

---

## **7.0 Conservation Policy**

### **7.1 Statement of Conservation Policy Aims**

1. The primary aspect of the cultural and environmental significance of the Yarrangobilly Caves House Precinct is the karst environment, which should be retained conserved and enhanced.
2. Of secondary significance is the touristic use of the place and its historic development over time. The use and development of the place as a tourist destination should be facilitated and enhanced so that the precinct continues to evolve as a historic site for tourism, educational and recreational purposes.
3. The other significant aspect of the Yarrangobilly Caves House Precinct is the strong and ongoing association between the place and the local community. The strong links with the local European and Aboriginal communities should be retained and fostered and the use of the Thermal Pool as a local recreational resource should be encouraged and facilitated.

### **7.2 Precinct Philosophy Statement**

**The National Parks and Wildlife Service will give precedence to the preservation and conservation of the natural Karst environment in the future management and development of the precinct. Within the constraints imposed by this objective, the management and development of the precinct, as an historic nature based tourist resort will continue to evolve, with potential to provide business partnering opportunities within the region.**

This Philosophy Statement has arisen as an outcome of this study but should be reviewed and updated by NPWS over time.

### **7.3 General Conservation Policy Statement Yarrangobilly Caves House Precinct**

1. NPWS identifies the Yarrangobilly Caves House Precinct, its setting, the karst environment and grounds including the Thermal Pool and as a place of National environmental and State cultural heritage significance, which should be managed to retain and enhance its significance values.
2. The Yarrangobilly Caves House Precinct, will be managed by NPWS as an area of National/ State significance, that will be treated in accordance with the guidelines and principles of the Burra Charter of Australia, ICOMOS and with the policies set out in this Conservation Management Plan.

- 
3. Site use within the precinct will be managed in a culturally sensitive and ecologically sustainable way.
  4. The requirements of protection, education and research will be balanced with continued controlled public access to caves and the surrounding areas.
  5. The impact of existing infrastructure and development on the karst environment will be minimised by the introduction of new technology where appropriate and possible.
  6. Any new works proposed for the Yarrangobilly Caves House Precinct will only be considered after appropriate environmental assessment and if their potential to impact the karst environment is considered to be low or minimal.
  7. Any proposed new works must be in accordance with relevant legislation and NPWS policies. Works must then be approved and where considered necessary, supervised by NPWS to an appropriate professional standard.
  8. Public access to the precinct and enhanced interpretation should form part of any future use.
  9. NPWS recognises that the future viability and sustainability of Yarrangobilly Caves House may require some changes to the house, grounds and lands off the karst and on this basis, concessions to modern requirements where impact to significant historic fabric is minimal will be considered.
  10. NPWS will aim to conserve Caves House complex and its immediate grounds by developing and adhering to a maintenance strategy for the property and an ongoing maintenance schedule for the complex and the grounds.
  11. NPWS recognises that the continued management and development of tourism experiences on site including the re-introduction of overnight accommodation, if financially viable, is consistent with the historic use of the place and with the aim of continuing the tourist use and enjoyment of the place.
  12. Development of the Precinct to allow the Caves House complex to be offered as a separate business operation with potential as a future lease to a specialist tourist operator is consistent with the aim of continuing touristic use and enjoyment of the place.
  13. New building in the Precinct may be considered south and east of Caves House where buildings have historically been located and outside the karst as shown in Figure 8.3.
  14. NPWS recognises that the historic archaeological deposits on the site have value in terms of furthering understanding of the historic development and operations of the site itself, and will retain, conserve and interpret the archaeological resource.

