Wintringham Residential Aged Care Facility
Wirksworth Park, 18 Wentworth Street, Bellerive
Historic Heritage Assessment
Final Report prepared for Heffernan Button Voss Architects

AT0233
21 August 2018
EXECUTIVE SUMMARY

Introduction

The Department of Health and Human Services has proposed the construction of the Wintringham Residential Aged Care Facility (WRACF), to be located on part of Wirksworth Park at 18 Wentworth Street, Bellerive.

Wirksworth is subject to statutory heritage management under the Historic Cultural Heritage Act 1995 and the Clarence Interim Planning Scheme 2015. This assessment has been prepared to identify heritage risks to the development at an early stage, so that these can be appropriately considered as planning for the development continues. The report identifies statutory heritage requirements; analyses the historical development of the area; identifies, records and assesses sites of potential significance; and makes recommendations for their management where appropriate.

Survey Results

It is proposed to construct the WRACF on the western portion of Wirksworth. This development area was surveyed in December 2017, and a total of 69 sites were recorded. The vast majority of these are historic plantings, most notably conifer species. These plantings have been identified as having heritage value at a local level of significance. A small number of other site types were recorded during the survey. Of these, only the cottage fronting Alexandra Esplanade and its associated elements of plantings and fencing are assessed as having heritage significance. The remaining sites have not been assessed as having heritage value.

These sites are located within the development area, which forms part of the broader Wirksworth Park property. In assessing the significance of the identified sites, it is both useful and necessary to understand the characteristics of Wirksworth as a ‘place’. This also assists in understanding and articulating potential heritage impacts which may arise as a result of the proposed development.

Key Issues

The proposed development is likely to result in the removal of a number of trees. Historic trees are important elements at Wirskworth, and their removal will have an adverse impact on the heritage significance of the place. Collectively, the removal of a large number of trees also has potential to cause visual impacts both at Wirksworth, but also more broadly. The size of the property, the location of key buildings and plantings, and its position within Bellerive make Wirksworth a visually prominent place, characterised by historic house and outbuildings, open lawns and mature trees. This visual prominence exists from surrounding streets, and also when viewed from the north looking south, from the vantage point of Mornington Hill, and in combination with trees and plantings at Clarence High School and along the sand dune separating Alexandra Esplanade from Bellerive Beach. Wirksworth would appear to be rare at a State level for retaining its extensive curtilage, comprising both its original and expanded 1956 boundaries.

Community consultation to understand the possible social significance of the place has not been undertaken, however it may be valued for a range of reasons: its historic use for school camps; as a prominent historic landmark within Bellerive; as a place accessible to the public; and for the landscape contribution of open lawns and mature plantings that are visually prominent from a range of locations. The development may result in the reduction of social values by limiting areas available for public access and from the removal of trees and the consequent landscape impact this causes.

Management Guidelines

1. **Design in response to the heritage values:**
   - The results of this heritage assessment should inform further planning for the Wintringham Residential Aged Care Facility (WRACF). Sites or features assessed as having heritage significance should be conserved where possible.
   - Implement heritage management recommendations as per the individual site datasheets. The general management response is for the avoidance of impacts to places or features of heritage significance. Mitigation or management strategies have been proposed where impacts to significant sites or features are unavoidable.
2. **Seek expert advice for tree management:**
   - Avoid impacts to the mature trees as part of the proposed development. Where impacts will occur, their extent should be minimised as far as possible, and strategies developed to mitigate impacts.
   - Advice should be sought from a qualified arborist and/or arboriculturalist to determine the extent of protective exclusion zones required to avoid root truncation and any other prescriptions to ensure significant trees are maintained in a safe, healthy state.

3. **Landscape Management Plan:**
   - The Landscape Management Plan should have regard to the findings of this report and the arborist’s assessment and provide strategies for the long term management of the landscape values of the place.
   - Should significant trees be proposed for removal, replanting options should be determined in the Landscape Management Plan along with any ongoing management and maintenance requirements.

4. **Statutory Heritage Consultation:**
   This Historic Heritage Assessment report should be provided to Heritage Tasmania, DPIPWE and Clarence City Council so that any additional matters requiring attention are disclosed as early as possible and can be factored into the planning and design process.

5. **Visual Impact Assessment:**
   A Visual Impact Assessment should be prepared as part of the WRACF to articulate potential visual impacts on both Wirksworth and significant views to the place.

6. **Heritage Impact Statement:**
   A Heritage Impact Assessment should be prepared as part of the WRACF which sets out the effect of the proposed development on the historic cultural heritage significance of the place.

7. **Managing Unanticipated Historic Heritage Discoveries and Notification Protocol:**
   The Project Specifications should include notification protocols whereby archaeological advice is sought if features or deposits of an archaeological nature are uncovered during excavation or where doubt exists concerning the provenance of any strata revealed during excavations. This may include but not be limited to the exposure of any structural material made from bricks, stone, concrete or timber and forming walls or surfaces, or the presence of more than five fragments of artefacts such as ceramic, shell, glass or metal from within an area of no more than 1 m².

   In such instances, excavation should immediately cease pending attendance on site and receipt of advice from the Archaeological Consultant, at which point, depending on the findings, it may also be necessary to involve the statutory authorities in discussions.

8. **Confirmation of Site Locations:**
   Grid references quoted in this report were determined through the use of a hand held GPS unit. They should be regarded as approximate and confirmed by more detailed survey prior to use for design purposes.
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1.0 INTRODUCTION

1.1 Client and project details

The Department of Health and Human Services (DHHS) has proposed the construction of the Wintringham Residential Aged Care Facility (WRACF). The WRACF will be a specialist aged care facility catering for vulnerable elderly Tasmanians. It will be constructed as a 50 unit facility, with provision for expansion to 66 units. It is proposed to construct the WRACF on part of Wirksworth Park, located at 18 Wentworth Street, Bellerive (Figure 1).

Wirksworth Park is subject to statutory heritage management at both State and local levels. To assist with understanding and managing heritage values, Heffernan Button Voss Architects (on behalf of DHHS) has commissioned Austral Tasmania Pty Ltd to prepare this Historic Heritage Assessment (HHA).

This report contains:

1. An overview of statutory heritage management requirements for the project;
2. An illustrated historical overview;
3. The results of a field survey of the development area;
4. An assessment of potential historic heritage values within the development area, inclusive of a cultural landscape assessment;
5. A review of the project proof of concept, and preliminary review of the potential for heritage impacts, and
6. Recommendations for management or mitigation strategies where appropriate.

1.2 Authorship

This report was written by Justin McCarthy, James Puustinen and Natalie Hart of Austral Tasmania. The cultural landscape assessment has been peer reviewed by Anne McConnell of Cultural Heritage Management, Archaeology & Quaternary Geoscience.
Figure 1: Wirksworth Park outlined in red with WRACF development area shown in blue (2015 aerial photograph. Base image by TASMAP (www.tasmap.tas.gov.au), © State of Tasmania)
1.3 Approach

Austral Tasmania’s approach to this project has been to provide a systematic and logical historic heritage assessment of the study area. The Project Brief required the preparation of an HHA that was generally consistent with Heritage Tasmania’s Pre-Development Assessment Guidelines.¹

The focus of this HHA is on that portion of the site proposed for the WRACF. However, for historical context and a proper consideration of potential heritage impacts, a level of assessment and consideration has been included for the remainder of the property which includes the historic Wirksworth house, outbuildings and open spaces and plantings. This has been informed from existing cultural heritage assessments for the place, principally the 1996 Conservation Plan,² the 2018 arboricultural assessment³ and Landscape Master Plan, prepared in 2011.⁴

The approach to carrying out this project is outlined below:

1. Desktop Heritage Review: Existing statutory heritage requirements and previous assessments have been reviewed and summarised;

2. Historical Outline: An illustrated historical overview has been prepared for the project. This has been based on existing documentation contained in the Conservation Plan, and supplemented by research of more recently published sources;

3. Field Survey: A pedestrian field survey was carried out by an archaeologist and a heritage practitioner on 19 December 2017. The focus of the survey was on the development area, supplemented by a general overview of the remainder of the Wirksworth Park property. Written descriptions were made of identified sites; photographs were taken of sites and features, and spatial locations recorded with a hand held GPS unit referencing the GDA 94 datum. Accuracy in location details was available to +/- 3 m. Maps have been prepared in a GIS format and the resulting data provided to the client.

4. Heritage Assessment: Identified places, sites and features within the development area have been assessed for their historic cultural heritage significance against the criteria of the Historic Cultural Heritage Act 1995 and a level of significance provided. This has had regard to Heritage Tasmania’s assessment guidelines which define the minimum required value/s that a place must possess to be considered as having heritage significance at either State or local levels. Assessed sites and other features have been documented in a series of illustrated datasheets and maps.

The Project Brief also required a cultural landscape assessment. The results of the cultural landscape assessment have been included in Section 4 of this report, and the complete assessment is provided at Appendix 2;

5. Management Recommendations: This report includes recommendations to assist in managing historic cultural heritage values. It identifies statutory heritage requirements for the project; recommendations to protect heritage values, or mitigate impacts; and an unanticipated discovery protocol for potential subsurface archaeology.

¹ Heritage Tasmania, DPIPW, Pre-Development Assessment Guidelines. Proactively Managing Tasmania’s Historic Heritage, November 2009
² Austral Archaeology Pty Ltd & Paul Davies Pty Ltd, “Wirksworth” Bellerive Tasmania, 7018, Conservation Plan, prepared for Property Tasmania, Department of Environment & Land Management, November 1996
³ Tree Inclined (Romanski, J), Wirksworth Trees, report prepared for Pat Barwick, February 2018
⁴ Barwick & Associates, Wirksworth House, Bellerive. Tree Heritage Assessment Landscape Master Plan, prepared for the Department of Economic Development, Tourism and the Arts, April 2011
1.4 Limitations and constraints

This report is limited to consideration of historic heritage values. The assessment of Aboriginal heritage values has been recommended by Aboriginal Heritage Tasmania, DPIPWE, and is subject to separate reporting requirements.

The results and judgements contained in this report are constrained by the limitations inherent in overview type assessments (including accessibility of historical information, ground surface visibility conditions and related access restrictions).

At the time of field survey in December 2017, surface visibility was variable. Much of the study area is covered by grass, which limited clear visibility of the ground surface, although soil exposures are present along walking tracks and beneath mature trees.

No botanical assessment has been undertaken as part of Austral Tasmania’s heritage assessment. Tree species identification has been taken from the 2018 assessment.

No social values assessment has been conducted for this project, although the findings of the 1996 Conservation Plan have been considered.

Whilst every effort has been made to gain insight to the historic heritage profile of the subject study area, Austral Tasmania Pty Ltd cannot be held accountable for errors or omissions arising from such constraining factors.

Grid references quoted in this report were determined through the use of a hand held GPS unit. They should be regarded as approximate and confirmed by more detailed survey prior to use for design purposes. All maps are oriented with north at the top of the page unless otherwise assigned.

1.5 Acknowledgements

The assistance of the following people and organisations is gratefully acknowledged:

- Mr John Button, Heffernan Button Voss Architects;
- Ms Ester Guerzoni, Heritage Tasmania, DPIPWE;
- Mr John Stephenson, Heritage Tasmania, DPIPWE;
- Ms Cindy Thomas, Aboriginal Heritage Tasmania, DPIPWE;
- Staff of the Tasmanian Archives and Heritage Office.

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5 Email, Cindy Thomas (Aboriginal Heritage Tasmania) to James Puustinen (Austral Tasmania), 27 November 2017: Aboriginal Heritage Desktop Review - AHDR1130 - AHTP3604 - Wirksworth Park Proposed Development
6 Tree Inclined, op. cit.
2.0 HISTORIC HERITAGE ASSESSMENT

2.1 Desktop review of registered and listed heritage places

Both Federal and State Acts of Parliament may have a bearing on the management of cultural heritage within or adjacent to the subject study area. Statutory heritage management applies to Wirksworth at a State level under the Historic Cultural Heritage Act 1995 and at a local level under the Clarence Interim Planning Scheme 2015. Key legislation is summarised below. The summary is intended as a guide only and should be confirmed with the administering agency and, where necessary, specialist legal opinion.

2.2 National Heritage Management Provisions

2.2.1 World/National/Commonwealth Heritage Lists

There is an established framework for the identification, protection and care of places of significance to the nation and/or Commonwealth. Entry in the National and/or Commonwealth Heritage Lists triggers statutory processes under the terms and provisions of the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act). Actions which will or may have a significant impact upon the recognised values of a listed place are required to be referred to the Australian Government Minister for the Environment, after which a judgement will be made as to whether the proposed action will require formal assessment and approval. The Act also provides for consideration of actions that may occur outside of a listed place that may have significant impact upon national heritage values, or actions taken on Commonwealth land or by Commonwealth agencies that are likely to have a significant impact on the environment (anywhere). Listing occurs by nomination, which may be made by any one at any time. The Act also provides for emergency listing where National Heritage values are considered to be under threat.

As at December 2017, the study area is not included in or nominated to the World, National or Commonwealth Heritage Lists.

2.3 State Heritage Management Provisions

2.3.1 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 HCH Act establishes the THR as an inventory of places of State significance; to recognise the importance of these places to Tasmania; and to establish mechanisms for their protection. ‘State historic cultural heritage significance’ is not defined, however the amended Act allows for the production of ‘Guidelines’, which presumably will use the existing assessment guidelines for the purposes of defining State level significance.7

A place of historic cultural heritage significance may be entered in the THR where it meets one of eight criteria. The criteria recognise historical significance, rarity, research potential, important examples of certain types of places, creative and technical achievement, social significance, associations with important groups or people, and aesthetic importance.

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;

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7 Heritage Tasmania, DPIPWE, Assessing historic heritage significance for Application with the Historic Cultural Heritage Act 1995, 2011
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.

As at December 2017, Wirksworth is permanently included in the Tasmanian Heritage Register. The place is registered against two criteria:

Criterion (d.): 24 Wentworth Street [sic], “Wirksworth”, is of historic heritage significance because of its ability to demonstrate the principal characteristics of a Victorian Italianate double storey stone building.

Criterion (f.): This site is of historic heritage significance because its townscape associations are regarded as important to the community’s sense of place.

### 2.3.2 Works Guidelines for Historic Heritage Places

The Tasmanian Heritage Council and Heritage Tasmania, DPWPWE, have issued *Works Guidelines for Historic Heritage Places* which must be applied when considering an application for an exemption or a discretionary permit. 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.

The overarching guiding principles of heritage management are applicable to the proposed highway upgrades, specifically:

1: Understand why the place is significant

Understand what makes a place significant before making any changes to the place. This can be done through historical research and examining the details of the place itself. Use this information to think about what components or spaces are the most significant, interesting and meaningful.

2: Changes to a place should be sympathetic to its significance

Any changes to a place should be sympathetic to its significance. Avoid changes that will compromise and erode the place’s significance; that will obscure significant features; or that will confuse understanding of the nature and evolution of the place.

4: Protect significant settings and significant views

For many heritage places, it is important to protect its visual setting and any relationships to other significant elements. Demolition, alterations, new structures, landscaping or other changes that remove screen or impact on a place’s significance should be avoided.

Within the context of the study area and the potential for heritage impacts from the proposed development, the following information is most applicable:

<table>
<thead>
<tr>
<th>Type of Works</th>
<th>What is generally eligible for an exemption?</th>
<th>Where is a discretionary application required by the Tasmanian Heritage Council and what are appropriate outcomes?</th>
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<tbody>
<tr>
<td>5. Subdivision or Boundary Adjustment</td>
<td>A subdivision or boundary adjustment that is outside of the setting of historic elements. A subdivision or boundary adjustment that:  - does not impact on the setting of the place; or  - will not disconnect related heritage elements such as a house and its...</td>
<td>Subdivisions or boundary adjustments that affect the place’s:  - setting; or  - cohesion as a collection of heritage elements (i.e.: separate but related buildings, plantings or other features); or...</td>
</tr>
<tr>
<td>Type of Works</td>
<td>What is generally eligible for an exemption?</td>
<td>Where is a discretionary application required by the Tasmanian Heritage Council and what are appropriate outcomes?</td>
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<td>outbuildings; or</td>
<td>• historic lot curtilage (i.e.: title boundaries that are of historical significance).</td>
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<td>• does not affect the historic lot curtilage of the place.</td>
<td><strong>Appropriate outcomes:</strong></td>
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<td>Note: All of the areas affected by the subdivision will remain entered in the Tasmanian Heritage Register as part of the original entry for the site, and works to the new lots will require approval from the Tasmanian Heritage Council.</td>
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**Appropriate outcomes:**
Reconfigured boundaries should ensure an adequate setting or context is provided for the registered place. The adequacy of this setting will vary from place to place and will depend on a number of factors such as:

• the size of the property;
• the existence of elements such as outbuildings, gardens, landscape features, or significant archaeological values; and
• the need to retain significant views to, and from, the registered place.

Retain all the main structures or significant elements associated with the place on a single title/s. For example elements such as significant outbuildings, gardens or other features should be retained on the same, or adjacent, title as the main structure or building.

If a place has a significant historic lot curtilage, then any changes to the boundaries should aim to retain the integrity of the original boundaries.

Note: All of the areas affected by the subdivision will remain entered in the Tasmanian Heritage Register as part of the original entry for the site, and works to the new lots will require approval from the Tasmanian Heritage Council.

**8. New Buildings**

**8.1 New buildings (generally)**

New buildings that are:
• of a scale and sited such that they are not conspicuous;
• not attached, or in close proximity, to heritage structures;
• not in an area that has significance for landscape values;
• not in an area that forms a significant setting for a heritage place; or
• not a site of significant archaeological potential.

