordia salicina</i>	blanket leaf	en
1	<i>Bedfordia salicina</i>	tasmanian blanketleaf	en
1 2	<i>Cassinia aculeata</i> subsp. <i>aculeata</i>	dollybush	
5	<i>Chrysanthemoides monilifera</i> subsp. <i>monilifera</i>	boneseed	d
6	<i>Cirsium vulgare</i>	spear thistle	i
1	<i>Coronidium scorpioides</i>	curling everlasting	
1	<i>Olearia argophylla</i>	musk daisybush	
1	<i>Olearia stellulata</i>	sawleaf daisybush	
3 5	<i>Olearia viscosa</i>	viscid daisybush	
1	<i>Senecio glomeratus</i>	shortfruit purple fireweed	
5	<i>Senecio minimus</i>	shrubby fireweed	
2	<i>Senecio</i> sp.	groundsel	
	<b>BORAGINACEAE</b>		
5 6 7	<i>Cynoglossum suaveolens</i>	sweet houndstongue	
	<b>CARYOPHYLLACEAE</b>		
3 6	<i>Cerastium glomeratum</i>	sticky mouse-ear	i
	<b>CASUARINACEAE</b>		

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5 7	<i>Allocasuarina littoralis</i>	black sheoak	
	<b>DROSERACEAE</b>		
1	<i>Drosera peltata</i>	pale sundew	
	<b>EPACRIDACEAE</b>		
5	<i>Acrotriche serrulata</i>	ants delight	
13	<i>Epacris impressa</i>	common heath	
5 7	<i>Lissanthe strigosa subsp. subulata</i>	peachberry heath	
	<b>FABACEAE</b>		
2	<i>Daviesia ulicifolia subsp. ulicifolia</i>	yellow spiky bitterpea	
1 2	<i>Oxylobium ellipticum</i>	golden shaggypea	
13 4	<i>Pultenaea juniperina</i>	prickly beauty	
	<b>GENTIANACEAE</b>		
3 5 6 7	<i>Centaureum erythraea</i>	common centaury	i
	<b>GERANIACEAE</b>		
3	<i>Geranium potentilloides var. potentilloides</i>	mountain cranesbill	
6	<i>Geranium sp.</i>	native geranium	
	<b>GOODENIACEAE</b>		
3 5	<i>Goodenia ovata</i>	hop native-primrose	
	<b>HALORAGACEAE</b>		
1	<i>Gonocarpus tetragynus</i>	common raspwort	
1	<i>Gonocarpus teucrioides</i>	forest raspwort	
	<b>LAURACEAE</b>		
4	<i>Cassytha pubescens</i>	downy dodderlaurel	
	<b>MIMOSACEAE</b>		
13 4	<i>Acacia dealbata subsp. dealbata</i>	silver wattle	
3 4	<i>Acacia leprosa var. graveolens</i>	varnish wattle	
1	<i>Acacia melanoxylon</i>	blackwood	
3 4	<i>Acacia verticillata</i>	prickly moses	
	<b>MYRTACEAE</b>		
2 4 5 7	<i>Eucalyptus globulus subsp. globulus</i>	tasmanian blue gum	
1 2 3 4	<i>Eucalyptus obliqua</i>	stringybark	
3 4 5	<i>Eucalyptus pulchella</i>	white peppermint	en
2 3 5	<i>Eucalyptus viminalis subsp. viminalis</i>	white gum	
3	<i>Leptospermum scoparium</i>	common tea-tree	
3	<i>Melaleuca pallida</i>	yellow bottlebrush	
	<b>OXALIDACEAE</b>		
3 5	<i>Oxalis corniculata subsp. corniculata</i>	yellow woodsorrel	
5 7	<i>Oxalis perennans</i>	grassland woodsorrel	
2	<i>Oxalis sp.</i>	woodsorrel	
	<b>PITTOSPORACEAE</b>		
2 5	<i>Billardiera longiflora</i>	purple appleberry	en
13 6 7	<i>Bursaria spinosa subsp. spinosa</i>	prickly box	
	<b>POLYGALACEAE</b>		
3 5	<i>Comesperma volubile</i>	blue lovecreeper	

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<b>PRIMULACEAE</b>			
2 4	<i>Lysimachia arvensis</i>	scarlet pimpernel	i
<b>PROTEACEAE</b>			
2 4	<i>Banksia marginata</i>	silver banksia	
2	<i>Lomatia tinctoria</i>	guitarplant	en
<b>RANUNCULACEAE</b>			
5	<i>Clematis aristata</i>	mountain clematis	
<b>RHAMNACEAE</b>			
2	<i>Pomaderris apetala</i>	common dogwood	
2	<i>Pomaderris elliptica</i>	yellow dogwood	
3	<i>Pomaderris pilifera</i>	hairy dogwood	
<b>ROSACEAE</b>			
5	<i>Acaena novae-zelandiae</i>	common buzzy	
5 6	<i>Crataegus monogyna</i>	hawthorn	i
5	<i>Rosa rubiginosa</i>	sweet briar	i
3	<i>Rubus parvifolius</i>	native raspberry	
<b>RUBIACEAE</b>			
2	<i>Coprosma quadrifida</i>	native currant	
6	<i>Galium aparine</i>	cleavers	i
6	<i>Galium murale</i>	small bedstraw	i
<b>SANTALACEAE</b>			
1 2 3 5	<i>Exocarpos cupressiformis</i>	common native-cherry	
4	<i>Exocarpos strictus</i>	pearly native-cherry	
<b>SAPINDACEAE</b>			
6 7	<i>Dodonaea viscosa subsp. spatulata</i>	broadleaf hopbush	
<b>THYMELAEACEAE</b>			
1	<i>Pimelea drupacea</i>	cherry riceflower	
<b>TREMANDRACEAE</b>			
4	<i>Tetratheca pilosa</i>	hairy pinkbells	
<b>VIOLACEAE</b>			
2	<i>Viola hederacea</i>	ivy-leaf violet	
<b>MONOCOTYLEDONAE</b>			
<b>CYPERACEAE</b>			
6	<i>Carex sp.</i>	sedge	
3	<i>Gahnia grandis</i>	cutting grass	
1	<i>Gahnia radula</i>	thatch sawsedge	
1 3 4 6	<i>Lepidosperma laterale</i>	variable sword-sedge	
2	<i>Lepidosperma longitudinale</i>	spreading sword-sedge	
<b>IRIDACEAE</b>			
1 3	<i>Diplarrena moraea</i>	white flag-iris	
<b>LILIACEAE</b>			
1 3	<i>Dianella revoluta</i>	spreading flaxlily	
<b>ORCHIDACEAE</b>			
1	<i>Caladenia gracilis</i>	musky finger-orchid	

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1	<i>Chiloglottis sp.</i>	bird orchid
2	<i>Pterostylis sp.</i>	greenhood
	<b>POACEAE</b>	
1 2 4 5 7	<i>Ehrharta stipoides</i>	weeping grass
5 6 7	<i>Poa labillardierei</i>	silver tussockgrass
5	<i>Poa rodwayi</i>	velvet tussockgrass
2 4 5	<i>Poa sp.</i>	poa
	<b>XANTHORRHOACEAE</b>	
1 3 4 5	<i>Lomandra longifolia</i>	sagg
	<b>PTERIDOPHYTA</b>	
	<b>ASPIDACEAE</b>	
3	<i>Polystichum proliferum</i>	mother shieldfern

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Natural Values Assessment**Appendix E. Fauna Species Previously Recorded from within 5000m of the sites. Habitat information sourced from Forest Practices Authority (2016).**

Species	Common name	Conservation status		Habitat / Comments
		TSPA	EPBCA	
<i>Dasyurus maculatus maculatus</i>	spotted-tailed quoll	r	v	Inhabits wet and dry forests and coastal heath. There are records on the NVA from within 5 km of the proposed dam site. Priority habitat is not present at the site (wet forest). May occasionally utilise the site but no dens recorded –no impact expected.
<i>Dasyurus viverrinus</i>	Eastern quoll	-	v	It is commonly associated with dry grassland and forest mosaics which are bounded by agricultural land, particularly where pasture grubs are common. May occasionally utilise the site but no dens recorded –no impact expected.
<i>Sarcophilus harrisii</i>	Tasmanian devil	e	v	Inhabits forest, woodland and agricultural areas. Habitat at site is unsuitable because there is little ground cover for shelter or suitable areas for den sites. Potentially may utilise the site but no dens recorded. No impact expected.
<i>Perameles gunnii gunnii</i>	eastern barred bandicoot	-	v	Inhabits grassy woodlands, native grasslands, and mosaics of pasture and shrubby ground cover. Suitable habitat on site, however no impact is expected.
<i>Aquila audax fleayi</i>	wedge-tailed eagle	e	e	Nesting habitat is large tracts (more than 10 ha) of eucalypt or mixed forest. Forest habitat at site is unsuitable for nesting.
<i>Accipiter novae-hollandiae</i>	grey goshawk	e	-	Prefers tall, wet forest particularly gullies and understories containing blackwoods. It depends on mature forest for breeding rarely using regrowth less than 30 years old. No nesting habitat present.
<i>Haliaeetus leucogaster</i>	White-bellied sea-eagle	v	-	Nesting habitat is forest with old-growth eucalypts within 5 km of the coast (nearest coast including shores, bays, inlets and peninsulas), rivers, lakes or farm dams. No suitable habitat present.
<i>Lathamus discolor</i>	swift parrot	e	e	Breeding range (foraging and nesting habitat) is within 10km of the coast (including shores, bays, inlets or peninsulas). Foraging habitat is <i>Eucalyptus ovata</i> dry forest, <i>E. globulus</i> dry forest and <i>E. globulus</i> wet forest and any forest type with >10% <i>E. globulus</i> canopy cover. Nesting habitat is forest with large eucalyptus trees present >70cm diameter at breast height with hollows present. There is no suitable nesting habitat but there is a small amount of foraging habitat on the sites.
<i>Neophema chrysogaster</i>	Orange-bellied parrot	e	cr	Small bright green migratory parrot which breeds only in coastal south-west Tasmania and overwinters in coastal Victoria and south east South Australia. There is no suitable habitat on site.
<i>Pardalotus quadragintus</i>	Forty-spotted pardalote	e	e	The Forty-spotted Pardalote ( <i>Pardalotus quadragintus</i> ) is a tiny bird found only in Tasmania. It now occurs in only a few small areas of dry forest that contain <i>Eucalyptus viminalis</i> (White Gum) trees, on which it is exclusively dependent. Very limited habitat present no impact expected.

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Species	Common name	Conservation status		Habitat / Comments
		TSPA	EPBCA	
<i>Tyto novaehollandiae castanops</i>	Tasmanian masked owl	e	v	It occurs across Tasmania apart from the southwest. Most records of the species are from lowland, dry sclerophyll forest in the south east and central north of Tasmania (Bell et al. 1997). The masked owl nests in large hollows in large old trees in dry forest and woodland and paddock trees. No suitable nesting habitat present
<i>Antipoda chaostola</i>	chaostola skipper	e	e	The Tasmanian Chaostola Skipper has been found in dry lowland vegetation communities comprising the subspecies' food plants <i>Gahnia radula</i> (Thatch Sawsedge) and <i>G. microstachya</i> (Slender Sawsedge). These communities occur on relatively infertile substrates derived from sandstones, mudstones, siltstones, granites or windblown sands (TSS, 2008). Not recorded.
<i>Discocharopa vigena</i>	Ammonite snail	e	cr	The habitat of the species includes dry and wet eucalypt forests on dolerite in the Hobart metropolitan area, below 400 m in altitude. However, the species is likely to be locally extinct at Mount Wellington, Mount Nelson and The Domain, as the species has not been recorded at these three sites since 1900 (Bonham, 2004; TSS, 2007)
<i>Lissotes menalcas</i>		v	-	Potential habitat for the Mt Mangana stag beetle is any eucalypt forest that contains rotting logs (often numerous, and usually greater than about 40 cm diameter at mid-log length) below about 650 m a.s.l. (generally moist habitats that have not been subject to high intensity or frequent fires in about the last 20 years). No suitable habitat.
<i>Roblinella agnewi</i>	Mount Wellington silky snail	r	-	Mount Wellington Snail is believed to only be found on the eastern face of Mount Wellington in extremely low numbers in an area probably less than 10 sq km. Appears to be restricted to areas between 600m – 1000m in subalpine wet eucalypt forest in leaf litter and under rocks. Herbivorous and prefer to feed on the rare local tree daisy <i>Brachyglottis brunonis</i> . Early records suggest <i>R. agnewi</i> at lower altitudes however it is believed to have disappeared from these areas due to fire and habitat decline <sup>9</sup>

<sup>9</sup> Invertebrates of Wellington Park, [https://www.wellingtonpark.org.au/assets/wellingtonpark\\_invertebrates.pdf](https://www.wellingtonpark.org.au/assets/wellingtonpark_invertebrates.pdf).

## Appendix F. Weed and Hygiene Management Plan

### Distribution and composition of the sites weed flora

The site surveyed is known to support one declared\* weed species, and three environmental weed species which are listed in City of Hobart's 'Restricted Plant List, 2014'. The following species occur in varying densities throughout the site, Appendix A shows recorded distribution

- boneseed, *Chrysanthemoides monilifera*\*
- foxglove, *Digitalis purpurea*
- hawthorn, *Crataegus monogyna*
- sweet Briar, *Rosa rubiginosa*
- spear thistle, *Cirsium vulgare*.

Due to their ability to colonise disturbed sites it is recommended that foxglove, sweet briar and spear thistle are classed as priority weeds and are included in the control program.

Spear thistle was not mapped but occurs in FRG regenerating cleared land on the Hawthorn Tree Fire Trail (Appendix A).

The established large Hawthorn trees located alongside the Hawthorn Tree Fire Trail are to be excluded from the weed control program, this is due to their potential heritage value.

### Weed control objectives

The primary objective of weed management will be to control and contain identified declared and other priority weeds within the 20m wide study area corridor to an extent that conforms to the principles of the *Tasmanian Weed Management Act 1999* (WMA).

To minimise the risk of spread, and prevent a breach of the containment principles of the WMA, it is recommended that primary treatment covers the entire 20m study area corridor. This will greatly reduce propagule pressure (and subsequent risk of contamination) during civil works phases. Follow-up treatments can then be targeted on an annual basis. Primary control will focus on the removal of plants observed during NBES field observations in the survey area. Follow-up treatments will then largely be focused on germinants establishing in disturbed areas.

The majority of treatment should be low impact treatment such as cut and paint, hand pulling or targeted herbicide application. Cut or hand-pulled plant material should be removed from the site and disposed of in accordance with the requirements for transporting declared weeds in the *Tasmanian Weed Management Act 1999*.

### Control Program

- Primary treatment of boneseed, foxglove, spear thistle and sweet briar should occur prior to commencing civil works.

- Follow hygiene procedures and use wash-downs (Attachment 1) in order to avoid inadvertent seed and fragment spread via vehicles and machinery.
- Conduct periodic control of any new infestations that establish within areas disturbed by works at 6, 12 and 24 months.

**Reporting and Auditing**

Inspect following primary treatment, prior to and at end of civil works. Contractor to brief ecologist on program including wash down (provide copy of completed wash down ledger).

**Site hygiene for weed containment**

The Tasmanian *Weed and Disease Planning and Hygiene Guidelines*<sup>10</sup> provide some explicit prescriptions on how civil works should be undertaken to minimise the risk of inadvertent spread of weeds and disease into, around and out of a site.

The vegetation at the site contains species that are susceptible to *Phytophthora*, precautionary measures need to be considered when bringing machinery, personal, soil and other materials into the site.

Disturbance associated with earthworks that are undertaken to construct roads, driveways, trenches etc create environments that are highly favourable for the germination of weeds seeds. The risk on site is that species which are currently confined to particular areas are spread around the site by the machinery undertaking civil works.

The most effective means of limiting the introduction of weeds to the site is to ensure that several procedures are in place.

Machinery arrives on site clean. If not, then it is taken to the wash down site and cleaned before commencing work.

Machinery operating in areas of weed infestation are cleaned before being moved to operate elsewhere on site.

Washdown and vehicle cleaning procedures should be in accordance with the Tasmanian *Weed and Disease Planning and Hygiene Guidelines*.

Wash-down checklists must be completed for each wash-down (checklists for various machinery are provided in Attachment 1). Following wash-down completion, the site supervisor/manager (or equivalent personnel) should inspect vehicles and machinery for cleanliness prior to exiting the area. If the subject meets the standards of cleanliness outlined in the guidelines, the supervisor can authorise its exit and record the wash-down in a ledger (Attachment 1). The minimum standard is that no clods of dirt or loose soil should be present after wash-down. If the vehicle or machinery does not meet the minimum standard of cleanliness, the supervisor must direct that it be further cleaned before exit.

All of the hygiene requirements must be specified within the contract conditions of any contractors conducting earthworks on site. They must be included in any resultant Construction and Environmental Management Plans where appropriate.

<sup>10</sup> Appendix A – Department of Primary Industries, Water and the Environment, 2015

Hawthorn Tree and Old Huon Road Trails  
Natural Values Assessment

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Hawthorn Tree and Old Huon Road Trails  
Natural Values Assessment*Attachment 1 – Wash-down checklists and ledger*

The *Tasmanian Weed and Disease Planning and Hygiene Guidelines* (DPIPWE 2015) provides the following checklists for various machinery.

CLEANING/INSPECTION LIST FOR UTILITY/4WD				
Date:	Site:			
Vehicle:	Registration/ID:			
Area	Contamination point	Inspected	Cleaned	Method
Engine bay	Front grill			
	Radiator and other cooling cores or fins			
	Grill or recess under wipers			
	Engine mounts			
	Top of gearbox			
	Battery recess/tray			
	Any recesses on engine or manifold			
	Air cleaner (including element)			
Cabin	Footwells			
	Carpets and mats			
	Seats			
	Tool boxes			
	Air vents			
Wheels and arches	Tyre treads			
	Rims and wheel caps			
	Wheel arches			
	Mud flaps and brackets			
	Brakes			
Tray	Body of tray (especially any recesses)			
	Mats and toolboxes			
	Around fuel tank caps			
Under carriage	Chassis rails			
	Struts and stabilisers			
	Steering components			
	Axels and differentials			
	Spare tyre and mounts			
	Guards			
	Fuel Tank			
Attachments	Bull bar			
Cleaning method: Mechanical (M), Compressed Air (CA), Vacuum (V), High Pressure Water (HPW), Low Pressure Water (LPW)				
Inspected by:		Signature:		
Cleaned by:		Signature:		

Hawthorn Tree and Old Huon Road Trails  
Natural Values Assessment

CLEANING/INSPECTION LIST FOR AN EXCAVATOR				
Date:		Site:		
Vehicle:		Registration/ID:		
Area	Contamination point	Inspected	Cleaned	Method
Engine bay	Engine bay floor			
	Fan shroud and radiator cores			
	Air filters (shake/tap filters to determine if clean)			
	Glacier plate (near radiator)			
Cabin	Footwells			
	Carpets and mats			
	Seats			
	Tool boxes			
	Air vents			
Excavation body	Hollow section chassis channels			
	Channels for hydraulic hoses from driven motor			
	Counterweight void spaces			
	Removable track adjuster guards and lubrication points			
	Turret pivot area			
	Arms/booms - pivot points			
Bucket/Blade	Between teeth of adapters			
	Wear plates			
Rear blade (Stabiliser)	Wear plates			
	Hollow section arms			
	Hollow section blade			
Cleaning method: Mechanical (M), Compressed Air (CA), Vacuum (V), High Pressure Water (HPW), Low Pressure Water (LPW)				
Inspected by:		Signature:		
Cleaned by:		Signature:		

Hawthorn Tree and Old Huon Road Trails  
 Natural Values Assessment

CLEANING/INSPECTION LIST FOR TRACK TYPE DOZERS				
Date:		Site:		
Vehicle:		Registration/ID:		
Area	Contamination point	Inspected	Cleaned	Method
Engine	Check radiator core and engine area for residues.			
	Remove and check the air filter/cleaner (these often require destruction where they are clogged with QRM).			
	Check carefully the void space between the oil and radiator cores.			
	Battery Box - Lift/remove the battery to check for contamination (battery box may be at side/rear or under seat).			
Drivers cab	Check externally under and around driver's cab.			
	Check under mats in cab.			
	Remove/lift seat; remove/lift floor pans to allow checking to top of transmission.			
	Check air conditioner filter (if fitted) – shake/tap filter to check if clean			
	Check externally under and around driver's cab.			
	Check under mats in cab.			
Body	Belly plates should be removed to allow inspection and cleaning			
	Rear plates at back of dozer should be removed to allow inspection and cleaning.			
	Hydraulic cover plates should be removed to allow inspection and cleaning.			
Tracks/track frame	Examine tracks carefully.			
	Ensure inspection/cover plates are removed to allow inside track area.			
	Check idler wheels (these support the tracks).			
Fuel cells	Are removable therefore dirt etc can pack between the tank and the frame.			
Blade	Ensure that edge of blade top/bottom is not split – this allows soil to be packed very tightly in the hollow.			
	Check cutter points/wear blades.			
	Check carefully the pivot points and adaptors at the rear of the front blade – these allow the blade to change height and angle. Sometimes soil has compacted and is difficult to dislodge.			

Hawthorn Tree and Old Huon Road Trails  
Natural Values Assessment

Area	Contamination point	Inspected	Cleaned	Method
	Check truncion arms			
	Check all hollow sections			
Ripper support frame is usually hollow	Check carefully if any contaminants have entered this section. The tynes may need to be removed.			
Tynes	Tynes need careful inspection. Contamination may often be removed by water blasting, but tynes may need to be removed in some cases.			
Ripper points	A pin holds on the ripper points. Dirt can compact under the ripper points.			
All areas	Check if any sections or channels are hollow and determine if there is a possible entry point for contamination. Check if plates are covering a compartment or space that may have collected dirt/trash.			
Cleaning method: Mechanical (M), Compressed Air (CA), Vacuum (V), High Pressure Water (HPW), Low Pressure Water (LPW)				
Inspected by:		Signature:		
Cleaned by:		Signature:		

[illegible]



[illegible]

Hawthorn Tree and Old Huon Road Trails  
Natural Values Assessment

## HYGIENE PROTOCOLS FOR VEHICLES AND HEAVY MACHINERY

The following protocols have been adapted from the Tasmanian Washdown Guidelines for Weed and Disease Control: Machinery, Vehicles and Equipment (DPPWE, Edition 1, 2004) and Flora Technical Note No. 8: Management of *Phytophthora cinnamomi* in production forests (FPA 2006). For more information refer to the full guidelines at:

- DPPWE website - [www.dppwe.tas.gov.au](http://www.dppwe.tas.gov.au) (then follow links to Weeds Pests and Diseases, Plant Diseases, Phytophthora, Phytophthora Publications, Washdown Procedures).
- Forest Practices Authority website - [www.fpa.tas.gov.au](http://www.fpa.tas.gov.au) (then search for Flora Technical Notes).

**BACKGROUND**

Passenger vehicles and heavy machinery (including trucks, tractors, mowers, slashers, trailers, backhoes, graders, dozers, excavators, skidders and loaders) are major vectors for the spread of soil borne fungal diseases such as *Phytophthora cinnamomi* (root rot) and terrestrial weeds.

As a minimum, apply the standard **Check Clean Dry** protocols (page 14) to all your clothing, footwear, equipment, vehicles and heavy machinery before going into the field.

Vehicles and heavy machinery that stay on formed and sealed roads have a low risk of spreading disease and weeds and on-site cleaning is not essential. However on-site vehicle washdown is particularly important when using vehicles and machinery off (behind) roads.

Apply rigorous planning and hygiene protocols that include **Disinfection** when working in Phytophthora Management Areas (refer to Appendix E), areas with endemic or threatened frog species (refer to Appendix D) or remote areas and where it is not possible to thoroughly dry vehicles, heavy machinery and equipment between sites. Ensure you **Check Clean and Disinfect before you arrive and between sites**.

**BEFORE GOING INTO THE FIELD**

- Consult with the relevant land manager to identify any specific hygiene protocols that apply to vehicles and machinery.
- Inspect vehicles and heavy machinery for mud, soil, plant material and debris and ensure they are clean and dry. Pay particular attention to the underside, tracks, rollers, tyres, wheel arches, guards, blades, buckets, other attachments, spare tyres, chassis, engine bay, radiator and grill, tray, cabin, foot wells, pedals, mats and seats.

### 4WD VEHICLE WITH KEY SPOTS TO CHECK AND CLEAN

### EXCAVATOR WITH KEY SPOTS TO CHECK AND CLEAN



Mark Obrien  
ERA Planning  
03/07/2020

## Application PLN-20-360

The following responds to a RFI from Hobart City Council dated June 26 2020.

The RFI relates to two items informing the assessment of the DA on the Biodiversity Code.

1. BC1 The presence of suitable fauna nesting hollows.

Response: Under the discussion of potential swift parrot habitat we indicate that "One large blue gum was recorded with a diameter at breast height(dbh)of 80cm but this and other larger trees along the trail did not have apparent suitable hollows." For other species the trees are not mature enough to provide hollows for large fauna and including the masked owl. The habitat was deemed unsuitable for the 40 spotted pardalote and so the presence of very small hollows is not relevant to that species. None were observed.

2. BC2 Classification of habitat under Table E10.1

Response:

DGL – Threatened native vegetation – HIGH Priority

DGL as Fauna habitat (Swift parrot) – HIGH Priority

DPU and DOB – Other native vegetation – LOW Priority

Threatened mammal habitat – based on Table E10.1A – LOW Priority. This reflects the status as none breeding habitat and the extent of the habitats in the vicinity.

I am happy to discuss this further.

Regards

A handwritten signature in black ink, appearing to read "Philip Barker".

Dr Philip Barker



3 July 2020

Michaela Nolan  
GPO Box 503  
HOBART TAS 7001

Dear Michaela,

**HAWTHORN TREE FIRE TRAIL – PLN-20-360**  
**RESPONSE TO REQUEST FOR FURTHER INFORMATION**

In response to Council's request for further information dated 26 June 2020, please see commentary below. Please also find attached a copy of revised proposal plans, which supersede previous plans submitted with the application.

**BC1**

Refer to the attached Addendum to the Natural Values Assessment prepared by North Barker Ecosystem Services. No suitable fauna nesting hollows were observed on the site.

**BC2**

Refer to the attached Addendum to the Natural Values Assessment prepared by North Barker Ecosystem Services and section 3.4.4 of the Supporting Planning Report submitted with the application. The proposal will impact on Low Priority Biodiversity Values. The alignment and design of the trail will ensure Medium and High Priority Biodiversity values are not impacted, and it is requested that a condition be placed on any planning permit to ensure this is achieved through detailed design and construction.

I trust this information satisfies Council's request, however, if you require any further clarification please do not hesitate to ask.

Yours sincerely,

Mark O'Brien  
**Senior Planner**

Attachments    Addendum to NVA  
Appendix A – Proposal Plans REVISED



Hawthorn Fire Trail Project  
Historic Heritage Assessment Report  
Final Version 2

AUTHOR: Stuart Huys  
27 Apsley St, South Hobart TAS 7004

CLIENT: City Of Hobart

26 5.2020

CULTURAL  
HERITAGE  
MANAGEMENT  
AUSTRALIA

Hawthorn Fire Trail  
 Historic Heritage Assessment Report CHMA 2020

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## Executive Summary

### Project Details

The City of Hobart (CoH) are proposing to construct a new fire trail in the suburb of Sandy Bay, Hobart. The fire trail will be known as the Hawthorn Tree Fire trail. The proposed alignment for the fire trail is 540m in length, with the nominated width of the corridor being 10m. However, when built it is expected that the fire trail will be confined to 3m in width. It commences at a point adjacent to 40 Nicholas Drive, Sandy Bay, and extends southwards along a corridor of land comprising 38A Nicholas Drive and then Porter Hill conservation covenant land to connect with Dorney House Fire trail. Figure 1 shows the general location of the proposed Hawthorn fire trail, with Figures 2 and 3 showing the proposed route alignment.

As part of the initial planning process, CHMA Pty Ltd have been engaged by CoH to undertake an Historic heritage assessment for the proposed Hawthorn fire trail route alignment. The information generated from the assessment will be used to inform future planning decisions for the trail proposal. This report presents the findings of the assessment.

### Results of the Search of the Heritage Registers

A search of the various historic heritage registers shows that the southern section of the proposed Hawthorn fire trail corridor is situated within/ and or in close proximity to the historic Fort Nelson site complex.

Fort Nelson is permanently listed on the Tasmanian Heritage Register (Place ID 8721). The listing comprises the remains of Fort Nelson and a 1978 dwelling (Dorney House). This place is listed for Criteria (a) evolutionary pattern, (b) rarity, (c) research potential, (d) representative value, (e) creative/technical/aesthetic value, and (g) associational value. The THR datasheet for Fort Nelson is provided in Appendix 1. Fort Nelson is also listed on the Australian Heritage Places Inventory (AHPI).

The detailed results of the heritage register search is presented in section 2 of this report.

### Results of the field Survey Assessment

The field survey assessment of the proposed Hawthorn fire trail corridor resulted in the identification of one historic heritage site complex (site HFT1). The site complex is situated within a small clearing, approximately 65m to the west of the sealed road leading to Dorney House. The features associated with the historic site complex includes the foundations of a dwelling, an associated stone wall, small dam, a hawthorn tree, and a scatter of clay brick, ceramic pieces and glass.

It should be noted that this site complex was also recorded by GHD (2007), as part of the development of the CMP for Porter Hill. The site is recorded as Feature 29 (F29), and incorporates several of the same features that were recorded as part of the present assessment. GHD (2007: Appendix B) interprets the site as a 19<sup>th</sup> Century occupation site, including a domestic dwelling and possible stables. The significance

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Hawthorn Fire Trail  
Historic Heritage Assessment Report CHMA 2020

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of the site was assessed as being high, although the rationale behind this assessment rating is not articulated. Hill CMP development, including Feature 29. The current proposed alignment for the Hawthorn fire trail passes through this historic feature. However, recommendations have been established for the route fire trail route to be realigned in order to avoid any impacts to the heritage site.

Besides historic site HFT1, no other historic sites, features or areas of elevated historic archaeological potential were identified along the proposed fire trail alignment, and it is assessed that there is a low potential for undetected historic features to be present.

The detailed results of the field survey are presented in section 3 of this report.

***Statement of Heritage Impacts***

The current proposed alignment for the Hawthorn fire trail intersects with on historic heritage site (HFT1). The site is located on the southern end of the fire trail alignment, and comprises the foundations and range of other associated features which appear to be representative of a 19<sup>th</sup> Century domestic dwelling. This historic site was previously recorded by GHD (2007), as part of the development of a CMP for the Porter Hill area (recorded as Feature 29), and has been assessed as being of high significance.

Recommendations have been made to realign the southern section of the proposed Hawthorn fire trail route, so as to avoid historic site HFT1 (see below).

Besides historic site HFT1, no other historic sites, features or areas of elevated historic archaeological potential were identified along the proposed fire trail alignment, and it is assessed that there is a low potential for undetected historic features to be present.

***Heritage Management Plan***

The heritage management options and recommendations provided in this report are made on the basis of the following criteria.

- The results of the heritage register searches and field investigation as documented in sections 2 and 3 of the report.
- The legal and procedural requirements as summarised in section 4 of this report, with specific reference to the Work Guidelines for Historic Heritage Places.
- The assigned significance values for heritage areas or features.

***Recommendation 1 (Fire Trail Realignment)***

The southern section of the fire trail should be realigned so as to avoid impacting historic heritage site HFT1. Figure 8 shows the location of the boundaries of the heritage site and options for the proposed fire trail realignment.

*Recommendation 2 (Certificate of Exemption)*

Fort Nelson is permanently listed on the Tasmanian Heritage Register (Place ID 8721). The listing comprises the remains of Fort Nelson and a 1978 dwelling (Dorney House).

The property is listed on the THR, and is afforded statutory protection. Under the *Historic Cultural Heritage Act 1995*.

'a person must not carry out any works in relation to a registered place...which may affect the historic cultural heritage significance of the place unless the works are approved by the Tasmanian Heritage Council.'

Works to places included in the THR require approval, either through a Certificate of Exemption for works which will have no or negligible impact, or through a Discretionary Permit for those works which may impact on the significance of the place. Discretionary Permit applications are lodged with the relevant local planning authority (Hobart City Council in this instance). On receipt, the application is sent to the Heritage Council, which will firstly decide whether they have an interest in determining the application. If the Heritage Council has no interest in the matter, the local planning authority will determine the application.