- 
15. The NPWS Historical Archaeologist will provide guidelines and advice for any proposed sub-surface excavation.
  16. The cultural landscape within the Precinct will be actively managed to preserve historic plantings, fence lines, archaeological deposits and view corridors. [See Figure 6.1]
  17. The cultural significance of the Show Caves, of Caves House, its grounds, the Thermal Pool the Glory Hole Farm, former Aboriginal occupation and plant and wildlife conservation where possible (consistent with the future occupation and function of the precinct) will be interpreted to the public.
  18. Any lease/s prepared for any future business partnering operations within the Precinct will include conservation requirements and within the scope of appropriate future use requirements will also include schedule/s of regular maintenance requirements based on the recommendations of this Conservation Management Plan.
  19. Any future Lessees and onsite NPWS personnel should hold a copy of this report as a reference document.
  20. This Conservation Management Plan should be reviewed at five yearly intervals or may be reviewed at earlier intervals if major changes have taken place.

## **7.4 Specific Policy Statements for European Cultural Heritage**

### **7.4.1 Fabric**

#### ***Caves House Complex***

Significant historic fabric within the Caves House building complex should be retained and conserved [refer to Tables 5.1 and 5.2 to identify significant fabric and the associated appropriate management approach].

Missing fabric should be reconstructed, or if no evidence of the original form remains may be replaced by fabric stylistically appropriate to the period.

Damaged or defective fabric may be reconstructed.

The interior of the building should be maintained, preserved, restored and reconstructed although evidence of change during the building's history should be retained.

Opportunities should be taken when fabric is disturbed for purposes of repair or reconstruction to document building techniques and materials.

Routine maintenance works will be carried out on a cyclical basis according to a maintenance strategy and schedule prepared by a suitably qualified professional.

---

### ***Existing Show Caves Tracks, Pathways and Lighting***

The drystone retaining walls supporting tracks to the Show Caves should be retained, maintained and subject to regular maintenance and drainage works as required.

Pathways [including steps, ladders, gates and handrails] within the Show Caves should be continually reviewed and upgraded to comply with modern safety standards and to minimise visual impacts.

Prior to removal/ replacement of former pathways they should be mapped and representative sections should be photographically recorded. A section of a former pathway [steps and or track] can be retained in situ for interpretive purposes if required.

When the pathway material is removed at least one representative section should be retained and stored for future interpretation and the rest may be removed and disposed of or re-used as required.

Cave lighting should be reviewed in the light of *lampenflora* impacts and upgraded using the newest possible technology as a priority.

Cave lighting that is to be removed should be mapped and photographically recorded, if a lighting location plan and photographic record does not already exist and a representative example of the lighting technology used should be retained for interpretive display. The remainder of the removed material may be disposed of as required. See also Appendix N – IUCN Guidelines for Cave and Karst Protection.

### ***Thermal Pool***

The fabric of the thermal pool enclosure may continue to be upgraded and replaced over time in response to practical needs, in materials and to designs that are sensitive to the physical and visual aspects of the site.

There is no heritage constraint on the future removal of the present change rooms and steps because of their high level of visual dominance of the site.

Reconstruction of former change rooms on or close to their original locations in the vicinity of the pool as an interpretive device is consistent with the conservation aims for this site.

### ***Picnic Grounds***

The existing buildings within the Picnic Grounds may be retained and used and should be maintained as required while they are required for practical purposes.

There is no heritage constraint on the removal or alteration of the existing Picnic Grounds buildings from the site at a future time to limit potential impacts to the karst.

---

Prior to their removal the buildings should be photographically recorded to local heritage significance standards. [Refer to DUAP Guidelines for Archival Recording to identify levels appropriate to Local, Regional or State significance]

### **7.4.2 Intervention**

#### ***General***

Physical intervention to historic fabric will be minimised.

Significant elements and fabric, which are altered or removed should be photographically recorded and documented prior to and during physical disturbance.

Significant elements which are removed should be stored in a safe and weatherproof place prior to re-installation and a record of their location and origins should be lodged with NPWS.

### **7.4.3 New Fabric/ Adaptive Re-use**

#### ***Yarrangobilly Caves House Complex***

*Within the context of the Yarrangobilly Caves House Complex adaptive re-use is defined as the adaptation required to enable the building to be re-used as a Caves tourist accommodation house and if appropriate as a licensed facility.*

[See Section 8.6 Development Control Guidelines and Figure 8.1 where the extent of possible new building additions and potential for alterations is detailed].