New buildings that affect the places heritage values.
**Appropriate outcomes:**
Appropriate outcomes are new buildings that respond positively to:

• The character of the heritage place. This will normally require consideration of such aspects such as the siting and setting, scale, massing, form and style of historic buildings; materials, building techniques and details; and significant views of these places. At some places, understanding this character may require an analysis of broader qualities related to streetscape, townscape or landscape contribution.
• The scale of the heritage place and its setting. This will mean different things in different contexts. For example, a large multi-storey development is likely
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<td>to an appropriate scale in the central business district of a town or city, more so than in a suburban area characterised by single or two storey houses. New buildings that are larger than the heritage place can have the visual impact of their scale reduced through various design techniques, for example, breaking long walls into bays; reflecting the historic arrangement, proportion and location of windows and openings; breaking up roof forms into smaller elements; and stepping or adopting setbacks for upper level buildings;</td>
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<td></td>
<td>• The form of the heritage place and setting. Aspects such as orientation, location and setbacks should be considered. Significant landscape landform elements and/or significant archaeological values should also be considered when selecting the location for a new building.</td>
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<td>• Existing historic building materials, textures and colour. These characteristics can be creatively reinterpreted as part of a new building.</td>
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<td>• Details that contribute to the character of a place or an area, including things such as predominate building materials; roof forms and materials; chimneys, parapets and so on. Such details do not need to be replicated, but can act as cues for the design details in new buildings.</td>
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13. Historic Plantings and Landscaping

13.2 Changing significant gardens or landscapes

| Reconstructing garden beds based on documented or physical evidence. | Changes to significant gardens or landscapes. |
| Minor changes to the layout of the garden or landscape (e.g.: re-routing of secondary paths) in areas with no significant archaeological values. | **Appropriate outcomes:** |
| Introducing portable and ephemeral elements (e.g.: garden benches and discreet elements). | If re-establishing a garden design or landscape, it should be renewed to a specific period when the landscape best achieved the intended design or function. It is important to retain the integrity of the layout and pattern of the landscape and general appearance of the plantings. |

For structures such as sheds see also section ‘9.5 Additions or extensions’. Full replanting may be appropriate in formal gardens if the majority of the plants are in decline, or where replacement plantings mismatch the overall shape, structure, foliage or colour of the historic plantings. Replacement trees in parks and open landscaped gardens such as homesteads may be established while older trees are managed to senescence. Care should be taken, however, to retain the dominant
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<th>Where is a discretionary application required by the Tasmanian Heritage Council and what are appropriate outcomes?</th>
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</table>
| 13.3 Replacement planting    | Replacement planting where:  
  - significant damaged or distressed trees are to be removed and replaced with matching species in a suitable location using the advice of a suitably qualified arborist; or  
  - planting will conserve or reinstate the landscape character or planting theme.                                                                                                     | Replacing plantings where different species may be used.  
  *Appropriate outcomes:*  
  In this case, the replacement should be as close as practical to the overall shape, structure, foliage and colour as the historic plant. If possible, choosing a species that was commonly in use at the historic reference period helps to reflect the original design intent. If significant views and vistas are noted in the Heritage Register entry, replacement plantings should attempt to retain those views and vistas. |
| 13.4 New planting            | At a place without significant archaeological values, planting that:  
  - does not obscure significant views or vistas to or from a place, and where such planting reinstates original plantings for which there is documented or physical evidence; or  
  - extends and is consistent with historic planting patterns to reinforce the historic landscape; or  
  - is in an area not associated with the heritage values of the place and has no or negligible impact on the significance of the place; or  
  At a place with known significant archaeological values, where:  
  - previous disturbance of the soil has occurred and the soil will only be disturbed to the same depth as previously;  
  - growth of the plant will not adversely impact significant archaeological values.                                                                                               | New planting/s in an area of significant archaeological values.  
  *Appropriate outcomes:*  
  This may trigger conditions, except where plant roots are known to be less deep than the depth of significant archaeological values. |
| 13.5 Removing plantings      | Removing non-significant plantings, where:  
  - there is no impact to the social or community value of any planting (e.g.: memorial plantings); or  
  - the vegetation does not contribute to the heritage significance of a place.                                                                                                      | Removing significant plantings  
  *Appropriate outcomes:*  
  Retaining significant historic plantings is the preferred option. Where removal is agreed to, a replacement planting may be required.  
  Removing a significant tree or undertaking substantial pruning, where supported by an arborist’s assessment.  
  Removing plantings of lower significance to save plantings of higher significance where |
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<thead>
<tr>
<th><strong>Type of Works</strong></th>
<th><strong>What is generally eligible for an exemption?</strong></th>
<th><strong>Where is a discretionary application required by the Tasmanian Heritage Council and what are appropriate outcomes?</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>13.7 Hard landscaping</strong></td>
<td>Altering non-significant landscape elements (e.g.: modern driveways, paving, decks), where these do not impact on heritage significance, including significant archaeological values. Repairing structural fabric including edgings where the repair matches the previous form, detail and material. Maintaining original hard landscape elements using methods that do not damage the fabric of the elements or impact on the setting of the place. Maintaining and repairing original garden structures, fences and gates, walls, paths, paving and edging, roads and tracks, furniture, fittings and services conserved in their original locations (e.g.: re-gravelling pathways matching previous material). Replacing deteriorating garden edging with new material that matches previous material. Removing or replacing non-significant garden elements. Reconstructing pathways, beds and other hard landscaping elements based on documented or physical evidence in areas with no significant archaeological values. See section ‘6.1 Relocating buildings or structures for more information.’</td>
<td>Altering significant hard landscaping elements. <strong>Appropriate outcomes:</strong> Surviving early garden elements are rare and should be retained, and form, materials and detailing of original landscape design should be maintained where possible. For example, original straight paths or drives should not be replaced with curvilinear, or vice versa. Where edgings such as tiles are to be replaced, like-for-like is the preferred option. Where other materials are used they should be sympathetic to the values of the place.</td>
</tr>
<tr>
<td><strong>13.11 Buildings or works near significant trees</strong></td>
<td>Works which do not impact on the health, form and character of the plant, or where the impact is minimised in line with Australian Standard AS-4970 Protection of Trees on Development Sites. Installing temporary structures. See section ‘8.2 Temporary Structures’.</td>
<td>Building or works near significant trees. <strong>Appropriate outcomes:</strong> Harm or damage to significant trees should be avoided. Specialist advice from an arborist may be required to determine management approaches so that trees can be maintained in a stable, healthy condition. Measures may include avoiding root pruning, avoiding soil compaction, and locating buildings or services beyond the drip line of the tree. See Australian Standard AS-4970 Protection of Trees on Development Sites.</td>
</tr>
</tbody>
</table>
**Type of Works** | **What is generally eligible for an exemption?** | **Where is a discretionary application required by the Tasmanian Heritage Council and what are appropriate outcomes?**
---|---|---
13.12 Car parking | New car parking provided in a discrete location (to the rear or side of a place) that does not involve the removal of significant plantings or landscape features. | New car parking that may have an impact on heritage significance. 
**Appropriate outcomes:**
Design car parking to avoid significant visual impact on the setting of a place.
Visual impacts can be minimised where car parking is provided at the side or rear of a place, where this is not possible.
Consideration should be given to the surface material of the car park as well as screening the car park, for example through plantings.
New car parking should be designed to retain significant elements such as significant plantings or other garden features.

Table 1: Relevant Information extracted from Works Guidelines

**2.4 Local Heritage Management**

**2.4.1 Clarence Interim Planning Scheme 2015**

The study area is located within the planning area of the *Clarence Midlands Interim Planning Scheme 2015 (CIPS 2015)*. The *CIPS 2015* establishes a Heritage Code 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. Wirksworth is included as a Heritage Place in E13.1.

Where not exempt, building of works must be assessed against the Development Standards of E13.7. With regard to the study area and the proposed development, ‘Building and Works other than Demolition’ and ‘Subdivision’ are of most relevance.

The Scheme establishes a range of Performance Criteria for different development scenarios. The following are most relevant within the context of proposed highway improvements:

<table>
<thead>
<tr>
<th>Acceptable Solutions</th>
<th>Performance Criteria</th>
</tr>
</thead>
</table>
| **E13.7.2 Buildings and Works other than Demolition** | **Objective:** 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; and
(b) designed to be subservient to the historic cultural heritage values of the place and responsive to its dominant characteristics. |
| **A1** | **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, sitting, materials, colours and finishes;
(b) substantial diminution of the historic cultural heritage significance of the place through loss of significant streetscape elements including plants, |
<table>
<thead>
<tr>
<th>Acceptable Solutions</th>
<th>Performance Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>trees, fences, walls, paths, outbuildings and other items that contribute to the significance of the place.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>A2</th>
<th>P2</th>
</tr>
</thead>
<tbody>
<tr>
<td>No acceptable solution.</td>
<td>Development must be designed to be subservient and complementary to the place through characteristics including:</td>
</tr>
<tr>
<td></td>
<td>(a) scale and bulk, materials, built form and fenestration;</td>
</tr>
<tr>
<td></td>
<td>(b) setback from frontage;</td>
</tr>
<tr>
<td></td>
<td>(c) siting with respect to buildings, structures and listed elements;</td>
</tr>
<tr>
<td></td>
<td>(d) using less dominant materials and colours.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>A3</th>
<th>P3</th>
</tr>
</thead>
<tbody>
<tr>
<td>No acceptable solution.</td>
<td>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.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>E13.7.3 Subdivision</th>
<th>P1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Objective:</td>
<td>A proposed plan of subdivision must show that historic cultural heritage significance is adequately protected by complying with all of the following:</td>
</tr>
<tr>
<td></td>
<td>(a) ensuring that sufficient curtilage and contributory items (such as outbuildings or significant plantings) are retained as part of any title containing heritage values;</td>
</tr>
<tr>
<td></td>
<td>(b) ensuring a sympathetic pattern of subdivision;</td>
</tr>
<tr>
<td></td>
<td>(c) providing a lot size, pattern and configuration with building areas or other development controls that will prevent unsympathetic development on lots adjoining any titles containing heritage values, if required.</td>
</tr>
</tbody>
</table>

### Table 2: CIPS 2015: Relevant Development Standards

#### 2.5 Non-Statutory Management and Identification

#### 2.5.1 Register of the National Estate

The Register of the National Estate (RNE) was established in 1976 as a list of natural, Indigenous and historic heritage places throughout Australia, with limited statutory mechanisms relating to actions taken by the Commonwealth. As of February 2007, the RNE ceased to be an active register, with places no longer able to added or removed and the expectation that the States and Territories would consider places included on the RNE for management under relevant State legislation. The RNE ceased to exist as a statutory register on 19 February 2012 and references to the RNE were removed from the *EPBC Act*. The RNE continues to exist as a non-statutory information source. Coincidence with other heritage lists and registers (including the THR and planning scheme heritage codes) is not uncommon. Wirksworth and its outbuildings are included on the RNE. The Statement of Significance for the place is:
A fine example of a Victorian classical house and outbuildings which displays excellent masonry, stucco and cast iron craftsmanship and is basically intact. The setting is spacious with mature trees and its quality contrasts with its surroundings.\(^8\)

### 2.6 Summary of Previous Reports and Assessments

#### 2.6.1 1996 Wirksworth Conservation Plan

A Conservation Plan (CP) was prepared in 1996 for Wirksworth Park by Austral Archaeology Pty Ltd and Paul Davies Pty Ltd.\(^9\) The CP was prepared to help ensure that future uses of the place would not compromise its heritage values. The report includes a summary site history; a building analysis to assess structural and fabric faults and identify significant built fabric; a condition assessment of services; an archaeological assessment; an assessment of significance; and the formulation of conservation policies.

The significance of the place was assessed against the then criteria of the HCH Act, finding that the place met all seven criteria. Subsequent amendments to the Act have since included aesthetic characteristics as an eighth criteria. The amendments have also formalised the distinction in levels of significance, with the Tasmanian Heritage Register now being an inventory of places of State significance.

The CP has been reviewed as part of the preparation of this HHA and relevant information repeated. Certain aspects of the CP remain applicable to the WRACF project and are summarised below and elsewhere in this report.

With regard to the proposed WRACF development area, the CP included the following three key relevant policies:

9. The cottage 60 Alexander Esplanade\(^10\) (building ‘L’) has some significance as part of the early urbanisation of Bellerive. It was not originally connected to the “Wirksworth” site and consequently there are no constraints on the use of this building.

10. All mature tree plantings in the study area have landscape value and should be retained provided they do not pose a risk to public safety. Phased replanting should be considered to perpetuate the landscape.

11. The site may be sub-divided provided that the house and outbuildings are retained on a sufficient curtilage. The preferred curtilage is lots 9 and 10. It would also be desirable to retain lots 19 and 20 with the house, but this is not essential. If these lots are retained development of these lots is possible. Lots 17, 18 and part of 7 and 8 are not critical to the heritage significance of the place and may be excised. The minimum curtilage possible is half of lots 9 and 10, following the present rear sub-division line, but this is not the preferred option.\(^11\)

Figures from the CP showing the location of mature trees, subdivision and building location options are reproduced below. The lot numbers included in policy 11 refer to the 1833 subdivision plan for Bellerive that is discussed in the historical overview.

\(^8\) RNE, 10912, Wirksworth and two outbuildings, 24 Wentworth St, Bellerive, TAS, Australia
\(^9\) Austral Archaeology Pty Ltd & Paul Davies Pty Ltd, “Wirksworth” Bellerive Tasmania, 7018, Conservation Plan, prepared for Property Tasmania, Department of Environment & Land Management, November 1996
\(^10\) Now included as part of 18 Wentworth Street.
\(^11\) Ibid, p.32
Figure 2: Sketch plan from 1996 Conservation Plan showing mature plantings, historic lot boundaries and other features (Austral Archaeology Pty Ltd and Paul Davies Pty Ltd)
Figure 3: Sketch plan from 1996 Conservation Plan subdivision options (Austral Archaeology Pty Ltd and Paul Davies Pty Ltd)
Figure 4: Sketch plan from 1996 Conservation Plan options for future buildings (Austral Archaeology Pty Ltd and Paul Davies Pty Ltd)
2.6.2 2011 Wirksworth Landscape Master Plan & 2018 Tree Assessment

It should be noted that at the time of preparation of this heritage assessment report, Barwick is in the process of preparing a new Landscape Management Plan for Wirksworth. This Landscape Management Plan had not been finalised at the time of preparing this report, and the following summarises the key findings of the 2011 Plan. The 2011 Plan assessed the heritage significance of trees at Wirksworth and provided a master plan to manage the landscape within the context of present and likely future uses of the property. It drew upon previous work carried out by Barwick (2008), and arborist assessments of tree health carried out by Romanski and Hodgman in 2003, 2008 and 2010. The arboricultural assessments have since been superseded by new work completed in 2018.

Barwick assessed the heritage significance of individual trees and the collective landscape against four values:

1. Historic value as evidence of the heritage of gardening practices in Bellerive and Tasmania over a period of 100 years.
2. Visual value for the residents of Bellerive located on the hills, who look over the coastal areas. The individual trees at Wirksworth were of a large size, in considerable numbers and surrounded by denser suburban development. Barwick identified significant views of the trees when seen from the slopes of Mornington Hill, looking in a southerly direction.
3. Environmental value: As a wind barrier and storm buffer for the immediate locations and surrounds.
4. Cultural and amenity values for residents who viewed Wirksworth as an important treed space improving the general ambience and offering opportunities for passive recreation.

Barwick’s conclusions suggest historical, aesthetic and social values within standard assessment frameworks, such as the criteria of the HCH Act, or Burra Charter definitions of heritage values. She noted that as a group, and a series of avenues, the conifers had local significance to Bellerive.

Barwick provided commentary regarding future plantings at Wirksworth. She recommended that new gardens near the house should reference the likely garden style of the 1890s, consistent with its period of development, and sound planning practices, such as enhancing buildings, making entrances apparent, and screening services. Where supported by the arborist’s assessments, all mature trees were recommended for retention. Trees recommended for removal and new plantings should take into account other considerations, and Barwick suggested that changes to other species was appropriate, as well as likely future community use patterns, wind control, avoidance of services, minimising water usage and fostering ecological values.

Barwick’s report included a master plan for the broader site. Of relevance to the current project are the recommendations relating to the area termed the ‘fields’, that is, those areas beyond the house and its gardens. The master plan worked from the basis that healthy mature trees should be retained as long as possible, and they should be supplemented with new trees through a managed replacement program. This would relate to the plantings towards the centre and northern end of the development area for the WRACF. The northern end of the avenue of Cupressus macrocarpa aurea were recommended for replacement, and succession planning put in place for the southern end, so that in time the avenue was replaced with new trees. Barwick recommended rows of Allocasuarina littoralis and Banksia marginata to replace the conifers.

A new arboricultural assessment for Wirksworth Park was completed in 2018, and 54 trees identified within the development area - one Eucalyptus viminalis with the remaining 53 trees being conifers. This includes 42 Hesperocyparis macrocarpa, 17 Pinus radiata and two Pinus canariensis. Romanski identified the condition of each tree according to health and structure according to five categories: Good, Fair, Poor, Dead and Hazard and an estimate provided for expected lifespans. The...
majority of trees within the development area were assessed as having expected lifespans less than 50 years, although six trees had expected lifespans greater than 50 years.18

2.7 Section Summary

Table 3 below summarises the various statutory and non-statutory mechanisms and identifies those in which the site is listed.

<table>
<thead>
<tr>
<th>Register/Listing</th>
<th>Inclusion</th>
<th>Statutory Implications</th>
</tr>
</thead>
<tbody>
<tr>
<td>National Heritage List</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Commonwealth Heritage List</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Tasmanian Heritage Register</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td><em>Clarence Interim Planning Scheme 2015</em></td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Register of the National Estate</td>
<td>Yes</td>
<td>No</td>
</tr>
</tbody>
</table>

Table 3: Summary of statutory and non-statutory mechanisms

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18 Tree Inclined, *op. cit.*
3.0 HISTORICAL OVERVIEW

3.1 Introduction

The following sections provide an historical overview of Wirksworth. It includes material originally prepared for the 1996 Conservation Plan,\(^9\) and supplemented by more recent sources, most notably newspaper accounts of the place. Original sources are included.