The southern portion of the proposed Hawthorn fire trail corridor runs within the listed property boundaries of Fort Nelson (see Figure iii). With the implementation of Recommendation 1, (to realign the southern section of the fire trail to avoid site HFT1), the proposed fire trail will have no impacts on the significance of the place. It is therefore recommended that the Hobart City Council should apply for a Certificate of Exemption for the proposed fire trail construction.

*Recommendation 3 (Written Authorisation from the Minister)*

A Conservation Covenant for Porter Hill came into effect in May 2012. The land covered by the Covenant encompasses 33.3ha, and is shown in Figure 4 of this report. Section 4 of the Conservation Covenant for Porter Hill sets out the General Covenants that apply to the land. This includes the clearing of vegetation and the construction of infrastructure. These activities can only be implemented after receiving written authorisation from the Minister.

The southern end of the proposed Hawthorn fire trail corridor runs within land covered by the Conservation Covenant for Porter Hill (see Figure iii). On the basis of the above, it is advised that the Hobart City Council will need to obtain written authorisation from the relevant Minister in order to construct this southern section of the proposed fire trail.

*Recommendations 4 (Unanticipated Discovery Plan)*

As per the Practice Note No 2 by the Tasmanian Heritage Council, processes must be followed should any unexpected archaeological features and/or deposits be revealed during proposed fire trail construction works. A process for dealing with Unanticipated Discoveries is presented in section 6.0.

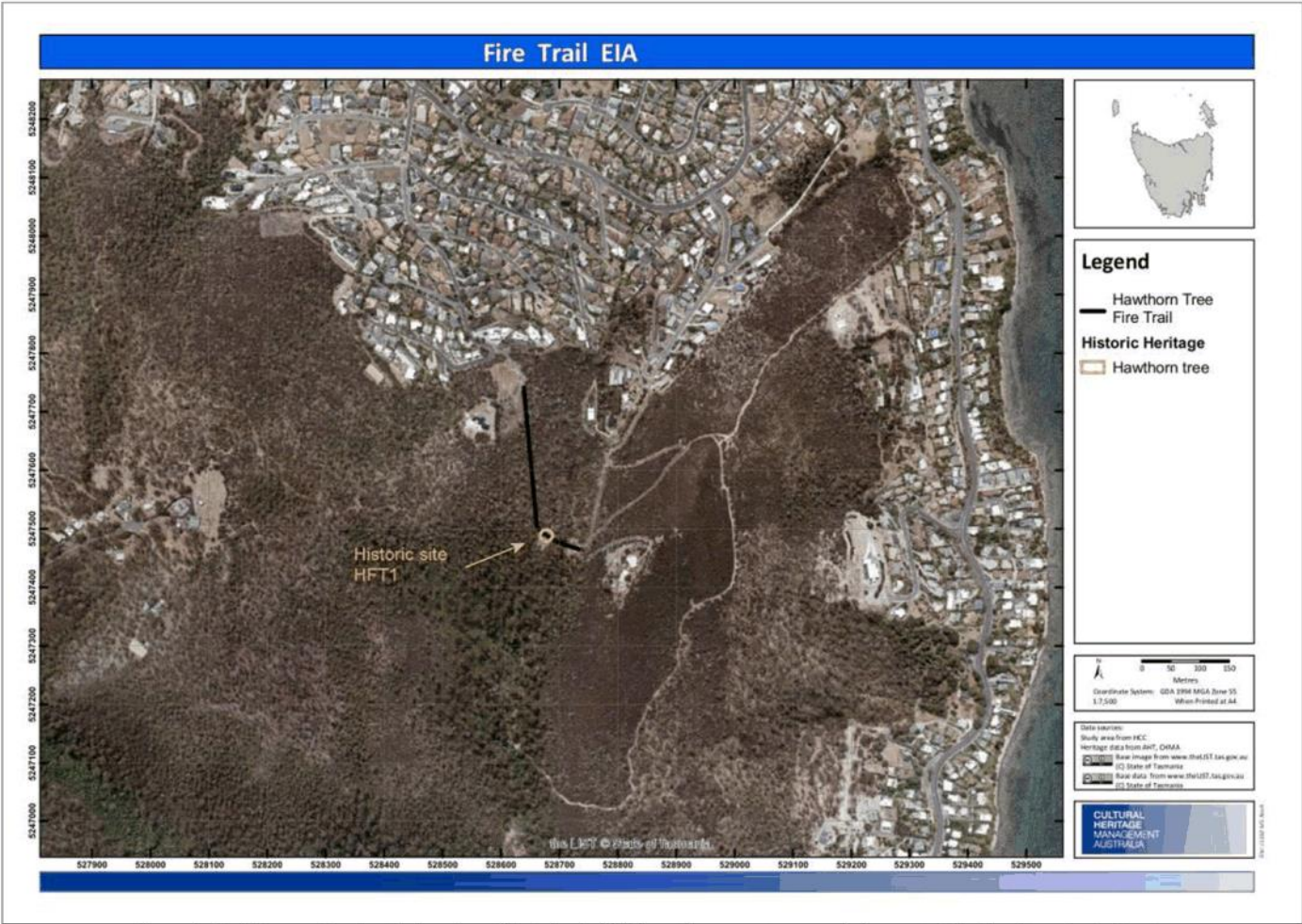
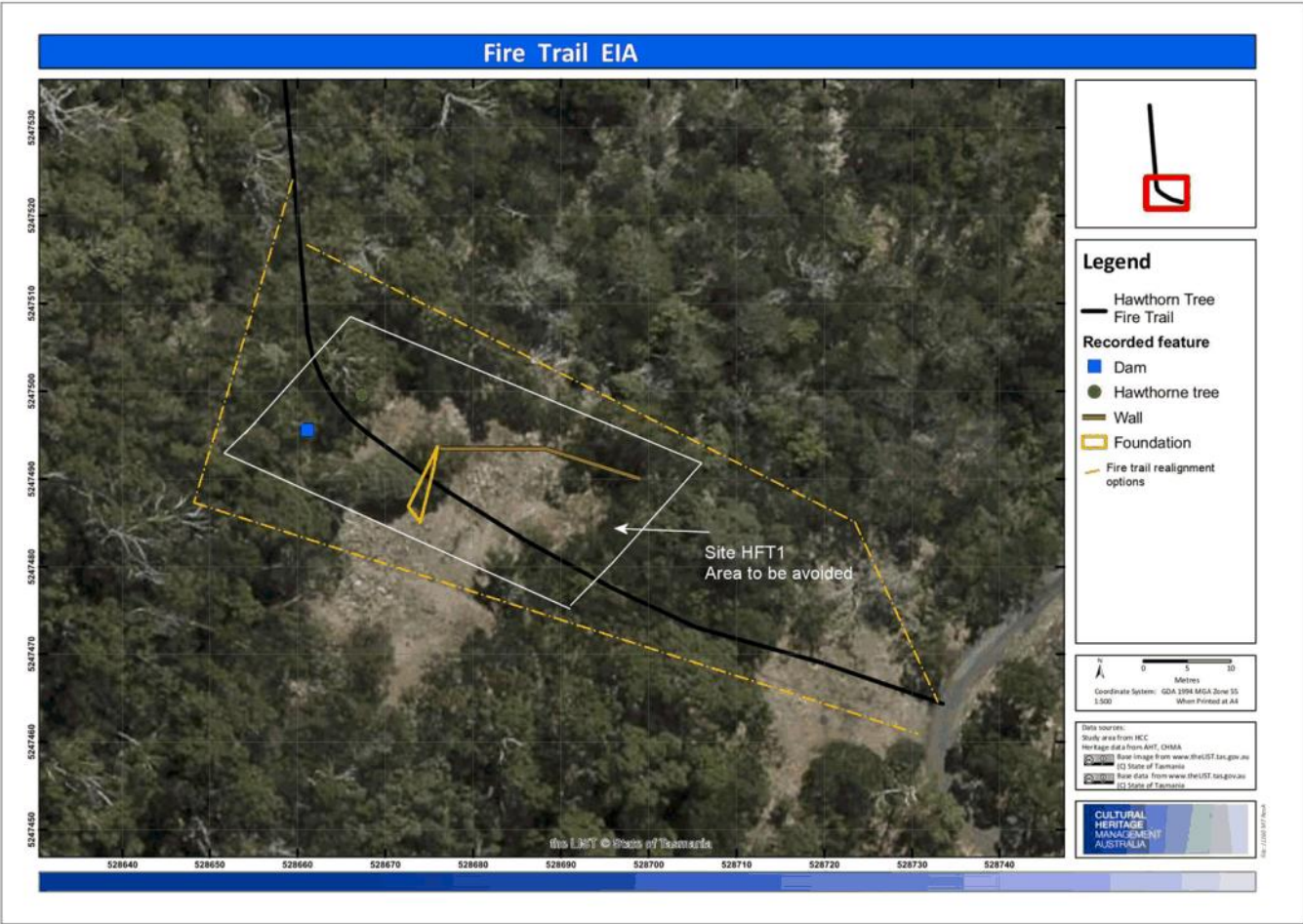


Figure 1: Aerial image showing the location of historic site HFT1, on the current proposed alignment of the hawthorn fire trail route



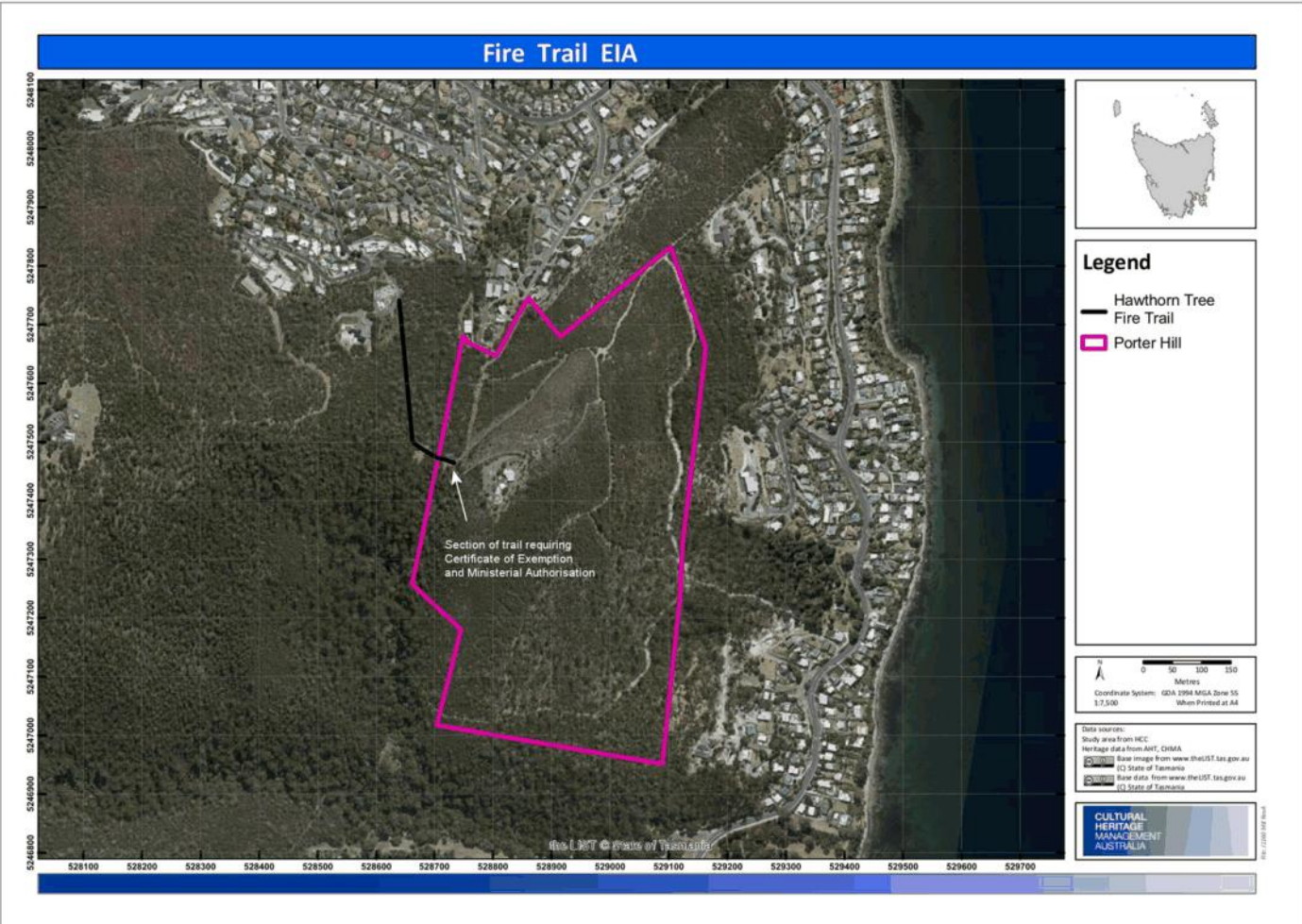


Figure iii: Aerial image showing the southern section of the proposed Hawthorn Fire Trail, which require Certificate of Exemption and Written Authorisation from Minister

## **1.0 Project Outline**

### **1.1 Project Details**

The City of Hobart (CoH) are proposing to construct a new fire trail in the suburb of Sandy Bay, Hobart. The fire trail will be known as the Hawthorn Tree Fire trail. The proposed alignment for the fire trail is 540m in length, with the nominated width of the corridor being 10m. However, when built it is expected that the fire trail will be confined to 3m in width. It commences at a point adjacent to 40 Nicholas Drive, Sandy Bay, and extends southwards along a corridor of land comprising 38A Nicholas Drive and then Porter Hill conservation covenant land to connect with Dorney House Fire trail. The initial section of the fire trail would utilise a sealed right of way driveway and then continue along the cadastral corridor through generally naturally vegetated areas, towards the Dorney House Fire trail. Figure 1 shows the general location of the proposed Hawthorn fire trail, with Figures 2 and 3 showing the proposed route alignment.

As part of the initial planning process, CHMA Pty Ltd have been engaged by CoH to undertake an Historic heritage assessment for the proposed Hawthorn fire trail route alignment. The information generated from the assessment will be used to inform future planning decisions for the trail proposal. This report presents the findings of the assessment.

### **1.2 Aims of the Investigation**

The principal aims of the present Historic heritage assessment are as follows.

- Complete an Historic Heritage Assessment for the proposed route alignment for the Hawthorn fire trail (the study area). The assessment is to be compliant with both State and Commonwealth legislative regimes,
- To determine the extent of previously identified Historic heritage sites within and in the immediate vicinity of the study area.
- To locate and document Historic heritage sites that may be present within the identified bounds of the study area.
- To assess the archaeological sensitivity values of the study area.
- To assess the significance values of identified historic heritage sites.
- To develop a set of management recommendations aimed at minimising the impact of the fire trail proposal on any identified historic heritage values.

### **1.3 Project Limitations**

All heritage investigations are subject to limitations that may affect the reliability of the results. The main constraint to the present investigation was restricted surface visibility due primarily to the presence of vegetation cover. Surface visibility across the proposed fire trail corridor was estimated to have averaged 30%, which is in the low-medium range. These constraints limited to some extent the effectiveness of the survey assessment to some extent.

#### **1.4 Project Methodology**

A three-stage project methodology was implemented for this assessment.

##### ***Stage 1 (Pre-Fieldwork Background Work)***

Prior to fieldwork being undertaken, the following tasks were completed by CHMA staff.

##### ***Heritage Register Searches***

A search was carried out of a number of historic registers and databases in order to determine the extent of historic sites and features in the vicinity of the proposed fire trail. Agency databases searched included:

- Australian National Heritage List (NHL)
- Australian Commonwealth Heritage List (CHL)
- The Australian Heritage Database (AHD)
- Tasmanian Heritage Register (THR)
- The Register of the National Estate (RNE)
- Australian Heritage Places Inventory (AHPI)
- The National Trust (NT)
- Hobart Interim Planning Scheme 2015 (HIPS - 2015)

##### ***The collation of relevant documentation for the Project***

The following documentation was collated for this project.

- Maps of the study areas;
- References to the land use history of the study area;
- GIS Information relating to landscape units present in the study area;
- Geotechnical information for the study area, including soil and geology data.

##### ***Stage 2 (Field Work)***

Stage 2 entailed the field work component of the assessment. The field survey was undertaken over a period of one day (8-11-2018 and 11-9-2019) by Stuart Huys (CHMA archaeologist).

The proposed fire trail corridor is 540m in length, with a nominated width of 10m. Stuart Huys walked a series of two survey transects along the length of the fire trail, corridor with the average width of each transect being 5m. Section 3 provides further details as to the survey coverage achieved within the study area. Any historic features that were identified during the field survey were recorded and photographed.

##### ***Stage 3 (Report Production)***

Stage three of the project involves the production of a Draft and Final Report that includes an analysis of the data obtained from the field survey, an assessment of archaeological sensitivity and management recommendations. The report was prepared by Stuart Huys (CHMA).



Figure 1: Topographic map showing the general location of the proposed Hawthorn fire trail corridor (the study area)

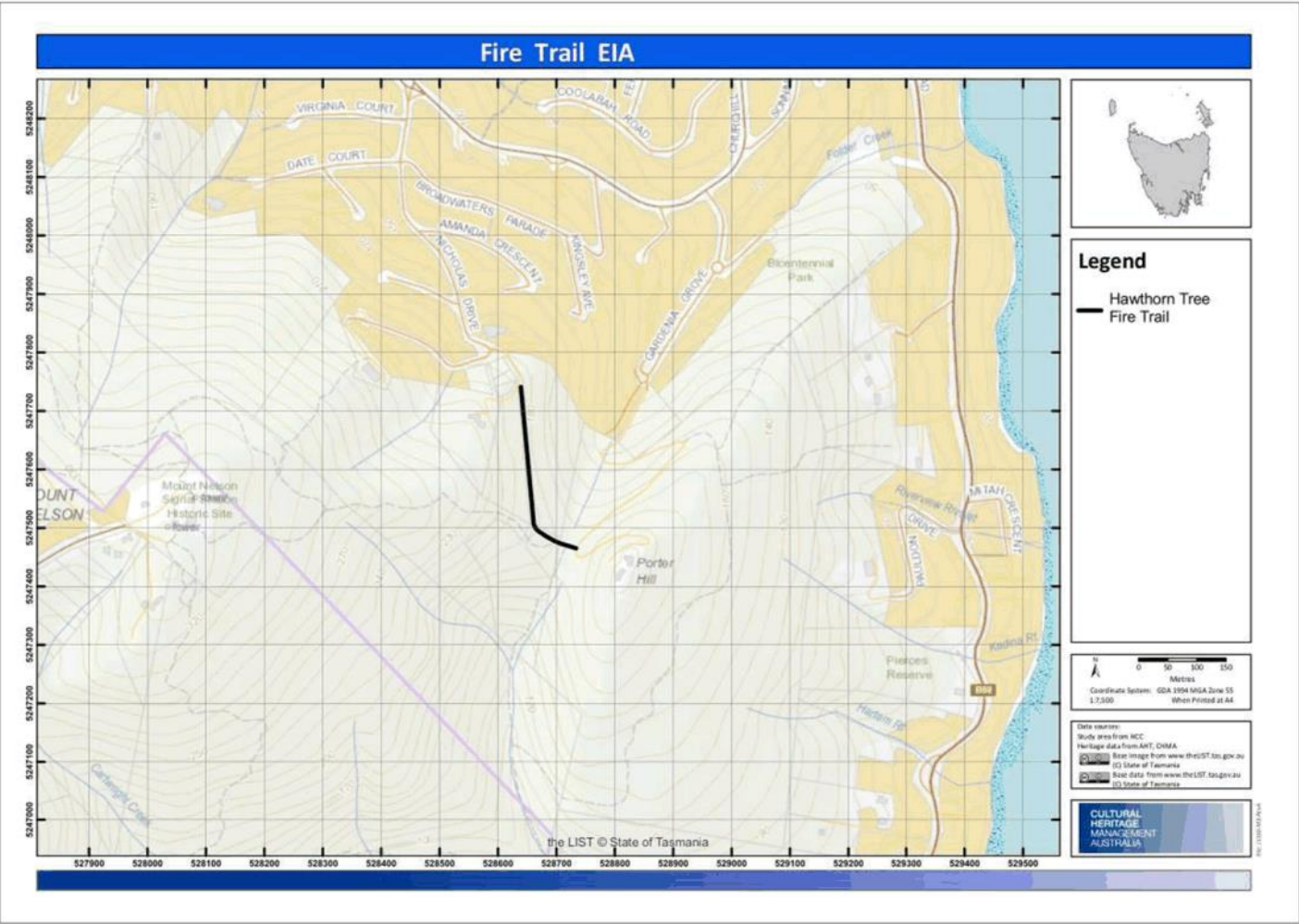


Figure 2: Topographic map showing the proposed alignment of the Hawthorn fire trail corridor



Figure 3: Aerial image showing the proposed alignment of the Hawthorn fire trail corridor

## 2.0 Results of the Archival and Heritage Registers Search

### 2.1 Heritage Registers Search Results

A search of the various historic heritage registers (as listed in section 1.4 of this report) shows that the southern section of the proposed Hawthorn fire trail corridor is situated within/ and or in close proximity to the historic Fort Nelson site complex.

Fort Nelson was built in 1909 as part of the Derwent River defence system. The fort remains include reinforced concrete gun emplacement, observation point and magazines. There are also foundations of barracks and the fort commander's residence as well as early steel telegraph poles from Sandy Bay Road.

After purchasing it from the Commonwealth in 1949 the well-known architect, Esmond Dorney, and his wife built a small residence on one of the two gun emplacements. A main house was built on the second emplacement in 1967, then replaced with a smaller dwelling in 1978 after being destroyed in a bushfire. The original 1949 dwelling was destroyed in fires in January 1998. The existing residence is a circular dwelling steel-framed structure on a concrete brick base and with large areas of glass wall. It was erected on the eastern gun emplacement. It features floor to ceiling windows giving views to the river from Bruny Island to the city of Hobart. Two small rectangular wings provide accommodation for bedrooms and services. The roof is a series of shallow barrels clad in corrugated iron. A small office/dwelling has been erected on the observation post site. The house is surrounded by native bushland and is accessed from Churchill Avenue via a narrow paved lane.

Fort Nelson is permanently listed on the Tasmanian Heritage Register (Place ID 8721). The listing comprises the remains of Fort Nelson and a 1978 dwelling (Dorney House). This place is listed for Criteria (a) evolutionary pattern, (b) rarity, (c) research potential, (d) representative value, (e) creative/technical/aesthetic value, and (g) associational value. The THR datasheet for Fort Nelson is provided in Appendix 1.

Fort Nelson is also listed on the Australian Heritage Places Inventory (AHPI). The AHPI states that the operations of the fort are easily understood by the remaining fabric. The place is considered by the AHPI to be a rare and relatively intact early twentieth century defensive fort along the River Derwent, and the house to represent a high degree of creative and technical achievement in building a residence in an isolated location on an existing historic site. Associations with both the Tasmanian military and Esmond Dorney are considered to afford the place significance by the AHPI, as is the house as demonstrating the principle characteristics of a Late Twentieth Century Organic residence utilising its site and remnant historic fabric. The fort itself is considered to be a representative example of an early twentieth century defensive installation. Fort Nelson is also said to be of cultural heritage significance as it has the potential to yield information on the operation of a defensive installation in the first half of the twentieth century.

## 2.2 Porter Hill Conservation Management Plan

In 2006 the Hobart City Council purchased Porter Hill (encompassing Fort Nelson and Dorney House) from the Dorney Family. The Federal Government through the National Reserves System Programme made a significant contribution towards the purchase of the property. As part of the obligations under this programme, the Hobart City Council committed to place a conservation covenant on the property, and to prepare and implement a Conservation Management Plan.

GHD (2007) was subsequently engaged by the Hobart City Council to prepare a Conservation Management Plan (CMP) for Porter Hill, which encompasses approximately 31ha, and includes the heritage listed Fort Nelson and Dorney House site complex. The CMP provided a detailed history of the Porter Hill site and surrounds, an inventory of archaeological and historic features, a statement of significance for the site complex and associated features, and a detailed Conservation Policy. The CMP included advice on land use planning and development, and future land use options.

The Conservation Covenant for Porter Hill came into effect in May 2012. Figure 4 shows the boundaries of the Porter Hill property that is covered by the Conservation Covenant Area and CMP prepared by GHD (2007).

It should be noted that the southern section of the proposed Hawthorn fire trail corridor runs into the boundaries of the area encompassed by the Porter Hill Conservation Covenant.

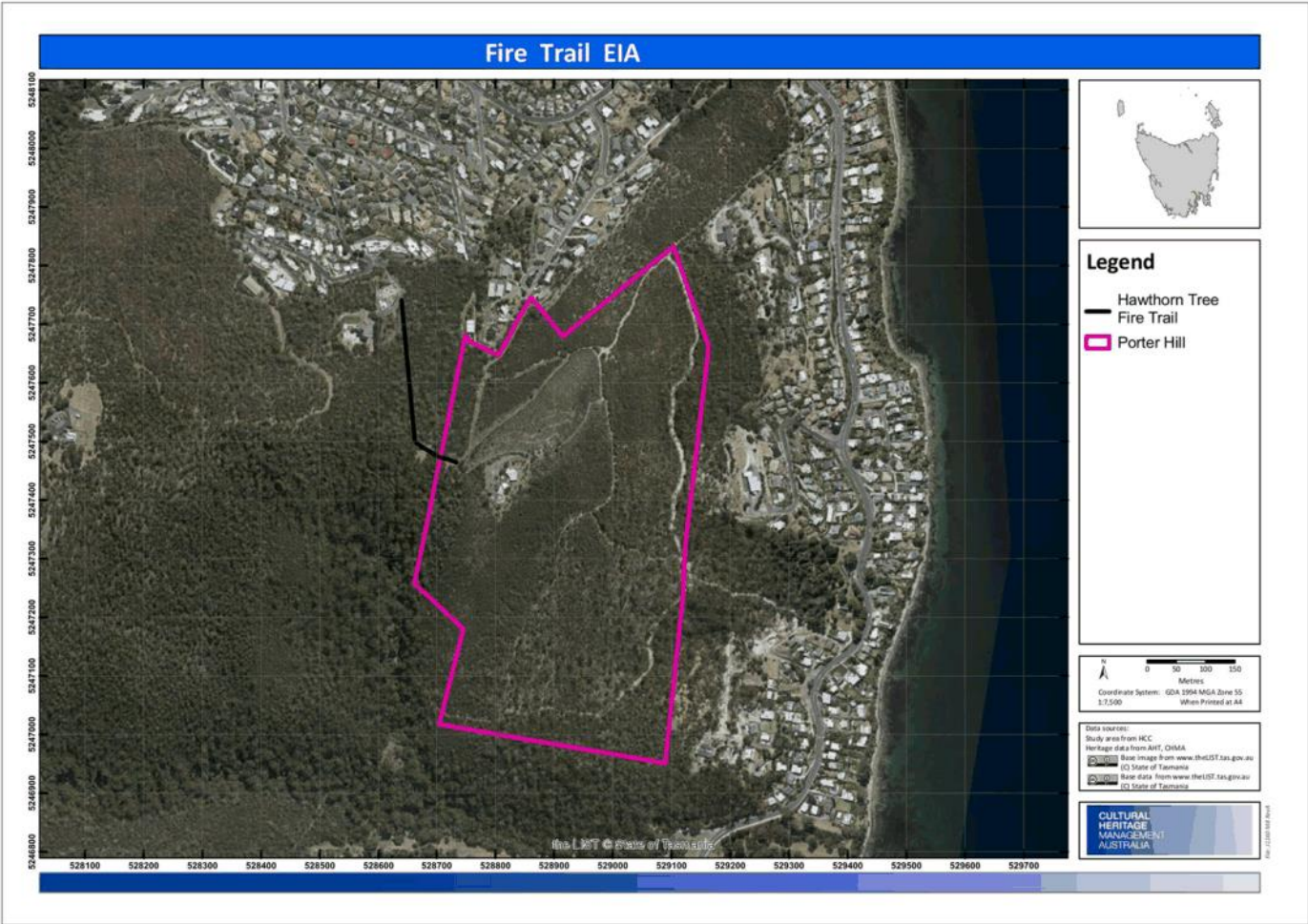


Figure 4: The Porter Hill property boundaries covered by the Conservation Covenant Area, and the Conservation Management Plan.  
Note the southern section of the proposed Hawthorn fire trail running through the property boundaries

### 3.0 Results of the Field Survey

The field survey assessment of the proposed Hawthorn fire trail corridor resulted in the identification of one historic heritage site complex (site HFT1). The site is located on the southern portion of the proposed fire trail corridor, on the lower east side slopes of Mount Nelson, around the transition point where these slopes intersect with Porter Hill. The site complex is situated within a small clearing, approximately 65m to the west of the sealed road leading to Dorney House. Figure 5 shows the site location.

The features associated with the historic site complex includes the foundations of a dwelling, an associated stone wall, small dam, a hawthorn tree, and a scatter of clay brick, ceramic pieces and glass.

The dwelling foundations measure 8m (north-south) x 5m, and are built from locally sourced dolerite stone. The foundations are only just exposed to the surface, and are up to 1m wide (see Plate 1). A small dry stone wall feature runs in an east direction, down slope from the northern edge of the foundations. This wall is partially intact, and measures 23m in length, up to 1.5m wide, and 0.5m high. Again, the wall is constructed from locally obtained dolerite stone (see Plate 2). Approximately 5m to the west of the dwelling foundations is a single mature hawthorn tree (see Plate 3), and immediately to the west of the hawthorn tree is a small depression, approximately 4m in diameter and 1.5m deep, which appears to have been a dam. Scattered across the site area are clay brick, ceramic and glass pieces (see Plates 4 and 5). The glass pieces include the base of a dark green bottle. Figure 6 is a plan showing the location of the key features associated with the site, with Table 1 providing the summary details for the key site features.

Based on a cursory inspection of the historic artefact assemblage present at the site (the glass and ceramic pieces), and the size and nature of the dwelling foundations, it appears that this site may represent the remains of a domestic dwelling, possibly dating to the 19<sup>th</sup> Century. The site area has clearly undergone some level of disturbance, however, the key features of the site (foundations and drystone walling are still reasonably intact. The soils in this area are typically quite shallow, with the bedrock dolerite exposed to the surface across the hill slopes. This means that there is a limited potential for sub-surface artefact deposits to be present.

It should be noted that this site complex was also recorded by GHD (2007), as part of the development of the CMP for Porter Hill. The site is recorded as Feature 29 (F29), and incorporates several of the same features that were recorded as part of the present assessment. Interestingly though, GHD (2007) did identify a square dark green gin bottle base at the site, which, based on diagnostic features appeared to be manufactured sometime between the 1840s and 1870s. This bottle base was not relocated during the current assessment.

GHD (2007: Appendix B) interprets the site as a 19<sup>th</sup> Century occupation site, including a domestic dwelling and possible stables. The significance of the site was

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assessed as being high, although the rationale behind this assessment rating is not articulated. Figure 7 shows the location of the historic features recorded by GHD (2007) as part of the Porter Hill CMP development, including Feature 29. The current proposed alignment for the hawthorn fire trail passes through this historic feature. However, recommendations have been established for the route fire trail route to be realigned in order to avoid any impacts to the heritage site.

Besides historic site HFT1, no other historic sites, features or areas of elevated historic archaeological potential were identified along the proposed fire trail alignment, and it is assessed that there is a low potential for undetected historic features to be present.