Conservation through adaptive re-use of the Caves House complex and its grounds for use as a tourist accommodation complex will be encouraged, subject to financial feasibility assessments.

Adaptive re-use to other similar uses can also be considered for example, low key accommodation, convention centre use, overnight field centre use, restaurant, reception centre, café and so on provided the use is sympathetic and low impact to the architectural style and natural location.

Excellence in design of fittings and fixtures should where possible be the means of making the rooms in the Caves House complex viable as modern tourist accommodation, rather than substantial changes to historic physical fabric.

Within the overall context of the conservation of the Caves House complex, new fabric may be introduced for the purpose of repairs, reconstruction or adaptive re-use.

New fabric should on close inspection be identifiable as new.

Retention of original fabric is preferable to introduction of new fabric.

New works other than restoration or reconstruction should be reversible where possible.

---

New fixtures, fittings or architectural elements should be selected or designed to respect the existing building character, fabric and visual qualities.

Any new work undertaken, which affects the fabric of the buildings should respect the existing scale, form, design and finishes.

New services and infrastructure [plumbing, commercial kitchen and laundry etc] should be located east of Caves House where possible, or in a new purpose built structure at the rear of the one storey wing, not interfering with views to and from Caves House. [See Figure 6.1]

Adaptive re-use of rooms where the impact is both minimal and reversible may be considered.

New services associated with any future insertion of private facilities should be concealed and introduced via rear walls and through already disturbed fabric rather than through undisturbed areas.

New buildings can be located in some areas occupied by former buildings [See Figure 6.1] subject to the findings of an Archaeological Research Design/s.

Recreation of former buildings, from which no fabric survives, for example the former outbuildings, is generally not appropriate.

The garden setting for this building complex should be sympathetic to historic photographic evidence of the former Victorian / Federation style layout and plantings. [See Policies in 7.11.1]

## **7.5 NPWS Corporate Values**

*Objectives of the NPWS Corporate Plan 2000-2003 are incorporated within the General Policy for the Precinct. The following policies arise from the strategies selected to facilitate achievement of those objectives:*

NPWS will aim to develop the site so that it operates as a cost effective operation.

Rigorous financial, business and marketing planning will be undertaken prior to selection of future uses within the Precinct.

Business planning will take into account the protection of conservation values and the necessity for an ecologically sustainable operation.

NPWS will work with local and regional communities [including Aboriginal communities] to protect natural and cultural heritage through appropriate mechanisms.

NPWS will encourage and promote tourism in a culturally sensitive and ecologically sustainable way through ensuring appropriate uses within the precinct.

---

## 7.6 New Development Opportunities

New development within the Precinct is appropriate [See Figure 6.5] and should be assessed against compliance with the conservation aims set out in 7.1 as well as in accordance with relevant legislation and NPWS policies.

## 7.7 Historical Archaeology

Potential for underground archaeological deposits related to the history and evolution of the site is considered to be high in the location of former buildings and in the artefact dumps and rubbish pit/s on the site.

Any work that involves disturbance of an archaeologically significant deposit will need to be accompanied by appropriate archaeological salvage and monitoring. This will need to be supported by an Excavation Permit under the Heritage Act delegated to the NPWS Historical Archaeologist.

NPWS or any future lessee should at all times be prepared to temporarily stop excavation works in the event of archaeological discoveries and notify the NPWS Historical Archaeologist.

The preliminary Archaeological Sensitivity Analysis provided in Figure 8.3, 8.4 and 8.5 will guide excavation procedures on the site.

Archaeological advice will be sought to guide future management of any relics found or excavated on the site in terms of appropriate processes, storage, cataloguing and exhibition.