The historical overview commences with a discussion of the Aboriginal people of the area, followed by the key phases of historical development. Arranged chronologically and by subject, these phases are:

- The Aboriginal people of the area and contact history;
- Early European settlement of Kangaroo Point;
- Land acquisition and development of the Wirksworth property;
- New uses for Wirksworth;
- The end of school camps at Wirksworth; and
- The former Caretaker’s House on Alexandra Esplanade.

3.2 The Aboriginal People of the Area & Contact History

The Bellerive area is part of the country of the Oyster Bay tribe of Tasmania. Located on the East Coast of Tasmania, their lands covered some 7,800 square kilometres, including 515 kilometres of coastline. Their country extended from St Patricks Head in the north, to the east bank of the Derwent estuary. Inland, it reached to St Peters Pass in the Midlands, before following the Eastern Tiers to the Break O’Day River, where it returned to the coast at St Patricks Head.

Prior to European settlement, Ryan proposes that ten bands formed part of the Oyster Bay group with a population of between 700-800 people, the largest group in Tasmania. The Risdon and Pittwater areas were the home of the Moomairremener band. The Moomairremener band enjoyed a diet of shellfish from estuarine areas, possums and kangaroo from their hunting grounds of the open forests and plains, and a variety of vegetable foods.

The band moved seasonally to take advantage of available foods, spending winters on the coast where shellfish, coastal birds and vegetables were found, before moving inland around October when the warmer weather allowed them to hunt larger game. As the summers progressed, the group moved further west, hunting and firing the bush to flush out game. Using well defined routes, the Moomairremener band’s route inland was west up to the Derwent River to New Norfolk, and then on to the Clyde and Ouse Rivers.\(^{20}\)

The use of the land also shaped the Tasmanian landscape over many thousands of years. Traditional management practices such as firing the land for hunting and gathering purposes, cleared forests and the grass plains. These practices predisposed the area to the suitability for early land grants and settlement by Europeans.

In September 1803, Lieutenant John Bowen and a party of 49 convicts and military personnel established the first permanent European settlement in Tasmania. The chosen site was Risdon Cove, part of the Moomairremener lands. The land had been subjected to generations of firing practices to flush out game and encourage new grass growth. Bowen described the country as ‘more like a nobleman’s park in England than an uncultivated country’.\(^{21}\) The Risdon settlement was also on one of the well established routes to the shellfish and lagoon areas of the Coal River and Pittwater and the hunting grounds of the east Derwent. Initial contact between the British and Aboriginal people was uneasy. However, conflict soon escalated over land and food.

European settlement and the acquisition of land was done at great cost to the Aboriginal people of the district. As early as 1806, the hunting of kangaroos around Pittwater led to conflict and violence between the Aborigines and Europeans. Conflicts increased with the growth of European population.

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\(^9\) The 1996 Conservation Plan site history was prepared by historian Ian Terry.


and the rapid expansion of land clearing, fencing and competition for land. This period also saw a fundamental shift in colonial society with the relocation of Norfolk Islanders to Van Diemen's Land, beginning in 1806 and intensifying from 1807. Gradually, farms spread out both shores of the Derwent.

The period 1804 to 1824 has been described as one of 'uneasy coexistence' between Aboriginal people and Europeans. Certainly, there were outbreaks of hostilities, but by comparison with what occurred post-1824, the first two decades since the coming of the Europeans were relatively calm. Notwithstanding the increase in conflict, groups of Aboriginal people continued to occasionally visit settled areas into the early 1820s. One such group was known by the Europeans as the 'Hobart-Town tribe', visiting the growing town for food and other items. During a visit to Hobart in 1824, Lieutenant-Governor Arthur permitted a group of 64 Aboriginal people from the Oyster Bay nation to camp at Kangaroo Point. Huts were built for the people and they continued to visit the area over the following two years. Such contact came to an end following attacks on Europeans, culminating in the murder of a shepherd at Oyster Bay. Two men from the Kangaroo Point group - Jack and Dick were accused of the murder, and found guilty on the evidence of convict stock keepers, a matter of some complaint. The two men maintained their innocence, and were executed on 16 September 1826. It marked an end to friendly relations.

3.3 Early European Settlement of Kangaroo Point

Initially known as Kangaroo point, Bellerive was settled shortly after the first European settlement at Sullivan’s Cove, with proposals for a township in 1814 and a licensed ferry operating across the river by 1816. Surveyor Evans’ map of 1819 showed the two reservations between Kangaroo Bluff and Second Bluff, the eventual location of the town.

In 1830 James Ross noted that it ‘promises to become a thriving village, from its peculiar situation forming the key to numerous populous districts’. The township was proclaimed in 1832 and in the following year the Surveyor-General ordered ‘the immediate subdivisions and survey of the village of Bellerive at Kangaroo Point’ to ‘accommodate the numerous settlers who have recently come out’. The surveyor, John Gresley, laid out the town as far as Wentworth Street (then East Street) in the east.

3.4 Land Acquisition and Development of the Wirksworth Property

Wirksworth is located at the far eastern end of what were the Bellerive township boundaries, surveyed by John Gresley in 1833. The house and ground are located on properties that were formed from the consolidation of lots 9, 10, 19 and 20. Wirksworth now currently includes parts of lots 7, 8 and 17 and 18 which were incorporated into the property during the mid-twentieth century.

The township lots were sold by the Crown, but as few of the purchasers kept the agreement of sale, which required the ‘improvement’ of the property, most reverted to the Crown until they were resurveyed in 1854.

During this period a dispute arose between the government and James Nicholson, then owner of the adjacent property, Wentworth, located to the east. Nicholson’s fencing encroached on the township site, over the lots later to become the site of Wirksworth. In his defence, Nicholson argued that the fence had been erected during the 1820s by the original owner Lathrop Murray, and that he had some rights of possession given the extent of time that had passed. At around the same time the lots which were to become Wirksworth were acquired by Charles Dillon, George King, Arthur Gardiner and Edward Abbott. Abbott later became Clarence Municipality’s first Warden (Figures 6-7).

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24 Davenport, WT, The Spirit of Clarence, City of Clarence, Rosny Park, 1989, p.49; NLA Map RM 734, Map of the Settlement on and Near the Derwent River Van Diemen’s Land, Evans, GW, 1819
25 Davenport, op. cit., p.50.
26 Hobart Town Gazette, 1832, p. 330; Hobart Town Gazette, 2 March 1833, quoted in Davenport, p. 51
27 TAHO, LSD/1/68/609-723
28 Ibid
Figure 5: Detail from Gresley’s 1833 Bellerive township plan, with study and development areas overlay. The reason for the different colour shading of the lots is not provided on the map (TAHO, AF721/1/75, Map - B-21 Village of Bellerive, Esplanade, East, River, Stanley, High, West, North, South Sts, Clarence Plains Rd, surveyor Gresley. Reproduced with permission).
Figure 6: Detail from 1854 sketch plan showing the extent of Nicholson’s encroachment into neighbouring properties (TAHO, LSD1/68/688. Sketch plan showing extent of encroachment. Reproduced with permission).
Figure 7: Detail from 1855 map showing the acquisition of the lots by Charles Dillon (lots 7, 8 and 17), Edward Abbott (lot 9), Arthur Gardiner (lot 10) and George King (lots 18, 19 and 20). The land encroachment is also shown (CPO Bellerive 15 1855. Reproduced with the permission of the Department of Primary Industries, Parks, Water and Environment, Land Tasmania © State of Tasmania. Reproduced with permission).
The lots changed hands several times before Hobart solicitor Charles Featherstone purchased lots 9 and 10 on South Street and 19 and 20 on Alexandra Esplanade from M. McDonald in 1886.²⁹

The son of a publican, Charles Featherstone was born in Hobart in 1852 and went on to become a lawyer and member of parliament. Featherstone, who was in a law firm partnership with Charles Elliston, made numerous land purchases throughout the 1870s and 1880s. These included the neighbouring property Wentworth, owned by James Nicholson in 1855 and later by Kynaston Murray. The property, which came to be known as ‘Featherstone’s Folly’ was the central beacon of his large Wentworth estate. The sandstone for the house was reported as being quarried on his property.³⁰ The location of this quarry has not been established, although geological mapping does show the south eastern corner of the property as having underlying sandstone.

Owing such as significant property and house, preferably in the country, was an important acquisition for a well-to-do and socially conscious businessman in late nineteenth century Hobart. The Mercury devoted a great deal of type space to the new building, describing it as being:

A HOUSE WARMING.

One of those genial gatherings which are rarer now a-days than they used to be took place on Saturday evening at the Bellerive Institute, when Mr. C E. Featherstone, who has lately erected for himself a new mansion, gave a dinner to all those who had been employed in its erection, together with their wives and sweethearts. In the afternoon a party of friends from town crossed the river and inspected the new building, which is situated about half a mile from the present township, but faces on East-street; and the opinion was pretty generally expressed that it was a compact and convenient family residence in which one might pass his days in peace and comfort. A low hill to the southward shelters it from the cold sea breezes, but at the same time leaves a very fine view of the river. The style of architecture employed is Italian, the house is built of stone quarried on the property, and viewed from the outside has a solid substantial appearance. One novel feature in its construction is the employment of brick quoins instead of stone at the corners, and round the windows and doors. This is much affected in the other colonies, where the bricks are “scrubbed”, and the appearance of a building is much added to thereby. At the entrance is a lobby or vestibule of stone, faced with cement and floored with Minton’s tiles. The front door is strong and massive-looking and on entering the building the visitor finds himself in a spacious hall, from which rises a fine wide staircase communicating with the upper storey. To the right are the dining and sitting rooms, two very nice apartments, and there is a novel means of communication between the two. A door extending almost the width of the room, takes the place of the dividing wall, and when it is desired to pass from one room to the other, it is lifted and slides smoothly up into the wall above, where a niche is built to receive it. A steel wire rope weighted with 400 lbs. of iron at the end balances the lifting door, and enables it to be raised with a very moderate amount of exertion. This contrivance will be found to be of real utility when it is desired to turn the two rooms into one for dancing or other festive purposes. On the other side of the hall are the drawing-room and library, the former is a large compartment, fitted with a tile-lined fireplace and a fine marble mantelpiece. Gas brackets are fitted to the walls for lighting. The cornice is pierced for ventilation purposes, and by this method a constant supply of fresh air can be insured. This description of the lighting and ventilation will serve to illustrate those adopted in the other rooms, as they are all alike in such respects. At the rear are the kitchen, scullery, ladies’ pantry kitchen, pantry, day nursery, and children’s bedroom, as well as the servants’ staircase. Upstairs are seven bedrooms, two of which are destined for the servants, and dressing and bathrooms, fitted with all the necessary conveniences, and hot and cold water are laid on. The house will be lighted throughout by gas. Going up still another storey, into the garret, we come on a tank capable of holding 2,000 gals. of water, and pipes from this convey the element to all points in the house where it is wanted. This tank catches water from the roof, which it may be remarked, has an area of about 4,000 square feet, and the overflow from it is conveyed into an underground tank in the yard which holds some 18,000 gals. To guard against a water famine a second tank, capable of holding 24,000 gals. has been excavated, and built of brick so that there is a storage capacity of about 44,000 gals. in all – sufficient to tide over a prolonged drought. A balcony runs around three sides of the house, forming a promenade about 150 ft. in length, and a smaller one at the rear communicates with the two bedrooms at the back of the house. All the sewage from the house is to be conveyed in pipes to a covered tank in the garden which will be disinfected and mixed by means of a special apparatus. It may then be raised by means of a sewage pump and distributed through the garden. The outbuildings are so arranged as to have only two of them. The first contains the laundry, which is fitted with copper boilers and sink, washing vats, ironing tables, etc. The other apartments in this building will be devoted to the keeping of stores, wood, etc. The stable and coach-house is still further to the rear, and contains a stable and loose-box, harness-room and coach-room on the ground floor, while above are a hayloft and a man’s room. At one end of the stable is the gas house, where will be erected a gas-making machine by Marsh and Sons,
of Bay-street, Port Melbourne, and the material used for generating the gas will be the well-known gasoline. Gas is laid throughout the house, scullery, and stables, and the machine will have to feed over 50 burners. It is intended to place force pumps on the underground tanks in the yard, so that when the tank in the roof runs dry the water can be raised thither. Marble and slate mantelpieces are used in the house, and the kitchen is fitted with a superior range, which will be found a great convenience.  

The building was designed by the architect, Robert Huckson, of Huckson & Hutchinson, an architectural and engineering firm. Huckson also designed a number of other houses in the district, including nearby Bellevue as well as numerous lighthouses around Tasmania such as those at Cape Sorell, Low Head and Eddystone Point, and engineering works such as the Bellerive water supply. Tradesmen who worked on Wirksworth included Grimmond Brothers (plasterers), Mr Bates (electrician), Gray and Son (painters) and Mr Rollings (plumber).  

The house built on what was lot 10. By the time it was constructed in 1888, the area was part of the township of Bellerive in name only. The only known early photograph of the building, taken around the turn of the twentieth century, shows it as a significant and imposing building with no other houses around it (Figure 8).

![Figure 8: c.1900 photograph with Wirksworth indicated, looking westerly. Note the prominence of Eucalypts in the landscape](TAHO, PH30/1/9952, Photograph - Panoramic view of Easter Camp at Bellerive showing Wirksworth Park - western shore and Mt Wellington in background. Reproduced with permission)

At the time Wirksworth was built Charles Featherstone was a wealthy man. He had been admitted to the bar in 1867, when aged 23, and was a partner in the law firm, Elliston and Featherstone. He was an alderman on the Clarence Municipal Council, chairman of the Bellerive Town Board and, in 1892, a Justice of the Peace. He was also captain of the Bellerive Rowing Club and on the Hobart Regatta.
A year later the Annual Report for the Education Department noted that:

"...upon the attainment of high standards in physical education'. Race, brought home so forcibly by war conditions, gives point to the increased emphasis now placed on the state of physical health in the country. In 1943 the Education Department remarked that the 'necessity for developing a healthy physical frame as a basis of national strength' and the 'importance of physical education for the improvement of general health'...

Following Featherstone's departure there were numerous owners of the property. This includes Charles Grant, who arrived in Tasmania in 1872 to take up the role of engineer to the Tasmanian Main Line Railway Co., with responsibility to superintend the construction of the line between Hobart and Launceston. He remained general manager of the railway until 1890, before branching out to a range of other commercial and political interests. Grant died in 1901 and Wirksworth was managed by his estate. The property was leased to Captain Harry Blanchard, the Port of Hobart Harbour Master who lived there with his family. It was put up for sale in 1903, but failed to attract a buyer. The advertisement noted the 2½ acre property was 'splendidly situated'. Further attempts to dispose of the property were made in 1906, with descriptions of the 'substantially built freestone house' containing 13 rooms, 2 bathrooms and linen presses, while features of the outbuilding included a dairy. The gardens were described as being laid out in flower, kitchen and fruit gardens.

A fairly rapid succession of occupants lived at Wirksworth over the coming years. In 1909, this included David and Elizabeth Lumsden and their family, and later it was owned by Adela Morgan until 1919 and then Jane Morgan until 1942. The Morgans divided part of the property into flats with some tenants living in quarters in the coach house. The Morgans appear to have not lived on the property as they had caretakers looking after it. They also ran some dairy cows on the extensive grounds for a period.

After Jane Morgan's death in 1942 the property was managed by trustees and rented to a Sydneysider until 1943. During this time it is reputed to have been used as a brothel.

### 3.5 New Uses for Wirksworth

In 1939 the Commonwealth, concerned with the state of physical health in the country, offered the states grants to develop physical education. A Council for National Fitness was established in 1939 and 1943 the Education Department remarked that the 'necessity for developing a healthy race, brought home so forcibly by war conditions, gives point to the increased emphasis now placed upon the attainment of high standards in physical education'.

A year later the Annual Report for the Education Department noted that:
The Government secured a capacious building at Bellerive to be used as a centre for training and in connection with camps for work in physical education. The first of these was held during the Christmas vacation and proved to be remarkably successful.\(^{43}\)

The property was known as ‘Featherstone’ at the time of acquisition but the Education Department immediately changed its name to ‘Wirksworth’. The original purchases by the Crown consisted of the main house and outbuildings, located on what were lots 9 and 10, the rear grounds fronting Wentworth Street and Alexandra Esplanade (lots 19 and 20), and the southern ends of lots 7 and 8, back from South Street.\(^{44}\)

The main building had partitions dividing it into a number of flats and was described as a rabbit warren.\(^{45}\) A drainage plan was prepared of part of the property in 1943 (Figure 9). Sewerage lines ran from the house and behind the former outbuildings, with septic tanks and pits located along the eastern lot boundaries. The plan also shows the two circular features located between the former washhouse and stables, identified on other plans as underground concrete tanks.

The Department also ‘arranged for the building and grounds to be put in order’ so that year-round camps could be held.\(^{46}\) With money short, Departmental staff stayed on the property for some time and grubbed out by hand the existing orchard where the playing field was to be located. They planted the pine trees around the southern and eastern boundaries and a hedge in front of Wirksworth House itself. Small huts or chalets to house the students were located to the south west of the house, within the rear portions of lots 7 and 8, eventually containing six chalets.\(^{47}\)

Apparently they were successful as the 1945 report of the Commonwealth Council for National Fitness praised ‘the beautifully situated training centre for teachers at Bellerive’ noting that:

> With the aid of Commonwealth funds the grounds have been laid out for playing fields, the accommodation extended and the physical education equipment provided. The centre is the first of its kind in the Commonwealth, and represents an immense advance in the establishment of physical education on a sound basis in Tasmanian schools.\(^{48}\)

A concrete tennis court was laid between the house and the oval in the late 1940s while proposals to build a gymnasium and swimming pool on the site never went past the planning stage 1940s.\(^{49}\) The tennis court later served as the car park for the property.