**Table 1: Summary details for the key features of historic site HFT1**

Feature	Grid Reference
Dwelling Foundations	E528675 N5247491
	E528673 N5247485
	E528670 N5247486
	E528673 N5247491
Drystone Wall	E528676 N5247493
	E528688 N5247493
	E528699 N5247489
Dam	E528660 N5247496
Hawthorn Tree	E528667 N5247499



Plate 1: view south along the northern foundation feature

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Plate 2: View east along the drystone wall feature



Plate 3: View west at the dwelling foundation features and the hawthorn tree

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Plate 4: Clay brick pieces associated with the historic site



Plate 5: Ceramic pieces, and the dark green bottle glass base associated with the historic site

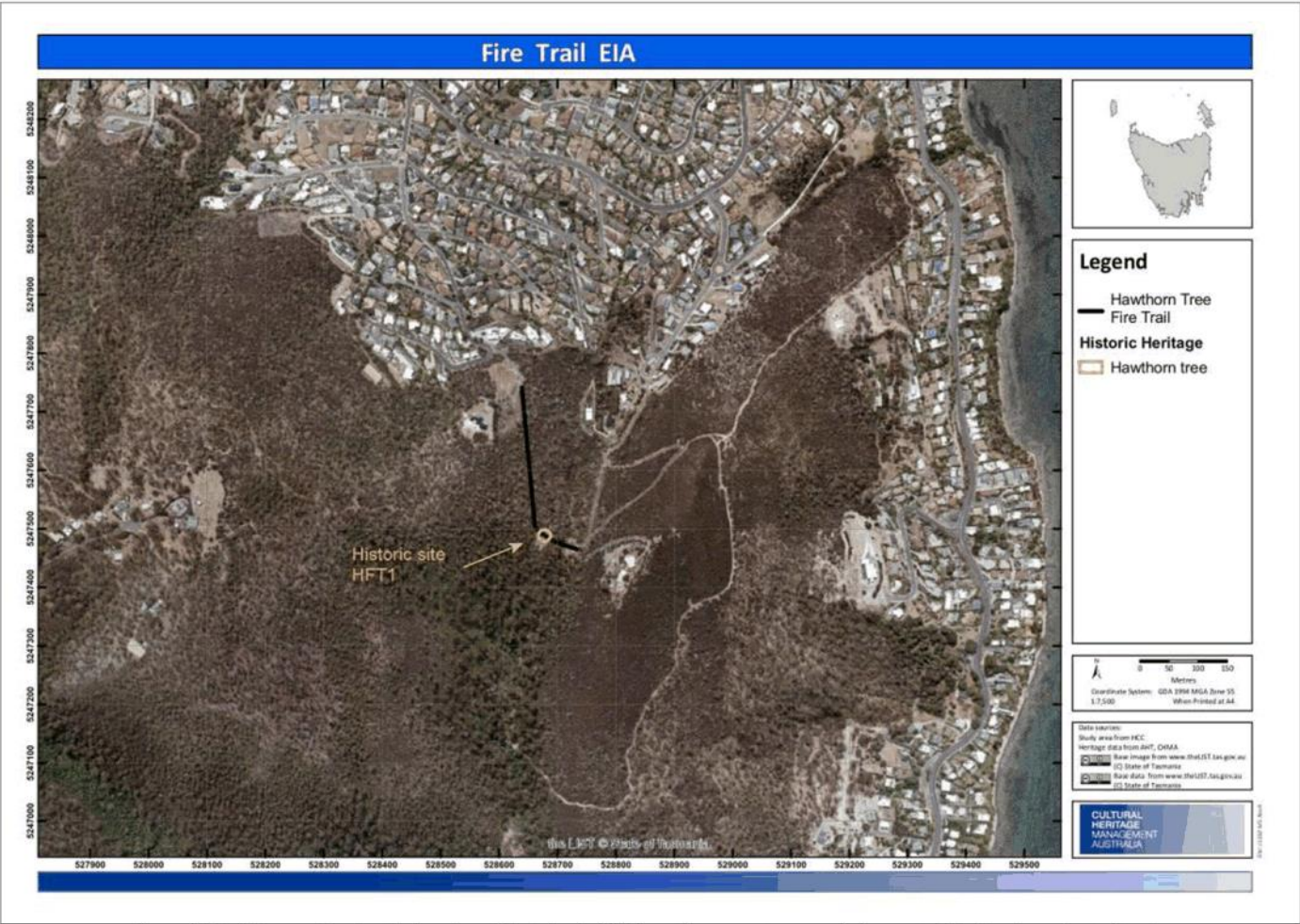


Figure 5: Aerial image showing the location of historic site HFT1, on the current proposed alignment of the hawthorn fire trail route

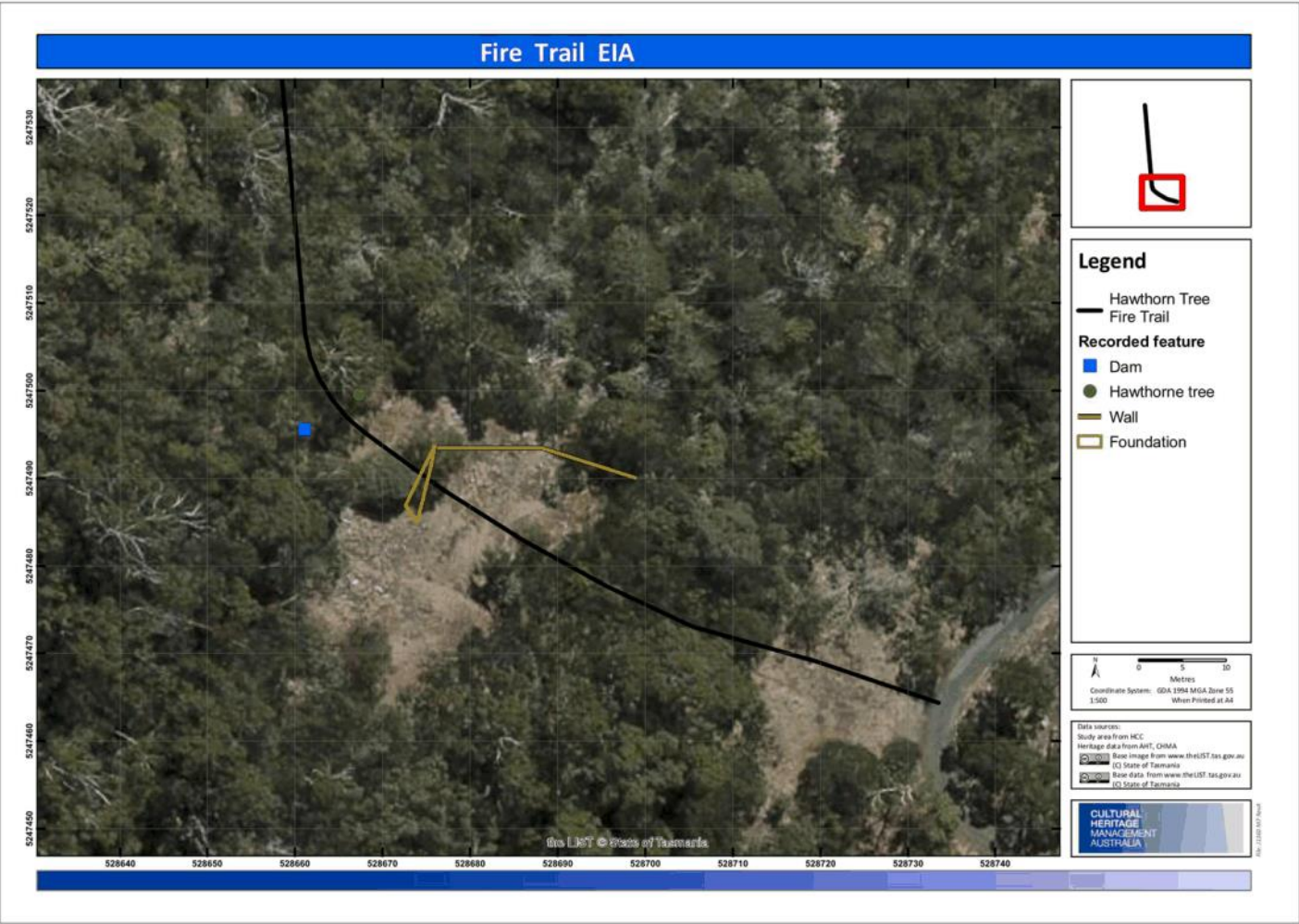


Figure 6: Aerial image showing the key features for historic site HFT1

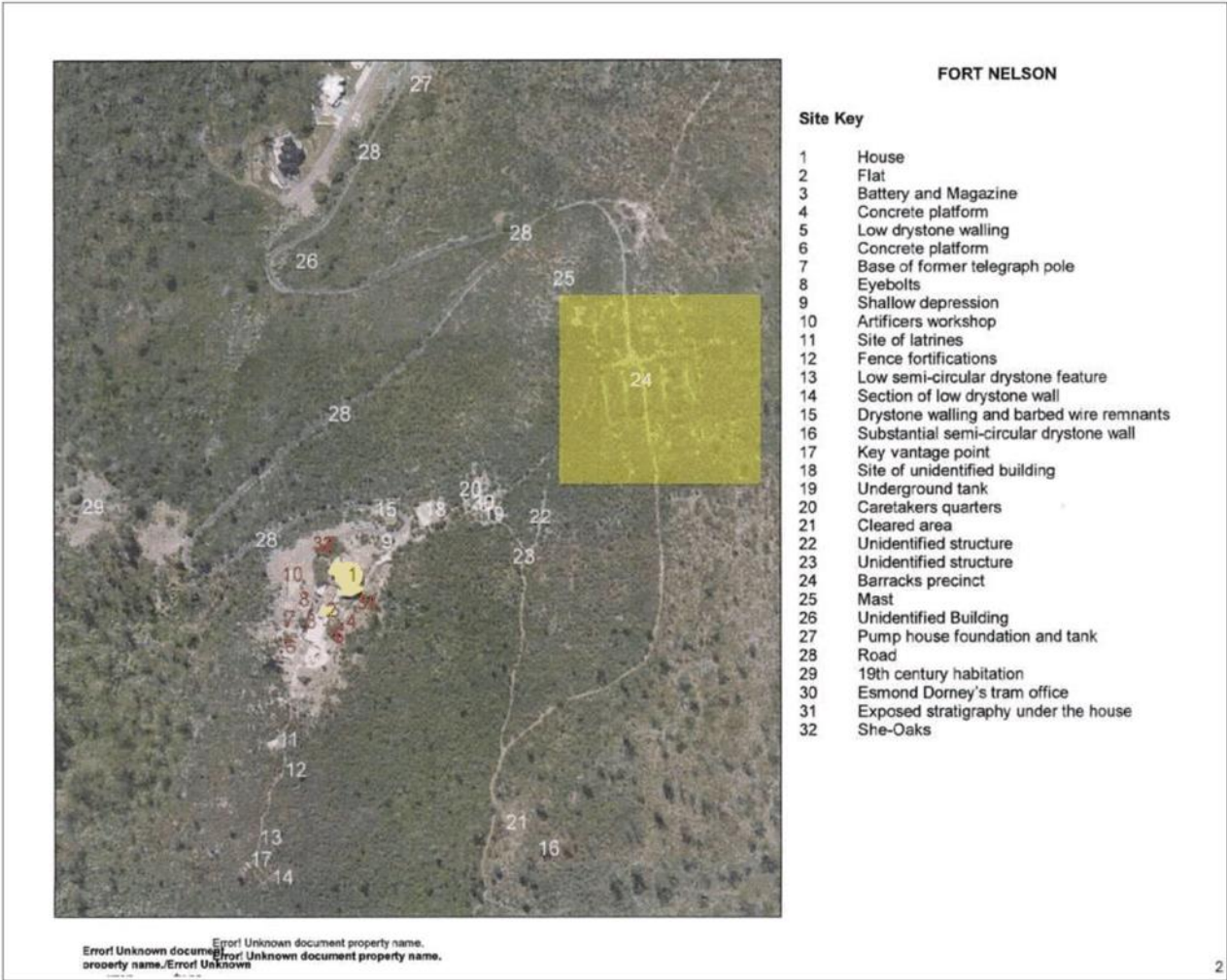


Figure 7: Aerial image produced by GHD (2007; Appendix B) showing the recorded archaeological features across the Porter Hill study area. Note the location of feature 29 which corresponds with the historic site HFT1, recorded during the present assessment

## 4.0 Statutory Controls and Legislative Requirements

The following provides a summary overview of the various legislative instruments and statutory requirements relating to historic heritage in Tasmania. The review is presented in order to provide the proponent with a basic understanding of the statutory frameworks and procedures relating to heritage in Tasmania.

It should be noted that development activities in Hobart is governed by two planning schemes: The Hobart Interim Planning Scheme 2015 (HIPS) and the Sullivans Cove Planning Scheme (SCPS). Both schemes are overseen by the Hobart City Council. The HIPS is the most relevant to this project, and is summarised in section 4.4.

### 4.1 National Conventions

#### *Council of Australian Governments Agreement 1997*

In 1997, COAG reached an agreement on Commonwealth, State and local government roles and responsibilities for heritage management. Local government, through the Australian Local Government Association, and the Tasmanian Government were both signatories to this Agreement. The Agreement resulted in the following outcomes:

- Acceptance of a tiered model of heritage management, with the definition of places as being of either, world, national, state or of local heritage significance;
- Nominations of Australian places for the World Heritage List and management of Australia's obligations under the World Heritage Convention would be carried out by the Commonwealth Government;
- A new National Heritage System on one was created in January 2004, comprising the Australian Heritage Council (AHC), National Heritage List (NHL) and Commonwealth Heritage List (CHL);
- The Commonwealth Government, through the Australian Heritage Council would be responsible for listing, protecting and managing heritage places of national significance;
- State and Territory Governments would be responsible for listing, protecting and managing heritage places of state significance; and
- Local government would be responsible for listing, protecting and managing heritage places of local significance.

#### *Environment Protection and Heritage Council of the Australian and State/Territory Governments 1998*

In 1998, the National Heritage Convention proposed a set of common criteria to be used in order to better assess, understand and manage the heritage values of places.

The Environment Protection and Heritage Council of the Australian and State/Territory Governments adopted this as a national set of desirable common criteria (known as the HERCON criteria). The adoption of these criteria by Heritage Tasmania has not yet been formalised. These criteria are also based upon the Burra

Charter values. The Common Criteria (HERCON Criteria) adopted in April 2008 are summarised below:

- a) *Importance to the course or pattern of our cultural or natural history.*
- b) *Possession of uncommon, rare or endangered aspects of our cultural or natural history.*
- c) *Potential to yield information that will contribute to an understanding of our cultural or natural history.*
- d) *Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.*
- e) *Importance in exhibiting particular aesthetic characteristics*
- f) *Importance in demonstrating a high degree of creative or technical achievement at a particular period.*
- g) *Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.*
- h) *Special association with the life or works of a person, or group of persons, of importance in our history.*

These criteria have been endorsed by the Heritage Chairs and Officials of Australia and New Zealand (HCOANZ) in the Supporting Local Government Project document, "Protecting Local Heritage Places: A National Guide for Local Government and Communities" (March 2009).

#### **Burra Charter 2013**

Australia ICOMOS (International Council on Monuments and Sites) is the peak body of professionals working in heritage conservation in Australia. The Burra Charter was adopted by Australia ICOMOS in 1979 in Burra, South Australia based on other international conventions. Further revisions were adopted in 1981, 1988, 1999 and 2013 to ensure the Charter continues to reflect best practice in heritage and conservation management. The current version of the Australia ICOMOS Burra Charter 2013 is the only version that should be used.

The Burra Charter provides guidance for the conservation and management of places of cultural significance (cultural heritage places), and is based on the knowledge and experience of Australian ICOMOS members. The Charter sets a standard of practice for those who provide advice, make decisions about, or undertake works to places of cultural significance, including owners, managers and custodians.

The Charter recognises the need to involve people in the decision-making process, particularly those that have strong associations with a place. It also advocates a cautious approach to changing heritage places: do as much as necessary to care for the place and to make it useable, but otherwise change it as little as possible so that its cultural significance is retained.

## 4.2 Commonwealth Legislation

### ***Environment Protection and Biodiversity Conservation Act 1999***

The Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) provides for the listing of natural, historic or indigenous places that are of outstanding national heritage value to the Australian nation as well as heritage places on Commonwealth lands and waters under Australian Government control.

Once a heritage place is listed under the EPBC Act, special requirements come into force to ensure that the values of the place will be protected and conserved for future generations. The following heritage lists are established through the EPBC Act:

- *National Heritage List* - a list of places of natural, historic and indigenous places that are of outstanding national heritage value to the Australian nation
- *Commonwealth Heritage List* - a list of natural, historic and indigenous places of significance owned or controlled by the Australian Government.
- *List of Overseas Places of Historic Significance to Australia* – this list recognises symbolically sites of outstanding historic significance to Australia but not under Australian jurisdiction.

### ***Australian Heritage Council Act 2003***

The Australian Heritage Council is a body of heritage experts that has replaced the Australian Heritage Commission as the Australian Government's independent expert advisory body on heritage matters when the new Commonwealth Heritage System was introduced in 2004 under amendments to the Environment Protection and Biodiversity and Conservation Act 1999.

The Council plays a key role in assessment, advice and policy formulation and support of major heritage programs. Its main responsibilities are to assess and nominate places for the National Heritage List and the Commonwealth Heritage List, promote the identification, assessment, conservation and monitoring of heritage; and advise the Minister on various heritage matters.

### ***Protection of Movable Cultural Heritage Act 1986***

The PMCH Act regulates the export of cultural heritage objects from Australia. The purpose of the Act is to protect, for the benefit of the nation, objects which if exported would significantly diminish Australia's cultural heritage. Some Australian protected objects of Aboriginal, military heritage and historical significance cannot be granted a permit for export. Other Australian protected objects may be exported provided a permit or certificate has been obtained.

## 4.3 State Legislation

### ***Land Use Planning and Approvals Act 1993***

This Act (LUPAA) is the cornerstone of the State Resource Management and Planning System (RMPS). It establishes the legitimacy of local planning schemes and regulates land use planning and development across Tasmania. With regard to historic heritage, LUPAA requires that planning authorities will work to conserve

those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value" [Schedule 1 Part 2(g)].

***Resource Planning and Development Commission Act 1997***

The Resource Planning and Development Commission (now referred to as the Tasmanian Planning Commission) is responsible for overseeing Tasmania's planning system, approving planning schemes and amendments to schemes and assessing Projects of State Significance. In terms of heritage management, the TPC will consider the establishment of heritage overlays, precincts or areas as part of the creation of planning schemes.

***Resource Management and Planning Appeal Tribunal Act 1993***

The Resource Management and Planning Appeal Tribunal determine planning appeals and enforce the Acts within the RMPS. The Tribunal plays an important role in the management of heritage places through its determinations on proposed development on, or near to, places of heritage significance.

***Historic Cultural Heritage Act 1995***

The Historic Cultural Heritage Act 1995 (HCH Act) is the key piece of Tasmanian legislation for the identification, assessment and management of historic cultural heritage places. The stated purpose of the HCH Act is to promote the identification, assessment, protection and conservation of places having historic cultural heritage significance and to establish the Tasmanian Heritage Council". The HCH Act also includes the requirements to:

- establish and maintain the Tasmanian Heritage Register (THR);
- provide for a system for a system of approvals for work on places on the Register;
- provide for Heritage Agreements and assistance to property owners;
- provide for protection of shipwrecks;
- provide for control mechanisms and penalties for breaches of the Act.

Under the HCH Act, "conservation" in relation to a place is defined as:

- the retention of the historic cultural heritage significance of the place; and
- any maintenance, preservation, restoration, reconstruction and adaption of the place.

The definition of "place" under the HCH Act includes:

- a site, precinct or parcel of land;
- any building or part of a building;
- any shipwreck;
- any item in or on, or historically or physically associated or connected with, a site precinct or parcel of land where the primary importance of the item derives in part from its association with that site, precinct or parcel of land; and
- any equipment, furniture, fittings, and articles in or on, or historically or physically associated or connected with any building or item.

The Act created the Tasmanian Heritage Council (THC), which came into existence in 1997 and operates within the State RMPS. The THC is a statutory body, separate from government, which is responsible for the administration of the HCH Act and the establishment of the Tasmanian Heritage Register (THR), which lists all places assessed as having heritage values of state significance. The THC also assesses works that may affect the heritage significance of places and provides advice to state and local government on heritage matters. The primary task of the THC is as a resource management and planning body, which is focused on heritage conservation issues. Any development on heritage-listed places requires the approval of the THC before works can commence.

Heritage Tasmania (HT), which is part of the Department of Primary Industry, Parks, Water and the Environment, also plays a key role in fulfilling statutory responsibilities under the HCH Act. HT has three core roles:

- co-ordinating historic heritage strategy and activity for the State Government;
- supporting the Tasmanian Heritage Council to implement the HCH Act; and
- facilitating the development of the historic heritage register.

Works to places included in the THR require approval, either through a Certificate of Exemption for works which will have no or negligible impact, or through a discretionary permit for those works which may impact on the significance of the place.

Discretionary permit applications are lodged with the relevant local planning authority. On receipt, the application is sent to the Heritage Council, which will firstly decide whether they have an interest in determining the application. If the Heritage Council has no interest in the matter, the local planning authority will determine the application.

If the Heritage Council has an interest in determining the application, a number of matters may be relevant to its decision. This includes the likely impact of the works on the significance of the place; any representations; and any regulations and works guidelines issued under the HCH Act. The Heritage Council may also consult with the planning authority when making a decision.

In making a decision, the Heritage Council will exercise one of three options: consent to the discretionary permit being granted; consent to the discretionary permit being granted subject to certain conditions; or advise the planning authority that the discretionary permit should be refused. The Heritage Council's decision is then forwarded to the planning authority, which will incorporate the decision into any planning permit

#### Works Guidelines for Historic Heritage Places 2015

The Tasmanian Heritage Council and Heritage Tasmania have issued Works Guidelines for Historic Heritage Places. The guidelines provide a general reference for the types of works which may be exempt, or those where a permit will be required. They also define appropriate outcomes for a range of different works and

development scenarios. Although specifically designed for places included in the THR, the guidelines provide useful advice for the management of heritage places generally.

#### 4.4 Local Planning Schemes

In accordance with the requirements of the *Land Use Planning and Approvals Act 1993* (LUPAA), Local Planning Schemes have been established throughout Tasmania in accordance with regional divisions of the state.

Development activities in Hobart is governed by two planning schemes: The Hobart Interim Planning Scheme 2015 (HIPS) and the Sullivans Cove Planning Scheme 1997 (SCPS). Both schemes are overseen by the Hobart City Council. The proposed Hawthorn fire trail is situated within land that is governed by the Hobart Interim Planning Scheme 2015 (HIPS).

##### ***The Hobart Interim Planning Scheme 2015 (HIPS)***

Notice of the declaration of the Hobart Interim Planning Scheme 2015 was published in the Tasmanian Government Gazette on 13 May 2015 and it came into operation on Wednesday 20 May 2015. The Minister for Planning has declared that the HIPS applies to all of the land in the City of Hobart except for that covered by the Sullivans Cove Planning Scheme 1997.

Historic heritage within the City of Hobart is addressed by the Historic Heritage Code (HIPS clause E13). The Purpose of the Historic Heritage Code is:

*To recognise and protect the historic cultural heritage significance of places, precincts, landscapes and areas of archaeological potential by regulating development that may impact on their values, features and characteristics (13.1.1).*

This code applies to development involving land defined in this code as any of the following:

- (a) a Heritage Place;
- (b) a Heritage Precinct;
- (c) a Cultural Landscape Precinct;
- (d) a Place of Archaeological Potential.

The objective of development in heritage places is stated in section E13.7.2

*To ensure that development at a heritage place is:*

- (a) *undertaken in a sympathetic manner which does not cause loss of historic cultural heritage significance*
- (b) *designed to be subservient to the historic cultural heritage values of the place and responsive to its dominant characteristics.*

The table below summarises the performance criteria and accepted solutions for addressing the stated objectives.

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Acceptable Solutions:	Performance Criteria:
<b>A1</b> No Acceptable Solution.	<b>P1</b> Development must not result in any of the following:  loss of historic cultural heritage significance to the place (a) through incompatible design, including in height, scale, bulk, form, fenestration, siting, materials, colours and finishes;  substantial diminution of the historic cultural heritage significance of the place through loss of significant streetscape (b) elements including plants, trees, fences, walls, paths, outbuildings and other items that contribute to the significance of the place.
<b>A2</b> No Acceptable Solution.	<b>P2</b> Development must be designed to be subservient and complementary to the place through characteristics including:  (a) scale and bulk, materials, built form and fenestration;  (b) setback from frontage;  (c) siting with respect to buildings, structures and listed elements;  (d) using less dominant materials and colours.
<b>A3</b> No Acceptable Solution.	<b>P3</b> Materials, built form and fenestration must respond to the dominant heritage characteristics of the place, but any new fabric should be readily identifiable as such.
<b>A4</b> No Acceptable Solution.	<b>P4</b> Extensions to existing buildings must not detract from the historic cultural heritage significance of the place.
<b>A5</b> New front fences and gates must accord with original design, based on photographic, archaeological or other historical evidence.	<b>P5</b> New front fences and gates must be sympathetic in design, (including height, form, scale and materials), to the style, period and characteristics of the building to which they belong.
<b>A6</b> Areas of landscaping between a <a href="#">dwelling</a> and the street must be retained.	<b>P6</b> The removal of areas of landscaping between a dwelling and the street must not result in the loss of elements of landscaping that contribute to the historic cultural significance of the place.

#### 4.5 The Porter Hill Conservation Covenant

A Conservation Covenant for Porter Hill came into effect in May 2012. The land covered by the Covenant encompasses 33.3ha, and is shown in Figure 4 of this report. A copy of the Conservation Covenant is provided in Appendix 2 of this report. As part of the formation of the Covenant, a Nature Conservation Plan and a Conservation Management Plan have been prepared for Porter Hill.

Section 4 of the Conservation Covenant for Porter Hill sets out the General Covenants that apply to the land. This includes the clearing of vegetation and the construction of infrastructure. These activities can only be implemented after receiving written authorisation from the minister.

Section 7.7 of the Nature Conservation Plan (2011) sets out the requirements for the clearing and slashing of vegetation within the Covenant Land, with section 7.9 dealing specifically with the clearing of firebreaks. Section 7.18 sets out the requirements and rules governing vehicle use and the construction of tracks.

Section 5.3 of the Conservation Management Plan (CMP) prepared by GHD (2007) for Porter Hill outlines general conservation policies for the historic heritage comprised within the Porter Hill land, which are summarised as follows.

- That no subdivision occurs. Subdivision of the residence and surrounds from the remainder of the property would have a high impact on the heritage values of Porter Hill. It would dislocate the historical relationship between the residence/fort and the associated fort infrastructure located on the remainder of the property. It would also compromise the relationship between the residence and the natural environment.
- That both the Fort and Dorney residence (and associated places) are conserved as places of high significance.
- That moveable heritage items are inventoried and left in situ.
- That extant parts are stabilised and maintained.
- That low level remains are maintained in their ruinous form.

## **5.0 Statement of Heritage Impacts and Heritage Management Plan**

### **5.1 Statement of Heritage Impacts**

The current proposed alignment for the Hawthorn fire trail intersects with on historic heritage site (HFT1). The site is located on the southern end of the fire trail alignment, and comprises the foundations and range of other associated features which appear to be representative of a 19<sup>th</sup> Century domestic dwelling.

This historic site was previously recorded by GHD (2007), as part of the development of a CMP for the Porter Hill area (recorded as Feature 29), and has been assessed as being of high significance. The rationale behind this assessment is not articulated in the CMP, and is not specifically addressed in section 3 of Volume 1 of the CMP, which deals with significance values.

Recommendations have been made to realign the southern section of the proposed Hawthorn fire trail route, so as to avoid historic site HFT1 (see section 5.2 below).

Besides historic site HFT1, no other historic sites, features or areas of elevated historic archaeological potential were identified along the proposed fire trail alignment, and it is assessed that there is a low potential for undetected historic features to be present.

### **5.2 Heritage Management Plan**

The heritage management options and recommendations provided in this report are made on the basis of the following criteria.

- The results of the heritage register searches and field investigation as documented in sections 2 and 3 of the report.
- The legal and procedural requirements as summarised in section 4 of this report, with specific reference to the Work Guidelines for Historic Heritage Places.
- The assigned significance values for heritage areas or features.

#### ***Recommendation 1 (Fire Trail Realignment)***

The southern section of the fire trail should be realigned so as to avoid impacting historic heritage site HFT1. Figure 8 shows the location of the boundaries of the heritage site and options for the proposed fire trail realignment.

#### ***Recommendation 2 (Certificate of Exemption)***

Fort Nelson is permanently listed on the Tasmanian Heritage Register (Place ID 8721). The listing comprises the remains of Fort Nelson and a 1978 dwelling (Dorney House).

The property is listed on the THR, and is afforded statutory protection. Under the *Historic Cultural Heritage Act 1995*.

'a person must not carry out any works in relation to a registered place... which may affect the historic cultural heritage significance of the place unless the works are approved by the Tasmanian Heritage Council.'

Works to places included in the THR require approval, either through a Certificate of Exemption for works which will have no or negligible impact, or through a Discretionary Permit for those works which may impact on the significance of the place. Discretionary Permit applications are lodged with the relevant local planning authority (Hobart City Council in this instance). On receipt, the application is sent to the Heritage Council, which will firstly decide whether they have an interest in determining the application. If the Heritage Council has no interest in the matter, the local planning authority will determine the application.

The southern portion of the proposed Hawthorn fire trail corridor runs within the listed property boundaries of Fort Nelson (see Figure 9). With the implementation of Recommendation 1, (to realign the southern section of the fire trail to avoid site HFT1), the proposed fire trail will have no impacts on the significance of the place. It is therefore recommended that the Hobart City Council should apply for a Certificate of Exemption for the proposed fire trail construction.

***Recommendation 3 (Written Authorisation from the Minister)***

A Conservation Covenant for Porter Hill came into effect in May 2012. The land covered by the Covenant encompasses 33.3ha, and is shown in Figure 4 of this report. Section 4 of the Conservation Covenant for Porter Hill sets out the General Covenants that apply to the land. This includes the clearing of vegetation and the construction of infrastructure. These activities can only be implemented after receiving written authorisation from the Minister.

The southern end of the proposed Hawthorn fire trail corridor runs within land covered by the Conservation Covenant for Porter Hill (see Figure 9). On the basis of the above, it is advised that the Hobart City Council will need to obtain written authorisation from the relevant Minister in order to construct this southern section of the proposed fire trail.

***Recommendations 4 (Unanticipated Discovery Plan)***

As per the Practice Note No 2 by the Tasmanian Heritage Council, processes must be followed should any unexpected archaeological features and/or deposits be revealed during proposed fire trail construction works. A process for dealing with Unanticipated Discoveries is presented in section 6.0.