## 7.8 Aboriginal Cultural Resources

### 7.8.1 Preamble

*Conservation and management of Aboriginal cultural resources are guided by principles of the Burra Charter. NPWS, in addition to recognising the Burra Charter, have recognised (see NPWS 1997 ed Byrne) the **Draft Guidelines for the Protection, Management and Use of Aboriginal & Torres Strait Islander Cultural Heritage Places**.<sup>1</sup> These guidelines are similar to the articles of the ICOMOS Burra Charter but specifically deal with Aboriginal Heritage.*

*A summary of these guidelines is contained in Appendix J.*

---

<sup>1</sup> Department of Communications and the Arts produced under a project managed for ATSIC, AIATSIS, AHC, ANCA, and ACDO.

---

### **7.8.2 General Conservation Policy for Aboriginal Cultural Resources**

The following principles are identified as fundamental to the effective management of the Aboriginal cultural resources at Yarrangobilly:

1. Preservation and conservation is the primary management objective for the Aboriginal sites within the Precinct
2. Conservation should have regard to the total resource, including both the physical remains of prehistoric and historic occupation, landscape significance and the oral history evidence of the historical associations.
3. Decision making about conservation and preservation of in situ artefacts must give priority to maximising the retention of the cultural significance.
4. Conservation should be undertaken in accordance with the Burra Charter and Draft Guidelines for the Protection, Management and Use of Aboriginal and Torres Strait Islander Cultural Heritage Places.
5. Conservation should have regard to the stories and association that particular groups of people have for the place.
6. Decisions on the conservation of the place should involve interested persons and organisations.
7. A thorough survey of the Precinct for Aboriginal archaeology or archaeological survey of the specific location should precede any major proposed development.
8. Any excavations required for site management purposes; for example tree planting, land care and management actions including weed reduction should be monitored for archaeological remains and provision should be made for work to cease and a specialist archaeologist to be brought in if previously undisturbed Aboriginal archaeological deposits are uncovered.

See Appendix J for a discussion the application of the above Conservation Policies for Aboriginal Cultural Resources.

### **7.9 Specific Policies for Aboriginal Cultural Resources**

In general management of Aboriginal sites within the Yarrangobilly Caves Precinct is addressed by the General Conservation Policy for Aboriginal Cultural Resources above. The following policies address specific current issues.

The known open camp sites [see Figure 3.1] require further investigation into their lateral and subsurface extent. This should be undertaken as potential impacts arise or when works are proposed.



---

In the areas of known Aboriginal archaeological sensitivity, [See Figure 3.2 & 3.3] surface exposures of cultural remains should be avoided where possible. [Areas of known sensitivity are: the main picnic area, the slope between the Visitors Centre and the Caves House, the Little Plain, the Thermal Pool and River Walk, the Glory Farm, the Hoad entrance gate and the saddle between the Caves House and the Managers residence. ]

### **7.9.1 Community and LALC Liaison**

NPWS recognises that it is appropriate to introduce a structure for formal liaison with the LALC and the local Aboriginal community.

A mechanism will be explored that facilitates input from the LALC and the local Aboriginal community in the management of Aboriginal sites. The appointment of an Aboriginal Sites Officer for the South West Slopes Region will assist this process.

### **7.9.2 Little Plains**

Little Plains is an area with recognised potential to contain Aboriginal sites.

Prior to any disturbance, the area must be surveyed, by a suitably qualified and experienced archaeologist.

## **7.10 Natural Resources**

### **7.10.1 Preamble**

*The management objectives for the Yarrangobilly Management Unit in the Plan of Management for Kosciuszko National Park are adopted as the basis for the specific conservation policy for natural resources:*

- *to maintain the outstanding scenic character of the Yarrangobilly gorge*
- *to protect the cave systems from disturbance*
- *to protect cave and stream biota, special plant communities, landforms and geological features from disturbance*

### **7.10.2 General Conservation Policy for Natural Resources**

1. Maintenance of the outstanding scenic character of the Yarrangobilly gorge will be a high priority consideration in any planning for development or change in the scenic catchment of the gorge.
2. Disturbance within the Show Caves will be minimized.