By 1945 Wirksworth was functioning well, partly thanks to assistance alluded to above from the Federal Minister controlling National Fitness. The centre was used extensively for school camps, with schools throughout the state vying for a chance to go there, and for teacher in-service training courses. School camps were funded by the State government, while the in-service courses were assisted by Commonwealth funding. The centre was available for community activities and conferences when not being used for school camps or in-service courses, and was well patronised 1940s.\(^{50}\)

School camps were carefully structured to provide pupils with a full day of activities, starting at 7 o’clock in the morning and concluding at 9:45 pm. The daily program included 45 minutes of physical education and 1 ½ hours of ‘organized games’, conducted by specialist teachers. Class teachers were responsible for seven educational excursions over a standard 10 day camp at Wirksworth.\(^{51}\)

The first systematic aerial surveys of Tasmania were carried out in the post-war period. Figure 10 shows Wirksworth in 1946. It is useful in showing both built development of the house, former wash house and stables as well as landscape features, such as the original curved entrance drive, landscape planting, the orchard and the recently completed chalets for visiting students. The underground water tanks can also be made out. A number of trees were located within the extensive grounds, some large, mature specimens, as well as the more recently planted hedges near the house and tennis courts. In 2003, arborist Jerry Romanski noted two key phases of pine tree plantings still existing at Wirksworth. This included a number of trees planted c.1915, and younger trees planted c.1945. With regard to the development area, the line of trees along a boundary to the south of the chalets were

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\(^{43}\) JPP CXXXI 1944-5 (no. 8), p. 4

\(^{44}\) See CPO, Bellerive 168R/4, 1944; CPO Bellerive 168R/5, 1955; CPO Bellerive 250/23, 1955

\(^{45}\) Roy Collins, pers. comm. in 1996 Conservation Plan

\(^{46}\) JPP CXXXI 1944-5 (no. 8), p. 4

\(^{47}\) Roy Collins, pers. comm. in 1996 Conservation Plan


\(^{49}\) Roy Collins, pers. comm. in 1996 Conservation Plan

\(^{50}\) Ibid, JPP CXXXIII 1945-6 (no. 1), p. 6; Roy Collins, pers. comm. in 1996 Conservation Plan

\(^{51}\) TAHO, ED131/1/1. Education Department, Reports on Special Areas of the Department
large and well established specimens by this time, and mark the historic boundaries between lots 7 and 8 on the north and 17 and 18 on the south.\textsuperscript{52}

\textsuperscript{52} Romanski in Barwick, \textit{op. cit.}, p.2
Figure 10: 1946 aerial photograph with key features indicated (1946 aerial photograph. Base image by TASMAP (www.tasmap.tas.gov.au), © State of Tasmania)
As a sign of the popularity of Wirksworth, the accommodation capacity was increased in 1952 to 75 students. Prior to this, an average of 44 students attended each camp. Tenders were again called in 1953 for alterations and additions to the former coach house, ‘to better suit it for its role as a modern centre for the promotion of physical culture’.

Mr Yaxley, the groundsman, was praised for improving the gardens in the years after government acquisition. In a departmental memorandum the grounds and gardens were described as ‘splendidly kept’ with the lawns and flower gardens providing a setting for the camp. The provision of many vegetables for the camp from an on-site vegetable garden was also noted.

As well as student camps, Wirksworth was available to other groups. Over the years this included the Girl Guides Association and the Methodist Youth Camps, for their annual Easter excursions, which combined spiritual, educational and recreational activities. The 1952 camp featured sports, a concert and a square dance led by Ken Hawkesford, a National Fitness Officer.

The Department aimed to be at the cutting edge of fitness and physical education in the early 1950s, and their training camps for teachers at Wirksworth were praised. Gordon Young, Director of Physical Education and National Fitness in New South Wales, noted they were fortunate to have such facilities. The August 1953 camp was attended by 32 teachers, for refresher courses in calisthenics, lifesaving, gymnastics, softball, folk dancing and games. Films and discussions were also part of their program. The pride this engendered is evident in double paged spread in the *Mercury* feature of 28 August 1953. It includes an image of participant, Tom Ward, performing a back-flip as well as demonstrations of javelin throwing and volley ball (Figure 11).

To maintain high standards, Wirksworth was well equipped. A memorandum notes provision of new physical education equipment, indoor games equipment, a set of encyclopaedias, 3 spot lights for the camp grounds, a centralised radio system with speakers in each chalet and a portable stage, constructed by Education Department carpenters, in 1954. The size of the property was also expanded, with the 1956 acquisition of lots 17 and 18 fronting Alexandra Esplanade, along with the house at what was previously registered as 60 Alexandra Esplanade.

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53 TAHO, ED131/1/1, 1952, 1954; *The Mercury*, Saturday 5 September 1953, p.31
54 Ibid
56 *The Mercury*, Thursday 27 August 1953, p. 11; *The Mercury*, Friday 28 August 1953, p. 10
57 TAHO, ED131/1/1, 1954; CPO Bellerive 250/23, 1955
Figure 11: Double paged illustrated feature on teacher training held at Wirksworth in August 1953 (TAHO, The Mercury, Friday 28 August 1953, p. 10. Reproduced with permission).
When the new Clarence High School was built across the road in Wentworth Street in 1959 it held its opening ceremony on Wirksworth’s front verandah and held classes there for a few months while the school buildings were completed. Of some benefit are the number of photographs taken during the 1950s, documenting the activities of both students and teachers at Wirksworth. A number of these have been reproduced in the following Figures 12–19. A series of aerial photographs from the 1950s-1960 also assist in understanding the arrangement of the place, and changes since the earlier 1946 aerial photograph, including the growth of trees (Figures 20-22).
Figure 16: Students being filmed as they have lunch in the dining room extension to Wirksworth House (TAHO, AB713/1/588/1, Photograph - Visual Aids Centre, J. Cleaver, artist; children having lunch, Wirksworth, Bellerive - 2 photographs. Reproduced with permission)

Figure 17: View to the cabins located to the south west of the main house (TAHO, AB713/1/10687, Photograph - Wirksworth, Bellerive, chalets. Reproduced with permission)

Figure 18: View to the cabins. Note the garden beds along the drive (TAHO, AB713/1/10687, Photograph - Wirksworth, Bellerive, chalets. Reproduced with permission AB713/1/10684, Photograph - Wirksworth, Bellerive, chalets. Reproduced with permission).

Figure 19: Interior of one of the chalets (TAHO, AB713/1/10693, Photograph - Wirksworth, Bellerive, dorm bunks. Reproduced with permission).
Figure 20: c.1950s oblique aerial view, looking to the north east (before the construction of Clarence High School). Note the rows of plantings along the boundary with what was 60 Alexander Esplanade and the younger windbreak to the east as well as along the road frontage (TAHO, AB713/1/6477, Photograph - Bellerive, aerial view showing Wirksworth and site for Clarence High School. Reproduced with permission).

Figure 21: c.1950s oblique aerial view, looking westerly (before the construction of Clarence High School). Note the rows of plantings along the boundary with what was 60 Alexandra Esplanade and along the road frontage (TAHO, AB713/16478, Photograph - Bellerive, aerial view showing Wirksworth and site for Clarence High School in foreground, Hobart in background. Reproduced with permission).
Figure 22: 1965 aerial photograph with key features indicated. Note the removal of the orchard and the growth of the cypress hedge (1965 aerial photograph. Base image by TASMAP (www.tasmap.tas.gov.au), © State of Tasmania)
Later, physical education classes were held at Wirksworth in 1972 as part of the teacher training course before the opening of the Mt. Nelson campus of the Tasmanian College of Advanced Education. Plans were prepared in 1979 for the construction of a gymnasium and pool to the south of the cabins, but were not proceeded with.\(^58\)

The Department of Sport and Recreation took over the property in 1987, and it was leased to Life Be in It, a non-profit organisation which continued to use Wirksworth for numerous holiday activities and camps. These camps were both recreational as well as camps for specific sports. The property also continued to provide a base for country students visiting Hobart.\(^59\)

3.6 The End of School Camps at Wirksworth

In 1993, a proposal was put forward by Clarence High School and the University of the Third Age to develop Wirksworth into a learning centre and retirement village, with the project being funded by the sale and development of part of the site. A well attended public meeting was held, with the majority in attendance rejecting the subdivision proposal and leading to the formation of the Friends of Wirksworth Group. A separate government proposal to subdivide the property into 36 lots was also met with opposition and a protest march, with the community urging that Wirksworth remain in public ownership and continue to be used for recreation. Clarence City Council rejected the principle of rezoning the land that would have been required for the subdivision and the government later dropped the proposal. A new lease was provided to Life Be in It to continue to provide recreational and sporting programs, as well as camping at Wirksworth.\(^60\)

Extensive restoration works were carried out in 2005-2007, costing $1.6 million and returning Wirksworth closer to its original appearance. The government attempted to recoup some of the costs by charging Life Be in It an annual rent of $125,000, a cost the group could not afford. Life Be in It ceased operating from the site in 2006 and school camps came to an end. The property remains in government ownership and the main house is currently used as offices.\(^61\)

3.7 Former Caretakers House on Alexandra Esplanade

This property was originally formed from lots 17 and 18, fronting Alexandra Esplanade. Terry noted that development of this part of the property began during the early twentieth century with the purchase of seven acres of land by Robert Hall in 1913. Hall had constructed a house on part of the land by 1914, with the address given as Wentworth and South street, and with an assessed value of £30.\(^62\)

In 1923, Hall sold 5 acres of land to Captain George Lushington, an orchardist from Oyster Cove in the Channel district. Lushington called the property ‘Rest Hallow’, and it would appear that the current house fronting Alexandra Esplanade was constructed during this period.\(^63\)

The cottage was in the ownership of Edith and William Cramp by the early 1950s. However, their time there was relatively brief. It was purchased by the Education Department in 1956 to accommodate Wirksworth’s caretaker. This relieved pressure on the main building and gave the caretaker and his family more privacy. The first caretaker in the house, Des Lewis, lived there with his family for many years.\(^64\)

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\(^{58}\) Roy Collins, pers. comm. in 1996 Conservation Plan; TAHO, PWD266/4/15903, Plan - Wirksworth Physical Education Camp - Wentworth Street, Bellerive - Proposed Alterations & Additions; Drawing No - H 12/4 Working Drawing & Details; Contract Code 7281; Card No.15908

\(^{59}\) Gates, op. cit, p.46; Stephen Dimpey, pers. comm. in 1996 Conservation Plan; The Mercury, 6 January 1987, p.18; The Mercury, 3 June 1993, p.13


\(^{62}\) LTO, Memorial Book 13/ 708; Clarence Assessment and Valuation Rolls, 1914, 1915

\(^{63}\) LTO, Memorial Book 16/475; Clarence Assessment and Valuation Roll, 1925; The Mercury, Thursday 4 September 1924, p.1

\(^{64}\) Roy Collins, pers. comm. in 1996 Conservation Plan; CPO, Bellerive 250/23
4.0 HISTORIC HERITAGE FIELDWORK RESULTS & ASSESSMENT

4.1 Survey Results and Inventory of Sites

4.1.1 Field Methods

This section presents the results of fieldwork to identify, record and assess historic heritage places, sites or and features within the development area (Figure 1). Prior to undertaking this fieldwork, the location of known and likely historic sites was mapped to act as a guide for site identification. The pedestrian survey was undertaken by an archaeologist and a heritage practitioner on 19 December 2017. The focus of the survey was on the development area, with a general overview of the remainder of the Wirksworth Park property. Identified sites were recorded photographically and with written notes and the information transferred to a series of illustrated inventory datasheets. Site locations were determined by grid references retrieved from a hand held GPS unit referencing the GDA 94 datum. Accuracy in location details was available to +/- 3 metres. Tree species identification has been taken from the 2018 arborist assessment.65

4.1.2 Background to the Inventory

The inventory datasheets and associated mapping form the principal output of the project. Identified places and sites have been numbered sequentially. The datasheets refer to more than one specific site or feature, and individual elements have been grouped where related by type. In these instances the individual elements have been given a numeric suffix (i.e. 1.01, 1.02, 1.03 etc.).

Section 4.6 contains the map of all identified sites or features within the development area. The identified sites are graphically presented in a standardised format. Section 4.7 comprises the datasheets. Each datasheet contains a history field where summary contextual information is included. This is not intended to replace the need for full and direct reference to information contained in the historical overview or any other sources cited.

The attributes of each place, site, item or feature are included in the description field. This information is supplemented by captioned photographs. The discussion field enables a more comprehensive explanation of significance or process not possible in the history and description fields, whilst the recommendation field identifies the management and mitigation responses to the proposed development.

4.1.3 Inventory List

The following table contains the full list of places and sites recorded during the field survey of the study area. It lists the Site Number, Name and Significance Level. The map of these identified features is included in Section 4.6. For ease of reference, trees identified and assessed by Romanski in 2018 include his reference numbers, indicated by square brackets.

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<th>Name</th>
<th>Significance Level</th>
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</tr>
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<td>2.08</td>
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<td>2.11</td>
<td>Hesperocyparis macrocarpa [40]</td>
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65 Tree Inclined (Romanski, J), Wirksworth Trees, report prepared for Pat Barwick, February 2018
### Tables

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#### Datasheet 2: Tracks & Remnants of Access Drive

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#### Datasheet 4: Cottage, previously 60 Alexandra Esplanade

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<tr>
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### 4.2 Overview of Results and Characterisation of the Place

As part of the fieldwork completed for this historic heritage assessment, 69 sites were recorded. This includes:

- 62 trees. This includes 31 tree which form a windbreak dividing the property, and a number of other specimen plantings around the development area;
- 2 artefact scatters, consisting of small numbers of bottle glass and ceramic shards;
- 2 land routes, including informal pedestrian tracks crossing the property and remnants of the driveway which previously accessed the accommodation chalets; and
- The cottage, picket fence and associated boundary plantings located on Alexandra Esplanade, and previously registered as 60 Alexandra Esplanade.

These sites are located within the development area, which forms part of the broader Wirksworth Park property. In assessing the significance of the identified sites, it is both useful and necessary to understand the characteristics of Wirksworth as a ‘place’. This also assists in understanding and articulating potential heritage impacts which may arise as a result of the proposed development. The project brief also required the identification of cultural landscapes, and the cultural landscape assessment is included at Appendix 2, with the key results summarised below.

The property covers 3.442 hectares, with the proposed development to occupy the western portion of the lot, approximately 1.16 hectares. Wirksworth is surrounded by suburban development to the north, east and south and Clarence High School on the western side. Bellerive Beach is located to the
south of Wirksworth, with housing and vegetated sand dunes separating Alexandra Esplanade from the beach.

Wirksworth can be characterised as the combination of prominent historic buildings within an extensive grassed setting containing mature plantings, principally conifers and poplar species, and many established on linear alignments. Built elements are concentrated at the northern end of the site, with the main house occupying the key and prominent position near the corner of South and Wentworth streets (Figures 23-24).

Figure 23: Wirksworth House, viewed from Wentworth Street, looking east. Note relocated chalets on left hand side.

Figure 24: View back to Wirksworth and relocated chalets, taken from original location of chalets. Looking north east.

Key views of the property are available from a number of vantage points, both internal and external to Wirksworth. This includes views to the main house and outbuildings; linear views along Wentworth Street bounded by trees; and internal views from a number of vantage points, such as along the macrocarpa windbreak and back towards the house and outbuildings.

Long external views are also available from the hills above and to the north of Wirksworth, where the property is notable for its size and number of mature plantings. Wirksworth forms part of a broader landscape where trees and vegetation are visually prominent along the coastal fringe. This includes the long view looking down Wentworth Street from the hill above, and the combined effect of trees at Wirksworth blending within the broader setting of eucalypts, conifers and lower storey shrubs located at Clarence High School and on the sand dune which separates Alexandra Esplanade from Bellerive Beach.

Wirksworth most closely falls within the definition of a designed landscape, that is, its key elements of historic buildings, open spaces and plantings relate to two key phases of specific development: firstly construction of the house; and secondly, the adaptation of the place for recreational camps.

There are three key areas where a cultural landscape assessment for Wirksworth is considered useful in elucidating the cultural heritage values of the place:

1. **Defining lot boundaries:** The original Wirksworth boundaries relate to the amalgamation of four lots, each containing approximately 0.49 hectares. This subdivision pattern was established by the 1833 Bellerive town plan, but not developed in this locality until the late nineteenth century. The subdivision pattern is demonstrated by the surrounding street alignments. Some of the original lot boundaries are demonstrated or defined by later plantings.

2. **The Size of Wirksworth Park:** A key characteristic of Wirksworth is the size of the property. The original property contained approximately 2.18 hectares. The twentieth century acquisition of further land on the west expanded the size of the property to its current dimensions of 3.442 hectares. It is highly unusual in Tasmania’s urban environment for large historic properties to retain their original lot boundaries of such a substantive size. Urban growth has resulted in the subdivision of these large estates into smaller lots and standard suburban subdivision patterns in greater Hobart and Launceston. The best comparable examples to Wirksworth are probably Lauderdale in New Town (approximately 2.6 hectares) Summerholme, Glenorchy (1.2 hectares), and Claremont House, Claremont (approximately 1.92 hectares).
3. **The Visual Prominence of the Property:** The size of the property, the location of key buildings and plantings, and its position within Bellerive make Wirksworth a visually prominent place, characterised by historic house and outbuildings clustered at the northern end of the property, open lawns and mature trees. This visual prominence exists in the immediate proximity to the property from surrounding streets, and also when viewed from the north looking south, from the vantage point of Mornington Hill, where it forms part of a broader vegetated landscape in combination with plantings at Clarence High School and along the sand dune separating Alexandra Esplanade from Bellerive Beach.