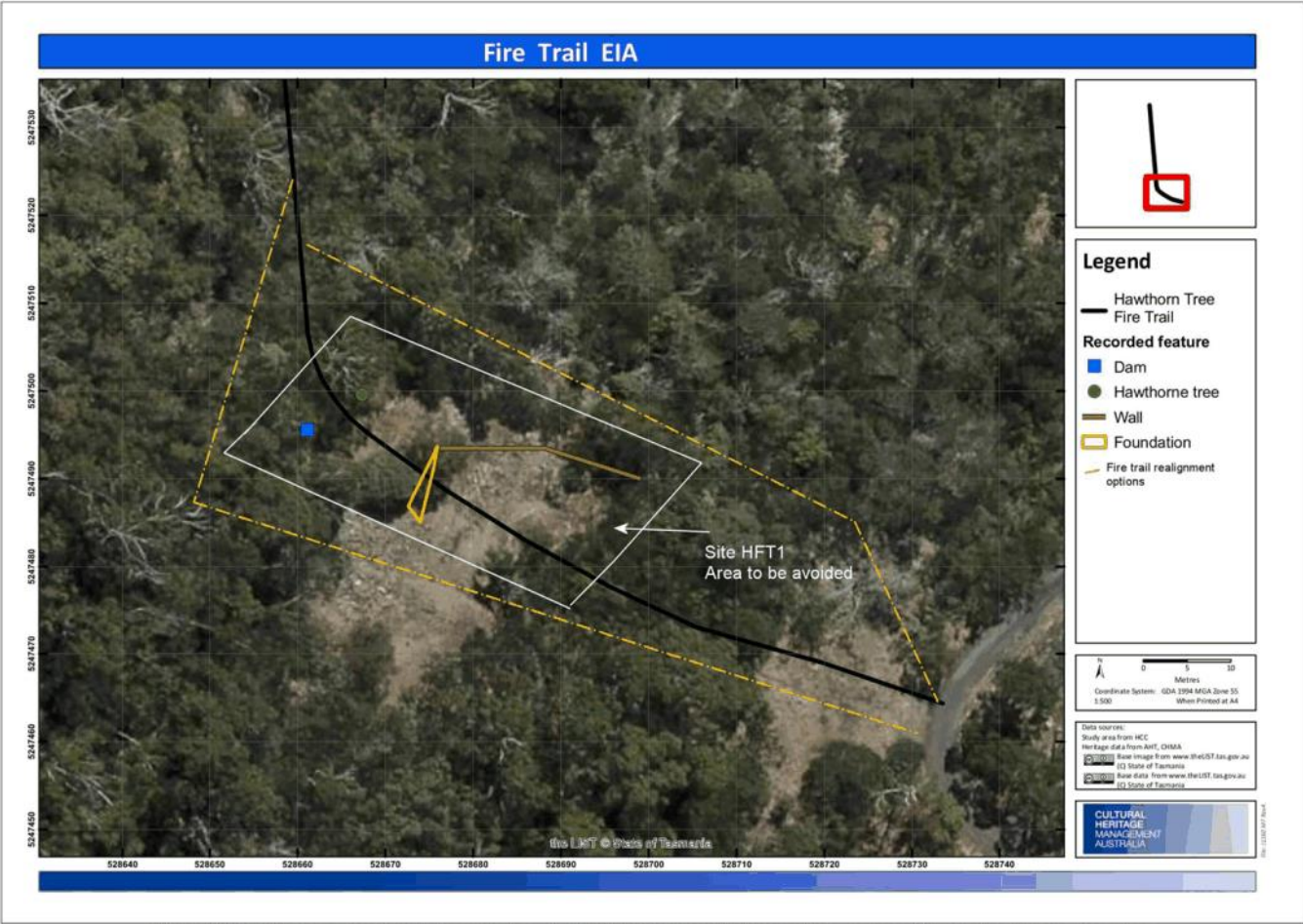


Figure 8: Aerial image showing the boundaries of site HFT1 (to be avoided), and the proposed fire trail realignment options

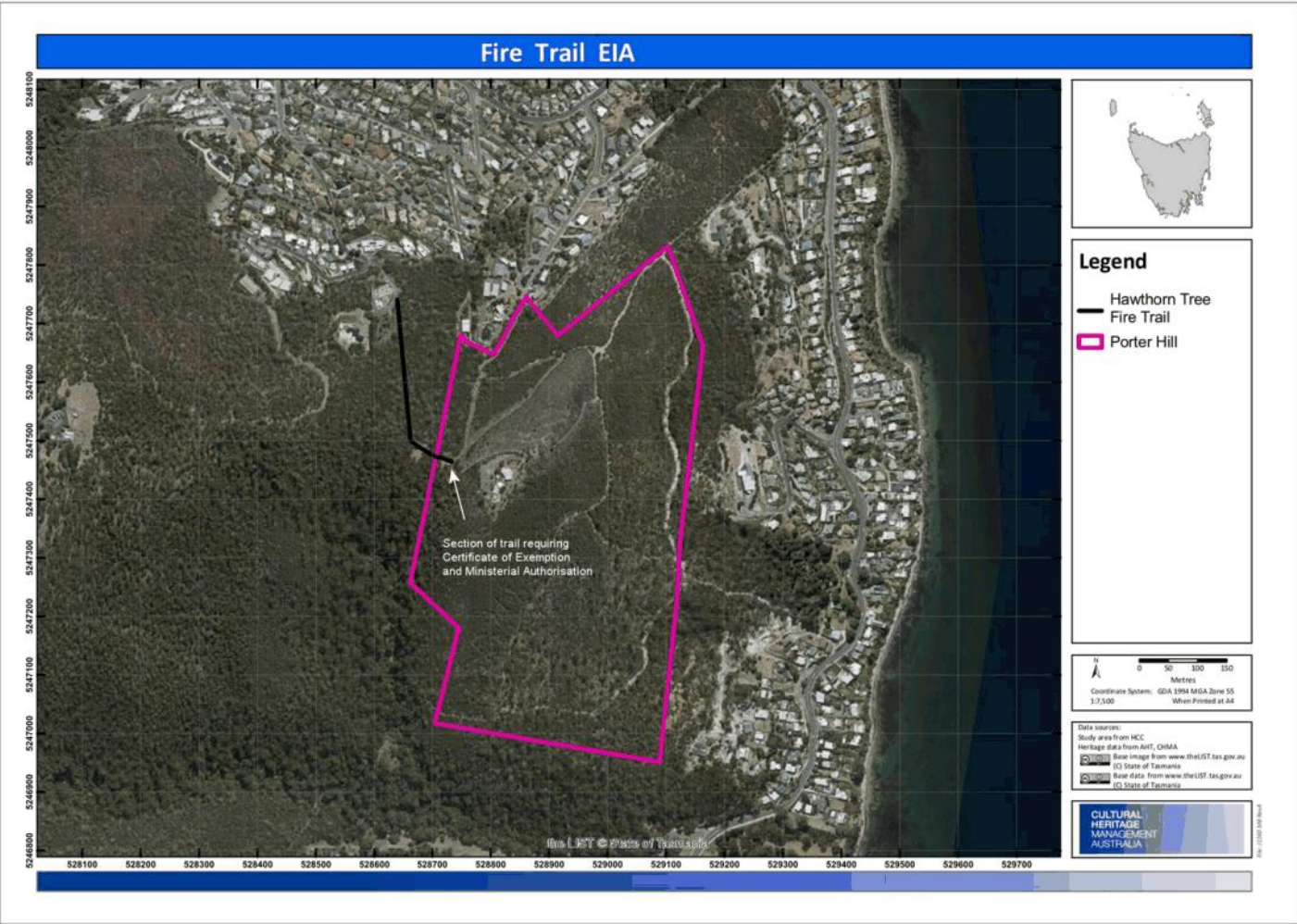


Figure 9: Aerial image showing the southern section of the proposed Hawthorn Fire Trail, which require Certificat of Exemption and Written Authorisation from Minister

## 6.0 Unanticipated Discovery Plan

The following text describes the proposed method for dealing with unanticipated discoveries of heritage features or objects during the proposed construction of the SIS Pipeline and related infrastructure. The plan provides guidance to UTAS so that they may meet their obligations with respect to heritage legislation.

Please Note: There are two different processes presented for the mitigation of these unanticipated discoveries. The first process applies for the discovery of all cultural heritage objects or features, with the exception of skeletal remains (burials). The second process applies exclusively to the discovery of skeletal remains (burials).

### Discovery of Heritage Objects or Features

#### *Step 1*

If any person believes that they have discovered or uncovered a heritage object or feature, the individual should notify any machinery operators that are working in the general vicinity of the area that earth disturbance works should stop immediately.

#### *Step 2*

A buffer protection zone of 5m x 5m should be established around the suspected heritage find. No unauthorised entry or earth disturbance will be allowed within this 'archaeological zone' until such time as the suspected heritage find has been assessed, and appropriate mitigation measures have been carried out.

#### *Step 3*

A qualified heritage practitioner should be engaged to assess the suspected heritage find.

If the heritage find is a movable object, then the find should be recorded, photographed and a decision should be made as to whether the object should be re-located to a designated Keeping Place.

If the find is an unmovable heritage object or feature, then the find should be recorded and photographed and a HIA and HMP developed for the feature. This should be then submitted to Heritage Tasmania (HT) for review and advice.

### Discovery of Skeletal Material

#### *Step 1*

Under no circumstances should the suspected skeletal remains be touched or disturbed. If these are human remains, then this area potentially is a crime scene. Tampering with a crime scene is a criminal offence.

#### *Step 2*

Any person discovering suspected skeletal remains should notify machinery operators that are working in the general vicinity of the area that earth disturbing works should stop immediately. Remember health and safety requirements when approaching machinery operators.

*Step 3*

A buffer protection zone of 50m x 50m should be established around the suspected skeletal remains. No unauthorised entry or earth disturbance will be allowed with this buffer zone until such time as the suspected skeletal remains have been assessed.

*Step 4*

The relevant authorities (police) will be contacted and informed of the discovery.

*Step 5*

Should the skeletal remains be suspected to be of Aboriginal origin, then Section 23 of the Coroners Act 1995 will apply. This is as follows:

- 1) The Attorney General may approve an Aboriginal organisation for the purposes of this section.
- 2) If, at any stage after a death is reported under section 19(1), a coroner suspects that any human remains relating to that death may be Aboriginal remains, the coroner must refer the matter to an Aboriginal organisation approved by the Attorney General.
- 3) If a coroner refers a matter to an Aboriginal organisation approved by the Attorney-General –
  - (a) The coroner must not carry out any investigations or perform any duties or functions under this Act in respect of the remains; and
  - (b) The Aboriginal organisation must, as soon as practicable after the matter is referred to it, investigate the remains and prepare a report for the coroner.
- 4) If the Aboriginal organisation in its report to the coroner advises that the remains are Aboriginal remains, the jurisdiction of the coroner under this Act in respect of the remains ceases and this Act does not apply to the remains. In this instance the *Aboriginal Heritage Act 1975* will apply, and relevant Permits will need to be obtained before any further actions can be taken.
- 5) If the Aboriginal organisation in its report to the coroner advises that the remains are not Aboriginal remains, the coroner may resume the investigation in respect of the remains.

## References Cited

GHD 2007 *Porter Hill Conservation Management Plan, Volumes 1-3*. A report to the Hobart City Council

Unknown Author 2011 *Nature Conservation Plan for Porter Hill Reserve*.

*Conservation Covenant – Porters Hill May 2012*

## Legislation

HIPS - The Hobart Interim Planning Scheme 2015

[http://www.hobartcity.com.au/Development/Planning/Planning\\_Schemes/Hobart Interim Planning Scheme 2015](http://www.hobartcity.com.au/Development/Planning/Planning_Schemes/Hobart_Interim_Planning_Scheme_2015), sourced 20/09/2019

<http://iplan.tas.gov.au/pages/plan/book.aspx?exhibit=hobips>, sourced 20/09/2019

Places of Archaeological Potential in the Hobart City Council Area

<http://iplan.tas.gov.au/pages/plan/book.aspx?exhibit=hobips>, sourced 20/09/2019

*Historic Cultural Heritage Act 1995*

*Council of Australian Governments Agreement 1997*

*Environment Protection and Heritage Council of the Australian and State/Territory Governments 1998*

*Land Use Planning and Approvals Act 1993*

*Resource Planning and Development Commission Act 1997*

*Resource Management and Planning Appeal Tribunal Act 1993*

*Historic Cultural Heritage Act 1995*

*Environment Protection and Biodiversity Conservation Act 1999*

*Australian Heritage Council Act 2003*

*Protection of Movable Cultural Heritage Act 1986*

*Aboriginal Heritage Act 1975*

*Coroners Act 1995*

Hawthorn Fire Trail  
Historic Heritage Assessment Report CHMA 2020

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## **Appendix 1**

### **Tasmanian Heritage Register Datasheet for Fort Nelson**

Hawthorn Fire Trail  
Historic Heritage Assessment Report CHMA 2020

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Hawthorn Fire Trail  
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Hawthorn Fire Trail  
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## **Appendix 2**

### **Conservation Covenant for Porters Hill**

## Tasmanian Heritage Register Datasheet



103 Macquarie Street (GPO Box 618)  
Hobart Tasmania 7001  
Phone: 1300 850 332 (local call cost)  
Email: [enquiries@heritage.tas.gov.au](mailto:enquiries@heritage.tas.gov.au)  
Web: [www.heritage.tas.gov.au](http://www.heritage.tas.gov.au)

**Name:** Fort Nelson  
**Status:** Permanently Registered  
**Tier:** State

**THR ID Number:** 8721  
**Municipality:** Hobart City Council

<u>Location Addresses</u>	<u>Title References</u>	<u>Property Id</u>
24 GARDENIA GR, SANDY BAY 7005 TAS	252509/2	2900846
24 GARDENIA GR, SANDY BAY 7005 TAS	152401/1	2900846
24 GARDENIA GR, SANDY BAY 7005 TAS	231548/1	2900846



Untitled

Untitled

No copyright on file

No copyright on file

**Setting:** Located on a prominent hilltop with sweeping 270 degree views. The house is surrounded by native bushland.

**Description:** The site consists of the remains of Fort Nelson and a 1978 dwelling. The fort remains include reinforced concrete gun emplacement, observation point and magazines. There are also foundations of barracks and the fort commander's residence as well as early steel telegraph poles from Sandy Bay Road. The residence is a circular dwelling steel-framed structure on a concrete brick base and with large areas of glass wall. It was erected on the eastern gun emplacement. It features floor to ceiling windows giving views to the river from Bruny Island to the city of Hobart. Two small rectangular wings provide accommodation for bedrooms and services. The roof is a series of shallow barrels clad in corrugated iron. A small office/dwelling has been erected on the observation post site. The house is surrounded by native bushland and is accessed from Churchill Avenue via a narrow paved lane.

**History:** Fort Nelson was built in 1909 as part of the Derwent River defence system. After purchasing it from the Commonwealth in 1949 the well-known architect, Esmond Dorney, and his wife built a small residence on one of the two gun emplacements. A main house was built on the second emplacement in 1967, then replaced with a smaller dwelling in 1978 after being destroyed in a bushfire. The original 1949 dwelling was destroyed in fires in January 1998.

**Statement of Significance:** (non-statutory summary)  
No Statement is provided for places listed prior to 2007

### Significance:

The Heritage Council may enter a place in the Heritage Register if it meets one or more of the following criteria from the Historic Cultural Heritage Act 1995:

#### a) The place is important to the course or pattern of Tasmania's history.

Fort Nelson is of cultural heritage significance as the final phase of shore-based defences erected along the Derwent River after European settlement. The infrastructure and the operations of the fort are easily understood by the remaining fabric.

**b) The place possesses uncommon or rare aspects of Tasmania's history.**

Fort Nelson is of cultural heritage significance as a rare and relatively intact early twentieth century defensive fort along the Derwent River.

**c) The place has the potential to yield information that will contribute to an understanding of Tasmania's history.**

Fort Nelson is of cultural heritage significance as it has the potential to yield information on the operation of a defensive installation in the first half of the twentieth century.

**d) The place is important in demonstrating the principal characteristics of a class of place in Tasmania's history.**

Fort Nelson is of cultural heritage significance because it demonstrates the principal characteristics of an early twentieth century defensive installation. The house is of cultural heritage significance as it demonstrates the principal characteristics of a fine Late Twentieth Century Organic residence utilising its site and remnant historic fabric.

**e) The place is important in demonstrating a high degree of creative or technical achievement.**

The house is of cultural heritage significance as it demonstrates a high degree of creative and technical achievement in building a residence in an isolated location on an existing historic site.

**f) The place has a strong or special association with a particular community or cultural group for social or spiritual reasons.****g) The place has a special association with the life or works of a person, or group of persons, of importance in Tasmania's history.**

Fort Nelson is of cultural heritage significance for its association with the military in Tasmania. The house is of cultural heritage significance for its association with the major postwar Tasmanian architect, Esmond Dorney.

**h) The place is important in exhibiting particular aesthetic characteristics.**

**PLEASE NOTE** This data sheet is intended to provide sufficient information and justification for listing the place on the Heritage Register. Under the legislation, only one of the criteria needs to be met. The data sheet is not intended to be a comprehensive inventory of the heritage values of the place, there may be other heritage values of interest to the Heritage Council not currently acknowledged.

Hawthorn Fire Trail  
Historic Heritage Assessment Report CHMA 2020

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## **Appendix 2**

### **Conservation Covenant for Porters Hill**



Department of Primary Industries, Parks  
Water and Environment  
Private Land Conservation Program  
(Protected Areas on Private Land)  
GPO Box 44 Hobart, TAS 7001  
Inquiries: Cindy Page  
Phone : 03 6233 2452  
Fax : 03 6223 8603  
Email : cindy.page@dpipwe.tas.gov.au  
Our Ref: nh-nh-cv-pp-226723

10 May 2012

Hobart City Council  
"Town Hall"  
Macquarie Street  
HOBART Tas., 7001

ATTENTION: ROB MATHER

Dear Rob,

RE: CONSERVATION COVENANT – PORTERS HILL

All documents have now been fully executed on behalf of the Crown and the conservation covenant on the property at Porters Hill has been registered with the Land Titles Office on land title. I have enclosed a copy of the documents for your records.

Covenanted land is exempt from land tax. If wish to take advantage of the tax exemption, please advise the Program. We would be pleased to provide the necessary details to the State Revenue Office.

I would like to take this opportunity to welcome you to the Private Land Conservation Program (PLCP), as we will be the contact point for all matters relating to your covenanted area and its ongoing management. Through the PLCP, we aim to provide you with support and information to continue to manage the land for its conservation values. I have enclosed a copy of our newsletter to give you a sense of what the program aims to achieve and may be able to offer you.

If you have any queries relating to the documentation please contact Cindy Page on 6233 2452. Lyn Pullen is available to assist with conservation management issues and may be contacted on 6233 3117. In the next few months we will also provide you with a sign to mark the reserve area.

Thank you for your participation in this program, and we look forward to a long and constructive relationship.

Yours sincerely,

Dean Vincent  
Co-ordinator  
Protected Areas on Private Land

**TASMANIAN LAND TITLES OFFICE**  
**Instrument Creating**  
**Restrictive Covenants in Gross**  
 Section 102 Land Titles Act 1980.  
 Section 34 Nature Conservation Act 2002.



D40231

DESCRIPTION OF LAND			
Servient Folio/s of the Register			
Volume	Folio	Volume	Folio
152388 part – being the land marked “Conservation Covenant Area 1” on the plan attached hereto	1	152401 part - being the land marked “Conservation Covenant Area 2” on the plan attached hereto	1
231548 Part – being the land marked “Conservation Covenant Area 3” on the plan attached hereto	1		

I/We HOBART CITY COUNCIL of Town Hall, Macquarie Street, Hobart in Tasmania being the registered proprietor of the land comprised in the above folio/s of the Register (the servient land) covenant/s with the HONOURABLE BRIAN WIGHTMAN being and as the Minister administering the *Nature Conservation Act 2002* (the Minister) in accordance with Section 34 of the *Nature Conservation Act 2002* to the intent that the burden of the covenant/s runs with and binds each and every part of the servient land and that the benefit is created in favour of the Minister to observe the stipulations set out in the attached annexure pages.

In witness I/We HOBART CITY COUNCIL and the Minister have this day set our hands and seals.

Date: 9th March 2012

SIGNED SEALED and DELIVERED by  
 the Honourable BRIAN WIGHTMAN  
 being and as the Minister administering the  
*Nature Conservation Act 2002* in the presence of:

)  
)  
)

Witness

DENISE NIVEN MCINTYRE

Address

10/10 MURRAY ST

Occupation

HEAD of OFFICE

REGISTERED

Land Titles Office Use Only

- 7 MAY 2012

**NCC**   
 Version 2  
 RECORDER OF TITLES

Stamp Duty

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Vol. 152401 Fol. 1


Vol. 231548 Fol. 1

The COMMON SEAL of  
HOBART CITY COUNCIL  
was hereunto affixed in the presence of:

)  
)  
)

Name: Damon Thomas

Position/Office:

Name: Gary Rowan

Position/Office:

DIRECTOR STRATEGY & GOVERNANCE

Land Titles Office Use Only

**NCC**

Version 2

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## TERMS OF COVENANT

### 1. OBJECTIVES:

- 1.1 The purpose of the covenant is to protect the Natural Values of the Land.
- 1.2 This Covenant will bind the current registered proprietor of the Land (that is the Owner who is a party to this Covenant) and all future registered proprietors of the Land.

### 2. LOCATION

This Covenant applies to the Land, being:

Folio of the Register Volume 152388 Folio 1 - the area at Sandy Bay in the Municipality of Hobart about 6.977 hectares marked Conservation Covenant Area 1 shown shaded on Plan No. CPR9118 in the Central Plan Register, a reduced copy of which is attached, by way of illustration only, in the First Schedule of this Covenant.

Folio of the Register Volume 152401 Folio 1 - the area at Sandy Bay in the Municipality of Hobart about 5958m<sup>2</sup> marked Conservation Covenant Area 2 shown shaded on Plan No. CPR9118 in the Central Plan Register, a reduced copy of which is attached, by way of illustration only, in the First Schedule of this Covenant.

Folio of the Register Volume 231548 Folio 1 - the area at Sandy Bay in the Municipality of Hobart about 25.80 hectares marked Conservation Covenant Area 3 shown shaded on Plan No. CPR9118 in the Central Plan Register, a reduced copy of which is attached, by way of illustration only, in the First Schedule of this Covenant.

### 3. DEFINITIONS AND INTERPRETATION

- 3.1 In this Covenant unless the contrary intention appears:

**"Business Day"** means any day on which banks as defined in the *Banking Act 1959 (Commonwealth)* are open for business in Hobart;

**"Clearance of Native Vegetation"** means the clearing, cutting, pushing over, destroying or otherwise removing of Native Vegetation in any way;

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**"Covenant"** means this Instrument including all Schedules;

**"Crown"** means the Crown in Right of Tasmania;

**"Exotic Species"** means any plant or animal species not Native to the Land or its immediate surrounds;

**"Foreign Material"** means any material from outside the boundaries of the Land and includes rubbish, soil, gravel, mulch and compost;

**"Land"** means the lands described in clause 2;

**"Legislative Requirement"** means Acts, Ordinances, regulations; by-laws, orders, awards and proclamations of the Commonwealth or State;

**"Minister"** means the Minister administering the *Nature Conservation Act 2002*;

**"Native"** means species occurring naturally in the Land or its immediate surrounds prior to the year 1788;

**"Native Vegetation"** means all plants, including fallen dead wood and litter, Native to the Land or its immediate surrounds;

**"Natural Values"** means the variety of all life-forms that are Native to the Land, including plants, animals and micro-organisms, the genes they contain, and the ecosystems of which they are a part (including soils, water and landforms) and the processes which maintain them;

**"Owner"** means the registered proprietor of the Land and includes any successor in title of that person;

**"Subdivision"** means subdivision under the *Local Government (Building & Miscellaneous Provisions) Act 1993*;

**"Writing"** and words of like import include typing lithography photography and other modes of representing or reproducing words in a tangible and visible form and **"written"** has a corresponding meaning.

3.2 In this Covenant unless the contrary intention appears:

- (a) a reference to a clause or schedule is a reference to a clause of, or schedule to, this Covenant and a reference to this Covenant includes a recital or schedule;

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- (b) a reference to a statute, ordinance, code or other law includes regulations and other instruments under it and consolidations, amendments, re-enactments or replacements of any of them;
- (c) a word importing the singular includes the plural and vice versa; a word importing a gender includes each other gender and a reference to a person includes an individual, firm, body corporate, association (whether incorporated or not) government, governmental or semi-governmental body, local authority or agency;
- (d) a reference to a person includes the person's executors, administrators, successors, substitutes (including persons taking by novation), transferees and assigns;
- (e) a reference to an act, matter or thing, includes the whole, or any part of that act, matter or thing and a reference to a group of acts, matters, things, or persons includes each act, matter, thing or person in that group;
- (f) if under this Covenant or anything done under it, the day on, or by, which any act, matter or thing is to be done, is not a Business Day, then that act, matter or thing may be done on the immediately following Business Day;
- (g) the verb "include" (in all its parts, tenses and variants) is not used as, nor is it to be interpreted as, a word of limitation;
- (h) headings are inserted for convenience and do not affect the interpretation of this Covenant;
- (i) if any terms are added to a schedule, then it is agreed that those terms will form part of this Covenant;
- (j) a reference to an obligation of two or more parties binds all of them jointly and each of them severally.

**GENERAL COVENANTS**

- 4.1 The Owner agrees not to undertake activities on, or in relation to, the Land which will cause damage to, or degradation of, the Natural Values.
- 4.2 Without limiting the operation of clause 4.1 the parties agree that the following activities will cause damage to, or degradation of, the Natural Values and must not be undertaken on, or in relation to, the Land:

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- (a) use of fertiliser;
- (b) Subdivision of the Land except for the purpose of Subdividing the Land in accordance with the Second Schedule of this Covenant;
- (c) introduction of Foreign Material except materials for the maintenance and construction of infrastructure, fences or carriageways as authorised in writing by the Minister;
- (d) off-road use of vehicles except for emergency purposes, or for the purpose of assisting the maintenance or construction of infrastructure or carriageways;
- (e) use of effluent of any kind for irrigation or other purposes;
- (f) lighting of fires except for the purpose of fire hazard reduction or management of the Natural Values as authorised in writing by the Minister;
- (g) control of Native animals except for the purpose of protection of the Natural Values as authorised in writing by the Minister;
- (h) use of herbicides and other chemicals except for registered herbicides or pesticides for the purpose of controlling Exotic Species that threaten the Natural Values as authorised by the Minister in writing;
- (i) removal or disturbance of soil, rock or other mineral resources except for the purposes of maintenance and construction of fences, carriageways or infrastructure and for revegetation activities;
- (j) planting of any plants except the use of local provenance Native seeds or plants for the purpose of revegetation as authorised in writing by the Minister;
- (k) building or placement of infrastructure, fences or carriageways except:
  - (i) for the purposes of fencing to protect the Land from activities on adjoining land or to meet property boundary fencing commitments to adjoining landowners;
  - (ii) for the purpose of constructing additional fences or constructing additional carriageways as authorised in writing by the Minister;
  - (iii) for the purpose of supporting land management activities or managing public visitation of the Land as authorised in writing by the Minister;
- (l) interference with the natural flow of water except minor interference associated with the maintenance of existing infrastructure and carriageways or the construction of infrastructure and carriageways as authorised in writing by the Minister;
- (m) Clearance of Native Vegetation except:

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- (i) for the purposes of fire hazard reduction, fire fighting purposes, or the creation and maintenance of firebreaks if authorised by Tasmanian Fire Service or as authorised in writing by the Minister;
- (ii) for the purposes of maintenance of carriageways, rights of ways and easements in accordance with all Legislative Requirements;
- (iii) for the purposes of maintenance of infrastructure or fences as authorised in writing by the Minister;
- (iv) for the purposes of constructing infrastructure or additional carriageways and additional fences as authorised in writing by the Minister;
- (v) for the purpose of management of the Natural Values through the planned use of fire as authorised in writing by the Minister.
- (n) introduction of Exotic Species except:
  - (i) declared biological control (agent) organisms under the *Biological Control Act 1986* for the purpose of controlling declared target organisms under the *Biological Control Act 1986*;
  - (ii) dogs for the purpose of recreation as authorised in writing by the Minister.

4.3 The Owner agrees:

- (a) to use best endeavours to ensure that Exotic Species that threaten the Natural Values of the Land do not become established;
- (b) to use best endeavours to eliminate or control established Exotic Species that threaten the Natural Values of the Land by observing the weed management prescriptions and feral animal control prescriptions issued for the Land by the Minister;
- (c) to observe any reasonable fire management practices prescribed for the Land by the Minister;
- (d) to maintain fences if those fences are necessary to protect the Natural Values of the Land;
- (e) to observe any threatened species management prescriptions issued for the Land by the Minister;
- (f) to observe any prescriptions limiting off-road vehicle use issued for the Land by the Minister; and
- (g) to use best endeavours to protect the Natural Values of the Land.

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## 5. WAIVER OF RIGHTS OF RECOVERY

The Owner waives all present and future rights to claim against the Minister or the Crown for:

- (a) personal injury to, or death of, the Owner;
- (b) either or both loss of, or damage to, any of the Owner's property; and
- (c) financial loss to the Owner,

arising from or attributable to, the Owner carrying out any obligations or activities required or authorised under this Covenant. This waiver does not operate to release the Minister or the Crown from liability arising from, or attributable to, a wrongful (including negligent) act or omission of the Minister or the Crown.

## 6. CHANGE OF OWNERSHIP

- 6.1 The Owner must notify the Minister in writing of any agreement entered into by the Owner to effect any change of ownership or control of the Land and that notice must detail the name and address of all parties to the agreement and the nature of the change of ownership or control.
- 6.2 The Owner must notify the Minister in writing of any change of ownership or control of any portion of the Land and that notice must detail the name and address of the new owner, lessee or licensee.
- 6.3 The Owner must provide a copy of this Covenant, and all authorisations given by the Minister under the terms of this Covenant to all prospective purchasers, lessees or licensees of the Land.
- 6.4 Despite any other provision of this Covenant, a person will not be liable for any breach of the terms of this Covenant which has been committed after that person has ceased to be a registered proprietor of the Land.

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## **7. RIGHT TO INSPECT AND CONDUCT WORKS**

7.1 The Owner will, after having been given reasonable notice by the Minister, allow the Minister or any person who is authorised by the Minister to enter upon the Land in order to:

- (a) inspect the condition of the Land; or
- (b) conduct any works (including research) which are required to preserve or prevent degradation of the Natural Values.

7.2 If an access route is agreed to in writing by the parties, then the method of access to the Land is to be in accordance with the agreement except in the case of an emergency or where, in the circumstances, the Minister considers that method of access would be unreasonable.

7.3 The Minister will keep the Owner indemnified against any loss, damage or legal liability arising from entry to the Land and attributable to any act or omission of the Minister or an authorised person in respect of:

- (a) personal injury to, or death of, any person; or
- (b) damage to property on the Land;

7.4 Clause 7.3 of this Covenant does not apply to loss or damage which may arise in respect of works required to be done to preserve or prevent degradation of the Natural Values and which have been properly done,

## **8. DISPUTE**

8.1 If a dispute arises between the parties under this Covenant, then (except in the case of action required to be taken under statute) the parties undertake in good faith to use all reasonable endeavours to resolve the dispute between them by negotiation.

8.2 If a dispute arises requiring resolution, a party must serve a notice on the other specifying the nature and subject matter of the dispute.

8.3 If one party has given a written notice of dispute to the other party and the parties are unable to resolve the dispute by means of a meeting or meetings held between them within twenty (20) Business Days after receipt of the notice, then the dispute must be submitted for resolution under the following sub-clauses.

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- 8.4 The matter in dispute must be referred for resolution by a person of appropriate qualifications and experience, as agreed between the parties, who will act as mediator and conduct a mediation concerning the matter in dispute.
- 8.5 The costs of all mediation under this clause are to be shared equally between the parties.
- 8.6 The parties agree to use their best endeavours to resolve the dispute by mediation.
- 8.7 If a dispute cannot be settled within forty (40) Business Days (or such other period as the parties agree) of one party serving a notice of that dispute in accordance with Clause 8.2, the dispute must be determined under the provisions of the *Commercial Arbitration Act 1986*.

**9. NOTIFICATION OF MATTERS ADVERSELY AFFECTING NATURAL VALUES**

The Owner will advise the Minister of any proposed actions or events which have had, or may have, adverse affects upon the Natural Values.

**10. REVIEW OF AUTHORISATIONS**

- 10.1 Unless otherwise agreed by the parties, and confirmed in writing by the Minister, all authorisations given by the Minister under Clause 4.2, may be reviewed by the Minister and the Owner at any time, but at intervals no longer than 10 years.
- 10.2 Any authorisation reviewed under clause 10.1 may be amended by the Minister pursuant to that review.

**11. COMPLIANCE WITH THE LAW**

- 11.1 Despite any other provision of this Covenant, the parties must comply with all laws and Legislative Requirements which are relevant to this Covenant.
- 11.2 Nothing contained within this Covenant should be taken to mean or imply that local government planning approval or any other approval has been or will be granted for activities which require such approval. It is the Owner's responsibility to obtain the relevant approvals and permissions and the Owner warrants that it will do so prior to undertaking any activities.

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## 12. NOTICES

- 12.1 A notice or other communication to be given or made under this Covenant must be in writing and addressed to the party to which the notice is required to be given at the following addresses.
- 12.2 A notice or other communication given or made under this Covenant must be in writing and addressed, as the case may be, as follows:

**THE MINISTER**

C/- Secretary  
Department of Primary Industries, Parks, Water  
and Environment  
Private Land Conservation Program  
GPO Box 44  
Hobart TAS 7001

Facsimile Number: (03) 6233 2457;

**THE OWNER**

Hobart City Council  
"Town Hall"  
Macquarie Street  
Hobart TAS 7000

Facsimile Number: 03 6238 2186

or as otherwise advised in writing.

- 12.3 A notice or other communication is taken to have been duly served:

- (a) in the case of hand delivery - when delivered;
- (b) if sent by prepaid post - on the third (3) Business Day after the date of posting;
- (c) if sent by facsimile transmission (only if the sending facsimile machine produces a print out of the time, date and uninterrupted transmission record of the sending of the notice) - upon completion of sending if completion is within ordinary business hours in the place where the recipient's facsimile machine is located, but if not, then at 9.00 a.m. on the next Business Day in that place.

NOTE:- Every annexed page shall be signed by the parties to the dealing, or where the party is a corporate body, be signed by the persons who have attested the affixing of the seal of that body to the dealing.  
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- 12.4 A notice or other communication given or made under this Covenant is sufficient if:
- (a) in the case of the Minister, it is under the hand of the Minister or a duly authorised officer of the Minister or the Minister's solicitors;
  - (b) in the case of the Owner, it is under the hand of the Owner or the Owner's solicitors.
- 12.5 A printed or copied signature is sufficient for the purposes of sending any demand, written consent or other communication by facsimile transmission.