- 
3. The physical features of the caves systems and the flora and fauna that inhabit the caves systems will be protected from disturbance.
  4. Cave and stream biota, special plant communities, landforms and geological features within the karst system will be protected from disturbance by the introduction of management practices that actively prevent or manage disturbance and impacts.
  5. The IUCN Guidelines for Cave and Karst Protection must be adopted. [See Appendix N].

## **7.11 Specific Policies for Natural Resources**

### **7.11.1 Historic Setting and Existing Plantings**

#### ***Caves House***

Key historic views should be enhanced, retained, conserved and actively managed to retain viewlines. Key views include views to the Caves House complex from the Leo Hoad entrance gateway and drive and from viewing lookouts; views from the Caves House buildings over its grounds to the surrounding area and views from the caves entrances looking west over the river valley and from the road to the Thermal Pool looking south and west. [See Figure 6.1. for key views and view corridors].

Any new plantings in the garden at Caves House should be typical of the era in which the House was constructed.

Any new planting in the garden of Caves House should be of a shape and form which is compatible with maintaining views of the House from the access road and Bluff Lookout.

The use of plants known to become environmental weeds in the historic garden surrounds to Caves House will be avoided.

Known historic garden elements around the surviving historic buildings of the Caves House complex may be reconstructed or approximated based on historic photographs and available information.

#### ***Yarrangobilly Creek Precinct***

Existing historic plantings should be retained and in the event of failure they should be replaced with plants of the same type or a similar non-invasive type in or near their original locations within the Precinct.

Visitor access to the Precinct should where practicable be planned to use historic routes, where existing plantings frame approaching views of the Caves House complex.

---

Visitor parking should be located to minimise impact to the sensitive karst environment and visual impact to the Caves House complex and should not impact on important view corridors to and from the complex. (See Figure 6.1 for key views and view corridors)

Fence lines in a modern style that minimises visual impact and meet relevant safety standards, should be used along paths to caves and within the grounds where required for operational purposes.

Introduction of major new exotic plantings (trees and perennials) unless recommended in this Conservation Management Plan is generally not desirable and must be approved by the responsible Regional NPWS Officer.

### ***Landscape Management***

It is recognised that a detailed and comprehensive Landscape Plan needs to be developed for the developed section of the Precinct. This plan should:

- be consistent with management of karst and other significant natural environment features of the valley and include consideration of known populations of threatened flora.
- define those areas within the valley which will be managed as developed areas and those where natural regeneration of bushland will be encouraged
- consider the impact of landscape management on Aboriginal cultural heritage
- identify the location of significant trees, particularly the large trees in the picnic area and the 'entrance' avenue
- provide for control of suckers and other weeds which are not covered by the South West Slopes Pest Species Management Plan.
- Be consistent with management of key view lines [See figure 6.1]

Prior to the finalisation of such a plan the interim Landscape Management Plan should be used to guide works. [See Appendix K]

### **7.11.2 Pest Species Management [Flora and Fauna]**

Control of feral animals and weeds will be consistent with the Pest Species Management Plan for the South West Slopes Region of the National Parks & Wildlife Service. Suckers of exotic trees and pine wildings will continue to be controlled.

Fumigation of warrens for rabbit control is not acceptable in this area and other means that will not impact on the karst should be selected.

Spraying of weeds with herbicides should be undertaken with the utmost care to ensure protection of the karst.

---

### **7.11.3 Fire Management**

Fire management will be directed by a fire protection plan for Yarrangobilly Caves, which is currently being developed. The impact of fire management strategies on karst landscapes including changes to cave microclimates, changes to erosion and hydrology and impact on minor solution features will need to be considered. This fire Management Plan will be used in conjunction with the Kosciuszko National Park FMP.

### **7.11.4 Scientific Research**

Scientific research is recognised as being necessary to assist in management of communities and species associated with the Yarrangobilly limestone.

Suitable projects will be actively encouraged and facilitated by NPWS.