4.3 **Framework for Assessing Heritage Significance**

The assessment of cultural significance is a pivotal part of any heritage assessment. In this report significance is expressed in terms of the *Australia ICOMOS Burra Charter 2013* (the *Burra Charter*) definition of cultural significance and the eight criteria of the *Historic Cultural Heritage Act 1995* (*HCH Act*). Article 1.2 of the *Burra Charter* defines:

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.  

The *HCH Act* defines ‘historic cultural heritage significance’ as ‘its significance in terms of the registration criteria’. In turn, eight criteria are provided which recognise historical significance, rarity, research potential, important examples of certain types of places, creative and technical achievement, social significance, associations with important groups or people, and aesthetic importance.

The *HCH Act* provides that the Tasmanian Heritage Register is to be an inventory of places having ‘State historic cultural heritage significance’. This term is not defined, however Guidelines have been developed to assist in applying the criteria and determining the level of significance of a place at either State or local levels of heritage significance. The Guidelines define this distinction between State and local significance as:

A place is of historic heritage significance at a STATE level as being important to the whole of Tasmania, and therefore eligible for entry in the Tasmanian Heritage Register; or

A place is of historic heritage significance at a LOCAL level as being important to a region or local community and eligible for listing in a heritage schedule of a local planning scheme.

In applying this distinction, thresholds have been developed to define the minimum required value/s that a place must possess to be considered as having heritage significance at either State or local levels. This report has been prepared cognisant of the principles contained in these Guidelines.

The evaluation of significance has a practical application as it provides the basis for determining how places, sites, items and/or features identified during the field survey should be managed. In general, terms, active management is recommended for those places assessed by the authors as having heritage significance at either State or local levels. Within these two categories, the management approaches may vary. In all cases, site-specific recommendations for management of historic heritage values should be read in conjunction with the overarching guidelines presented in Section 5.0 of this report.

This distinction between levels of significance is not about ranking the values or importance of a place. It is about understanding the context in which the place is important, and how far that importance reaches: from a local community, to an entire state, nation or group of nations. It is also part of the statutory framework for heritage assessment by identifying which level of government is responsible for statutory management. The *Burra Charter* provides guidance on the grading of significance, noting that it is only useful if it:

... illuminates the values of the place and provides a sound basis for management. .... An assessment that some aspects of a place are less significant than others is not in itself a reason for changing or removing them; the difference in action must have a conservation benefit.

66 *Australia ICOMOS Burra Charter*, Art. 1.2
67 *Department of Primary Industries, Parks, Water and Environment*, October 2011, *Assessing historic heritage significance for Application with the Historic Cultural Heritage Act 1995*
69 Marquis-Kyle, P, Walker, M, *The Illustrated Burra Charter*, p.27
No matter what the level of significance, the overarching intent of management is to conserve the values of the place or item where possible.70

4.3.1 Existing Assessments of Significance for Wirksworth

The significance of Wirksworth has been defined in the Tasmanian Heritage Register (THR), the non-statutory Register of the National Estate (RNE), and the 1996 Conservation Plan. The THR records the official values of the place as meeting the following two criteria:

Criterion (d.): 24 Wentworth Street [sic], “Wirksworth”, is of historic heritage significance because of its ability to demonstrate the principal characteristics of a Victorian Italianate double storey stone building.

Criterion (f.): This site is of historic heritage significance because its townscape associations are regarded as important to the community’s sense of place.

The non-statutory RNE provides the following statement of significance:

A fine example of a Victorian classical house and outbuildings which displays excellent masonry, stucco and cast iron craftsmanship and is basically intact. The setting is spacious with mature trees and its quality contrasts with its surroundings.71

The most detailed assessment of significance is contained in the 1996 Conservation Plan, which found that the place met all then seven criteria of the Historic Cultural Heritage Act 1995.72

Barwick assessed the heritage significance of individual trees and the collective landscape in the 2011 Landscape Management Plan, finding that the plantings had historical, aesthetic and social values, and that these values existed at a local level.73

4.4 Wirksworth Heritage Assessment

The following table provides a heritage assessment of Wirksworth against the eight criteria of the Historic Cultural Heritage Act 1995. The statements against each criterion have had regard to existing assessments as well as Heritage Tasmania’s assessment guidelines, which help elucidate the various ways a place may be of significance, and the level of importance of that value. Community consultation to determine social significance against criterion (f.) has not been carried out for this, or previous projects. The statement against this criterion has been taken from the Conservation Plan, but should be considered an unconfirmed, or potential value.

To assist with management, the assessment also identifies if those heritage values are considered to be relevant to the development area, either through historical association or physical demonstration.74

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70 Heritage Council of New South Wales, Levels of Heritage Significance, 2008, p.1; Department of Primary Industries, Parks, Water and Environment, Assessing Historic Heritage Significance for application with the Historic Cultural Heritage Act, October 2011, p.6
71 RNE, Wirksworth and two outbuildings, 24 Wentworth St, Bellerive, TAS, Australia, 10912
72 Austral Archaeology Pty Ltd & Paul Davies Pty Ltd, “Wirksworth” Bellerive Tasmania, 7018, Conservation Plan, prepared for Property Tasmania, Department of Environment & Land Management, November 1996
73 Barwick & Associates, Wirksworth House, Bellerive, Tree Heritage Assessment Landscape Master Plan, prepared for the Department of Economic Development, Tourism and the Arts, April 2011
74 Department of Primary Industries, Parks, Water and Environment, October 2011, Assessing historic heritage significance for Application with the Historic Cultural Heritage Act 1995
<table>
<thead>
<tr>
<th>Criterion</th>
<th>Key State and Local Threshold Indicators</th>
<th>Assessment Against Criterion</th>
<th>Is the heritage value demonstrated or relevant to the development area?</th>
</tr>
</thead>
</table>
| a.) The place is important to the course or pattern of Tasmania’s history. | **State**  
Demonstrates an important historical period or phase in the history of Tasmania  
Demonstrates a prominent period of economic prosperity or decline/depression in Tasmania.  
Demonstrates a notable period in the governance and administration of Tasmania.  
Association with the development of an ideology derived from educational beliefs, which resulted in the establishment, or change, of social values or behaviours across Tasmania.  
Notable example of patterns of domestic life across Tasmania.  
**Local**  
A notable example of regional settlement that demonstrates an important period or phase in the wider settlement and development of the local area. | Wirksworth House, its outbuilding complex and setting demonstrates the expansion of the township of Bellerive and the original 1833 township subdivision pattern. It was the first major development on the eastern town boundary.  
The complex typifies the grand style of ‘country’ residence that was a desirable acquisition for the well-to-do and socially conscious in late nineteenth century Hobart. It is demonstrative of the grand visions of a prominent public figure whose fortunes crashed in the 1890s leading to the fragmentation of the property and its subsequent utilisation as a block of flats and alleged brothel.  
The entire place is demonstrative of the post-1943 national fitness movement arising out of a joint Federal and State government initiative under the banner of ‘race survival’ through physical and moral fitness training for school children. The site was the first of its kind in the nation and, for a time, a pioneer in the field. It demonstrates institutional physical education policies and practices from 1943 to the early twenty first century.  
The place demonstrates past landscaping practices and tastes, most prominently with the planting of trees following government acquisition, but also through some remnant trees from its earlier phase of residential use.  
The cottage on Alexandra Esplanade demonstrates the increasing suburbanisation of the eastern part of Bellerive during the early twentieth century, and signalling the beginning of later suburban development beyond that boundary. | Partly. The historical value of Wirksworth House, outbuildings and setting exists principally within its original lot boundaries.  
The western portion of the property corresponding to the development area was not incorporated into Wirksworth until the mid-twentieth century. It does however share the same characteristics of the remainder of Wirksworth, principally large open lawns and mature trees.  
The development area is associated with the use of the place for physical education purposes. However, the ability of the development area to demonstrate this historical importance is reduced, with the removal of the accommodation chalets, with two being relocated elsewhere on the property.  
The development area does continue to demonstrate the open space and general landscape of mature trees which existed in this area during its period use for school camps. |
| b.) The place possesses uncommon or rare aspects of Tasmania’s history. | **State**  
Demonstrates a distinctive attribute that is unique or uncommon in its occurrence | The 1888 house, outbuilding complex and grounds are a rare example of a boom period country estate with its original large curtilage still intact within an urban environment. Comparable examples of grand | The development area complements this value, sharing the same characteristics of open lawns and mature trees as found elsewhere on the property. However, the rarity value of Wirksworth principally |
c.) the place has the potential to yield information that will contribute to an understanding of Tasmania’s history.

State
A comparative analysis suggests that further research at the place has the potential to improve our understanding of Tasmania’s past and provide information about single or multiple periods of occupation or use.
OR to yield site specific information which would contribute to an understanding of significance against other criteria.

The Wirksworth House and outbuildings complex has the potential to yield information on stylistic innovations and services technology in late nineteenth century architecture as it was applied in Tasmania. In a site specific sense these details permit insight to the inflated aspirations and lifestyle of a prominent public figure in the boom period of the 1880s. Areas of specific subsurface archaeological potential include in the vicinity of the house and outbuildings, which contained underground water storage tanks, a sewage tank, and possibly historic yard surfaces, and garden layouts.

The site has the potential to yield information that contributes to an understanding of the philosophy underpinning the operation of a physical education centre from 1943, with particular emphasis on the important early period of the national fitness movement in Australia.

No. There is no specific or defined archaeological research potential for the development area. Low level remains of the original access drive survive in the development area, and it is more than likely that subsurface evidence will exist of the chalets that previously existed in this area. However, such archaeological potential is not considered to be of any heritage value. It would not provide new or important information relevant to timely research topics, nor information about Wirksworth that could not be obtained from documentary sources.

d.) the place is important in demonstrating the principal characteristics of a class of place in Tasmania’s history.

State
A particularly fine example of the class in a state wide or local context, demonstrating a broad range of characteristics that are typical of the class such as aesthetic composition, design, architectural style, applied finish or decoration of historical importance.
A particularly fine, intact or pivotal example of the class in

Wirksworth House and outbuilding complex exhibit characteristics that are representative of late nineteenth century architecture of buildings designed for prominent figures of the day. Far from being homogenous this class of place were designed as statements of grandeur linked to social standing and, in this case, utilised technological and architectural innovation to achieve it.

The place is representative of the widespread government practice of adapting large nineteenth century estates for institutional purposes. It also represents the earliest attempts at providing a

The development area partially demonstrates aspects related to the provision of physical education, principally through retaining the large open space and plantings associated with this period of use. This value has been reduced following the removal/relocation of the chalets.
## Criterion

### Key State and Local Threshold Indicators
- Centralised physical education regime to schools throughout the state. Surviving relocated camp chalets along with parts of Wirksworth House, its outbuildings and the cottage of Alexandra Esplanade were adapted for utilitarian purposes required to house and cater for school groups.
- A particularly fine, intact or pivotal example of the class in a state wide or local context, representative of a class of places that demonstrates an ideology, custom or way of life of historical importance.
- A particularly fine, intact or pivotal example of the class in a state wide or local context, representative of a class of places that demonstrates an ideology, custom or way of life of historical importance.

### Assessment Against Criterion
- In a Statewide context Wirksworth demonstrates uncommon and stylistic approaches to building design. Constructed from sandstone, the house incorporates brick quoins, a reversal of the more common approach of brick buildings with stone quoins. Its underground water system, gas ducting and mechanical partition of the ballroom demonstrate uncommon surviving technology from the late nineteenth century.

### Is the heritage value demonstrated or relevant to the development area?
- No. There is no specific or defined creative or technical achievement demonstrated by the development area. The use of conifers as windbreaks was common throughout Tasmania during this period.

### e.) the place is important in demonstrating a high degree of creative or technical achievement.
- **State**
  - Unusual in its nature, size, or application within such a context or otherwise of particular interest in a state-wide comparison of similar places.

### f.) the place has a strong or special association with a particular community or cultural group for social or spiritual reasons.
- **Not Assessed - Potential Value**
  - A landmark that is visually prominent and possesses picturesque attributes or aesthetic qualities acknowledged by many Tasmanians or the local community.
  - Public places that form the hub of state-wide or local community services and the place is likely to have social significance for a large number of school students from throughout Tasmania who stayed at Wirksworth for physical education camps between the 1940s and 1970s.
  - The place is likely to have social significance for the local community as a landmark site providing a direct link to the nineteenth century and pre-urbanised history of a now suburban area. This social value is indicated by the successful campaign in 1993 to prevent the property’s subdivision.

The social values of the place have not been confirmed through a community consultation process, and therefore the statements against criterion (f.) should be considered indicators of a potential value.

Although some parts of the place may be valued more or less than others; or have different meanings or associations, it is likely that development area has some level of social significance, albeit undefined.
<table>
<thead>
<tr>
<th>Criterion</th>
<th>Key State and Local Threshold Indicators</th>
<th>Assessment Against Criterion</th>
<th>Is the heritage value demonstrated or relevant to the development area?</th>
</tr>
</thead>
</table>
| 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. | State  
A key phase(s) in the establishment or subsequent development of the place were undertaken by, or directly influenced by, the important person(s) or organisation and that person(s) or organisation made an important contribution to the history of Tasmania or the local area. | The property was built for, and has a strong association with prominent Hobart public figure and businessman, Charles Featherstone. Over time Featherstone served as: a lawyer, alderman on the Clarence Municipal Council, chairman of the Bellerive Town Board, Justice of the Peace and Member for Sorell in the House of Assembly. It is also associated with architect Robert Huckson, of Huckson and Hutchinson, an architectural and engineering firm. Huckson designed a number of other houses in the district, the Bellerive water supply and numerous light houses around Tasmania. | No. These associations are demonstrated by Wirksworth House, its outbuildings and its original curtilage. The development area has no association with these individuals. |
| h.) the place is important in exhibiting particular aesthetic characteristics. | State  
The place is of landmark quality.  
Local  
The place having or contributing to its setting or important vistas. Buildings that sit well within their landscape due to the use of local materials, form, scale or massing. | Wirksworth exhibits important aesthetic characteristics. The main house occupies a prominent position and is a fine example of a Victorian classical, or Italianate house and outbuildings which displays excellent masonry, stucco and cast iron craftsmanship. It is located within a spacious setting with mature trees and its quality contrasts with its suburban surroundings. The large number of trees at Wirksworth are defining characteristics of the place. The scale of the mature trees, their planting pattern, and linear extent make them particularly notable. The place contributes to visual amenity of the immediate area, and the scale of the property and number of trees are visually distinctive when viewed from the surrounding hills and in combination with trees and plantings at nearby places including Clarence High School and on the nearby sand dunes. | The development area demonstrates aspects of this value, principally the visual contribution of the extensive number of trees when viewed from the immediate area, as well as more broadly. |

Table 5: Wirksworth Heritage Assessment
4.5 Inventory Datasheets – Reference Map

Figure 25: Identified Sites - Map 1 (2015 aerial photograph. Base image by TASMAP (www.tasmap.tas.gov.au), © State of Tasmania)
4.6 Inventory Datasheets


- **Figure 1:** View along the line of *Hesperocyparis macrocarpa 'Aurea' (1.01-1.31)*, with Mount Wellington in background. Looking south west.

- **Figure 2:** Southern end of 1.01-1.31, looking north east. Tree 2.01 (*Pinus radiata*) on left.

- **Figure 3:** Trees 2.02-2.03 (*Pinus radiata*) in centre, with line of *macrocarpa 'Aurea' (1.01-1.31)* on right. Looking north.

- **Figure 4:** Trees 2.06-2.08 (*Pinus radiata*), 2.09-2.13 (*radiata* and *macrocarpa*) and 2.16-2.20 on far left (*radiata* and *Pinus canariensis*). Looking north west.
1. **Wirksworth Park Plantings (Development Area)**

**Figure 5:** Trees 2.12-2.13 (*Hesperocyparis macrocarpa*) in centre with 2.16-2.20 in background. Looking west.

**Figure 6:** Trees 2.15-2.15 (*radiata*), with 2.16-2.20 on fence line. Tree 2.16 (*radiata*) is on the adjacent property at 56 Alexandra Esp., with two *Pinus canariensis* in centre (2.17-2.18), with the line ending in *radiata* pines (2.19-2.20). Looking south east.

**Figure 7:** Trees 2.21-2.22 (centre) (*radiatas*), with relocated chalets and Wirksworth House in background. Looking north east.

**Figure 8:** *Eucalyptus viminalis* (2.23), looking north west.

**Historical Summary:**

Romanski previously identified (2010) two key phases of tree plantings at Wirksworth, a number of pines planted in c.1915, and younger trees planted in c.1945. Conifer trees became common in Tasmanian in the first half of the twentieth century as boundary markers and windbreakers. The most common species were *Pinus radiata* and *Cupressus macrocarpa*.

The 1946 aerial photograph supports Romanski’s assessment of different phases of tree plantings. With regard to the development area, several trees were well established by 1946, and may date from the c.1915 period. This includes trees **2.11-2.13** planted along the boundaries between lots 7 and 8 in the north and 17 and 18 on the south. It should be noted that lots 7, 8 and 17, 18 were not incorporated into Wirksworth until after this date.

Other trees that appear well established by 1946 include the trees on the western boundary of the original lot 17 (trees **2.17-2.20**), and two large *radiata* pines on lot 8 and which may have been planted as specimen trees.

The second key phase of plantings post-dates the 1946 aerial photograph, but are likely to have been planted soon afterwards, as part of landscaping works and use of the place for school camps and recreation activities. The largest number of such trees are the line of golden macrocarpas planted as a hedge or windbreak, and extending north from Alexandra Esplanade for approximately 120 m. These trees are visible as small, but well established specimens in oblique aerial photographs from the c.1950s, and were a solid line of plantings by the time of the 1965 aerial photograph.
1. **WIRKSWORTH PARK PLANTINGS (DEVELOPMENT AREA)**

### Relevant Sources:
- Tree Inclined (Romanski, J), *Wirksworth Trees*, report prepared for Pat Barwick, February 2018

### Description:
Barwick (2011) and Romanski (2018) should be referred to for the description and assessment of all trees within the broader Wirksworth property.