### 13. OBLIGATIONS OF THE MINISTER

In consideration of the Owner's agreements in this Covenant the Minister agrees:

- (a) to arrange for the provision of such assistance and technical advice to the Owner as the Minister considers reasonable to provide for the protection and preservation of the Natural Values within the Land; and
- (b) to bear the cost of preparation and registration of this Covenant but not including any legal or other costs incurred by the Owner.

### 14. SEVERANCE

If any provision of this Covenant or its application to any person or circumstance is or becomes void, invalid, illegal or unenforceable, then so far as possible, the provision will be read down to the extent necessary to ensure that it is not illegal, invalid or unenforceable. If any provision, or part of it, cannot be so read down, then the provision, or part of it, will be taken to be void and severable and the remaining provisions of this Covenant will not be affected or impaired in any way.

### 15. GOODS AND SERVICES TAX

- 15.1 Subject to any other provision of this Covenant expressing a contrary intention, if GST is imposed on a supply made under it, then the party paying for the supply must pay the amount of the GST to the party making the supply, at the same time as, and in addition to, the amount payable for the supply.

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- 15.2 A party making a taxable supply under this Covenant must give the recipient a tax invoice for the taxable supply when that supply is made.
- 15.3 In this clause "GST" refers to goods and services tax under *A New Tax System (Goods and Services) Act 1999* ("GST Act") and the terms used have the meaning as defined in the GST Act.
- 16. MINISTER'S RIGHT TO DELEGATE OR AUTHORISE**
- 16.1 The Minister may authorise, or delegate the right to, another person to perform or exercise any of the Minister's functions, powers, duties or responsibilities specified under this Covenant.
- 16.2 Any act or thing done by a duly appointed delegate, or authorised person described in Clause 16.1, while acting in the exercise of his or her delegation or authorisation (whichever is the case) will have the same force and effect as if that act or thing had been done by the Minister.
- 17. SPECIAL PROVISIONS**
- The special provisions in the Second Schedule are part of this Covenant and bind the parties according to their tenor.

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ANNEXURE PAGE  
PLAN OF THE LAND

## FIRST SCHEDULE

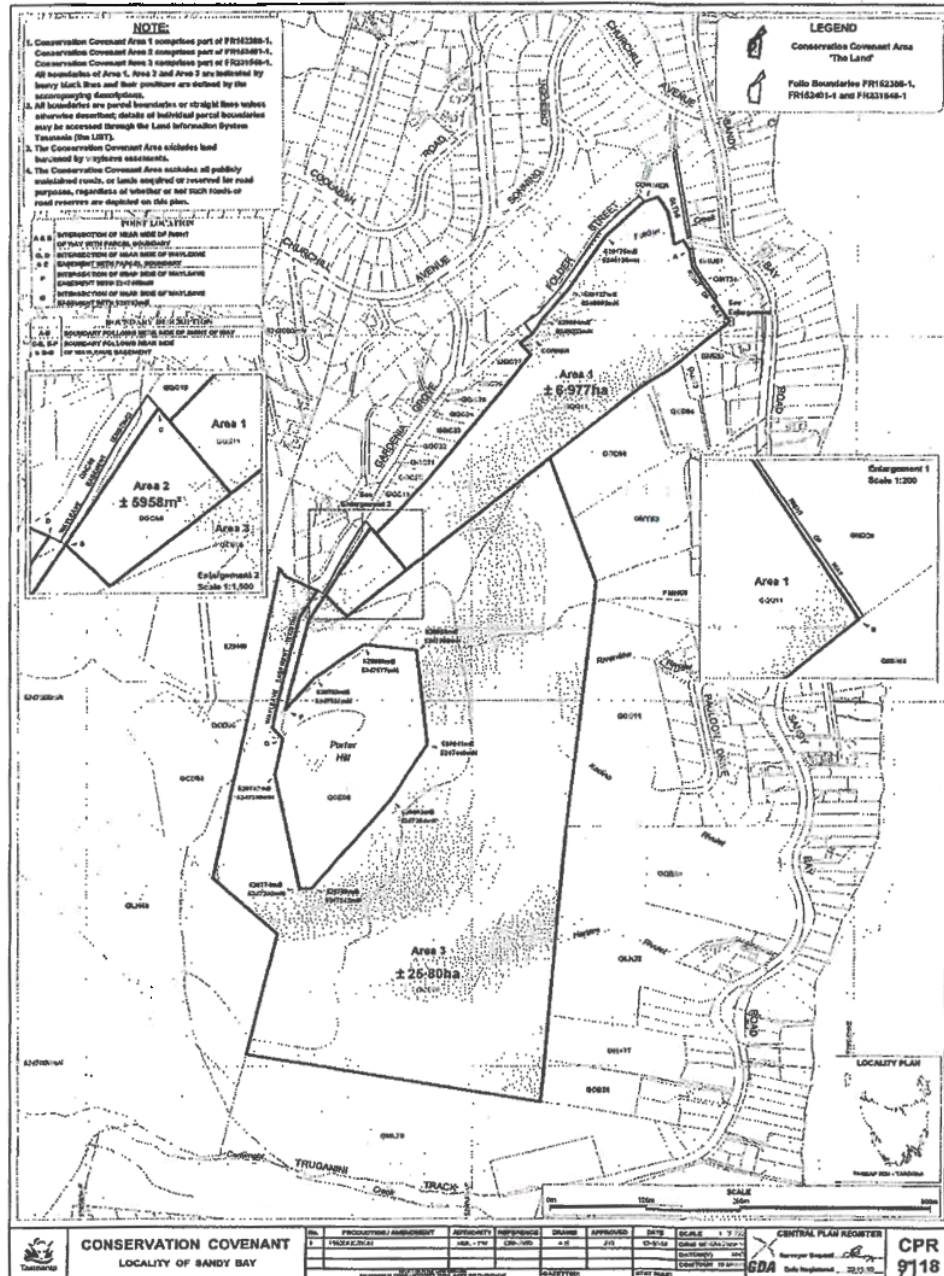
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NOTE: The attached plan is a reduced copy of the Central Plan Register plan held at the Land Titles Office



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## SECOND SCHEDULE

### Part 1. WAIVER OF RIGHT OF COMPENSATION

The Owner waives all rights to recover any statutory or other compensation from the Minister or the Crown in relation to the protection of the Natural Values of the Land under this Covenant including rights provided by Section 45 of the *Threatened Species Protection Act 1995* or Part 5 of the *Nature Conservation Act 2002* for any loss or damage suffered of whatsoever nature.

### Part 2. COVENANT NOT TO BE VARIED OR DISCHARGED WITHOUT CONSENT OF COMMONWEALTH CROWN

This Covenant may not be varied or discharged by the parties without the consent of the Crown in Right of the Commonwealth of Australia being first obtained.

### Part 3. AGREED RESERVATION OF RIGHTS/SUBDIVISION

Despite any other provision of this Covenant, the Owner reserves the right to create a Subdivision on the Land subject to;

- (a) the boundaries of the Subdivision being first approved by the Minister in writing;
- (b) the plan associated with this Covenant being varied or replaced, as required by the Minister; and
- (c) the Subdivision complying with all Legislative Requirements, and authorisations given by the Minister being subject to that compliance.

### Part 4. AGREED RESERVATION OF RIGHTS/BOUNDARY ADJUSTMENT

Despite any other provision of this Covenant, the Owner reserves the right to adjust the title boundaries of the Land subject to:

- (a) the title boundary adjustment being first approved by the Minister in writing,

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- (b) the plan associated with the Covenant being varied or replaced, as required by the Minister, and
- (c) the boundary adjustment complying with all Legislative Requirements, and authorisations given by the Minister being subject to that compliance.

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**pitt&sherry**

**Hawthorn Tree Fire Trail**

Slope Stability Risk Assessment

Prepared for  
**City of Hobart**

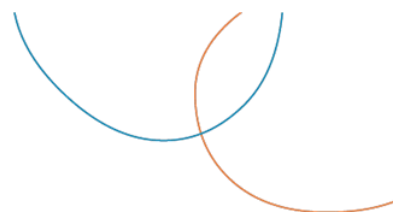
Client representative  
**Rob Bennett**

Date  
**26 February 2019**

Rev 00



Rockfall, Northwest Tasmania



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Prepared by — Andrew Tyson		Date — 26 February 2019
Reviewed by — Nicole Pollington		Date — 26 February 2019
Authorised by — Nicole Pollington		Date — 26 February 2019

Revision History					
Rev No.	Description	Prepared by	Reviewed by	Authorised by	Date
00	Report	A Tyson	N Pollington	N Pollington	26/02/2019

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1. Background

pitt&sherry have been engaged by Rob Bennett of City of Hobart to assess the potential for landslide hazard (particularly rock roll) along the route of the proposed Hawthorn Tree Fire Trail between Nicholas Drive and the Dorney House access road.

This report is based on AGS 2007 ("Practice Note Guidelines for Landslide Risk Management 2007", Australian Geomechanics Vol 42, No 1 March 2007) section 10.

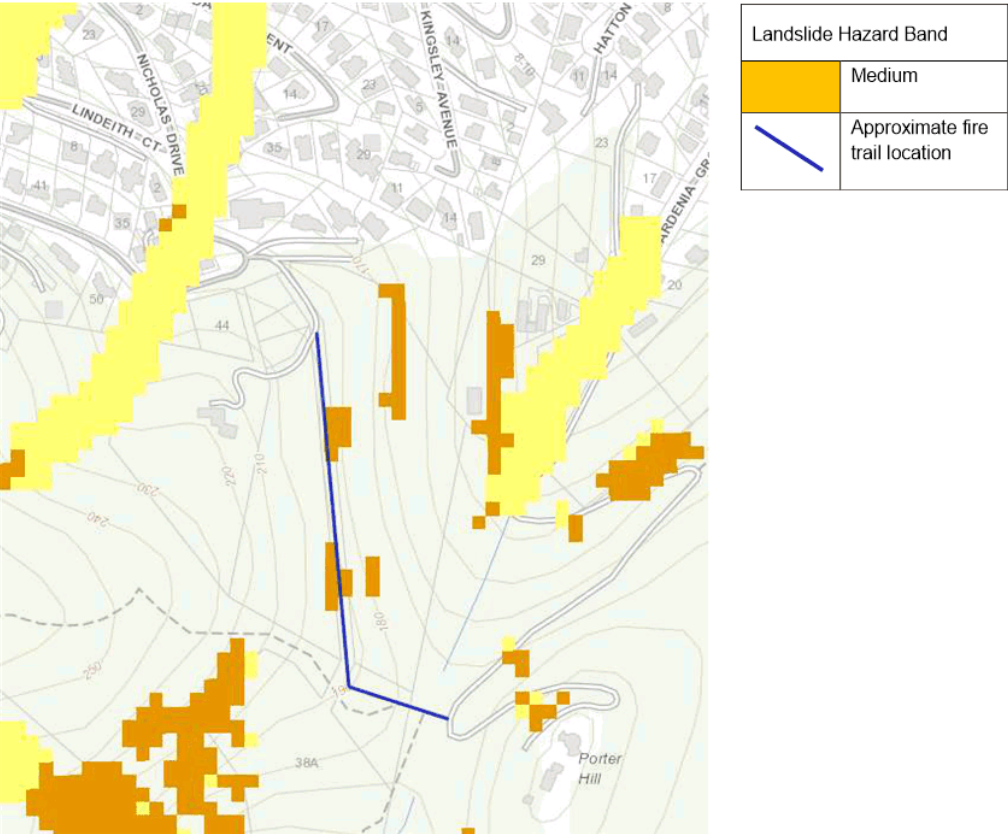


Figure 1 - Site location and landslide hazard bands

It is noted that at this site the stated hazard is "Rockfall susceptibility source + runout area 34 degrees".

## 2. Introduction

The works at the site are proposed to consist of a 3m wide fire trail constructed using cut and fill techniques and local materials. Vegetation removal is to be limited to a construction corridor with a nominal 4m width.

### 2.1 Geology

The route of the proposed fire trail lies entirely within an area mapped as being underlain by Jurassic dolerite.

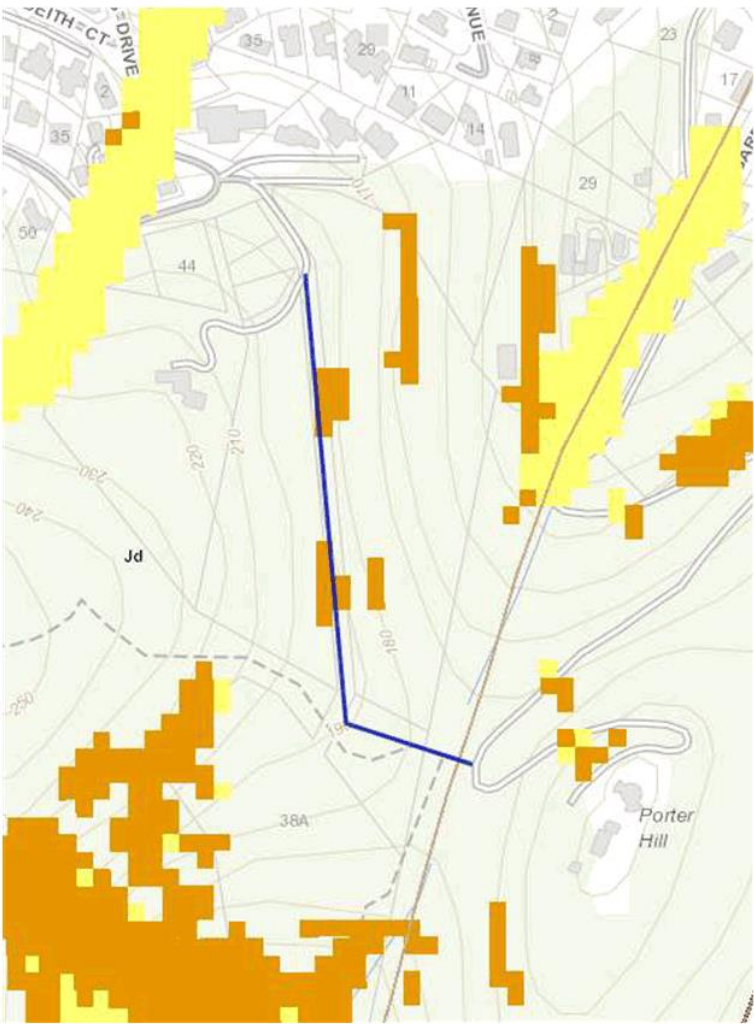


Figure 2: Scale 1:25,000 geology dataset (LISTmap, 2019)

Symbol	Description
Rqph	Jurassic age dolerite and related rocks.



### 3. Data Sources

The following resources have been consulted:

- Practice Note Guidelines for Landslide Risk Management 2007. Australian Geomechanics Vol 42, No 1, March 2007
- [http://www.mrt.tas.gov.au/mrt\\_maps/app/list/map](http://www.mrt.tas.gov.au/mrt_maps/app/list/map): Geohazards
- <https://maps.thelist.tas.gov.au/listmap/app/list/map>: 1:25,000 Geology data
- <https://maps.thelist.tas.gov.au/listmap/app/list/map>: Landslide Hazard Band
- Site walkover, measurements and photographs

### 4. Investigation Methods

A desk-based review was conducted. This was based on the datasets available on the LISTmap website, together with a search of documents held by Mineral Resources Tasmania.

Following the desk-based review a site walkover was conducted, with specific reference to potential instability features apparent on site, together with measurements of slope angles and photographs of features of interest.

5. Site Plan

The site plan is shown below in Figure 3. The yellow lines show the planned extent of cutting and filling.



Figure 3. Proposed development area including contours (supplied by CoH).

## 6. Factual Observations

A site walkover was conducted by a senior engineering geologist.



Figure 4: Typical view along proposed route of fire trail

At the northern end of the proposed fire trail it was noted in road cuttings that the depth of soil over the dolerite bedrock was typically 0.3-0.5m. In several locations along the proposed route rocks were noted that were either large floaters or possibly bedrock outcrop.

Loose surface rocks were noted in several areas, generally in the 100mm to 200mm minimum dimension range, but with several outliers, occasionally up to 600mm minimum dimension (Figure 5). All large rocks observed, both in cuttings and on surface, were significantly angular and showed large, flat surfaces that are not conducive to rolling.

Slope angles were typically measured to be in the 26° to 28° range across the areas identified as medium landslide hazard band, though with localised variations up to 35°. These variations were typically no more than 3m high.

Vegetation was generally quite thick, with many fallen trees most likely mainly due to the 1998 bushfires (most large fallen trees show fire damage).

The nearest downslope dwelling is approximately 100m from the route of the proposed fire trail. There are no known walking trails downslope of the proposed fire trail route.

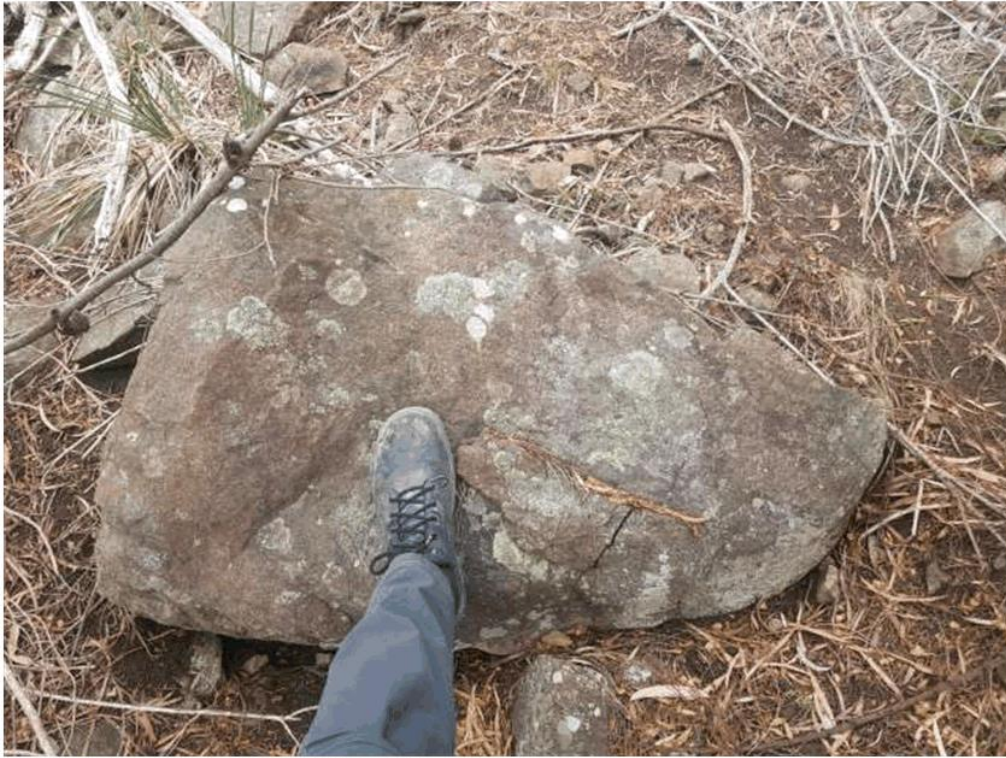


Figure 5: Dolerite boulder on the proposed fire trail route

## 7. Subsurface Investigations

No subsurface investigations have been carried out as these are not considered to be relevant to the rock roll hazard, which is a surface phenomenon. No evidence was observed of potential deeper seated, mass movement, and with the dolerite bedrock generally less than 1m from surface, mass movement is not considered to be a credible scenario.

## 8. Cross Sections

The cross section below presents the typical features observed on the slope and the inferred typical bedrock features based on the locations of outcrop with respect to localised steeper surfaces and previous experience.

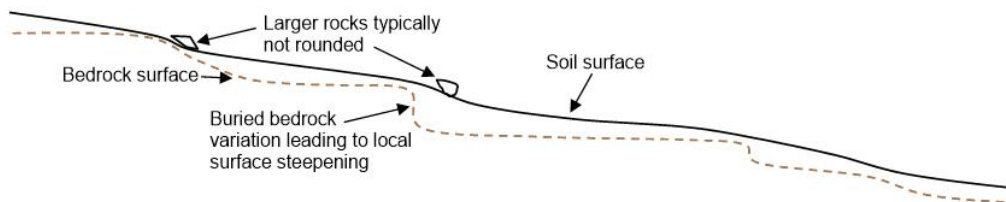


Figure 6: Idealised cross section



## 9. Cross Sections and Interpreted Subsurface Model with any Investigations

No additional subsurface work has been carried out at this site, and as the instability is a surface feature, these are not considered relevant.

## 10. Evidence of Past Performance

Rocks observed on the slope have the potential to roll and some show signs of earlier movement. In some areas rocks can be seen to have come to a stop behind trees (both standing and fallen). There is no evidence of rocks having rolled and impacted on properties downslope.

## 11. Identification of Rock Falls in Regional Context and Local History of Instability with Assessed Triggers

Steep slopes underlain by dolerite are present in many areas of Hobart. Rock roll and subsequent impact on properties are known, however these typically involve large rocks that are not stopped by vegetation, rocks falling from cliffs and rocks that are part of large debris flows.

The most probable triggers for rock roll are animal movement, tree fall or heavy rainfall. In the context of this project the most probable local trigger for rock roll is movement by machinery during construction of the fire trail.

## 12. Assessed Likelihood of Rock Roll

It is assessed that, if no particular care is taken during the construction of the fire trail, between 30 and 300 rocks of greater than 100mm minimum dimension may be knocked downslope (one every 1 to 10 metres of fire trail construction). Of these rocks, it is assessed that only those of sufficient mass (and therefore kinetic energy) and roundness will penetrate the vegetation to any significant distance. No rocks were observed during the site walkover that had properties such that travel of 100m or more downslope is considered credible. It is noted that the rockfall runout areas shown on the Landslide Hazard band dataset have very limited downslope extents.

Following construction of the fire trail, rock roll of sufficient distance that the adjacent property is affected is not considered credible under current conditions. Were vegetation to be significantly cleared, either through deliberate clearance or bushfire, this assessment would need to be revisited.

## 13. Assessed Consequence to Property and Risk to Life from Rock Fall

As it is not assessed to be credible that any rocks along the proposed route of the fire trail could roll sufficient distance to threaten property or people, no assessment has been made of potential damage to property or risk to life.

## 14. Risk Mitigation Measures and Options

Despite the assessment that rock roll is not a credible threat to people or property downslope of the proposed fire trail route, due care should be taken during construction of the fire trail. Large rocks that are moved should be placed such that they are stable and sitting on the largest, flattest face available. Where possible rocks that are moved should be placed on the shallowest available slope. If a large (>500mm minimum dimension) rock is excavated and has no flat faces such that it can be placed in a stable position locally, it should be moved to an area where it can be placed in a stable position.

## 15. Conclusions

The medium landslide hazard band areas along the route of the proposed fire trail are due to the possibility of rock fall / roll and adjacent runout areas. The runout areas are of limited downslope extent.

It is assessed that rock roll affecting adjacent properties or people is not a credible scenario. As such, the risk associated with such an event is considered acceptable.

Despite the acceptable assessment, due care should be taken as outlined in Section 14.

Should the landscape or vegetation be significantly altered, either by development or by bushfire, this assessment should be revisited.

## 16. References

AGS (2007c). Practice Notes Guidelines for Landslide Risk Management. Australian Geomechanics Vol 42 No 1 March 2007

AGS(2007d). Commentary on Practice Notes Guidelines for Landslide Risk Management. Australian Geomechanics Vol 42 No 1 March 2007

Mineral Resources Tasmania 2005, Landslide Hazard Series – Digital Data Package of the Hobart Area, Mineral Resources Tasmania, Hobart

Mineral Resources Tasmania 2011, 1:25 000 & 1:250 000 Geology of Tasmania, Mineral Resources Tasmania, Hobart

Tasmanian Government 2010, Tasmanian Government, Hobart, viewed 20 February 2019, [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)



## Hawthorn Tree Fire Trail Slope Stability Assessment

### Contact

Andrew Tyson  
6210 1400  
[atyson@pittsh.com.au](mailto:atyson@pittsh.com.au)

**Pitt & Sherry  
(Operations) Pty Ltd**  
ABN 67 140 184 309

Phone 1300 748 874  
[info@pittsh.com.au](mailto:info@pittsh.com.au)  
[pittsh.com.au](http://pittsh.com.au)

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Launceston  
Newcastle  
Devonport  
Wagga Wagga





14 August 2020

Michaela Nolan  
City of Hobart  
GPO Box 503  
HOBART TAS 7001

Dear Michaela,

**HAWTHORN TREE FIRE TRAIL – PLN-20-360  
RESPONSE TO REQUEST FOR FURTHER INFORMATION**

Please find response below in relation to Council's request for further information letter dated 9 July 2020.

**Sw 1**

Following discussion with Council's Stormwater Engineer, the trail designer for the proposal, Sustainable Engineering Tasmanian, has provided the following additional information regarding stormwater management:

"Stormwater discharges to a natural reserve and watercourse which forms part of Council's drainage system. The natural bushland overland flow path provides capture of silt, bioremediation and natural attenuation of flows. The effect of a small number of concentrated points of discharge are rapidly mitigated by the heavy vegetation and undulating flow paths.

The existing water course is piped from Gardenia Grove to Tew Terrace, where it enters Folder Creek and continues to the River Derwent. It is not expected that any discernible change in peak flood event flows will be evident as a result of the works."

It is expected that suitable conditions will be placed on any planning permit granted to ensure that effective stormwater management is achieved through detailed design and construction.

Yours sincerely,

Mark O'Brien  
*Senior Planner*



7 September 2020

Michaela Nolan  
GPO Box 503  
HOBART TAS 7001

Dear Michaela,

**HAWTHORN TREE FIRE TRAIL – PLN-20-360  
RESPONSE TO REQUEST FOR FURTHER INFORMATION**

Please find response below in relation to Council's request for further information letter dated 9 July 2020.

**Sw1**

Since receiving Council's request letter, ongoing discussion has occurred between Council's Stormwater Engineer, Council's Bushland Projects Officer, and the proponent's Designer, Sustainable Engineering Tasmania, regarding stormwater management for the site.

In addition to details provided in a previous response letter dated 14 August 2020, the following additional information has been provided by Council's Bushland Project's Officer, which has been discussed with Council's Stormwater Engineer and is understood to be a suitable explanation regarding stormwater management.

The table drain shown on the submitted proposal plan P16105-001-037-SET-108-REV B does not discharge into any "public stormwater infrastructure or to a Council approved system", or to any existing creek, but to adjacent natural bushland (see site plan P16/105-001-037-101-REV C).

The table drain is from Ch 270 to end (P16105-001-037-SET-104-REV D), which is about 70m, and drains towards Dorney House FT. The last part of the fire trail joins Dorney House Fire Trail on a saddle between two catchments. As the drawing does not show which side of the fire trail it is on, and there are no rollovers or culverts specified to drain the water from the table drain across the trail, final siting of the table drain will be made based on minor variations in the local topography. This is indicated on drawing P16105-001-037-SET-104-REV D with the notation: "All overland flow paths of obvious drainage points encountered during construction to be identified to the superintendents representation for advice on localised treatments".

Hence, any water collected in the table drain may drain to either the northern or southern catchment based on minor final onsite adjustments to the fire trail. Note that regardless, the location of the proposed fire trail will not change the amount of overland flow entering into either catchment. It is entirely possible that for much of this area no table drain will be required if the crown profile will provide adequate drainage.

If (any) stormwater discharges to the north of the trail it will flow into a broad natural drainage line for which there is approximately 320 meters of natural bushland to attenuate flows before the nearest stormwater infrastructure at the top of Gardenia Grove. If stormwater discharges to the south there is approximately 200 meters of overland flow through bush before entering the top of Cartwright Creek.

Hence, all mitigation of flow velocities and erosive potential will be mediated by natural vegetation and surface irregularities as was explained in the previous response letter dated 14 August 2020.

If water is required to be discharged across the fire trail, our specification sets out the spacing of rollovers based on slope. In this case the slope appears to be around 13 degrees so we should have 2 rollovers in the section, one midway and one at the bottom. Rollovers are preferred to culverts as they are less likely to block and easier to clean.

It is also expected that suitable conditions will be placed on any planning permit granted to ensure that effective stormwater management is achieved through detailed design and construction.

Yours sincerely,



Mark O'Brien

**Senior Planner**

Attachments      Email trail between Stormwater Engineer and Bushland Project Officer

p2

**From:** Alister Clark  
**To:** [Mark O'Brien](#)  
**Cc:** [Claire Bryan](#)  
**Subject:** FW: Additional Information Request - PLN-20-360 - 38A NICHOLAS DRIVE SANDY BAY TAS 7005  
**Date:** Monday, 7 September 2020 9:06:31 AM  
**Attachments:** [image001.png](#)

---

FYI below, and Claire Bryan from SETas has taken over management of this project so will probably be in contact regarding the DA.

Al

---

**From:** Alister Clark  
**Sent:** Monday, 7 September 2020 8:55 AM  
**To:** Claire Bryan <bryanc@hobartcity.com.au>  
**Cc:** Christine Corbett <corbettc@hobartcity.com.au>  
**Subject:** FW: Additional Information Request - PLN-20-360 - 38A NICHOLAS DRIVE SANDY BAY TAS 7005

Claire,

See below regarding Cartwrights Fire Trail Stormwater issue - I spoke to Mohsen last week and he seemed happy with what I wrote below and has asked we submit via the city portal – can you arrange pls – I'm not sure what it entails but Chris Corbett might be able to explain.

Al

---

**From:** Alister Clark  
**Sent:** Monday, 7 September 2020 8:53 AM  
**To:** Mohsen Motiei <[motieim@hobartcity.com.au](mailto:motieim@hobartcity.com.au)>  
**Cc:** Michaela Nolan <[nolanm@hobartcity.com.au](mailto:nolanm@hobartcity.com.au)>  
**Subject:** RE: Additional Information Request - PLN-20-360 - 38A NICHOLAS DRIVE SANDY BAY TAS 7005

Thanks Mohsen, will do.

---

**From:** Mohsen Motiei  
**Sent:** Monday, 7 September 2020 8:51 AM  
**To:** Alister Clark <[clarkal@hobartcity.com.au](mailto:clarkal@hobartcity.com.au)>  
**Cc:** Michaela Nolan <[nolanm@hobartcity.com.au](mailto:nolanm@hobartcity.com.au)>  
**Subject:** RE: Additional Information Request - PLN-20-360 - 38A NICHOLAS DRIVE SANDY BAY TAS 7005

Hi Alister,  
Please ask them to submit this explanation via the city portal. I will put my RFI under condition.

Cheers  
Mohsen

Mohsen Motiei | Stormwater Service Engineer |

---

**From:** Alister Clark

**Sent:** Tuesday, 25 August 2020 3:22 PM

**To:** Mohsen Motiei <[motieim@hobartcity.com.au](mailto:motieim@hobartcity.com.au)>; Michaela Nolan <[nolanm@hobartcity.com.au](mailto:nolanm@hobartcity.com.au)>

**Cc:** 'Samantha Lane' <[samlane.setas@bigpond.com](mailto:samlane.setas@bigpond.com)>; [sustainable\\_eng@bigpond.com](mailto:sustainable_eng@bigpond.com); Sean Black <[blacks@hobartcity.com.au](mailto:blacks@hobartcity.com.au)>

**Subject:** FW: Additional Information Request - PLN-20-360 - 38A NICHOLAS DRIVE SANDY BAY TAS 7005

Mohsen / Michaela,

I am trying to clarify what additional information on a site plan to that already supplied would satisfy the attached request (PLN-20-360 – 38A Nicholas Drive Sandy Bay Tas 7005) to show how or where water from the table drain is discharged:

**Sw 1** A site plan to demonstrate how stormwater from the proposed table drain will be disposed to public stormwater infrastructure or to a Council approved system with adequate receiving capacity and sufficient erosion/scour control.

- *Council requires additional information as provided response is insufficient.  
Please provide:  
The site plan must be prepared in a appropriate size and clearly demonstrates all existing creeks and any discharge points. Any concept mitigation measures  
mus be addressed on the site plan.*

The table drain show on attached P16105-001-037-SET-108-REV B does not discharge into any “public stormwater infrastructure or to a Council approved system”, or to any existing creek, but to adjacent natural bushland (see site plan P16/105-001-037-101-REV C)

The table drain is from Ch 270 to end (P16105-001-037-SET-104-REV D) about 70m, and this drains towards Dorney House FT. The last part of the Fire trail joins Dorney House Fire Trail on a saddle between two catchments. As the drawing does not show which side of the fire trail it is on, and there are no rollovers or culverts specified to drain the water from the table drain across the trail, final siting of the table drain will be made based on minor variations in the local topography. This is indicated on drawing P16105-001-037-SET-104-REV D with the notation: “All overland flow paths of obvious drainage points encountered during construction to be identified to the superintendents representation for advice on localise treatments”.