The following information applies to the development area, where 54 trees were recorded within the development area. One *Eucalyptus viminalis* was identified, with the remaining 53 trees being conifers. Species identification has been taken from Romanski (2018), and includes 42 *Hesperocyparis macrocarpa* (the majority of which are golden macrocarpa and form the N-S windbreak **1.01-1.31**), 17 *Pinus radiata*, mostly planted along historic or current property boundaries, although specimen trees also exist, and two *Pinus canariensis* (**2.17-2.18**).

For ease of reference, the 2018 Romanski reference numbers are provided below and shown by square brackets. Romanski identified the condition of each tree according to health and structure according to five categories: Good, Fair, Poor, Dead and Hazard and an estimate provided for expected lifespans. The majority of trees within the development area were assessed as having expected lifespans less than 50 years, although a few trees (the two *Pinus canariensis* **2.17** [35], **2.18** [36], and four *Pinus radiata* **2.14** [37], **2.15** [36], **2.19** [33], **2.20** [32]) had expected lifespans greater than 50 years.

In combination with the trees on the remainder of Wirksworth, the mature, large trees plantings are visually prominent from a number of locations. This includes views to the property from both Wentworth Street and Alexandra Esplanade, and from further afield, with long views available from the hill slopes to the north and looking to the south, over Bellerive to the Derwent.

<table>
<thead>
<tr>
<th>No.</th>
<th>Species</th>
<th>Health, Structure, Expected lifespan</th>
<th>No.</th>
<th>Species</th>
<th>Health, Structure, Expected lifespan</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.06 [45]</td>
<td><em>Pinus radiata</em></td>
<td>Health: Good Structure: Fair Lifespan: 25-50 years</td>
<td>2.18 [34]</td>
<td><em>Pinus canariensis</em></td>
<td>Health: Good Structure: Good Lifespan: 50+ years</td>
</tr>
</tbody>
</table>
Discussion:
Numerically, trees form the largest number of sites or features within the development area. They also form part of a broader Wirksworth landscape, where conifer species are again prominent. The landscape management plan (Barwick in preparation) and arboricultural assessment (Romanski 2018) should be referred to for analysis of the larger property.

Previous reports have provided some level of heritage assessments for the plantings. The Conservation Plan identified the mature trees as elements with landscape value that should be retained. Barwick (2011) identified the plantings as having historical, aesthetic and social significance, and that these values existed at a local level, that is, their importance to Bellerive.

Significance Assessment:

<table>
<thead>
<tr>
<th>Value</th>
<th>Key State/Local Threshold Indicators</th>
<th>Justification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Historic Value</td>
<td>Local</td>
<td>The mature trees within the development area are of historic value and form part of the Wirksworth property, a significant Bellerive landscape. The conifers date from two key phases of plantings: firstly, during the early twentieth, and secondly, on acquisition of the property for recreational uses by school groups. The mature trees demonstrate past landscaping practices, and the popularity of conifer species as windbreaks, boundary plantings and specimen trees during the first half of the twentieth century. The majority of the trees are on linear alignments and mark historic lot boundaries.</td>
</tr>
<tr>
<td>Social Value</td>
<td>Not Assessed - Potential Value</td>
<td>The mature trees may have strong or special meaning to the community for their landscape contribution.</td>
</tr>
<tr>
<td>Aesthetic Values</td>
<td>Local</td>
<td>The mature plantings within the development area have aesthetic value and form part of the Wirksworth landscape, a large property within suburban Bellerive, and where historic trees are prominent. Conifers have been planted extensively throughout Wirksworth, including within the development area. The number of trees, their size, shape, colours and planting patterns are distinctive. The trees are visually prominent from the surrounding streets of Wentworth Street and Alexandra Esplanade, and from further afield, when viewed from the hills to the north, looking south.</td>
</tr>
</tbody>
</table>

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75 Department of Primary Industries, Parks, Water and Environment, October 2011, Assessing historic heritage significance for Application with the Historic Cultural Heritage Act 1995
## Recommendations:

1. Avoid impacts to the mature trees as part of the proposed development. Where impacts will occur, their extent should be minimised as far as possible, and strategies developed to mitigate impacts.

2. Advice should be sought from a qualified arborist and/or arboriculturalist to determine the extent of protective exclusion zones required to avoid root truncation and any other prescriptions to ensure trees are maintained in a safe, healthy state.

3. The Landscape Management Plan should have regard to the findings of this report and the arborist’s assessment and provide strategies for the long term management of the landscape values of the place.

4. Should significant trees be proposed for removal, replanting options should be determined in the Landscape Management Plan along with any ongoing management and maintenance requirements.
### 2. Tracks & Remnants of Access Drive

| Grid co-ordinates (AGD 94): | 4.01 531573 E / 5252525 N  
|                           | 4.02 531584 E / 5252496 N  
|                           | 5.01 531539 E / 5252650 N  |

**History:**
These features relate to formal and informal uses of the place.
The older of the tracks are the remnants of the access drive (5.01) which historically connected Wirksworth House with the accommodation chalets. The alignment is evident on the 1946 aerial photograph.
Informal walking tracks have also developed through pedestrian use (4.01-4.02). Tracks cross diagonally through the property, connecting Alexandra Esplanade to Wentworth Street. They are likely to have emerged on the site following the removal of the cricket pitch from the playing fields.

**Relevant Sources:**
- 1946 aerial photograph

**Description:**
The informal walking tracks cross diagonally through the property connecting Alexandra Esplanade. From Alexandra Esplanade, the track takes a north east alignment, with approximately 28 m corresponding with the development area (4.01). The track splits into two alignments on passing the Cupressus macrocarpa windbreak (1.01-1.31). The northern alignment of 4.01 continues for approximately 150 m, and terminates near the former tennis court, now car park. The southern track alignment (4.02) takes a more direct route to Wentworth Avenue, and extends for some 70 m.

The remnants of the access drive are located at the northern end of the development area (5.01), and approximately 50 m of this alignment corresponds with the development area. It largely consists of the landscape form of the former road alignment, which is slightly raised and has a width of approximately 2.8 m. Short sections of broken remnant asphalt surface and concrete kerbing exist in certain locations, but most of the road has been removed and rehabilitated.

**Discussion:**
The alignment of the former access drive (5.01) was not identified in the 1996 Conservation Plan. It has some limited ability to demonstrate historic uses and routes on the property during the period of use as a school camp, but contributes little to this understanding, beyond what is demonstrated through documentary sources.

The informal pedestrian tracks (4.01, 4.02) are likely to have developed on the site in more recent years. They indicate some level of public use of the property, possibly just as a convenient desire path connecting Alexandra Esplanade and Wentworth Street.
## 2. TRACKS & REMNANTS OF ACCESS DRIVE

### Significance Assessment:

<table>
<thead>
<tr>
<th>Value</th>
<th>Key State/Local Threshold Indicators (^{76})</th>
<th>Justification</th>
</tr>
</thead>
</table>
| Historic Value | *Does not meet the local level threshold*  
*The association of the place to the historically important event, phase, period, process or movement is either incidental (minor, secondary) or cannot be substantiated.* | Wirksworth is historically important for demonstrating the national fitness movement, an initiative which placed considerable importance on physical and moral fitness training for school children. The Wirksworth Camp was the first of its kind in Australia.  
The remnant alignment of the access drive demonstrates this period of use and development at Wirksworth. However, they are poorly preserved, and are incidental to demonstrating past uses of the property. |

### Recommendations:

1. No further action is recommended for these features.

2. It would be desirable to maintain public access to the remainder of the Wirksworth property outside of the area proposed for development as part of the Wintringham Residential Aged Care Facility.

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\(^{76}\) Department of Primary Industries, Parks, Water and Environment, October 2011, *Assessing historic heritage significance for Application with the Historic Cultural Heritage Act 1995*
### 3. **Isolated Glass & Ceramic Artefacts**

#### Grid co-ordinates (AGD 94):

- **3.01** 531531 E / 5252514 N
- **3.02** 531505 E / 5252607 N

#### History:

These two items are of unknown provenance, but are likely the result of casual use and disposal of rubbish within the area.

#### Description:

Isolated artefacts were located within areas of exposed soil. It includes two small shards of green bottle glass (3.01), and a small fragment of plain white ceramic (3.02). The items do not appear to part of larger artefact scatters.

#### Discussion:

N/A

#### Significance Assessment:

<table>
<thead>
<tr>
<th>Value</th>
<th>Key State/Local Threshold Indicators</th>
<th>Justification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Research Potential</td>
<td><strong>Does not meet the local level threshold</strong>&lt;sup&gt;77&lt;/sup&gt;</td>
<td>These items do not have the potential to provide new or important information regarding the use and development of Wirksworth, and do not contribute to timely or relevant research topics.</td>
</tr>
</tbody>
</table>

*There is no physical, documentary or other evidence that would allow an assessment of likely research potential. The potential information is trivial, not important or not significant.*

#### Recommendations:

1. No further action is recommended for these items.
2. Apply the ‘Unanticipated Discoveries and Notification Protocol’ in the unlikely event that significant subsurface archaeological material is located during ground disturbance works.

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<sup>77</sup> Department of Primary Industries, Parks, Water and Environment, October 2011, *Assessing historic heritage significance for Application with the Historic Cultural Heritage Act 1995*
4. **COTTAGE, PREVIOUSLY REGISTERED AS 60 ALEXANDRA ESPLANADE**

<table>
<thead>
<tr>
<th>Grid co-ordinates (AGD 94):</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>6.01</strong> 531500 E / 5252504 N</td>
</tr>
<tr>
<td><strong>6.02</strong> 531496 E / 5252482 N</td>
</tr>
<tr>
<td><strong>7.01</strong> 531508 E / 5252480 N</td>
</tr>
<tr>
<td><strong>7.02</strong> 531509 E / 5252482 N</td>
</tr>
<tr>
<td><strong>7.03</strong> 531510 E / 5252483 N</td>
</tr>
</tbody>
</table>

**History:**
This cottage is thought to date from c.1923, and was constructed by Captain George Lushington, who called the property Rest Hallow. The cottage was in the ownership of Edith and William Cramp by the early 1950s. The 1946 aerial photograph shows the *Cupressus macrocarpa* hedge or windbreak planted around the south east and north east boundaries. The area beyond this was planted out with orchards.

The property was purchased by the Education Department in 1956 to provide housing for the caretaker of Wirksworth. The place remains in public ownership.

**Relevant Sources:**
1946 aerial photograph
1996 Conservation Plan
CPO, Bellerive 250/23
LTO, Memorial Book 16/475
Clarence Assessment and Valuation Roll, 1925
*The Mercury*, Thursday 4 September 1924, p.1
Roy Collins, pers. comm. in 1996 Conservation Plan

**Description:**
The place consists of several components. The Cottage (6.01) is constructed from timber and set back from the Alexandra Esplanade frontage. A picket fence (modern?) is located on the street frontage (6.02).

The weatherboard Cottage adopts a simplified bungalow form, with prominent offset gables, and exposed rafters below. An enclosed verandah returns around the front and eastern side of the smaller gable, with a bay window to the side. Small extensions are located to the rear.

The side and rear boundaries are marked by wire and mesh fencing. The eastern boundary includes remnants of the *Cupressus macrocarpa* which previously enclosed this boundary. Eight surviving trees were recorded in 2017 (7.01-7.08).

**Discussion:**
The Cottage is located within the State and locally heritage listed boundaries of Wirksworth, although it is not specifically identified in either registration.

The 1996 Conservation Plan identified the Cottage as having ‘some significance as part of the early urbanisation of Bellerive’. As the Cottage was not originally part of the Wirksworth, the Conservation Plan found no constraints on its future use, and retention as part of the Wirksworth property was not considered necessary.

This current assessment concurs that the Cottage has heritage significance, and that significance exists at a local level.
### 4. COTTAGE, PREVIOUSLY REGISTERED AS 60 ALEXANDRA ESPANADE

#### Significance Assessment:

<table>
<thead>
<tr>
<th>Value</th>
<th>Key State/Local Threshold Indicators</th>
<th>Justification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Historic Value</td>
<td><strong>Local</strong></td>
<td>A notable example of regional settlement that demonstrates an important period or phase in the wider settlement and development of the local area.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>The cottage and mature plantings demonstrate the suburban development of Bellerive during the early twentieth century, a period of local expansion.</td>
</tr>
<tr>
<td>Aesthetic Values</td>
<td><strong>Local</strong></td>
<td>Buildings that sit well within their landscape due to the use of local materials, form, scale or massing.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>The cottage has some aesthetic value for its simplified bungalow form and detailing, with its prominent gable roof forms and enclosed verandah to the side. The mature trees mark the eastern boundary and are visually prominent from their height, form and location near Alexandra Esplanade.</td>
</tr>
</tbody>
</table>

#### Recommendations:

1. Avoid impacts to the Cottage and the mature Cupressus macrocarpas located on the eastern boundary. Where impacts will occur, their extent should be minimised as far as possible.

2. Public views from Alexandra Esplanade to the Cottage should be maintained.

3. Advice should be sought from a qualified arborist and/or arboriculturalist for the assessment of the Cupressus macrocarpas and their condition and to determine the extent of protective exclusion zones required to avoid root truncation and any other prescriptions to ensure trees are maintained in a safe, healthy state.

4. Should trees be proposed for removal, replanting options should be determined along with any ongoing management and maintenance requirements.

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*Department of Primary Industries, Parks, Water and Environment, October 2011, *Assessing historic heritage significance for Application with the Historic Cultural Heritage Act 1995*
5.0 PROJECT PROOF OF CONCEPT & PRELIMINARY REVIEW OF POTENTIAL HERITAGE IMPACTS

5.1 Introduction & Proof of Concept

A Project Proof of Concept was developed in order to test the suitability of the site based on a high level understanding of the Wintringham model. The concept demonstrated the proposed development footprint, building space requirements and space relationships, in addition to investigating access, engineering and service requirements. Following on from the Proof Concept, a site plan has been developed to determine the project viability and suitability. The site plan is included at Figure 26.

5.2 Review of Site Plan

The site plan for the development is included at Figure 26. The Wintringham Residential Aged Care Facility (WRACF) is proposed for Wirksworth Park. The property covers 3.442 hectares of land and the WRACF will occupy the western portion of the Park, approximately 1.16 hectares.

The WRACF will be accessed from Alexandra Esplanade, with a vehicle entrance to be provided to the east of the cottage fronting the Esplanade. The cottage will be retained as part of the development, with car park facilities located to its south and east.

The WRACF will consist of 50 bedrooms with en suites, and provision for later expansion to 66 rooms. Six to eight bedrooms will grouped to form a basic building unit or ‘house’. Each house will include shared dining rooms and kitchenette, a shared lounge, small and quiet sitting areas, and verandahs. These building units will be distributed around the development area and linked by walking paths. The development area will be landscaped with garden beds and trees. Car park facilities are proposed for the eastern side of the development area, with links back to Wirksworth House.

5.3 Preliminary Review of Potential Heritage Impacts

The site plan assists in understanding the potential for heritage impacts. This can be considered in the context of site-specific impacts to heritage sites or features within the development area, as well as potentially broader indirect landscape or visual impacts.

With regard to the development area, the WRACF is likely to result in the removal of historic trees. This is likely to occur where trees coincide with proposed building or infrastructure locations; where the proximity of trees raises safety issues related to collapse or limb failure; or where building or other development results in root truncation or otherwise affects the condition of the tree. The number of historic trees which may be impacted as a result of the WRACF is not as yet defined. However, it is likely that a number of existing trees would need to be removed, and this removal will have an adverse heritage impact. Opportunities to minimise impacts to trees should be pursued wherever possible, by adopting the philosophy of ‘as much as necessary and as little as possible’.

The retention of historic trees should however also be determined with regard to their current condition and expected lifespan. Within the development area, six trees have been assessed as having expected lifespans greater than 50 years, the remainder having lifespans less than 50 years. Within the context of the broader property, Romanski noted the risks of trees within public space, and that a long-term landscape vision and a tree replacement strategy for the site needs to be developed.

Barwick is in the process of preparing a new Landscape Management Plan for Wirksworth. It would be desirable that the Landscape Management Plan has regard to the findings of this Historic Heritage Assessment report.

A degree of heritage impact is likely to occur with the conversion of open space to built development. This open space demonstrates in part the landscape of the place when used for school camps, as well as its recreational uses. However, the ability of the development area to demonstrate this historical association is already somewhat reduced, with the removal of the accommodation chalets, with two being relocated elsewhere on the property. The area contains remnants of the access drive which historically linked the main house with the chalets, but the heritage values of this feature are assessed as being low, and not meeting a local level threshold of significance.

79 DHHS, Disability Housing and Community Services, Housing Tasmania, Commission Brief, Architectural Consultancy, July 2017
80 Ibid
81 Tree Inclined (Romanski, J), Wirksworth Trees, report prepared for Pat Barwick, February 2018
The potential for heritage impacts should also be considered with regard to the broader Wirksworth property. The WRACF will have no direct impact on the built values of Wirksworth House, its outbuildings, or other elements such as the relocated chalets or cottage fronting Alexandra Esplanade. The historic value of Wirksworth House and outbuildings principally exists within its original lot boundaries. The western portion of the property corresponding to the development area was not incorporated into Wirksworth until the mid-twentieth century. The 1996 Conservation Plan recognised this distinction in lot boundaries, noting that the house and outbuildings should be retained on a sufficient curtilage, ideally the four original lots which comprised the property.

With regard to the development area, the relevant Conservation Plan policy 11 states that ‘Lots 17, 18 and part of 7 and 8 are not critical to the heritage significance of the place and may be excised’. Development of this area as part of the WRACF is therefore consistent with this policy. It should however also be considered with regard to policy 10 relating to tree conservation, and specifically that all mature plantings should be retained provided they do not pose a risk to public safety. It was further recommended in policy 10 that phased replanting should be considered to ‘perpetuate’ the landscape.

Although not essential to the heritage values of Wirksworth, the proposed development area itself shares similar characteristics of open grassed spaces and mature plantings, most notably conifers. Collectively, the trees are defining elements of Wirksworth and make a visual contribution to the landscape, when viewed from within the property, from the surrounding streets, and from the hill slopes to the north. The removal of a large number of trees is likely to result in visual impacts at a broader landscape level.

Community consultation to understand the possible social significance of the place has not been undertaken. As such, conclusions as to impacts on social significance are speculative. However, it is acknowledged that this is a potential aspect of the place’s significance. The place may be valued for a range of reasons: its historic use for school camps; as a prominent historic landmark within Bellerive; as a place accessible to the public; and for the landscape contribution of open lawns and mature plantings that are visually prominent from a range of locations. The development may result in the reduction of social values by limiting areas available for public access and from the removal of trees and the consequent landscape impact this causes.

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82 Austral Archaeology Pty Ltd & Paul Davies Pty Ltd, “Wirksworth” Bellerive Tasmania, 7018, Conservation Plan, prepared for Property Tasmania, Department of Environment & Land Management, November 1996, p.32
83 Ibid
Figure 26: WRACF Site Plan (HBV Architects)
6.0 HISTORIC HERITAGE MANAGEMENT

6.1 Conclusions

This report presents the results of an historic heritage assessment prepared in support of the proposed Wintringham Residential Aged Care Facility, to be located at Wirksworth Park, Bellerive. This assessment has been prepared to identify heritage risks to the development at an early stage, so that these can be appropriately considered as planning for the development continues. The report identifies statutory heritage requirements; analyses the historical development of the area; identifies, records and assesses sites of potential significance; and makes recommendations for their management where appropriate.

A total of 69 sites were recorded within the development area. The vast majority of these are historic plantings, most notably conifer species. These plantings have been identified as having heritage value at a local level of significance. A small number of other site types was recorded during the survey. Of these, only the cottage fronting Alexandra Esplanade and its associated elements of plantings and fencing are assessed as having heritage significance. The remaining sites have not been assessed as having heritage value.

Although only developed to a Proof of Concept stage, the proposed development is likely to result in the removal of a number of trees. Many of these trees are reaching the end of their estimated lifespan. However, the removal of a large number of trees is likely to have an adverse heritage impact on Wirksworth Park, as well as visual impacts when viewed from outside of the property.

The following recommendations have been made to assist with the management of heritage values as part of the proposed development.

6.2 Management Guidelines

1. Design in response to the heritage values:
   - The results of this heritage assessment should inform further planning for the Wintringham Residential Aged Care Facility (WRACF). Sites or features assessed as having heritage significance should be conserved where possible.
   - Implement heritage management recommendations as per the individual site datasheets. The general management response is for the avoidance of impacts to places or features of heritage significance. Mitigation or management strategies have been proposed where impacts to significant sites or features are unavoidable.

2. Seek expert advice for tree management:
   - Avoid impacts to the mature trees as part of the proposed development. Where impacts will occur, their extent should be minimised as far as possible, and strategies developed to mitigate impacts.
   - Advice should be sought from a qualified arborist and/or arboriculturalist to determine the extent of protective exclusion zones required to avoid root truncation and any other prescriptions to ensure significant trees are maintained in a safe, healthy state.

3. Landscape Management Plan:
   - The Landscape Management Plan should have regard to the findings of this report and the arborist’s assessment and provide strategies for the long term management of the landscape values of the place.
   - Should significant trees be proposed for removal, replanting options should be determined in the Landscape Management Plan along with any ongoing management and maintenance requirements.
4. Statutory Heritage Consultation:
   This Historic Heritage Assessment report should be provided to Heritage Tasmania, DPIPWE and Clarence City Council so that any additional matters requiring attention are disclosed as early as possible and can be factored into the planning and design process.

5. Visual Impact Assessment:
   A Visual Impact Assessment should be prepared as part of the WRACF to articulate potential visual impacts on both Wirksworth and significant views to the place.

6. Heritage Impact Statement:
   A Heritage Impact Assessment should be prepared as part of the WRACF which sets out the effect of the proposed development on the historic cultural heritage significance of the place.

7. Managing Unanticipated Historic Heritage Discoveries and Notification Protocol:
   The Project Specifications should include notification protocols whereby archaeological advice is sought if features or deposits of an archaeological nature are uncovered during excavation or where doubt exists concerning the provenance of any strata revealed during excavations. This may include but not be limited to the exposure of any structural material made from bricks, stone, concrete or timber and forming walls or surfaces, or the presence of more than five fragments of artefacts such as ceramic, shell, glass or metal from within an area of no more than 1 m².
   In such instances, excavation should immediately cease pending attendance on site and receipt of advice from the Archaeological Consultant, at which point, depending on the findings, it may also be necessary to involve the statutory authorities in discussions.

8. Confirmation of Site Locations:
   Grid references quoted in this report were determined through the use of a hand held GPS unit. They should be regarded as approximate and confirmed by more detailed survey prior to use for design purposes.
7.0 REFERENCES

7.1 Secondary Materials

7.1.1 Published & Unpublished Sources

*Clairence Interim Planning Scheme 2015*
DHHS, Disability Housing and Community Services, Housing Tasmania, *Commission Brief. Architectural Consultancy*, July 2017
*Environment Protection and Biodiversity Conservation Act 1999*
*Historic Cultural Heritage Act 1995*
Holiday, A, *Mansions, cottages and All Saint: residences and churches, the heritage of Greater Hobart, Tasmania*, Printing Authority of Tasmania, Hobart, 1994

RNE, 10912, Wirksworth and two outbuildings, 24 Wentworth St, Bellerive, TAS, Australia


Tasmanian Planning Scheme - State Planning Provisions

THR, 943, Bellevue, 17 Alma Street, Bellerive 7018

THR 1005, Wirksworth, 18 Wentworth Street, Bellerive 7018


Tree Inclined (Romanski, J), *Wirksworth Trees*, report prepared for Pat Barwick, February 2018


7.1.2 Newspapers

The Advocate, Wednesday 24 October 1951, p. 10

Eastern Shore Sun, June 2005, p.12

Eastern Shore Sun, No.106, December 2007, p.12

The Examiner, 29 December, 1888

The Hobart Town Courier, Saturday 5 January 1828, p.2

Hobart Town Gazette, 12 March 1833

The Mercury, 21 May 1888, p. 3

The Mercury, 3 March 1893, p.2

The Mercury, Thursday 1 June 1893, p. 2

The Mercury, Wednesday 9 December 1903, p. 2

The Mercury, Saturday 26 November, 1904, p. 2

The Mercury, 7 November 1906, p. 8

The Mercury, Saturday 16 October 1909, p. 1

The Mercury, Thursday 4 September 1924, p.1

The Mercury, Mercury, Saturday 8 April 1950, p. 17

The Mercury, Saturday 29 July 1950, p. 25

The Mercury, Wednesday 9 April 1952, p.7

The Mercury, Wednesday 9 April 1952, p. 7
The Mercury, Friday 18 April 1952, p. 6
The Mercury, Thursday 2 April 1953, p. 11
The Mercury, Thursday 27 August 1953, p. 11
The Mercury, Friday 28 August 1953, p. 10
The Mercury, Saturday 5 September 1953, p.31
The Mercury, 6 January 1987, p.18
The Mercury, 3 June 1993, p.13
The Mercury, 19 June 1993, p.10
The Mercury, 22 June 1993, p.3
The Mercury, 24 June 1993, p.10
The Mercury, 19 July 1993, p.5
The Mercury, 27 July 1993, p.31
The Mercury, 12 August 1993, p.3
The Mercury, 31 May 2006, p.7
Southern Star, 10 August 1993, pp.1-3
Sunday Tasmanian, 13 November 2005, p.7
Western Tiers, Thursday 16 December, 1993, p. 31.
Western Tiers, Tuesday 27 August 1996, p. 34

7.1.3 Websites

7.2 Primary Materials

7.2.1 Deeds Office
LTO, Memorial Book 7/ 7166
LTO, Memorial Book 8/9734
LTO, Memorial Book 13/ 708
LTO, Memorial Book 16/475

7.2.2 Archival Materials
TAHO, Annual Reports of the Education Department, published in the Journals and Papers of Parliament (JPP)
TAHO, Architectural drawings from PWD266 Series
TAHO, Clarence Assessment and Valuation Rolls, 1914, 1915
TAHO, CSO1/1/323/7578, Evidence of Robert Jones to Thomas Anstey, 15 March 1830; Hobart Town Gazette and Van Diemen’s Land Advertiser, Friday 5 November 1824, p.1
TAHO, Education Department 1951, Reports on Special Areas of the Department, ED 131/1/1.
TAHO, Education Department 1952, Reports on Special Areas of the Department, ED 131/1/1.
TAHO, Education Department 1954, Reports on Special Areas of the Department, ED 131/1/1.
TAHO, LSD1/68/669-723, Bellerive Encroachment Correspondence, 1845

7.2.3 Plans, Images etc.
CPO Bellerive 15, 1855
CPO, Bellerive 168R/4, 1944
CPO Bellerive 168R/5, 1955
CPO Bellerive 250/23, 1955
NLA Map RM 734, Map of the Settlement on and Near the Derwent River Van Diemen’s Land, Evans, GW, 1819
TAHO, AB713/1/588/1, Photograph - Visual Aids Centre, J. Cleaver, artist; children having lunch, Wirksworth, Bellerive - 2 photographs
TAHO, AB713/1/2364, Photograph - Wirksworth Camp, Bellerive, Physical Education Instructors Camp, group with balls, 1953
TAHO, AB713/1/2370, Photograph - Wirksworth Camp, Bellerive, Physical Education Instructors Camp, dance, 1953
TAHO, AB713/1/4884, Photograph - Wirksworth, Bellerive, group of instructors
TAHO, AB713/1/4448, Photograph - Wirksworth, Bellerive, entrance gate and building
TAHO, AB713/1/6477, Photograph - Bellerive, aerial view showing Wirksworth and site for Clarence High School
TAHO, AB713/1/10687, Photograph - Wirksworth, Bellerive, chalets. Reproduced with permission
TAHO, AB713/1/10684, Photograph - Wirksworth, Bellerive, chalets.
TAHO, AB713/1/10687, Photograph - Wirksworth, Bellerive, chalets
TAHO, AB713/1/10693, Photograph - Wirksworth, Bellerive, dorm bunks
TAHO, AB713/16478, Photograph - Bellerive, aerial view showing Wirksworth and site for Clarence High School in foreground, Hobart in background
TAHO, AF721/1/75, Map - B-21 Village of Bellerive, Esplanade, East, River, Stanley, High, West, North, South Sts, Clarence Plains Rd, surveyor Gresley
TAHO, LSD1/68/688. Sketch plan showing extent of encroachment
TAHO, PH30/1/9952, Photograph - Panoramic view of Easter Camp at Bellerive showing Wirksworth Park - western shore and Mt Wellington in background
TAHO, PWD266/2/24, Plan - Bellerive - Wirksworth - Physical Education Building - Outbuildings - Laundry, stores, coach house and stables, 1943
TAHO, The Mercury, Friday 28 August 1953, p. 10

7.2.4 Personal Communications
Email, Cindy Thomas (Aboriginal Heritage Tasmania) to James Puustinen (Austral Tasmania), 27 November 2017: Aboriginal Heritage Desktop Review - AHDR1130 - AHTTP3604 - Wirksworth Park Proposed Development
Anne McConnell, pers. comm, 5 June 2003
Roy Collins, pers. comm. in 1996 Conservation Plan
Stephen Dimpsey, pers. comm. in 1996 Conservation Plan
## APPENDIX 1: TASMANIAN HERITAGE REGISTER INFORMATION

**Tasmanian Heritage RegisterDatasheet**

<table>
<thead>
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<th>Name</th>
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<td>Status</td>
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<tr>
<td>Tier</td>
<td>State</td>
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<tr>
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<tr>
<td>THR ID Number</td>
<td>1005</td>
</tr>
<tr>
<td>Municipality</td>
<td>Clarence City Council</td>
</tr>
<tr>
<td>Date Listed</td>
<td>14/08/1997</td>
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<td>Title References</td>
<td>148590/1</td>
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<tr>
<td>Property Id</td>
<td>5101820</td>
</tr>
</tbody>
</table>

**Setting:** Stands alone on corner property. Large grounds, outbuildings to the side

**Description:** A large two storey Victorian Italianate house of sandstone with brick quoins, bracketed eaves, stuccoed entrance portico and arched openings. Several unfortunate additions including a fire escape. There is a substantial building near the house used as a laundry and wood store.

**History:** Land originally owned by Edward Abbott and Arthur Gardener and the stone for the building was quarried on the site. Built in 1887/8 by Hobart solicitor Charles Edwin Featherstone and designed by R. Huckson with the contractor being Summan. Warrant issued for the arrest of Featherstone in 1893 but he managed to escape to the USA and later died in France. Property eventually purchased by State Government and used for community purposes.

**Statement of Significance:** 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.

b) The place possesses uncommon or rare aspects of Tasmania's history.

c) The place has the potential to yield information that will contribute to an understanding of Tasmania's history.

d) The place is important in demonstrating the principal characteristics of a class of place in Tasmania's history.

24 Wentworth Street, "Wirksworth", is of historic heritage significance because of its ability to demonstrate the principal characteristics of a Victorian Italianate double storey stone building.
e) The place is important in demonstrating a high degree of creative or technical achievement.

f) The place has a strong or special association with a particular community or cultural group for social or spiritual reasons.
   This site is of historic heritage significance because its townscape associations are regarded as important to the community’s sense of place.

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.

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.
APPENDIX 2: CULTURAL LANDSCAPE ASSESSMENT

A2.1 Introduction and Definitions

A requirement of the Commission Brief was the identification of potential cultural landscape values. Within a planning context, both Interim Planning Schemes and the Tasmanian Planning Scheme allow for the identification and management of ‘cultural landscape precincts’, which are defined as ‘an area that has been identified as having particular local historic heritage significance because of the collective heritage value of individual elements and features, both natural and constructed, as a group, for their landscape value’.84 Another useful definition is a physically definable area with natural features modified by human activity resulting in patterns of evidence layered in the landscape.85 Within the context of an assessment, an important cultural landscape will be one that has significant cultural heritage values.

It should be noted that Wirksworth has not been identified under the Clarence Interim Planning Scheme 2015 as a ‘cultural landscape precinct’, and therefore this section of the report is included to provide advice regarding potential cultural landscape issues and to respond to the requirements of the Commission Brief.

Cultural landscapes can broadly be categorised into three types:

1. The designed landscape: those landscapes that are designed or implemented at a distinct point or points in time, and places constructed for aesthetic reasons, such as parks, gardens, cemeteries and so on;

2. The organically evolved landscape: a landscape developed over time often through incremental changes brought about by patterns of use and will typically include designed landscape elements. Examples include rural community development, productive or industrial landscapes, and linear landscapes; and

3. The associative landscape: primarily based on powerful religious, artistic or cultural associations of the place and can be in relation to natural elements as well as more typically associated material cultural evidence, i.e., often intangible. Examples include sites associated with historical events, or having historical scientific value, scenic locations and so on.86

Wirksworth most closely falls within the definition of a designed landscape, that is, its key elements of historic buildings, open spaces and plantings relate to two key phases of specific development: firstly construction of the house; and secondly, the adaptation of the place for recreational camps. The identification, description and assessment of a cultural landscape is most useful where it offers new insights or interpretations not available through the normal process of assessing a ‘place’.

Methods of assessing and defining cultural landscapes vary, but are generally consistent in considering the land shaping processes, and defining the resulting components, or character elements of the landscape.87 The methodology developed by Heritage Victoria provides a useful framework and has been considered in this report.

This assessment should be read in conjunction with the following map and photographs, which identify key boundaries, components or elements and key views. It incorporates site information identified through the 2017 field survey, and data from the 1996 Conservation Plan, 2018 arborist assessment and 2011 Landscape Master Plan.

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84 Tasmanian Planning Scheme - State Planning Provisions, C6.3; Clarence Interim Planning Scheme 2015, E13.3
85 Lennon, J, Matthews, S, Cultural Landscape Management: Guidelines for identifying, assessing and managing cultural landscapes in the Australian Alps National Parks, report prepared for the Cultural Heritage Working Group of the Australian Alps Liaison Committee, 1996, pp.7, 30-33
86 Heritage Victoria, Landscape Assessment Guidelines for Cultural Heritage Significance, January 2009;
87 Ibid
Figure 27: Key Cultural Landscape Elements (2015 aerial photograph. Base image by TASMAP (www.tasmap.tas.gov.au), © State of Tasmania)
Figure 28: Wirksworth House, viewed from Wentworth Street, looking east. Note relocated chalets on left hand side.

Figure 29: Northern elevation of Wirksworth House, looking south.

Figure 30: Former laundry, looking south west.

Figure 31: Former stable, looking south east.

Figure 32: ‘Kiwi’ Chalet, looking north.

Figure 33: Relocated chalets, looking south east.
Figure 34: Grassed area between Wirksworth and former laundry - the location of one of the underground storage tanks. Looking south.

Figure 35: Sandstone retaining wall and access drive which previously connected with the chalets.

Figure 36: Cottage, formerly 60 Alexandra Esplanade, looking north.

Figure 37: Former tennis court, now car park. Note trees surrounding the car park, and on the opposite (Clarence High School) side of Wentworth Street.

Figure 38: Linear view along Wentworth Street, partially enclosed by trees on both sides, looking south west.

Figure 39: Line of heavily lopped Pinus radiata along Alexandra Esplanade, looking south east.
Figure 40: View of *Hesperocyparis macrocarpa* ‘Aurea’ windbreak, separating the playing fields and also marking the original boundary between lots 18 and 19. Looking south west.