Hence, any water collected in the table drain may drain to either the northern or southern catchment based on minor final onsite adjustments to the fire trail. Note that regardless, the location of the proposed fire trail will not change the amount of overland flow entering into

either catchment. It is entirely possible that for much of this area no table drain will be required if the crown profile will provide adequate drainage.

If (any) stormwater discharges to the north of the trail it will flow into a broad natural drainage line for which there is approximately 320 meters of natural bushland to attenuate flows before the nearest stormwater infrastructure at the top of Gardenia Grove. If stormwater discharges to the south there is approximately 200 meters of overland flow through bush before entering the top of Cartwright Creek.

Hence all mitigation of flow velocities and erosive potential will be mediated by natural vegetation and surface irregularities as was explained in the attached response letter to RFI 3 (attached).

If water is required to be discharged across the fire trail, our specification sets out the spacing of rollovers based on slope. In this case the slope appears to be around 13 degrees so we should have 2 rollovers in the section, one midway and one at the bottom. Rollovers are preferred to culverts as they are less likely to block and easier to clean.

I am more happy to meet to discuss exactly what information we could supply on any existing or addition site plan.

Al

**Alister Clark**

Bushland Projects Officer | Parks and City Amenity



**City of HOBART**

16 Elizabeth Street, Hobart, Tasmania, Australia, 7000 | [hobartcity.com.au](http://hobartcity.com.au)  
Telephone (03) 6238 2981 | Mobile 0428 992 356

---

**From:** Samantha Lane [<mailto:samlane.setas@bigpond.com>]

**Sent:** Monday, 24 August 2020 3:46 PM

**To:** Alister Clark <[clarkal@hobartcity.com.au](mailto:clarkal@hobartcity.com.au)>

**Subject:** Fwd: Additional Information Request - PLN-20-360 - 38A NICHOLAS DRIVE SANDY BAY TAS 7005

**CAUTION:** This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

See attachments

Get [Outlook for Android](#)

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Enquiries to: City Planning  
Phone: (03) 6238 2715  
Email: coh@hobartcity.com.au

10 June 2020

Mark O'Brien (ERA Planning & Environment)  
7 Commercial Road  
NORTH HOBART TAS 7000

mailto: mark@eraplanning.com.au

Dear Sir/Madam

**38 A NICHOLAS DRIVE, SANDY BAY - WORKS ON COUNCIL LAND NOTICE OF LAND  
OWNER CONSENT TO LODGE A PLANNING APPLICATION - GMC-20-36**

**Site Address:**

38A Nicholas Drive, Sandy Bay

**Description of Proposal:**

New Fire Trail

**Applicant Name:**

Mark O'Brien  
ERA Planning and Environment

**PLN (if applicable):**

n/a

I write to advise that pursuant to Section 52 of the *Land Use Planning and Approvals Act 1993*, I grant my consent on behalf of the Hobart City Council as the owner/administrator of the above land for you to make application to the City for a planning permit for the development described above and as per the attached documents.

Please note that the granting of the consent is only for the making of the application and in no way should such consent be seen as prejudicing any decision the Council is required to make as the statutory planning authority.

Hobart Town Hall  
50 Macquarie Street  
Hobart TAS 7000

Hobart Council Centre  
16 Elizabeth Street  
Hobart TAS 7000

City of Hobart  
GPO Box 503  
Hobart TAS 7001

T 03 6238 2711  
F 03 6234 7109  
E coh@hobartcity.com.au  
W hobartcity.com.au

CityofHobartOfficial  
ABN 39 055 343 428  
Hobart City Council

This consent does not constitute an approval to undertake any works and does not authorise the owner, developer or their agents any right to enter or conduct works on any Council managed land whether subject to this consent or not.

If planning approval is granted by the planning authority, you will be required to seek approvals and permits from the City as both landlord, land manager, or under other statutory powers (such as other legislation or City By-Laws) that are not granted with the issue of a planning permit under a planning scheme. This includes the requirement for you to reapply for a permit to occupy a public space under the City's Public Spaces By-law if the proposal relates to such an area.

Accordingly, I encourage you to continue to engage with the City about these potential requirements.

Yours faithfully



(N D Heath)

**GENERAL MANAGER**

Relevant documents/plans:

Plans by Sustainable Engineering

Planning: #206452

**Property**

38A NICHOLAS DRIVE SANDY BAY TAS 7005

**People**

## Applicant

\*

ERA Planning & Environment  
Mark O'Brien  
7 Commercial Road  
NORTH HOBART TAS 7000  
0415 407 294  
mark@eraplanning.com.au

## Owner

\*

City of Hobart

GPO Box 503  
HOBART TAS 7001  
6238 2711  
coh@hobartcity.com.au

## Entered By

MARK OBRIEN  
183 MACQUARIE STREET  
HOBART TAS 7000  
0415 407 294  
mark@eraplanning.com.au

**Use**

Other

**Details**

Have you obtained pre application advice?

☒ No

If YES please provide the pre application advice number eg PAE-17-xx

Are you applying for permitted visitor accommodation as defined by the State Government Visitor Accommodation Standards? Click on help information button for definition. If you are not the owner of the property you MUST include signed confirmation from the owner that they are aware of this application.

\*

☒ No

Is the application for SIGNAGE ONLY? If yes, please enter \$0 in the cost of development, and you must enter the

number of signs under Other Details below.

\*

☒ No

If this application is related to an enforcement action please enter Enforcement Number

**Details**

What is the current approved use of the land / building(s)?

\*

NA

Please provide a full description of the proposed use or development (i.e. demolition and new dwelling, swimming pool and garage)

\*

New fire trail

Estimated cost of development

\*

50000.00

Existing floor area (m2)

Proposed floor area (m2)

Site area (m2)

**Carparking on Site**

N/A

Total parking spaces

Existing parking spaces

☐ Other (no selection chosen)

0

0

**Other Details**

Does the application include signage?

\*

No

How many signs, please enter 0 if there are none involved in this application?

\*

0

**Tasmania Heritage Register**

Is this property on the Tasmanian Heritage Register?

☒ Yes
**Documents****Required Documents**

Title (Folio text and Plan and Schedule of Easements)

\*

Appendix B - Title Documents.pdf

Plans (proposed, existing)

\*

Appendix A - Proposal Plans.pdf

GM or Crown consent

Appendix C - Landowner Consent.pdf

**Supporting Documents**

Planning Report

Supporting Planning Report\_Hawthorn Tree Fire Trail\_27 May 2020\_Final.pdf

Heritage Report

Appendix E - Heritage Impact Assessment.pdf

Flora and Fauna Report

Appendix D - Natural Values Assessment.pdf

Geotechnical Report

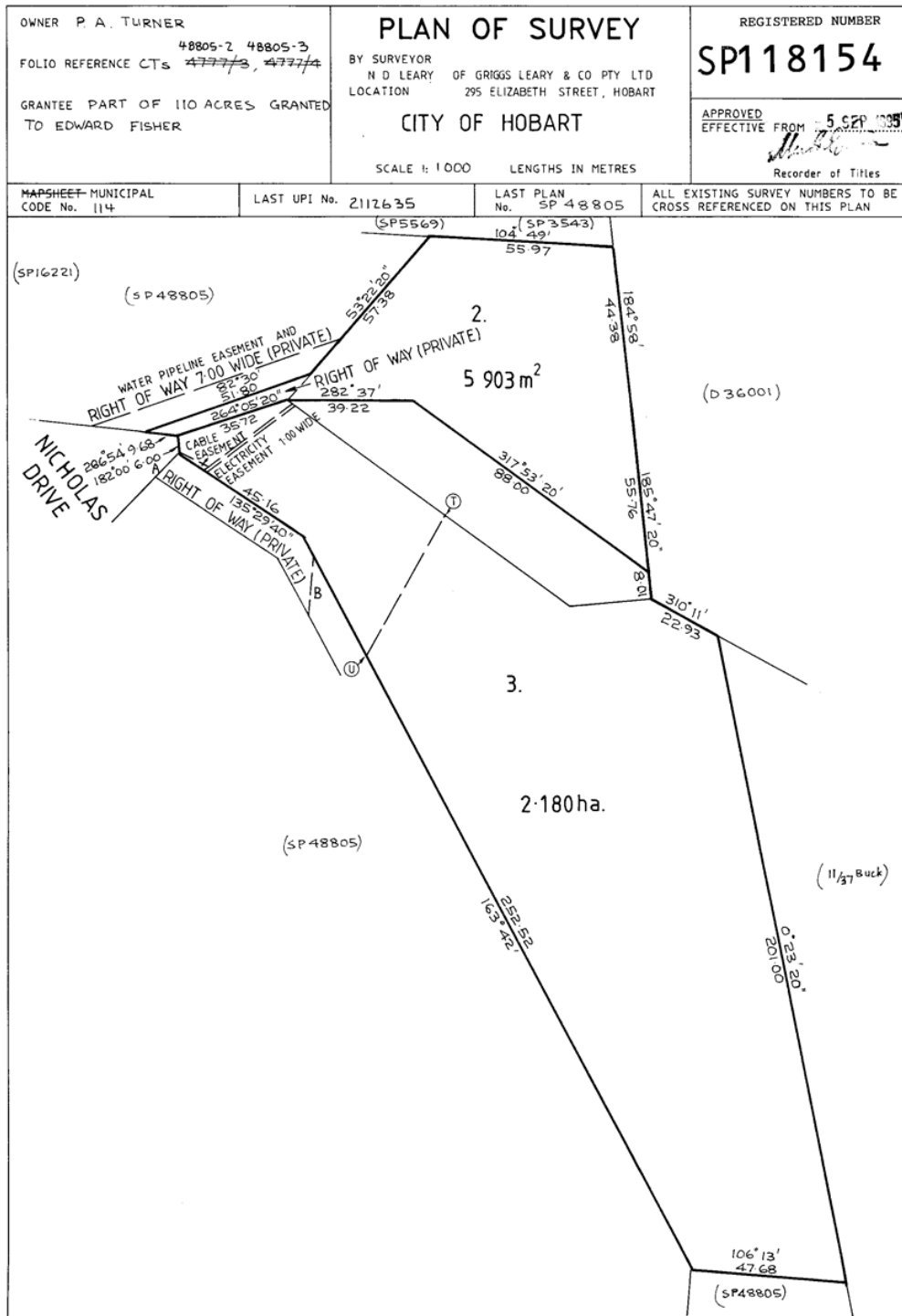
Appendix F - Geotechnical Assessment.pdf



## FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980





## FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



<b>OWNER</b> Tony John McIntyre and Jennifer Maree McIntyre <b>FOLIO REFERENCE</b> C.T. 48805/5 C.T. 48805/6 <b>GRANTEE</b> Part of 110 Acres granted to Edward Fisher		<b>PLAN OF SURVEY</b> BY SURVEYOR GARRY BRUCE COOMBE <b>LOCATION</b> CITY OF HOBART SCALE 1: 750 LENGTHS IN METRES		<b>REGISTERED NUMBER</b> <b>SP155938</b> <b>APPROVED</b> EFFECTIVE FROM 24 NOV 2008 <i>Alice Kawa</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 114 (5224-13)	LAST UPI No. GCD50 , GCD52	LAST PLAN No. SP 48805	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

LOT 1 IS COMPILED  
FROM CT 48805/5 , CT 48805/6  
AND THIS SURVEY

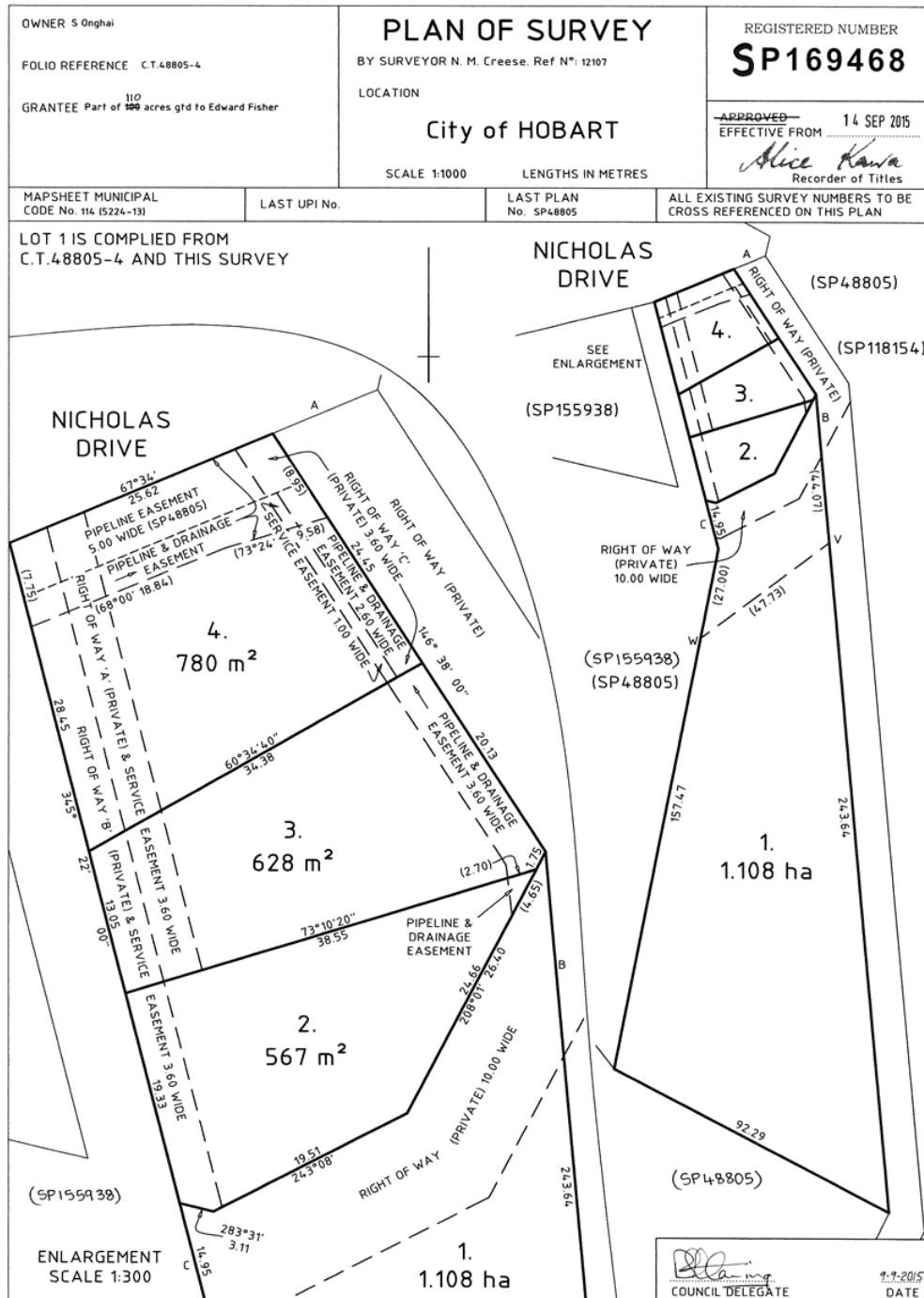
*Planning*  
COUNCIL DELEGATE  
24.10.2008  
DATE



## FOLIO PLAN

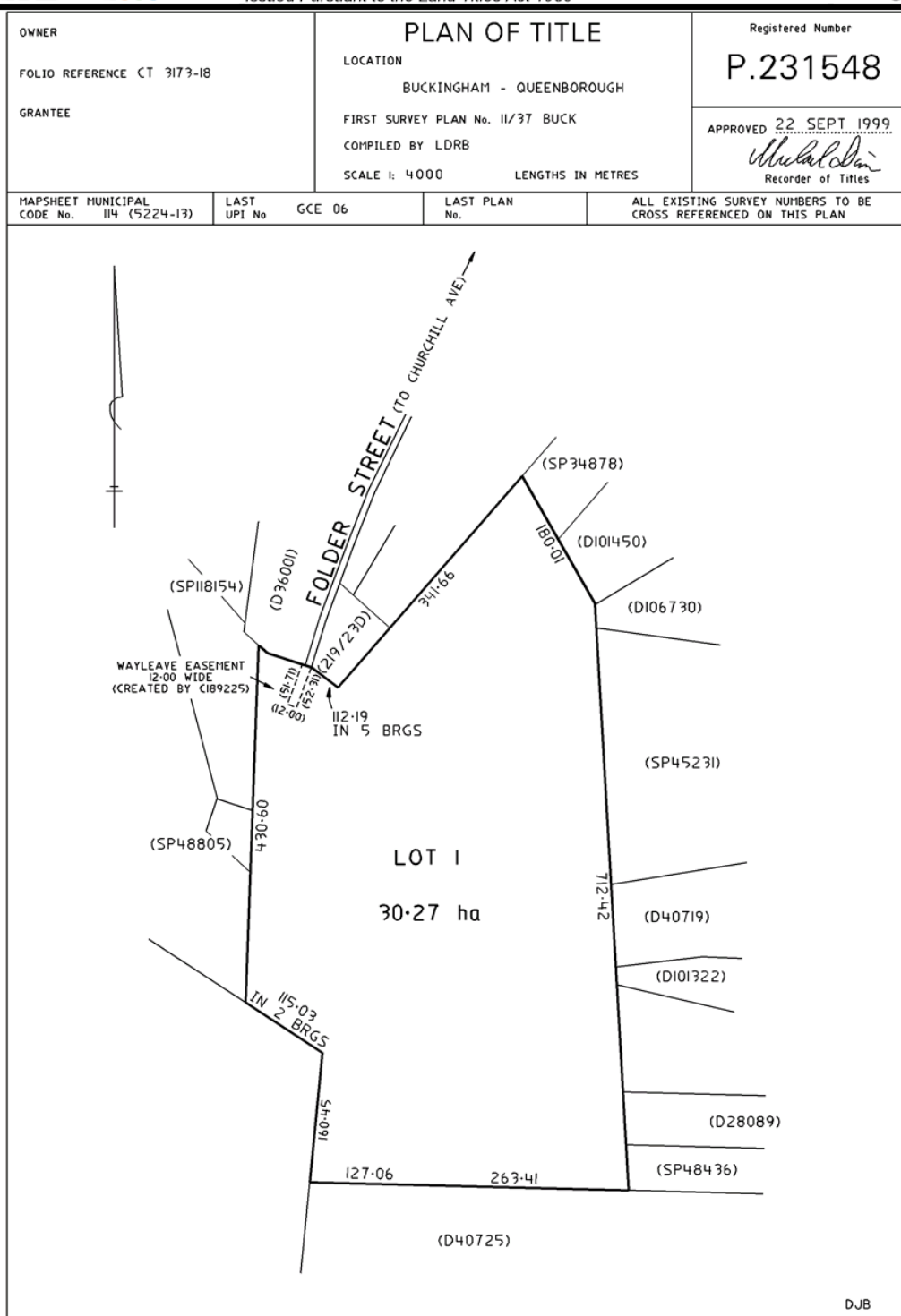
RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980





Tasmanian  
Government





## FOLIO PLAN

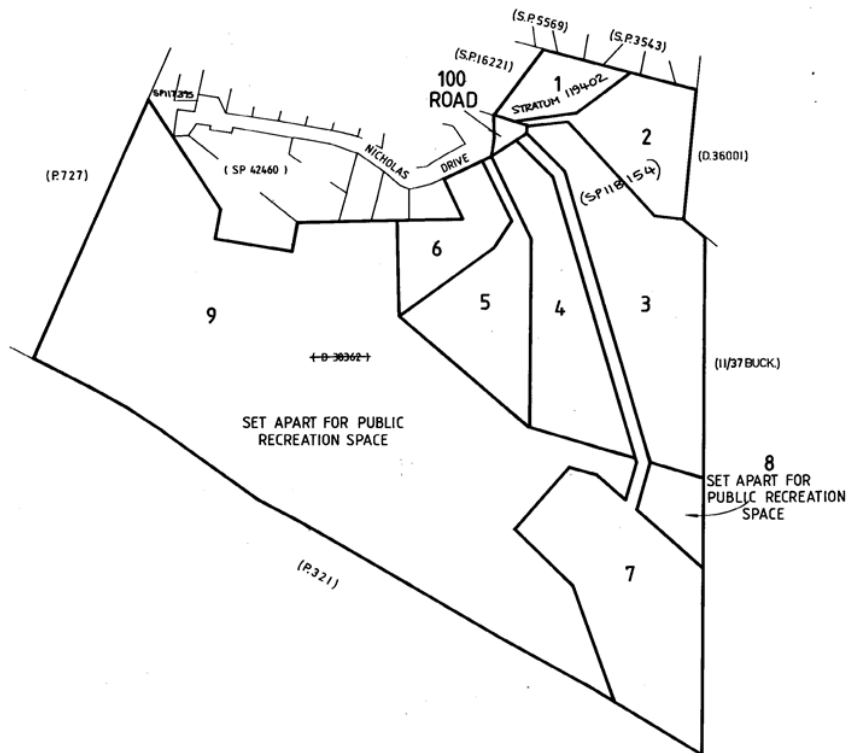
RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



<b>Owner:</b> MAKATI INVESTMENTS PTY LTD, THYSS PTY LTD SANDRA KING, SUSAN SHIRLEY FLEMING, JOHN ALFRED MAY JOHANNA-MARIA-DAWSON, PETER MICHAEL SHARP, VICKI LEE SHARP	<b>PLAN OF SURVEY</b> by Surveyor..... P.S. FLEMING of land situated in the <b>CITY OF HOBART</b> SCALE 1:2500 MEASUREMENTS IN METRES	Registered Number: <b>SP48805</b> Approved Effective from 20 MAY 2004  Recorder of Titles
<b>Title Reference:</b> CT 4567 / 13		
<b>Grantee:</b> PART OF 110 ACRES GRANTED TO EDWARD FISHER		

LOT 9 IS COMPILED FROM CT 4567 / 13 AND THIS SURVEY



TASHP MUNICIPAL CODE NO. 2.1	LAST TASHP UPI NO. 12435	LAST SURVEY PLAN NO.
ALL EXISTING SURVEY MARKERS TO BE CROSS REFERENCED ON THIS PLAN		



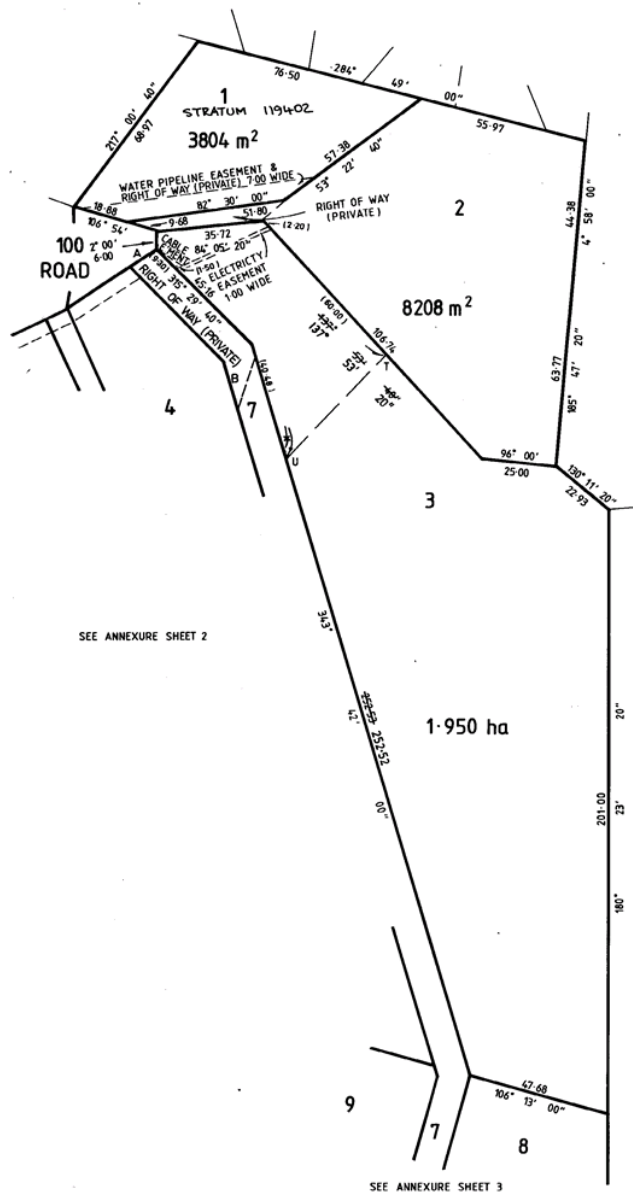
## FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



<b>ANNEXURE SHEET No.1</b> (of 4 annexures) to plan by Surveyor P. S. FLEMING	This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 7/12/91 and that certificate extends to the detail shown on this sheet.	Registered Number: <b>SP48805</b>
Signed for the purposes of identification  <i>Reynolds Toul</i> Council Clerk	Surveyor: <i>P. S. Fleming</i>  Owner: THYSS PTY LTD, MAKATI INVESTMENTS PTY LTD S. KING, S.S. FLEMING, J. A. MAY, P. R. DWYER, P. M. SHARP Title Reference: CT 4567/13 V. L. SHARP	Scale 1:1000  Measurements in Metres





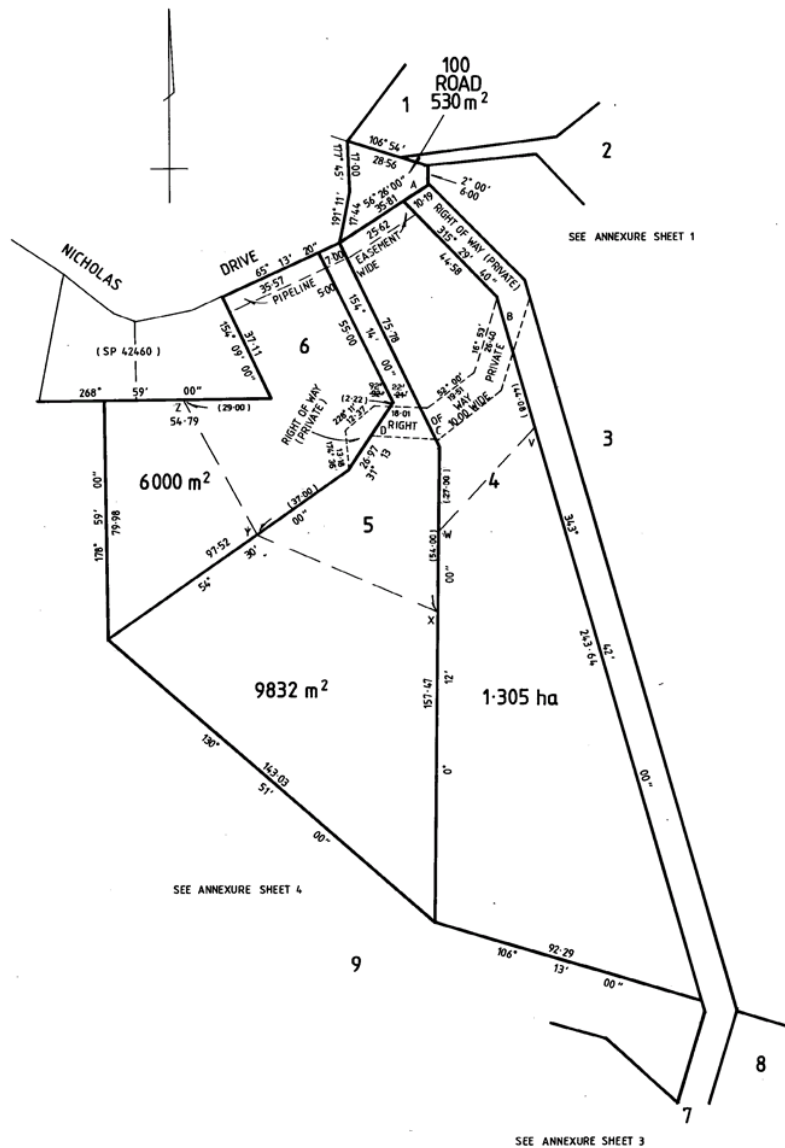
## FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



<b>ANNEXURE SHEET No. 2</b> (of 4 annexures) to plan by Surveyor P.S. FLEMING	This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 7/2/91 and that certificate extends to the detail shown on this sheet.	Registered Number: <b>SP48805</b>
Signed for the purposes of identification <i>ACTING Town Clerk</i> <i>Neut Austin</i> Council Clerk	Surveyor: <i>P.S. Fleming</i> Owner: THYSS PTY LTD, MAKATI INVESTMENTS PTY LTD S.KING, S.S. FLEMING, J.A. MAY, <del>G.R. BOWER</del> , P.M. SHARP Title Reference: CT 4567/13 V.L. SHARP	Scale 1:1000 Measurements in Metres





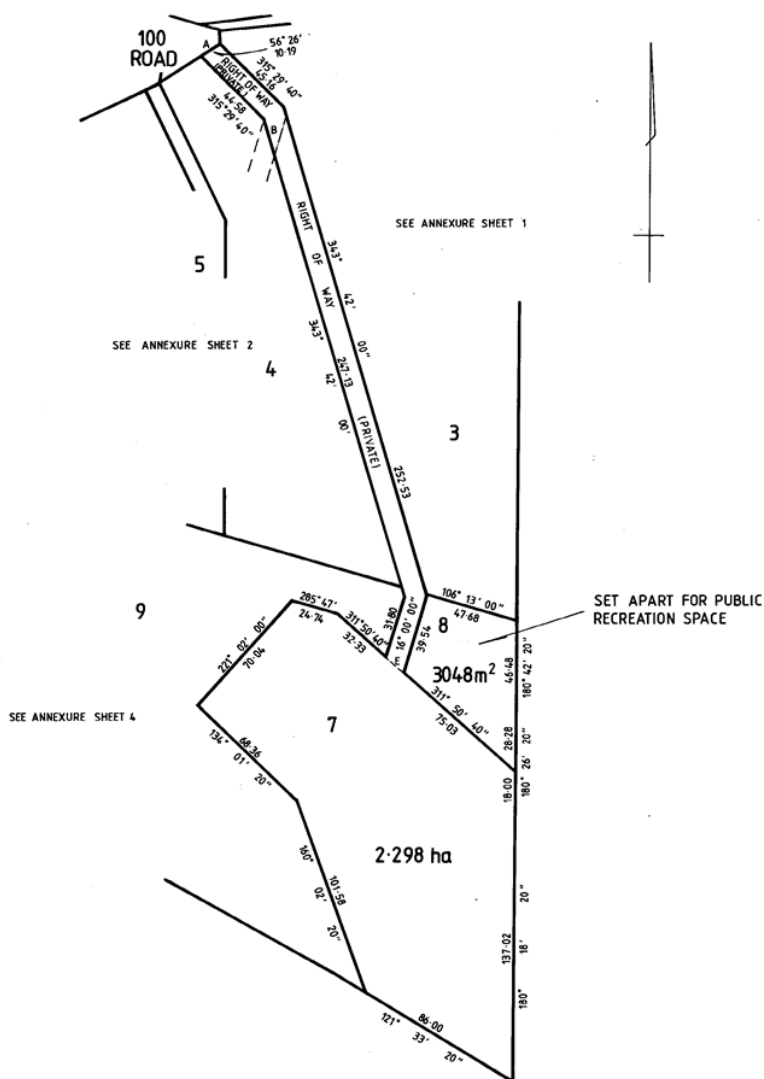
## FOLIO PLAN

RECORDED OF TITLES

*Issued Pursuant to the Land Titles Act 1980*



<p>ANNEXURE SHEET No. 3</p> <p>(of 4 annexures) to be filled by Surveyor</p> <p>P S FLEMING</p>	<p>This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 7/12/91 and that certificate extends to the detail shown on this sheet.</p>	<p>Registered Number:</p> <p><b>SP48805</b></p>
<p>Signed for the purposes of identification</p>	<p>Surveyor: <u>PS Fleming</u></p>	<p>Scale 1: 1500</p>
<p><i>PS Fleming</i></p>	<p>Owner: THYSS PTY LTD, MAKATI INVESTMENTS PTY LTD S.KING, S.S.FLEMING, J.A.MAY, <del>R.D. HARPER</del>, P.M. SHARP</p>	<p>Measurements in Metres</p>
<p></p>	<p>Title Reference: CT 4567/13 V.L. SHARP</p>	<p></p>