Figure 41: View of *macrocarpa* ‘Aurea’ windbreak, looking north west.

Figure 42: View to line of three trees marking original boundaries between lots 7 and 8 on the north and 17 and 18 on the south. Looking north.

Figure 43: View back to Wirksworth and relocated chalets, taken from original location of chalets. Looking north east.
Figure 44: Long view from near the top of Wentworth Street, looking south east to Wirksworth and the Derwent beyond. Note the trees framing both sides of the street, and the visual density of trees at Wirksworth.

Figure 45: View back to Wirksworth from Waverley Street, looking south east. Note the contrast between surrounding suburban development and lawns and trees at Wirksworth.
A2.2 Area and Boundaries

A2.2.1 Area and Environmental Context

Wirksworth is located at 18 Wentworth Street, Bellerive. The property covers 3.442 hectares, with the proposed development to occupy the western portion of the lot, approximately 1.16 hectares.

Vegetation cover at Wirksworth is mostly exotic grasses and mature trees, predominantly conifers and poplar species. The soil is classified as undifferentiated alluvial soils developed on Quaternary alluvium. Underlying geology is mostly undifferentiated Upper Parmeener Supergroup rocks, with alluvial gravel, sand and clay on the western portion of the lot, and cross-bedded quartzose to feldspathic sandstone in the south eastern corner.

Wirksworth is situated between the promontories of Bellerive and Second Bluff. It is surrounded by urban development, predominantly housing and concentrated on the coastal fringe, back to Mornington Hill. This hill is located approximately 1.2 kilometres to the north, and reaches a height of approximately 165 metres a.s.l. Built development is concentrated between the Derwent and low slopes behind, with housing extending to approximately the 65 - 85 metre contour on Mornington Hill. Native vegetation is located on the upper slopes.

Wirksworth has a largely level topography of 10 metres a.s.l, falling slightly from north to south. Bellerive Beach is located nearby, on the opposite, southern side of Alexandra Esplanade, with housing and sand dunes separating the beach from Wirksworth.

A2.2.2 Boundaries

The boundaries of the place are defined by the property registered as 18 Wentworth Street, Bellerive, CT 18596/1. The property has a north east to south west orientation, as determined by the surrounding streets of South Street (northern side of the lot), Wentworth Street (eastern side) and Alexandra Esplanade on the south. The western boundary is suburban housing. Surrounding land uses are mostly suburban housing, with Clarence High School on the eastern side of Wentworth Street.

A2.2.3 Key Views

Key views of the property are available from a number of vantage points, both internal and external to Wirksworth. This includes:

- Views to the main house and historic outbuildings seen from South and Wentworth Streets;
- Linear views along Wentworth Street, bounded by plantings on both sides of the road;
- Views from Wentworth Street and Alexandra Esplanade looking into the property;
- Linear views along the internal Cupressus macrocarpa windbreak; and;
- Internal views looking back towards the house and outbuildings from a number of vantage points.

Long external views are also available from the hills above and to the north of Wirksworth, where the property is notable for its size and number of mature plantings, which contrasts with the general suburban setting. Wirksworth forms part of a broader landscape where trees and vegetation are visually prominent along the coastal fringe. This includes the long view looking down Wentworth Street from the hill above, where visually the trees fronting Wirksworth combine with those on the opposite side of the street and located at Clarence High School.

Viewed from the elevated position of Mornington Hill, the trees at Wirksworth blend with the broader setting of eucalypts, conifers and lower storey shrubs located on the sand dune which separates Alexandra Esplanade from Bellerive Beach.

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88 Hobart Soil Map; LIST Map
A2.2.4 Cultural Patterns and Historical Development

The historical development and key uses of the place is divided into the following key phases, some of which have left physical traces, others which remain only as an historical association. Some uses and developments are of greater significance than others.

- **Phase 1: 1833 Bellerive Town Plan and Subdivision**: the town plan for Bellerive was established in 1833. The key physical traces of this plan are demonstrated by the street layout and boundaries of Wirksworth formed by South and Wentworth streets and Alexandra Esplanade. The land was subdivided into rectangular lots of approximately 0.49 hectares. It is likely to have been used for some form of agriculture, but built development is not known to have occurred during this early period. Wirksworth was initially formed by the consolidation of four lots (9 and 10 on South Street and 19 and 20 on Alexandra Esplanade). Evidence of the 1833 lot boundaries exists principally through their delineation with mature trees, planted at later dates.

- **Phase 2: 1888 - 1943 Development of Wirksworth**: Wirksworth was constructed in 1888 as a grand country home for prominent businessman and politician Charles Featherstone. The buildings were constructed from sandstone quarried on the site. The location of this quarry has not been established, although geological mapping shows the south eastern end near the corner of Alexandra Esplanade and Wentworth Street as having underlying feldspathic sandstone. The house was described as being Italianate in design. It was positioned near the corner of South and Wentworth streets and featured a semi-circular access drive. Substantial outbuildings were located to the rear.

The size of the house and outbuildings, their prominence and the setting of expansive grounds are indicators of the status of the place. Little is currently known about the surrounding landscape at the time of construction. When sold in 1903, it was described as being laid out in flower, kitchen and fruit gardens. Typically, specimen trees, shrubberies and lawns were situated to the front of the house, with productive orchards and kitchen gardens to the rear. The use of the broader property is not well understood during this period. However, many large properties included the concept of the ‘park’ beyond the house and garden, a picturesque landscape concept advocated during the eighteenth and nineteenth centuries by influential writers such as John Claudius Loudon as a space devoted to timber and pasturage for livestock and which added grandeur to the house.89

Some of the *Pinus radiata* on the southern side of the tennis court may date from the period of private ownership as they appear to be large specimens by the time of the 1946 aerial photograph. Romanski previously identified the oldest trees at Wirksworth as dating to c.1915. The planting of conifer species emerged strongly during the mid-nineteenth century. Sheridan has described this as a ‘craze’ following the discovery of new species from the west coast of North America and Asia. Seeds and trees were made available from the Royal Society Gardens in Hobart (now part of the Royal Tasmanian Botanical Gardens) and were planted in some of Tasmania’s most notable estates.90 Their use became far more widespread during the early twentieth century. Monterey pines (*Pinus radiata*) were commonly used as windbreaks, although other species such as Monterey cypresses (*Cupressus macrocarpa*) were also used and remain particularly conspicuous in the State’s rural landscapes.91 Conifers were commonly planted in rows or lines of variable length and around house sites. They are associated, among other landscapes, with orcharding landscapes. McConnell and Servant found that many of the conifers originally associated with orchards and their homesteads are no longer extant.92

Wirksworth House, its outbuildings and extensive grounds marking its original curtilage and some of the plantings at Wirksworth are surviving elements from this phase of development.

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- **Phase 3: c.1924 - Rest Hallow and Orchard**: This part of the place was owned and developed separately to Wirksworth. Captain George Lushington acquired five acres of land from the original lots 17 and 18 in 1924. Lushington was an orchardist and named his property Rest Hallow. It would appear that he constructed his weatherboard cottage fronting Alexandra Esplanade around this time, with the house demonstrating simplified stylistic elements of a Californian Bungalow. The 1946 aerial photograph shows an orchard partly surrounding the house; the *macrocarpa* windbreak separating the house from the orchard; and large trees planted in a line along the northern lot boundary.

Surviving elements from this phase include the cottage, the remnants of the *macrocarpa* windbreak on the eastern boundary of the cottage, and remnant *macrocarpas* on the northern lot boundary.

- **Phase 4: 1943 - 2006: Physical Education Training**: Wirksworth was purchased by the Tasmanian Education Department in 1943 to provide physical education as part of a national program to improve the physical welfare of the country. Wirksworth was the venue for teacher training and school camps and was the first of such establishments in Australia. The existing buildings were modified and extended for these new uses, and vacant adjacent land on the west was purchased. Initially four small chalets were erected in this area to accommodate visitors, later expanding to six. A tennis court was laid out on the Wentworth Street frontage, while the extensive grounds were used as playing fields. The cottage on Alexandra Esplanade was purchased by the Department in 1956 to provide accommodation for the Wirksworth caretaker and his family. This purchase resulted in the current property boundaries for Wirksworth. New plantings were established around the perimeter of the property as windbreaks, or for landscaping purposes. Use of the site for school camps continued until 2006.

Surviving elements from this phase include three of the original chalets - one *in situ* ('Kiwi' fronting South Street), with two others relocated to south of the main house; the tennis court which has been expanded into the car park; low level remnants of the internal access drive which historically lead to the chalets; and numerous plantings on the street frontages and on internal alignments.

The property remains in public ownership. Informal walking tracks have emerged across the site.

### A2.2.5 Elements and Their Distribution

The spatial organisation of the key elements at Wirksworth is shown in Figure 28 above. The place can be characterised as the combination of prominent historic buildings clustered toward the north eastern corner within an extensive grassed setting containing mature plantings, principally conifers and poplar species. The property acquired its current boundaries in 1956. At present, there is little distinction in character between the original and post-1956 property boundaries. Both the original and expanded Wirksworth can be characterised by large grassed areas and mature plantings, many planted on linear alignments.

Built elements are concentrated at the northern end of the site, with the main house occupying the key and prominent position near the corner of South and Wentworth streets. An area of archaeological potential has been defined in the northern end of the lot and surrounding the house and outbuildings. This zoning includes the locations of the two underground tanks, and a generalised area which may contain subsurface evidence of former garden layouts, yard surfaces, and infrastructure such as drains and so forth.

The original location of the chalets has been rehabilitated with lawns, while two of the chalets have been relocated to the south of the main house. Remnants of the original access drive leading from the house to the chalets continues to exist as low level land forms and remnant road surfaces and kerbs.

After the main house, mature plantings are the most prominent elements at Wirksworth, both in numbers, distribution and landscape contribution. They are visually notable as linear alignments along property boundaries, delineating edges of feature such as the former tennis court, as well as a number of specimen trees planted out in the lawns.

Romanski has identified 137 individual trees within the broader Wirksworth landscape, and conifers are the most common tree choice. *Pinus radiata* and *macrocarpas* feature prominently, including the golden variety on the key north-south windbreak separating the playing field, as well as individual
specimen trees. Smaller numbers of *Pinus canariensis*, *Cedrus deodora* and *Cupressus torulosa* also exist. Some 15 poplars species were also recorded, outside of the development area and mostly along the boundary with Wentworth Street. Three Eucalypts exist at Wirksworth, and one of these (*Eucalyptus viminalis*) is located within the development area.

The inventory of sites or features within the development area is summarised in the following inventory table. Tree reference numbers from the 2018 arborist assessment are shown by square brackets.

<table>
<thead>
<tr>
<th>Site Number</th>
<th>Name</th>
<th>Significance Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.01-1.31</td>
<td><em>Hesperocyparis macrocarpa ‘Aurea’</em></td>
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<tr>
<td>2.01</td>
<td><em>Pinus radiata</em> [50]</td>
<td>Local</td>
</tr>
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<td><em>Pinus radiata</em> [49]</td>
<td>Local</td>
</tr>
<tr>
<td>2.03</td>
<td><em>Pinus radiata</em> [48]</td>
<td>Local</td>
</tr>
<tr>
<td>2.04</td>
<td><em>Pinus radiata</em> [47]</td>
<td>Local</td>
</tr>
<tr>
<td>2.05</td>
<td><em>Pinus radiata</em> [46]</td>
<td>Local</td>
</tr>
<tr>
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<td><em>Pinus radiata</em> [45]</td>
<td>Local</td>
</tr>
<tr>
<td>2.07</td>
<td><em>Pinus radiata</em> [44]</td>
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</tr>
<tr>
<td>2.08</td>
<td><em>Pinus radiata</em> [43]</td>
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<td>2.16</td>
<td><em>Pinus radiata</em> [56 Alexandra Esp]</td>
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<td><em>Pinus canariensis</em> [34]</td>
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<td>2.23</td>
<td><em>Eucalyptus viminalis</em> [31]</td>
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**Datasheet 2: Tracks & Remnants of Access Drive**

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<th>Site Number</th>
<th>Name</th>
<th>Significance Level</th>
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</thead>
<tbody>
<tr>
<td>4.01</td>
<td>Informal track</td>
<td>Does not meet the local level threshold</td>
</tr>
<tr>
<td>4.02</td>
<td>Informal track</td>
<td>Does not meet the local level threshold</td>
</tr>
<tr>
<td>5.01</td>
<td>Remnant of internal driveway</td>
<td>Does not meet the local level threshold</td>
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**Datasheet 3: Isolated Glass & Ceramic Artefacts**

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<th>Name</th>
<th>Significance Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.01</td>
<td>Bottle glass scatter</td>
<td>Does not meet the local level threshold</td>
</tr>
<tr>
<td>3.02</td>
<td>Ceramic shard</td>
<td>Does not meet the local level threshold</td>
</tr>
</tbody>
</table>

**Datasheet 4: Cottage, previously 60 Alexandra Esplanade**

<table>
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</tr>
</thead>
<tbody>
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<td>Local</td>
</tr>
<tr>
<td>6.02</td>
<td>Cottage Fence (previously 60 Alexandra Esp.)</td>
<td>Local</td>
</tr>
<tr>
<td>7.01</td>
<td><em>Cupressus macrocarpa</em></td>
<td>Local</td>
</tr>
<tr>
<td>7.02</td>
<td><em>Cupressus macrocarpa</em></td>
<td>Local</td>
</tr>
<tr>
<td>7.03</td>
<td><em>Cupressus macrocarpa</em></td>
<td>Local</td>
</tr>
<tr>
<td>7.04</td>
<td><em>Cupressus macrocarpa</em></td>
<td>Local</td>
</tr>
<tr>
<td>7.05</td>
<td><em>Cupressus macrocarpa</em></td>
<td>Local</td>
</tr>
<tr>
<td>7.06</td>
<td><em>Cupressus macrocarpa</em></td>
<td>Local</td>
</tr>
<tr>
<td>7.07</td>
<td><em>Cupressus macrocarpa</em></td>
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</tr>
<tr>
<td>7.08</td>
<td><em>Cupressus macrocarpa</em></td>
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A2.3 Heritage Values Associated with Cultural Landscape Elements

A2.3.1 Relevance of Cultural Landscape Approach to the Assessment of Heritage Significance

A cultural landscape approach to Wirksworth has identified three key components which are relevant to the assessment of heritage significance: defining lot boundaries; the size of the Wirksworth Park; and the visual prominence of the place. These aspects are discussed below, and the relevant findings included in the assessment of cultural significance included in section 4.5 of this report.

1. **Defining lot boundaries:** The current Bellerive township layout dates from 1833, with the expansion of a regular grid of streets extending east from Kangaroo Bluff to the Second Bluff. Each block was subdivided into rectangular lots, and in this locality they contained approximately 0.49 hectares. Wirksworth is located at the far eastern end of this township area. Its original boundaries were formed from the amalgamation of four of these lots.

The subdivision pattern is demonstrated by the street alignments. Some of the original lot boundaries are demonstrated or defined by later plantings, most notably the long *macrocarpa* windbreak extending north from Alexandra Esplanade. The boundaries between lots 7/8 on the north and 17/18 on the south are also defined by three mature remnant *macrocarpas*. However, the historical context of these specific trees is different from the other plantings at Wirksworth, as these lots were not incorporated into the property until the mid-twentieth century.

2. **The Size of Wirksworth Park:** A key characteristic of Wirksworth is the size of the property. The original property boundaries formed from lots 9, 10, 19 and 20 covered approximately 2.18 hectares. The twentieth century acquisition of further land on the west expanded the size of the property to its current dimensions of 3.442 hectares.

It is rare in Tasmania’s urban environment for large historic properties to retain their original lot boundaries of such a substantive size. Urban growth has resulted in the subdivision of these large estates into smaller lots, resulting in standard suburban subdivision patterns in greater Hobart and Launceston.

At a local level, there are 76 places included in the Heritage Code and located in Bellerive, largely concentrated on Kangaroo Bluff and surrounds. These are predominantly built places - mostly housing and some commercial and community use places. Although other large or grand houses exist in Bellerive,93 none are located on properties of a scale similar to Wirksworth.

Within greater Hobart, villa estates for colonial elites emerged in key areas of New Town, Battery Point, Sandy Bay, parts of South Hobart and Glenorchy, and include places such as Secheron, Swanston House, Runnymede, Wendover, Poplarville, Lauderdale, Summerholme and Claremont House. Many of these places still exist on large lots, but most have been subdivided and surrounded by suburban housing or institutional uses. Places containing a comparable land size to Wirksworth are unusual. The best comparable examples are probably Lauderdale in New Town (approximately 2.6 hectares) Summerholme, Glenorchy (1.2 hectares), and Claremont House, Claremont (approximately 1.92 hectares). Wirksworth would appear to be rare at a State level for retaining its extensive curtilage, comprising both its original and expanded 1956 boundaries.

3. **The Visual Prominence of the Property:** The size of the property, the location of key buildings and plantings, and its position within Bellerive make Wirksworth a visually prominent place, characterised by a historic house and outbuildings, open lawns and mature trees. This visual prominence exists in the immediate proximity to the property from surrounding streets, and when viewed from the north looking south, from the vantage point of Mornington Hill.

In combination with the mature *macrocarpas* fronting Clarence High School on Wentworth Street and the coastal vegetation on the sand dune separating Bellerive Beach from Alexandra Esplanade, the Wirksworth landscape is notable and visually prominent for its number and density of plantings and tree type, with distinct colour, shape and forms, creating a landscape pattern quite different to the surrounding suburb. The majority of trees at Wirksworth relate

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93 For example, Bluff House; Hampton; 9 Victoria Esplanade; Lumeah; St Just; Kaoota; and Bellevue
to mid (or later) twentieth century plantings. Barwick has identified that as a group, and a series of avenues, the conifers have local significance to Bellerive.94

94 Ibid, pp.7-8, 12