## FOLIO PLAN

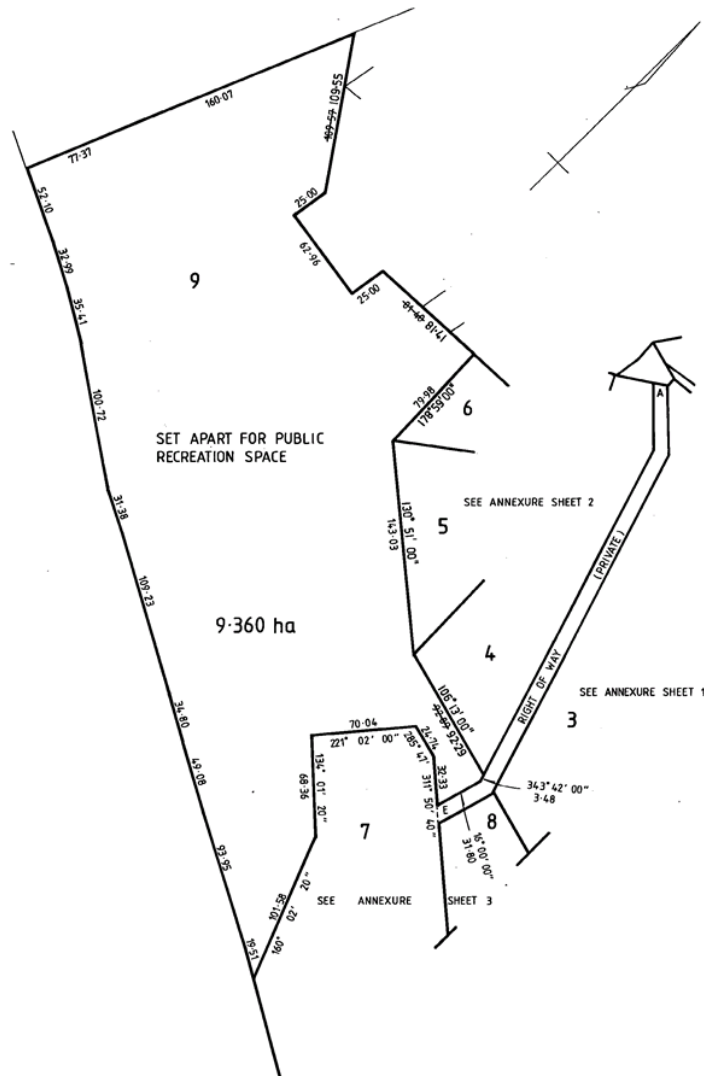
RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



<b>ANNEXURE SHEET No. 4</b> (of 4 annexures) to plan by Surveyor P S FLEMING	This sheet contains detailed drawings of parcels shown on the index plan to which it is attached, which plan is verified by my certificate dated 7/2/91 and that certificate extends to the detail shown on this sheet.	Registered Number: <b>SP48805</b>
Signed for the purposes of identification <i>Acridy Tash</i> General Clerk	Surveyor: <i>PS Fleming</i> Owner: THYSS PTY LTD, MAKATI INVESTMENTS PTY LTD S.KING, S.S.FLEMING, J.A.MAY, <del>G.R.DWYER</del> , P.M.SHARP Title Reference: V.L. SHARP CT. 4567 / 13	Scale 1: 2000 Measurements in Metres

LOT 9 IS COMPILED FROM CT 4567/13 AND THIS SURVEY



**RESULT OF SEARCH**

RECORDER OF TITLES

*Issued Pursuant to the Land Titles Act 1980*

## SEARCH OF TORRENS TITLE

VOLUME 48805	FOLIO 7
EDITION 2	DATE OF ISSUE 01-Jul-2015

SEARCH DATE : 20-May-2020

SEARCH TIME : 12.14 PM

DESCRIPTION OF LAND

City of HOBART  
Lot 7 on Sealed Plan 48805  
Derivation : Part of 110 Acres Gtd to E Fisher  
Prior CT 4777/8

SCHEDULE 1

B447983 TRANSFER to HOBART CITY COUNCIL

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
SP 48805 EASEMENTS in Schedule of Easements  
SP 48805 COVENANTS in Schedule of Easements  
SP 48805 FENCING PROVISION in Schedule of Easements  
SP 48805 COUNCIL NOTIFICATION under Section 468(12) of the  
Local Government Act 1962

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

**RESULT OF SEARCH**

RECORDER OF TITLES

*Issued Pursuant to the Land Titles Act 1980*

## SEARCH OF TORRENS TITLE

VOLUME 48805	FOLIO 8
EDITION 1	DATE OF ISSUE 03-Aug-1993

SEARCH DATE : 20-May-2020

SEARCH TIME : 12.17 PM

DESCRIPTION OF LAND

City of HOBART  
Lot 8 on Sealed Plan 48805  
Derivation : Part of 110 Acres Gtd to E Fisher  
Prior CT 4777/9

SCHEDULE 1

B288725 B386537 B418704 THYSS PTY. LTD., MAKATI INVESTMENTS  
PTY. LTD., SANDRA KING and SUSAN SHIRLEY FLEMING  
(jointly as between themselves) of thirteen undivided  
1/72 shares, JOHN ALFRED MAY of seven undivided 1/72  
shares and PETER MICHAEL SHARP and VICKI LEE SHARP  
(jointly as between themselves) of thirteen undivided  
1/72 shares as tenants in common

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
SP 48805 EASEMENTS in Schedule of Easements  
SP 48805 COVENANTS in Schedule of Easements  
SP 48805 FENCING PROVISION in Schedule of Easements  
SP 48805 COUNCIL NOTIFICATION under Section 468(12) of the  
Local Government Act 1962

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

**RESULT OF SEARCH**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



## SEARCH OF TORRENS TITLE

VOLUME 48805	FOLIO 9
EDITION 1	DATE OF ISSUE 03-Aug-1993

SEARCH DATE : 20-May-2020

SEARCH TIME : 12.37 PM

DESCRIPTION OF LAND

City of HOBART  
Lot 9 on Sealed Plan 48805  
Derivation : Part of 110 Acres Gtd to E Fisher  
Prior CT 4777/10

SCHEDULE 1

B288725 B386537 B418704 THYSS PTY. LTD., MAKATI INVESTMENTS  
PTY. LTD., SANDRA KING and SUSAN SHIRLEY FLEMING  
(jointly as between themselves) of thirteen undivided  
1/72 shares, JOHN ALFRED MAY of seven undivided 1/72  
shares and PETER MICHAEL SHARP and VICKI LEE SHARP  
(jointly as between themselves) of thirteen undivided  
1/72 shares as tenants in common

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
SP 48805 EASEMENTS in Schedule of Easements  
SP 48805 COVENANTS in Schedule of Easements  
SP 48805 FENCING PROVISION in Schedule of Easements  
SP 48805 COUNCIL NOTIFICATION under Section 468(12) of the  
Local Government Act 1962

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

**RESULT OF SEARCH**

RECORDER OF TITLES

*Issued Pursuant to the Land Titles Act 1980*

## SEARCH OF TORRENS TITLE

VOLUME	FOLIO
118154	3
EDITION	DATE OF ISSUE
1	05-Sep-1995

SEARCH DATE : 20-May-2020

SEARCH TIME : 12.23 PM

DESCRIPTION OF LAND

City of HOBART  
Lot 3 on Sealed Plan 118154  
Derivation : Part of 110 Acres Gtd. to E. Fisher.  
Prior CTs 48805/2 and 48805/3

SCHEDULE 1

B638869 TRANSFER to PHILLIP ANTHONY TURNER Registered  
30-Mar-1993 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
SP118154 EASEMENTS in Schedule of Easements  
SP 48805 FENCING PROVISION in Schedule of Easements  
SP 48805 COUNCIL NOTIFICATION under Section 468(12) of the  
Local Government Act 1962  
SP48805,SP118154 COVENANTS in Schedule of Easements  
SP118154 SEWERAGE AND/OR DRAINAGE RESTRICTION

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

**RESULT OF SEARCH**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



## SEARCH OF TORRENS TITLE

VOLUME	FOLIO
155938	1
EDITION	DATE OF ISSUE
2	01-Jul-2014

SEARCH DATE : 20-May-2020

SEARCH TIME : 12.26 PM

DESCRIPTION OF LAND

City of HOBART

Lot 1 on Sealed Plan 155938

Derivation : Part of 110 Acres Gtd. to Edward Fisher

Prior CTs 48805/5 and 48805/6

SCHEDULE 1

(C305261 M171656) M465089 TRANSFER to TONY JOHN MCINTYRE  
Registered 01-Jul-2014 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP155938 EASEMENTS in Schedule of Easements

SP155938 COVENANTS in Schedule of Easements

SP155938 FENCING PROVISION in Schedule of Easements

SP 48805 COVENANTS in Schedule of Easements

SP 48805 FENCING PROVISION in Schedule of Easements

SP 48805 COUNCIL NOTIFICATION under Section 468(12) of the  
Local Government Act 1962C353279 AGREEMENT pursuant to Section 71 of the Land Use  
Planning and Approvals Act 1993 Registered  
12-Feb-2002 at noonC880520 MORTGAGE to National Australia Bank Limited  
Registered 22-Oct-2008 at 12.01 PMD123479 PARTIAL DISCHARGE OF MORTGAGE C880520 as relates to  
the personal responsibility of Jennifer Maree  
McIntyre Registered 01-Jul-2014 at noonUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

**RESULT OF SEARCH**

RECORDER OF TITLES

*Issued Pursuant to the Land Titles Act 1980*

## SEARCH OF TORRENS TITLE

VOLUME 169468	FOLIO 1
EDITION 2	DATE OF ISSUE 03-Feb-2017

SEARCH DATE : 20-May-2020

SEARCH TIME : 12.28 PM

DESCRIPTION OF LAND

City of HOBART  
 Lot 1 on Sealed Plan 169468  
 Derivation : Part of 110 Acres Gtd to E Fisher  
 Prior CT 48805/4

SCHEDULE 1

M610960 TRANSFER to OHS INTERNATIONAL PTY LTD Registered  
 03-Feb-2017 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 SP169468 EASEMENTS in Schedule of Easements  
 SP169468 COVENANTS in Schedule of Easements  
 SP169468 FENCING COVENANT in Schedule of Easements  
 SP169468 WATER SUPPLY RESTRICTION  
 SP 48805 COVENANTS in Schedule of Easements  
 SP 48805 FENCING PROVISION in Schedule of Easements  
 SP 48805 COUNCIL NOTIFICATION under Section 468(12) of the  
 Local Government Act 1962  
 E21270 AGREEMENT pursuant to Section 71 of the Land Use  
 Planning and Approvals Act 1993 Registered  
 09-Sep-2015 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

**RESULT OF SEARCH**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



## SEARCH OF TORRENS TITLE

VOLUME 169468	FOLIO 2
EDITION 2	DATE OF ISSUE 15-Oct-2015

SEARCH DATE : 20-May-2020

SEARCH TIME : 12.30 PM

DESCRIPTION OF LAND

City of HOBART  
 Lot 2 on Sealed Plan 169468  
 Derivation : Part of 110 Acres Gtd to E Fisher  
 Prior CT 48805/4

SCHEDULE 1

M540566 TRANSFER to MICHAEL GRAHAM BOYES and JOANNA MAUREEN  
 BOYES Registered 15-Oct-2015 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 SP169468 EASEMENTS in Schedule of Easements  
 SP169468 COVENANTS in Schedule of Easements  
 SP169468 FENCING COVENANT in Schedule of Easements  
 SP 48805 COVENANTS in Schedule of Easements  
 SP 48805 FENCING PROVISION in Schedule of Easements  
 SP 48805 COUNCIL NOTIFICATION under Section 468(12) of the  
 Local Government Act 1962  
 E21270 AGREEMENT pursuant to Section 71 of the Land Use  
 Planning and Approvals Act 1993 Registered  
 09-Sep-2015 at noon  
 E24380 MORTGAGE to Australia and New Zealand Banking Group  
 Limited Registered 15-Oct-2015 at 12.02 PM  
 M699323 CAVEAT by Jonathon Charles Root, Commissioner of  
 State Revenue (including Power of Sale) Registered  
 24-May-2018 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

**RESULT OF SEARCH**

RECORDER OF TITLES

*Issued Pursuant to the Land Titles Act 1980*

## SEARCH OF TORRENS TITLE

VOLUME	FOLIO
169468	3
EDITION	DATE OF ISSUE
2	14-Oct-2015

SEARCH DATE : 20-May-2020

SEARCH TIME : 12.33 PM

DESCRIPTION OF LAND

City of HOBART  
Lot 3 on Sealed Plan 169468  
Derivation : Part of 110 Acres Gtd to E Fisher  
Prior CT 48805/4

SCHEDULE 1

M540800 TRANSFER to KANDY CORALIE CORKE Registered  
14-Oct-2015 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
SP169468 EASEMENTS in Schedule of Easements  
SP169468 COVENANTS in Schedule of Easements  
SP169468 FENCING COVENANT in Schedule of Easements  
SP 48805 COVENANTS in Schedule of Easements  
SP 48805 FENCING PROVISION in Schedule of Easements  
SP 48805 COUNCIL NOTIFICATION under Section 468(12) of the  
Local Government Act 1962  
E21270 AGREEMENT pursuant to Section 71 of the Land Use  
Planning and Approvals Act 1993 Registered  
09-Sep-2015 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

**RESULT OF SEARCH**

RECORDER OF TITLES

*Issued Pursuant to the Land Titles Act 1980*

## SEARCH OF TORRENS TITLE

VOLUME 169468	FOLIO 4
EDITION 3	DATE OF ISSUE 25-Jul-2019

SEARCH DATE : 20-May-2020

SEARCH TIME : 12.35 PM

DESCRIPTION OF LAND

City of HOBART  
 Lot 4 on Sealed Plan 169468  
 Derivation : Part of 110 Acres Gtd to E Fisher  
 Prior CT 48805/4

SCHEDULE 1

M540476 TRANSFER to JOHN DAVID EYRE Registered 19-Oct-2015  
 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 SP169468 EASEMENTS in Schedule of Easements  
 SP169468 COVENANTS in Schedule of Easements  
 SP169468 FENCING COVENANT in Schedule of Easements  
 SP 48805 COVENANTS in Schedule of Easements  
 SP 48805 FENCING PROVISION in Schedule of Easements  
 SP 48805 COUNCIL NOTIFICATION under Section 468(12) of the  
 Local Government Act 1962  
 E21270 AGREEMENT pursuant to Section 71 of the Land Use  
 Planning and Approvals Act 1993 Registered  
 09-Sep-2015 at noon  
 E181410 MORTGAGE to HSBC Bank Australia Limited Registered  
 25-Jul-2019 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

**RESULT OF SEARCH**

RECORDER OF TITLES

*Issued Pursuant to the Land Titles Act 1980*

## SEARCH OF TORRENS TITLE

VOLUME 231548	FOLIO 1
EDITION 5	DATE OF ISSUE 01-Jun-2006

SEARCH DATE : 20-May-2020

SEARCH TIME : 12.22 PM

DESCRIPTION OF LAND

Parish of QUEENBOROUGH, Land District of BUCKINGHAM  
Lot 1 on Plan 231548  
Derivation : Part of 30 Acres Gtd. to D. Anderson  
Prior CT 3173/18

SCHEDULE 1

C631240 TRANSFER to HOBART CITY COUNCIL Registered  
01-Jun-2006 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
C189225 BURDENING WAYLEAVE EASEMENT fully defined therein  
with the benefit of a restriction as to user of land  
in favour of AURORA ENERGY PTY LTD over the land  
marked 'WAYLEAVE EASEMENT 12.00 WIDE' on P.231548  
Registered 05-Oct-1999 at noon  
D40231 INSTRUMENT creating Restrictive Covenants pursuant to  
section 34 Nature Conservation Act 2002 (affecting  
part of the said land within described) Registered  
07-May-2012 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

**SCHEDULE OF EASEMENTS**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



REGISTERED NUMBER

**SP118154****SCHEDULE OF EASEMENTS**

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

**EASEMENTS AND PROFITS**

Each lot on the plan is together with:—

- (1) such rights of drainage over the drainage easements shewn on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits à prendre described hereunder.

Each lot on the plan is subject to:—

- (1) such rights of drainage over the drainage easements shewn on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits à prendre described hereunder.

The direction of the flow of water through the drainage easements shewn on the plan is indicated by arrows.

**EASEMENTS**

**LOT 2** is SUBJECT TO a right of carriageway (appurtenant to LOT 1 on S.P. No. 48805) over the RIGHT OF WAY (PRIVATE) shown on the Plan.

**LOT 2** is TOGETHER WITH a right of carriageway and water pipeline easement over the RIGHT OF WAY (PRIVATE) and WATER PIPELINE EASEMENT 7.00m wide shown on the Plan.

**LOT 2** is TOGETHER WITH an ELECTRICITY EASEMENT 1.00m wide shown on the Plan.

**LOT 3** is SUBJECT TO an ELECTRICITY EASEMENT 1.00m wide (appurtenant to LOT 2) shown on the Plan.

**LOT 3** is SUBJECT TO the CABLE EASEMENT shown on the Plan.

That portion of Lot 3 which formerly comprised Lot 3 on SP48805  
**LOT 3** is TOGETHER WITH a right of carriageway over that portion of the RIGHT OF WAY (PRIVATE) 10.00m wide marked AB and shown on the Plan.

**COVENANTS**

Lots 2 and 3 on the Plan, which formerly comprised Lots 2 and 3 on Sealed Plan No. 48805, are subject to the restrictive covenants contained in Sealed Plan No. 48805.

SIGNED by **PHILLIP ANTHONY TURNER**

registered proprietor of the land

contained in Certificate of Title

Volume 48805 Folios 2 & 3 in the

presence of:

) *Phillip Turner*  
)  
)  
)

*J. Dwyer*  
23 Dwyer Street, Hobart.

**SCHEDULE OF EASEMENTS**

RECORDER OF TITLES

*Issued Pursuant to the Land Titles Act 1980*INTERPRETATION

"Electricity Easement" shall mean:

A right for the owner or owners for the time being of the dominant tenement to make and lay, underground, any wires and conduits for the purpose of conveying electricity in and through portion of the servient tenement marked "Electricity Easement 1 metre wide" on the plan, TOGETHER WITH the right for the said owner or owners or their workmen from time to time and at all times to enter upon the said easement to inspect, repair and maintain such wires and conduits without doing unnecessary damage to the land comprising the servient tenement, and making good any damage occasioned to the servient tenement.

"Pipeline Easement" shall mean:

The full and free right and liberty for the Lord Mayor Aldermen and Citizens of the City of Hobart (herein called "the Corporation") to lay and forever maintain water mains of such size and number as the Corporation may from time to time require through all that strip of land marked "Pipeline Easement" hereon and together with the right at all times to enter upon the said strip of land for the purposes of inspecting repairing and laying additional mains thereon and for all purposes whatsoever in connection with the repair and maintenance of such mains under The Hobart Water Acts 1925-1936 and The Hobart Corporation Acts 1963 for the purpose of the Hobart Water Supply.

"Cable Easement" shall mean:

The full and free right and liberty for the Hydro Electric Commission to lay and maintain cables and installations for the transmission of electrical energy under and along the strip of land marked "Cable Easement" on the plan passing through such Lot with the right for the Hydro Electric Commission its servants workmen and others authorised by it at all times to enter into and upon the said strip of land for the purposes of laying inspecting repairing and maintaining any such cables without doing unnecessary damage to the said strip of land and making good all damage occasioned thereby.

**SCHEDULE OF EASEMENTS**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

This is the schedule of easements attached to the plan of .....  
(Insert Subdivider's Full Name)

P. A. TURNER ..... affecting land in

CT 4777/3 & CT 4777/4  
(Insert Title Reference)Sealed by ..... HOBART CITY COUNCIL ..... on ..... 22<sup>ND</sup> JUNE ..... 1995

Solicitor's Reference .....

054 3134

  
S. King  
Council Clerk/Town Clerk  
MANAGER - SURVEYING SERVICES



## SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



<b>SCHEDULE OF EASEMENTS</b>  <b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	Registered Number  <b>SP 155938</b>
--	---

PAGE 1 OF 4 PAGE/S  
4EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

EASEMENTS

LOT 1 is TOGETHER WITH a right of carriageway over the right of way (private) 10.00 wide from A to B ~~within lot 7 on Sealed Plan SP48805.~~ on the plan.

LOT 1 is TOGETHER WITH a right of carriageway over the right of way (private) 10.00 wide from B to C ~~within lot 4 on Sealed Plan SP48805.~~ on the plan.

LOT 1 is SUBJECT TO a right of carriageway (appurtenant to lot 2) over the right of way (private) 7.00 wide shown on the plan.

LOT 1 is SUBJECT TO a right of drainage (appurtenant to lot 2) over the drainage easement 10.00 wide shown on the plan.

LOT 2 is TOGETHER WITH a right of carriageway over the right of way (private) 10.00 wide from A to B ~~within lot 7 on Sealed Plan SP48805.~~ on the plan.

Signed by TONY JOHN MCINTYRE

Signed by JENNIFER MAREE MCINTYRE

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: TJ & JM McIntyre FOLIO REF: 48805/5 & 48805/6 SOLICITOR & REFERENCE: Max McMullen (Mc353)	PLAN SEALED BY: Hobart City Council DATE: 29.10.2008 7713396 REF NO.
<b>NOTE:</b> The Council Delegate must sign the Certificate for the purposes of identification.	

  
MANAGER SURVEYING SERVICES  
Council Delegate



## SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 2 OF 2 PAGES 4	Registered Number <b>SP 155938</b>
SUBDIVIDER: TJ & JM McIntyre FOLIO REFERENCE: 48805/5 & 48805/6	

LOT 2 is TOGETHER WITH a right of carriageway over the right of way (private) 10.00 wide from B to C within lot 4 on Scaled Plan SP48805. On the plan.

~~LOT 2 is TOGETHER WITH a right of carriageway over the right of way (private) 7.00 wide shown on the plan.~~

LOT 2 is SUBJECT TO a pipeline easement as defined in Scaled Plan SP 48805 over the Pipeline Easement 5.00 wide shown on the plan.

LOT 2 is TOGETHER WITH a right of drainage over the drainage easement 10.00 wide shown on the plan.

## COVENANTS

Tony John McIntyre &amp; Jennifer Maree McIntyre

The owners of Lot 2 on the Plan covenant with the Vendors and the owners of Lot 1 on the Plan to the intent that the burden of these covenants may run with and bind the covenantors lot and every part thereof and that the benefit thereof may be annexed thereto and devolve with each and every part of Lot 1 to observe the following stipulations:

1. Not to erect, place or maintain any building or structure on Lot 2 within the area P Q R S shown on the Plan
2. ~~Not to carry out any excavations or construction work within the right of carriageway appurtenant to Lot 2 over Lot 1 on the plan in such a manner as is likely to cause damage to the underground services for Lot 1 running through that right of carriageway, and in the event that damage is caused in breach of this covenant to make good all damage occasioned thereby.~~

Lots 1 and 2 on the Plan are each burdened with the Covenants created by Scaled Plan SP 48805.

Signed by TONY JOHN MCINTYRE

Signed by JENNIFER MAREE MCINTYRE

**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

**SCHEDULE OF EASEMENTS**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 3 OF 3 PAGES 4	Registered Number <b>SP 155938</b>
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**PROFITS A PRENDRE**

No Profits a Prendre are hereby created to benefit or burden any Lot shown on the Plan.

**FENCING PROVISION**

In respect of any Lot on the Plan the Vendors Tony John McIntyre and Jennifer Maree McIntyre shall not be required to fence.

SIGNED by TONY JOHN MCINTYRE  
and JENNIFER MAREE MCINTYRE  
in the presence of:

) *Jennifer McIntyre*  
)  
) *Tony John McIntyre*

Witness Signature:

Witness Full Name:

Address:

Occupation:

Registered proprietors of the land in Folios of the Register Volume 48805 Folio 5 & Volume 48805 Folio 6

**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

**SCHEDULE OF EASEMENTS**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b>  <b>PAGE 4 OF 4 PAGES</b>		Registered Number  <b>SP155938</b>
SUBDIVIDER: -                      TONY JOHN MCINTYRE AND JENNIFER MAREE MCINTYRE FOLIO REFERENCE: -              48805/5 & 48805/6		
<p><b>EASEMENTS CONTINUED</b></p> <p>Lot 1 on the plan is subject to a Right of Carriageway (appurtenant to Lot 6 on SP48805) over that portion of the Right of Way (private) 10.00 wide marked DC on the plan.</p> <p>Lot 1 on the plan is subject to a Right of Carriageway (appurtenant to Lot 5 on SP48805) over the Right of Way (private) on the plan.</p> <p>Lot 1 on the plan is subject to a Pipeline Easement in favour of the Hobart City Council over the Pipeline Easement 5.00 wide shown passing through such lot as more fully defined in Sealed Plan 48805.</p> <p>Lot 2 is together with a Right of Carriageway over the Right of Way (private) 7.00 wide shown on the plan. Subject to the condition that any excavations or construction work within the right of way (private) 7.00 wide is done in such a manner so as not to cause damage to the underground services for Lot 1 running through that right of way (private) 7.00 wide, and to make good any damage that is caused or occasioned thereby.</p>		
<p><b>NOTE: -</b> Every annexed sheet must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.</p>		

**SCHEDULE OF EASEMENTS**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



<b>SCHEDULE OF EASEMENTS</b>	Registered Number
<b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	<b>SP 169468</b>

PAGE 1 OF 6 PAGE/S

**EASEMENTS AND PROFITS**

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
  - (2) any easements or profits a prendre described hereunder.
- Each lot on the plan is subject to:-
- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
  - (2) any easements or profits a prendre described hereunder.
- The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

Lots 1, 2, 3 & 4 on the Plan are each together with a Right of Carriage Way over the Right of Way (Private) marked "AB" shown on the Plan.

Lot 2 on the Plan is together with a Right of Carriage Way over the Right of Way (Private) 10.00 Wide marked "BC" shown on the Plan.

Lot 1 on the Plan is subject to a Right of Carriage Way (appurtenant to Lot 2 on the Plan) over the Right of Way (Private) 10.00 Wide marked "BC" the Plan.

Lot 1 on the Plan is subject to a Right of Carriage Way (appurtenant to Lots 5 and 6 on Sealed Plan 48805) over the Right of Way (Private) 10.00 Wide marked "BC" the Plan.

Lot 1 on the Plan is together with a Right of Carriage Way and Service Right over the Right of Way "B" (Private) & Service Easement 3.60 Wide shown on the Plan.

Lots 2, 3 and 4 on the Plan are each subject to a Right of Carriage Way and Service Right (appurtenant to Lot 1 on the Plan) over the Right of Way "B" (Private) & Service Easement 3.60 Wide on the Plan

Lot 2 on the Plan is together with a Right of Carriage Way and Service Right over the Right of Way "A" (Private) & Service Easement 3.60 Wide and Right of Way "B" (Private) & Service Easement 3.60 Wide shown on the Plan.

Lots 3 and 4 on the Plan are each subject to a Right of Carriage Way and Service Right (appurtenant to Lot 2 on the Plan) over the over the Right of Way "A" (Private) & Service Easement 3.60 Wide and Right of Way "B" (Private) & Service Easement 3.60 Wide on the Plan

Lot 3 on the Plan is together with a Right of Carriage Way and Service Right over the Right of Way "A" (Private) & Service Easement 3.60 Wide and Right of Way "B" (Private) & Service Easement 3.60 Wide shown on the Plan.

Lots 4 on the Plan is subject to a Right of Carriage Way and Service Right (appurtenant to Lot 3 on the Plan) over the over the Right of Way "A" (Private) & Service Easement 3.60 Wide and Right of Way "B" (Private) & Service Easement 3.60 Wide on the Plan

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Samandar Onghai	PLAN SEALED BY: HOBART CITY COUNCIL
FOLIO REF: Volume 48805 Folio4	DATE: 9-9-2015
SOLICITOR	721-10
& REFERENCE: Shields Heritage - M Sansom	REF NO. Council Delegate
<b>NOTE:</b> The Council Delegate must sign the Certificate for the purposes of identification.	



## SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 2 OF 6 PAGES	Registered Number <b>SP 169468</b>
SUBDIVIDER: SAMANDAR ONGHAI FOLIO REFERENCE: 48805/4	

~~Lot 2 on the Plan is together with a Right of Carriage Way, Service Right and Right of Drainage over the Right of Way "C" (Private), Pipeline, Service & Drainage Easement 3.60 Wide shown on the Plan.~~ <sup>NE</sup>

~~Lots 3 and 4 on the Plan are each subject to a Right of Carriage Way, Service Right and Right of Drainage (appurtenant to Lot 2 on the Plan) over the over the Right of Way "C" (Private), Pipeline, Service & Drainage Easement 3.60 Wide on the Plan.~~ <sup>NE</sup>

Lot 3 on the Plan is together with a Right of Carriage Way, ~~Service Right and Right of Drainage~~ <sup>NE</sup> over the Right of Way "C" (Private), ~~Pipeline, Service & Drainage Easement 3.60 Wide shown on the Plan.~~

Lots 4 on the Plan is subject to a Right of Carriage Way, ~~Service Right and Right of Drainage~~ (appurtenant to Lot 3 on the Plan) over the over the Right of Way "C" (Private), ~~Pipeline, Service & Drainage Easement 3.60 Wide on the Plan~~ <sup>NE</sup>

Lot 2 on the Plan is subject to a Right of Drainage (in favour of the Hobart City Council) over the Pipeline & Drainage Easement 3.60 wide shown the Plan.

Lot 2 on the Plan is subject to a ~~Pipeline Right~~ <sup>Pipeline and Service Easement NE</sup> (in favour of Tas Water) over the Pipeline & Drainage Easement ~~3.60 wide shown the Plan.~~

Lot 3 on the Plan is subject to a Right of Drainage (in favour of the Hobart City Council) over the Pipeline & Drainage Easement 3.60 wide shown the Plan.

Lot 3 on the Plan is subject to a ~~Pipeline Right~~ <sup>Pipeline and Service Easement NE</sup> (in favour of Tas Water) over the Pipeline & Drainage Easement 3.60 wide shown the Plan.

in favour of Hobart City Council  
Lot 4 on the Plan is subject to a Pipeline Easement over the Pipeline Easement 5.00 wide shown the Plan created by Sealed Plan 48805).

Lot 4 on the Plan is subject to a Right of Drainage (in favour of the Hobart City Council) over the Pipeline & Drainage Easement shown the Plan.

Lot 4 on the Plan is subject to a ~~Pipeline Right~~ <sup>Pipeline and Service Easement NE</sup> (in favour of Tas Water) over the Pipeline & Drainage Easement shown the Plan.

Lot 4 on the Plan is subject to a Right of Drainage (in favour of the Hobart City Council) over the ~~Right of Way "C" (Private), Pipeline, Service & Drainage Easement wide shown the Plan~~ <sup>2.60 wide NE</sup>

Lot 4 on the Plan is subject to a ~~Pipeline Right~~ <sup>Pipeline and Service Easement NE</sup> (in favour of Tas Water) over the ~~Right of Way "C" (Private), Pipeline, Service & Drainage Easement wide shown the Plan~~ <sup>2.60 wide</sup>

*[Signature]*

Lot 3 is together with a service right over the Service Easement 1.00 Wide shown on the plan. <sup>NE</sup>

Lot 4 is subject to a service right (appurtenant to Lot 3) over the Service Easement 1.00 Wide shown on the plan. <sup>NE</sup>

**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.



## SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 3 OF 6 PAGES	Registered Number <b>SP 169468</b>
SUBDIVIDER: SAMANDAR ONGHAI FOLIO REFERENCE: 48805/4	

**Interpretation**

"Service Right" means:

1. The person having the benefit of the easement may:
  - (a) install, renew and maintain Domestic Services over and upon the site of the easement,
  - (b) do anything reasonably necessary for that purpose, including:
    - (i) entering the lot burdened; and
    - (ii) taking anything on the lot burdened; and
    - (iii) carrying out works, such as constructing, placing, repairing or maintaining pipes, poles, wires, cables conduits, structures and equipment.
2. In exercising those powers, the person having the benefit of this easement must:
  - (a) ensure all work is done properly; and
  - (b) cause as little inconvenience as is practicable to the owner and occupier of the lot burdened; and
  - (c) cause as little damage as is practicable to the lot burdened and any improvement on it; and
  - (d) restore the lot burdened as nearly as is practicable to its former condition, and
  - (e) make good any collateral damage.
3. For the purposes of this easement, "Domestic Purposes" includes supply of power, water, gas, electricity, telephone, data and other communication and the discharge of sewerage, sullage and other fluids.

**Pipeline and Service Easement**~~"Pipeline Right"~~ means

*The TransPerce*  
 THE FULL RIGHT AND LIBERTY for ~~Tas Water~~ *Tas Water* at all times to:

- (1) enter and remain upon the Easement Land with or without employees, contractors, agents and all other persons duly authorised by it and with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that Tas Water is authorized to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse and repair the Infrastructure;
- (4) remove and replace the Infrastructure;
- (5) run and pass sewage, water and electricity through and along the Infrastructure;
- (6) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
  - (1) without doing unnecessary damage to the Easement Land; and
  - (2) leaving the Easement Land in a clean and tidy condition; and
- (7) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities Tas Water may with or without employees, contractors, agents and all other persons

**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

**SCHEDULE OF EASEMENTS**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 4 OF 6 PAGES	Registered Number <b>SP 169468</b>
SUBDIVIDER: SAMANDAR ONGHAI FOLIO REFERENCE: 48805/4	

authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any then existing vehicle entry and cross the Lot to the Easement Land; and

- (8) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, Tas Water reinstating any damage that it causes in doing so to any boundary fence of the Lot.

## PROVIDED ALWAYS THAT:

- (1) The registered proprietors of the Lot in the folio of the Register ("the Owner") must not without the written consent of Tas Water first had and obtained and only in compliance with any conditions which form the consent:
- alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;
  - install, erect or plant any building, structure, fence, pit, well, footing, pipeline, paving, tree, shrub or other object on or in the Easement Land;
  - remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land;
  - do any thing which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;
  - in any way prevent or interfere with the proper exercise and benefit of the Easement Land by Tas Water or its employees, contractors, agents and all other persons duly authorised by it; or
  - permit or allow any action which the Owner must not do or acquiesce in that action.
- (2) Tas Water is not required to fence any part of the Easement Land.
- (3) The Owner may erect a fence across the Easement Land at the boundaries of the Lot.
- (4) The Owner may erect a gate across any part of the Easement Land subject to these conditions:
- the Owner must provide Tas Water with a key to any lock which would prevent the opening of the gate; and
  - if the Owner does not provide Tas Water with that key or the key provided does not fit the lock, Tas Water may cut the lock from the gate.
- (5) If the Owner causes damage to any of the Infrastructure, the Owner is liable for the actual cost to Tas Water of the repair of the Infrastructure damaged.
- (6) If the Owner fails to comply with any of the preceding conditions, without forfeiting any right of action, damages or otherwise against the Owner, Tas Water may:

**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

**SCHEDULE OF EASEMENTS**

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<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 5 OF 6 PAGES	Registered Number <b>SP 169468</b>
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- (a) reinstate the ground level of the Easement Land; or
- (b) remove from the Easement Land any building, structure, pit, well, footing, pipeline, paving, tree, shrub or other object; or
- (c) replace any thing that supported, protected or covered the Infrastructure.

**Interpretation:**

"the Easement Land" means that part of a Lot subject to the Pipeline Right.

"Infrastructure" means infrastructure owned or for which Tas Water is responsible and includes but is not limited to:

- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;
- (c) inspection and access pits;
- (d) power poles and lines, electrical wires, electrical cables and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land, the Infrastructure or any warnings or restrictions with respect to the Easement Land or the Infrastructure;
- (f) any thing reasonably required to support, protect or cover any of the Infrastructure;
- (g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
- (h) where the context permits, any part of the Infrastructure.

"Tas Water" means Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assigns.

**Covenants**

Each Lot on the Plan is affected by the restrictive covenants set out in Sealed Plan 48805

**Fencing Covenant**

The Owner of each Lot on the Plan Covenants with the Vendor (Samandar Onghai) that the Vendor shall not be required to fence.

**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.



## SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 6 OF 6 PAGES	Registered Number <b>SP 169468</b>
SUBDIVIDER: SAMANDAR ONGHAI FOLIO REFERENCE: 48805/4	

*Covenant: The owner of Lot 1 on the Plan covenants with the City of Hobart to the intent that the burden of this covenant shall run with and bind the covenanted Lot and every part thereof and the benefit thereof shall be in favour of the City of Hobart to observe the following covenant: Not without the written consent of the City of Hobart to undertake any works (as defined in the Land Use Planning and Approvals Act 1993) south of the line marked 'WV' on the Plan except for the clearance of a bush fire protection zone for Lot 1 that is required to satisfy the bush fire \**

SIGNED by SAMANDAR ONGHAI as registered Proprietor of the Land in Folio of the Register Volume 48805 Folio 4 in the presence of: -

Witness *(Signature)* signature  
*Athol Mark Samson* print name  
*50 Victoria Street* address  
*Hobart Tasmania 7000*

*\* hazard management plan approved by the City of Hobart from time to time.*

## Execution of Consent

BENDIGO BANK LIMITED  
 Being the Proprietor of Mortgage No. C429752

Hereby consents to the within Schedule of Easement.

*Tasmania*  
 EXECUTED by BENDIGO AND ADELAIDE BANK LIMITED 174 11 058 049 178 by being signed by its Attorneys *Dianne Mary Wilmoth*  
 ELLEN MARGRETHE KOCH, *(Signature)*  
 who certify that she is the Attorney  
 MANAGER RETAIL LOAN SERVICES  
 LOAN SERVICES OFFICER  
 respectively *(Signature)* being of the Bank under the *(Signature)* dated 26 April 2008 registered Number PA25875 and the said Attorneys declare that they have received no notice of revocation of the said power in the presence of *(Signature)*  
 Witness: *(Signature)*  
 Witness Address/Qualification *Linda Maree Gilbert*

**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

**SCHEDULE OF EASEMENTS**

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

**SCHEDULE OF EASEMENTS****PLAN NO.****SP48805**

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

**EASEMENTS AND PROFITS**

Each lot on the plan is together with:—

- (1) such rights of drainage over the drainage easements shewn on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits à prendre described hereunder.

Each lot on the plan is subject to:—

- (1) such rights of drainage over the drainage easements shewn on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits à prendre described hereunder.

The direction of the flow of water through the drainage easements shewn on the plan is indicated by arrows.

**EASEMENTS**

LOT 1 is SUBJECT TO a right of carriageway and water pipeline easement (appurtenant to LOT 2) over the RIGHT OF WAY (PRIVATE) AND WATER PIPELINE EASEMENT 7.00m wide shown on the Plan.

LOT 1 is TOGETHER WITH a right of carriageway over the RIGHT OF WAY (PRIVATE) within LOT 2 and shown on the Plan.

LOT 2 is SUBJECT TO a right of carriageway (appurtenant to LOT 1) over the RIGHT OF WAY (PRIVATE) shown on the Plan.

LOT 2 is TOGETHER WITH a right of carriageway and water pipeline easement over the RIGHT OF WAY (PRIVATE) AND WATER PIPELINE EASEMENT 7.00m wide shown on the Plan.

LOT 2 is TOGETHER WITH an ELECTRICITY EASEMENT 1.00m wide shown on the Plan.

LOT 3 is SUBJECT TO an ELECTRICITY EASEMENT 1.00m wide (appurtenant to LOT 2) shown on the Plan.

LOT 3 is SUBJECT TO the CABLE EASEMENT shown on the Plan.

LOT 3 & LOT 4 are TOGETHER WITH a right of carriageway over that portion of RIGHT OF WAY (PRIVATE) 10.00m wide marked AB and shown on the Plan.

LOT 4 is SUBJECT TO a right of carriageway (appurtenant to LOT 5 and LOT 6) over that portion of RIGHT OF WAY (PRIVATE) 10.00m wide marked BC and shown on the Plan.

LOTS 4, 5 & 6 are SUBJECT TO the PIPELINE EASEMENT 5.00m wide shown on the Plan.

LOT 5 is SUBJECT TO a right of carriageway (appurtenant to LOT 6) over that portion of RIGHT OF WAY (PRIVATE) 10.00m wide marked DC and shown on the Plan.



## SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980



48805

LOT 5 is TOGETHER WITH:(a) a right of carriageway over that portion of  
RIGHT OF WAY (PRIVATE) 10.00m wide marked ABC and shown on the Plan.(b) a right of carriageway over that portion of land  
called RIGHT OF WAY (PRIVATE) and shown on the Plan.LOT 6 is SUBJECT TO a right of carriageway (appurtenant to LOT 5) over that  
portion of land called RIGHT OF WAY (PRIVATE) and shown on the Plan.LOT 6 is TOGETHER WITH a right of carriageway over that portion of RIGHT OF  
WAY (PRIVATE) 10.00m wide marked ABCD and shown on the Plan.LOT 7 is SUBJECT TO a right of carriageway (appurtenant to LOTS 3, 4, 5 and 6)  
over that portion of land called RIGHT OF WAY (PRIVATE) 10.00m wide marked AB  
and shown on the Plan.LOT 7 is SUBJECT TO a right of carriageway and right of footway (appurtenant to  
LOTS 8 and 9) over that portion of land called RIGHT OF WAY (PRIVATE) 10.00m wide  
marked ABE and shown on the Plan.LOT 8 and LOT 9 are TOGETHER WITH a right of carriageway and right of footway  
over that portion of land called RIGHT OF WAY (PRIVATE) 10.00m wide marked ABE  
and shown on the Plan.Covenant (a) hereon amended by me pursuant to Request to Amend No. E12519  
made under Section 103 of the Local Government (Building & Miscellaneous  
Provisions) Act 1993

## COVENANTS

14 / 9 / 2015

Alice Kawa  
Recorder of TitlesThe owners of Lots 1, 2, 3, 4, 5 and 6 on the Plan covenant with the Vendors and  
the owners of Lots 7, 8, 9 and 100 to the intent that the burden of these  
covenants may run with and bind the Covenantors' Lot and every part thereof and  
that the benefit thereof may be annexed to and devolve with each and every part  
of Lots 7, 8, 9 and 100 on the Plan to observe the following stipulations:

- (a) Not without the written consent of the Corporation of the City of Hobart  
to erect on each of Lots 3, 4, 5 and 6 more than one dwelling.
- (b) Not without the written consent of the Corporation of the City of Hobart  
to erect on Lot 1 more than three dwellings.
- (c) Not without the written consent of the Corporation of the City of Hobart  
to erect on Lot 2 more than six dwellings.
- (d) Not without the written consent of the Corporation of the City of Hobart  
to erect, place or maintain any building or structure upon such Lot or  
any part thereof unless and until the exterior design plans and finish  
of such building or structure (including materials intended to be used  
therein) and its location or placement on such Lot, have been approved  
by the City of Hobart or its duly authorised Officer or agent.
- (e) Not without the written consent of the Corporation of the City of Hobart  
to remove any trees from such Lot except in accordance with Council  
By-Laws and the City of Hobart Tree Preservation Interim Order.
- (f) Not without the written consent of the Corporation of the City of Hobart  
to erect, place or maintain any building or structure on Lots 3, 4, 5  
and 6 south of the lines TU, VW, XY and YZ respectively shown on the Plan.

**SCHEDULE OF EASEMENTS**

RECORDER OF TITLES

*Issued Pursuant to the Land Titles Act 1980*

L8805

FENCING PROVISION

The Vendors, in respect of each Lot shown on the Plan, shall not be required to fence.

INTERPRETATION

"Electricity Easement" shall mean:

A right for the owner or owners for the time being of the dominant tenement to make and lay, underground, any wires and conduits for the purpose of conveying electricity in and through portion of the servient tenement marked "Electricity Easement 1 metre wide" on the plan, TOGETHER WITH the right for the said owner or owners or their workmen from time to time and at all times to enter upon the said easement to inspect, repair and maintain such wires and conduits without doing unnecessary damage to the land comprising the servient tenement, and making good any damage occasioned to the servient tenement thereby.

"Pipeline Easement" shall mean:

The full and free right and liberty for the Lord Mayor Aldermen and Citizens of the City of Hobart (herein called "the Corporation") to lay and forever maintain water mains of such size and number as the Corporation may from time to time require through all that strip of land marked "Pipeline Easement" hereon and together with the right at all times to enter upon the said strip of land for the purposes of inspecting repairing and laying additional mains thereon and for all purposes whatsoever in connection with the repair and maintenance of such mains under The Hobart Water Acts 1925-1936 and The Hobart Corporation Acts 1953 for the purpose of the Hobart Water Supply.

"Cable Easement" shall mean:

The full and free right and liberty for the Hydro Electric Commission to lay and maintain cables and installations for the transmission of electrical energy under and along the strip of land marked "Cable Easement" on the plan passing through such Lot with the right for the Hydro Electric Commission its servants workmen and others authorised by it at all times to enter into and upon the said strip of land for the purpose of laying inspecting repairing and maintaining any such cables without doing unnecessary damage to the said strip of land and making good all damage occasioned thereby.



## SCHEDULE OF EASEMENTS

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

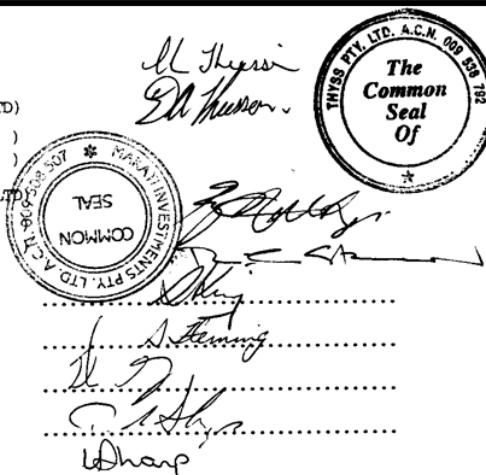


48805

THE COMMON SEAL of THYSS PTY LTD)  
was hereunto affixed in the  
presence of:

AND THE COMMON SEAL of MAKATI PTY LTD  
was hereunto affixed in the  
presence of:

AND SIGNED by SANDRA KING,  
SUSAN SHIRLEY FLEMING,  
JOHN ALFRED MAY,  
PETER MICHAEL SHARP,  
and VICKI LEE SHARP



As ALL being the registered proprietors of the land comprised in  
Certificate of Title, Volume 4567 Folio 13 in the presence of:

SIGNED BY THE HOBART  
SAVING BANK PTY LTD  
attorney: **STEPHEN PRYOR**  
and **KAREN ELIZABETH POTTER**  
under Power No. **65/2660**  
(and the said **STEPHEN PRYOR**  
and **KAREN ELIZABETH POTTER**  
declares that they have received No  
Notice of revocation of the  
said Power) in the presence of  
**Witness** **BANK OFFICER**  
**HOBART**

**PRINCIPAL OFFICER**  
**Karen Potter**  
**MANAGER, LEGAL**

SIGNED for and on behalf of  
COMMONWEALTH BANK OF AUSTRALIA  
by its duly constituted Attorney  
**GEOFFREY JOHN ROWLANDS**  
under Power of Attorney No. 65/2660  
who hereby certifies that he has  
received no notice of revocation  
of the said Power and in the  
presence of:  
**C.D. Bank Loans Officer**

COMMONWEALTH BANK OF AUSTRALIA  
by its Attorney  
**Senior Manager**  
**81 ELIZABETH STREET, HOBART TAS.**

This is the schedule of easements attached to the plan of **MAKATI INV. P/L, THYSS P/L, S. KING**  
(Insert Subdivider's Full Name)

**S.S. FLEMING, J.A. MAY, P.M. SHARP & V.L. SHARP** affecting land in

**4567/13**

(Insert Title Reference)

Sealed by **HOBART CITY COUNCIL** on **13<sup>th</sup> MAY** 19**91**

Solicitor's Reference

**Brent Armstrong**  
Council Clerk/Town Clerk

## **8. REPORTS**

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### **8.1 City Planning - Advertising Report File Ref: F20/115195**

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Memorandum of the Director City Planning of 28 October 2020 and attachment.

Delegation: Committee



City of **HOBART**

**MEMORANDUM: CITY PLANNING COMMITTEE**

**City Planning - Advertising Report**

Attached is the advertising list for the period 12 October 2020 to 3 October 2020.

***RECOMMENDATION***

***That:***

- 1. That the information be received and noted.***

*As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.*

Neil Noye  
**DIRECTOR CITY PLANNING**

Date: 28 October 2020  
File Reference: F20/115195

Attachment A: City Planning - Advertising Report ↓

Application	Street	Suburb	Development	Works Value	Expiry Date	Referral	Proposed Delegation	Advertising Period Start	Advertising Period End
PLN-20-641	9 CURTIS AVENUE	SOUTH HOBART	Partial Demolition, Alterations,	\$250,000.00	07/11/2020	ayersh	Director	16/10/2020	31/10/2020
PLN-20-665	114 ELIZABETH STREET	HOBART	Partial Demolition and Alterations	\$60,000	12/11/2020	ayersh	Director	16/10/2020	31/10/2020
PLN-20-632	3 ARGYLE STREET	HOBART	Signage	\$10,000	24/11/2020	ayersh	Council (Council Land)	20/10/2020	04/11/2020
PLN-20-355	52 SALVATOR ROAD	WEST HOBART	Alterations, Extension, New Building, and Change of Use to	\$350,000	16/11/2020	ayersh	Director	21/10/2020	05/11/2020
PLN-20-557	22 - 26 ELIZABETH STREET	HOBART	Signage	\$0.00	13/11/2020	ayersh	Director	21/10/2020	05/11/2020
PLN-20-685	9 STAR STREET	SANDY BAY	Signage	\$0	24/11/2020	ayersh	Director	23/10/2020	06/11/2020
PLN-20-626	152 WARWICK STREET	WEST HOBART	Carport and Alterations to Driveway	\$30,000	15/11/2020	baconr	Director	23/10/2020	06/11/2020
PLN-20-636	14 PATERNOSTER ROW	HOBART	Partial Demolition, Alterations, and Ancillary Dwelling	\$60,000	15/11/2020	langd	Director	15/10/2020	19/10/2020
PLN-20-463	14 CLARE STREET	NEW TOWN	Carport	\$4,000	22/11/2020	langd	Director	19/10/2020	03/11/2020
PLN-20-551	2 PRIMROSE PLACE	SANDY BAY	Alterations to Driveway	\$90,000	20/11/2020	langd	Director	21/10/2020	05/11/2020
PLN-20-456	44 OLDHAM AVENUE	NEW TOWN	Alterations	\$200,000	12/11/2020	maxwellv	Director	12/10/2020	27/10/2020

Application	Street	Suburb	Development	Works Value	Expiry Date	Referral	Proposed Delegation	Advertising Period Start	Advertising Period End
PLN-20-675	35 KING STREET	SANDY BAY	Partial Demolition and Alterations	\$150,000	17/11/2020	maxwellv	Director	12/10/2020	27/10/2020
PLN-20-631	5 DYNMYRNE ROAD	DYNMYRNE	Partial Demolition, Alterations, and Extension	\$180,000	02/11/2020	maxwellv	Director	13/10/2020	28/10/2020
PLN-20-677	5 GROSVENOR STREET	SANDY BAY	Partial Demolition, Alterations and Extension	\$15,000	05/12/2020	maxwellv	Director	13/10/2020	28/10/2020
PLN-20-561	67 WOODCUTTERS ROAD	TOLMANS HILL	Parking Area	\$0.00	09/11/2020	mcclenahanm	Director	13/10/2020	28/10/2020
PLN-20-573	39 DARLING PARADE	MOUNT STUART	Partial Demolition, Alterations, Extension, and Carport	\$300,000	03/11/2020	mcclenahanm	Director	13/10/2020	28/10/2020
PLN-20-653	109 - 113 LIVERPOOL STREET	HOBART	Signage	\$0	09/11/2020	mcclenahanm	Director	13/10/2020	28/10/2020
PLN-20-580	12 GARTH AVENUE	SANDY BAY	Partial Demolition, Alterations and Extension	\$80,000	07/11/2020	mcclenahanm	Director	15/10/2020	30/10/2020
PLN-20-701	59 WOODCUTTERS ROAD	TOLMANS HILL	Carport	\$11,000.00	25/11/2020	mcclenahanm	Director	19/10/2020	03/11/2020
PLN-20-676	19 LOUDEN STREET	SOUTH HOBART	Demolition and Two Multiple Dwellings	\$450,000.00	17/11/2020	mcclenahanm	Director	20/10/2020	04/11/2020

Application	Street	Suburb	Development	Works Value	Expiry Date	Referral	Proposed Delegation	Advertising Period Start	Advertising Period End
PLN-20-543	12 KNOCKLOFTY TERRACE	WEST HOBART	Seven Multiple Dwellings (Six Existing, One New)	\$120,000	07/11/2020	mcclenahanm	Director	23/10/2020	06/11/2020
PLN-20-598	32 DAVEY STREET	HOBART	Partial Demolition, Alterations, Signage, and Partial Change of Use to Offices (Consulting Rooms)	\$50,000	12/11/2020	mcclenahanm	Director	23/10/2020	06/11/2020
PLN-20-619	116 YORK STREET	SANDY BAY	Partial Demolition, Alterations, and Extension	\$200,000	05/11/2020	nolanm	Director	13/10/2020	28/10/2020
PLN-20-388	67 CROSS STREET	NEW TOWN	Carport	\$3,000.00	17/11/2020	nolanm	Director	20/10/2020	04/11/2020
PLN-20-642	21 WATERWORKS ROAD	DYNNYRNE	Partial Demolition, Alterations, and Extension	\$250,000	17/11/2020	nolanm	Director	20/10/2020	04/11/2020
PLN-20-238	125 BATHURST STREET	HOBART	Partial Demolition and New Building for Seven Multiple Dwellings and Food Services	\$3,000,000	09/01/2020	nolanm	Council (Major Development)	21/10/2020	05/11/2020
PLN-20-643	1 / 30 NEWDEGATE STREET	NORTH HOBART	Partial Demolition, Alterations, and Extension	\$250,000.00	06/11/2020	obrienm	Director	13/10/2020	28/10/2020
PLN-20-572	1 TAGG STREET	RIDGEWAY	Partial Demolition, Alterations, Extension and Outbuilding	\$150,000.00	01/11/2020	obrienm	Director	15/10/2020	30/10/2020

Application	Street	Suburb	Development	Works Value	Expiry Date	Referral	Proposed Delegation	Advertising Period Start	Advertising Period End
PLN-20-613	57 WELLESLEY STREET	SOUTH HOBART	Partial Demolition, Alterations, Extension, and Partial Change of Use to Visitor Accommodation	\$80,000	11/11/2020	obrienm	Director	15/10/2020	30/10/2020
PLN-20-627	18 VALENTINE STREET	NEW TOWN	Partial Demolition, Alterations, and Extension	\$80,000	18/11/2020	obrienm	Director	20/10/2020	04/11/2020
PLN-20-608	27 SALAMANCA PLACE	HOBART	Extension to Operating Hours	\$0	19/11/2020	sherriffc	Director	15/10/2020	30/10/2020
PLN-20-401	6 RUSHWOOD COURT	LENAH VALLEY	Alterations and Extension	\$45,000	24/11/2020	sherriffc	Director	20/10/2020	04/11/2020
PLN-20-509	586 SANDY BAY ROAD	SANDY BAY	Partial Demolition, Alterations and Extension	\$250,000	16/11/2020	sherriffc	Director	23/10/2020	06/11/2020
PLN-19-12	15 DIGNEY STREET	DYNNYRNE	Partial Demolition, Alterations, Extension, Garage Addition and Alterations to Driveway	\$195,000	07/11/2020	smeea	Director	21/10/2020	05/11/2020
PLN-20-289	139 ELIZABETH STREET	HOBART	Demolition, New Pedestrian Link, Landscaping and Associated Works.	\$800,000	12/11/2020	widdowsont	Council (Council Land)	19/10/2020	03/11/2020
PLN-20-674	5 BAY ROAD	NEW TOWN	Alterations (Solar Panels)	\$8,000	16/11/2020	widdowsont	Director	20/10/2020	04/11/2020
PLN-20-705	19 VIEW STREET	SANDY BAY	Partial Demolition, Alterations, Extension and Front Fencing	\$485,000	26/11/2020	wilsone	Director	19/10/2020	03/11/2020

**8.2 Delegated Decisions Report (Planning)**  
**File Ref: F20/115211**

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Memorandum of the Director City Planning of 28 October 2020 and attachment.

Delegation: Committee



City of **HOBART**

**MEMORANDUM: CITY PLANNING COMMITTEE**

**Delegated Decisions Report (Planning)**

Attached is the delegated planning decisions report for the period 12 October 2020 to 23 October 2020.

***RECOMMENDATION***

***That:***

- 1. That the information be received and noted.***

*As signatory to this report, I certify that, pursuant to Section 55(1) of the Local Government Act 1993, I hold no interest, as referred to in Section 49 of the Local Government Act 1993, in matters contained in this report.*

Neil Noye  
**DIRECTOR CITY PLANNING**

Date: 28 October 2020  
File Reference: F20/115211

Attachment A: Delegated Decisions Report (Planning) ↓

28 October 2020

**Delegated Decisions Report (Planning)**

34 applications found.

Planning Description	Address	Works Value	Approved	Withdrawn / Cancelled	All
			Decision	Authority	
PLN-19-314 20 Multiple Dwellings and Associated Works	21A ENTERPRISE ROAD SANDY BAY TAS 7005	\$ 10,000,000	Withdrawn	Applicant	
PLN-19-553 Partial Demolition, Extension and Alterations	774 SANDY BAY ROAD SANDY BAY TAS 7005	\$ 400,000	Withdrawn	Applicant	
PLN-19-900 Subdivision (One Additional Lot)	9 KOORYONG GLEN SOUTH HOBART TAS 7004	\$ 20,000	Withdrawn	Applicant	
PLN-20-228 Demolition and Dwelling	27 VALENTINE STREET NEW TOWN TAS 7008	\$ 329,000	Approved	Delegated	
PLN-20-239 Partial Demolition, Alterations and Extension	23 TOWER ROAD NEW TOWN TAS 7008	\$ 100,000	Approved	Delegated	
PLN-20-249 Demolition, New Building for Hospital Services, Business and Professional Services, and General Retail and Hire, Signage, and Associated Infrastructure Works	46 NEW TOWN ROAD NEW TOWN TAS 7008	\$ 57,000,000	Withdrawn	Applicant	
PLN-20-254 Subdivision (Four Additional Lots) and Demolition	15-19 WARWICK STREET HOBART TAS 7000	\$ 40,000	Approved	Delegated	
PLN-20-368 Partial Demolition, Alterations, Extension and Front Fencing	19 VIEW STREET SANDY BAY TAS 7005	\$ 500,000	Withdrawn	Applicant	
PLN-20-374 Partial Demolition and Three Multiple Dwellings (One Existing and Two New)	19 BRUSHY CREEK ROAD LENA VALLEY TAS 7008	\$ 500,000	Approved	Delegated	
PLN-20-394 Outbuilding	393 LENA VALLEY ROAD LENA VALLEY TAS 7008	\$ 100,000	Approved	Delegated	
PLN-20-453 Partial Demolition and Alterations	6 FORBES AVENUE WEST HOBART TAS 7000	\$ 55,000	Approved	Delegated	
PLN-20-459 Partial Demolition and Alterations	1 SALAMANCA PLACE HOBART TAS 7000	\$ 850,000	Approved	Delegated	
PLN-20-461 Demolition	118-124 BATHURST STREET HOBART TAS 7000	\$ 100,000	Approved	Delegated	
PLN-20-481 Two Multiple Dwellings (One Existing, One New)	59 RIALANNAH ROAD MOUNT NELSON TAS 7007	\$ 347,000	Approved	Delegated	
PLN-20-485 Partial Demolition and Alterations	5 SALVATOR ROAD WEST HOBART TAS 7000	\$ 55,000	Approved	Delegated	
PLN-20-494 Change of Use to General Retail and Hire and Signage	10 WARWICK STREET HOBART TAS 7000	\$ 0	Approved	Delegated	
PLN-20-519 Partial Demolition, Alterations, Extension and Carport	81 CARLTON STREET NEW TOWN TAS 7008	\$ 250,000	Approved	Delegated	
PLN-20-526 Partial Demolition, Alterations and Extension	6 ALBERRY AVENUE NORTH HOBART TAS 7000	\$ 200,000	Withdrawn	Applicant	
PLN-20-539 Fencing and Retaining Wall	6 ANCANTHE AVENUE LENA VALLEY TAS 7008	\$ 25,000	Approved	Delegated	
PLN-20-547 Partial Demolition, Alterations, Front Fencing and Outbuilding	53 CASCADE ROAD SOUTH HOBART TAS 7004	\$ 2,500	Approved	Delegated	
PLN-20-568 Partial Change of Use for Ancillary Bar, Eating Establishment, and Function Centre	11 MORRISON STREET HOBART TAS 7000	\$ 0	Approved	Delegated	
PLN-20-578 Alterations	9 WATERLOO CRESCENT BATTERY POINT TAS 7004	\$ 100	Approved	Delegated	
PLN-20-588 Signage	85-91 ELIZABETH STREET HOBART TAS 7000	\$ 0	Approved	Delegated	

CITY OF HOBART

Planning Description	Address	Works Value	Decision	Authority
PLN-20-593 Partial Demolition, Alterations, Signage, and Partial Change of Use to General Retail and Hire	435 MACQUARIE STREET SOUTH HOBART TAS 7004	\$ 8,000	Approved	Delegated
PLN-20-595 Extension to Operating Hours	7 MURRAY STREET HOBART TAS 7000	\$ 0	Approved	Delegated
PLN-20-605 Carport	71 NELSON ROAD SANDY BAY TAS 7005	\$ 9,000	Approved	Delegated
PLN-20-607 Signage	184-186 SANDY BAY ROAD SANDY BAY TAS 7005	\$ 0	Approved	Delegated
PLN-20-614 Dwelling	39 BEAUMONT ROAD LENA VALLEY TAS 7008	\$ 400,000	Not Required	Delegated
PLN-20-618 Signage	60-64 ELIZABETH STREET HOBART TAS 7000	\$ 0	Approved	Delegated
PLN-20-622 Outbuilding	32 DUKE STREET SANDY BAY TAS 7005	\$ 16,000	Approved	Delegated
PLN-20-640 Temporary Buildings	40 PEDDER STREET NEW TOWN TAS 7008	\$ 10,000	Approved	Delegated
PLN-20-648 Signage	35 ELIZABETH STREET HOBART TAS 7000	\$ 0	Approved	Delegated
PLN-20-656 Partial Demolition, Alterations, and Extension	34 BRINSMEAD ROAD MOUNT NELSON TAS 7007	\$ 275,000	Approved	Delegated
PLN-20-703 Substation	23 COMMERCIAL ROAD NORTH HOBART TAS 7000	\$ 200	Exempt	Delegated

## **9. QUESTIONS WITHOUT NOTICE**

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Section 29 of the *Local Government (Meeting Procedures) Regulations 2015*.  
File Ref: 13-1-10

An Elected Member may ask a question without notice of the Chairman, another Elected Member, the General Manager or the General Manager's representative, in line with the following procedures:

1. The Chairman will refuse to accept a question without notice if it does not relate to the Terms of Reference of the Council committee at which it is asked.
2. In putting a question without notice, an Elected Member must not:
  - (i) offer an argument or opinion; or
  - (ii) draw any inferences or make any imputations – except so far as may be necessary to explain the question.
3. The Chairman must not permit any debate of a question without notice or its answer.
4. The Chairman, Elected Members, General Manager or General Manager's representative who is asked a question may decline to answer the question, if in the opinion of the respondent it is considered inappropriate due to its being unclear, insulting or improper.
5. The Chairman may require a question to be put in writing.
6. Where a question without notice is asked and answered at a meeting, both the question and the response will be recorded in the minutes of that meeting.
7. Where a response is not able to be provided at the meeting, the question will be taken on notice and
  - (i) the minutes of the meeting at which the question is asked will record the question and the fact that it has been taken on notice.
  - (ii) a written response will be provided to all Elected Members, at the appropriate time.
  - (iii) upon the answer to the question being circulated to Elected Members, both the question and the answer will be listed on the agenda for the next available ordinary meeting of the committee at which it was asked, where it will be listed for noting purposes only.

## **10. CLOSED PORTION OF THE MEETING**

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That the Committee resolve by majority that the meeting be closed to the public pursuant to regulation 15(1) of the *Local Government (Meeting Procedures) Regulations 2015* because the items included on the closed agenda contain the following matters:

- Confirm the minutes of the Closed portion of the meeting
- Questions without notice in the Closed portion

The following items were discussed: -

- |            |  |
|------------|--|
| Item No. 1 | Minutes of the last meeting of the Closed Portion of the Council Meeting |
| Item No. 2 | Consideration of supplementary items to the agenda                       |
| Item No. 3 | Indications of pecuniary and conflicts of interest                       |
| Item No. 4 | Questions Without Notice   |