## **7.12 Interpretation**

The cultural and environmental significance of the Yarrangobilly Caves House Precinct and its site should be interpreted to residents and visitors to the site in line with NPWS standards and guidelines [See Section 6.15.1 for Interpretive Opportunities].

It is recognised that the present Visitor Centre has very limited expansion potential and it is therefore desirable that, subject to funding, a new purpose designed Visitors Centre which includes spatial accommodation for interpretation and education is included in the future use planning for the Yarrangobilly Caves House Precinct

Interpretation should address the karst environment, the caves tourism history of the site, the history of the Glory Hole Farm and its association with Kiandra, the natural environment both plant and animal, Aboriginal cultural associations and bush tucker.

The interpretation should identify Caves House and its site as an integral component of the larger Snowy Mountains and Kosciuszko National Park story.

It is appropriate that interpretation of the Caves House complex and the caves and the site be undertaken using a combination of interpretative means including, signage, guided tours, self-guided tours, special events, re-enactments, and other new technology and means that may be identified as appropriate at the time.

## **7.13 Moveable Heritage**

Moveable heritage associated with the place in the form of moving vehicles or items relocated from their original working positions (e.g. the Pelton Wheel) should remain in the Precinct.

---

Labels should be attached to historical relocated items noting their original locations and uses and such items should be located in or near their original locations or be relocated to the Visitor Centre or other secure locations.

In the long term significant items should be catalogued, curated and appropriately managed.

Consideration may be given to the inclusion of moveable heritage items in interpretive programs.

#### ***Artefact Dumps***

Prior to any major development in the areas of the artefact dumps they should be surveyed and any items that would contribute to the interpretation of the Precinct or have re-use potential should be identified and tagged.

Tagged items as described above should be relocated to secure storage and re-used and/or interpreted as required, the remainder of the artefacts should be photographically recorded to a level recommended for items of local significance and may be disposed of off the Precinct.

## **7.14 Collections**

#### ***Archives***

Archives held on the Precinct or related to the Precinct should be held on site in a secure repository, which is protected from fire risk and where the environment is controlled. If there is no such repository within the precinct then one should be planned for inclusion with new developments.

Any unique or particularly significant historical items should be copied by a process recommended by a suitably qualified materials conservator or archivist and copies used for public access and distributed to local libraries and the Tumut NPWS office.

#### ***Furniture Collection***

It is recognised as desirable that the furniture collection is utilised on the premises.

The furniture items within the collection associated with the place should be used for a purpose and in a place as close to the original use and location as is practical.

Where appropriate furniture items should be interpreted as remnants of the furniture supplied by the Government in 1902 and 1903 for the operation of Caves House.

#### ***Photographic Collection***

---

Photographs associated with the recording of Yarrangobilly over time should be professionally archived and stored.

Suitably conserved historic photographs and copies of historic photographs may form the basis of interpretive displays and decoration around the Caves House Precinct and within the Caves House buildings.

#### **7.14.1 Acquisitions Policy**

Donation of historical furniture and other historical items associated with the Precinct should be encouraged and facilitated by NPWS.

Items identified for acquisition may include historic memorabilia, furniture, photographs, early recreational equipment, historic plans and so on that would contribute to the understanding and interpretation of the historic development of the Yarrangobilly Caves House Precinct.

Funding for this use may be set aside in an annual budgeted item and supplemented by an ongoing donations scheme.

### **7.15 Specific Policies for Individual Elements**

#### **7.15.1 c.1980s Toilet Block at the rear of the Dining Room**

These toilets may be retained or removed and relocated as required for practical purposes.

#### **7.15.2 1926 Ticket Office and Bell**

*This building has been modified for use as a toilet block.*

As soon as it is practical [i.e. when sufficient other toilets are available] the toilets should be removed from this building, it should be made good in its original form and used for interpretation and/or a compatible new use.

Ringling of the bell [or an alternative bell] for specific tours or interpretive purposes is appropriate.

#### **7.15.3 1919 Caretakers Residence/Visitor Centre**

The Caretakers residence should be retained and conserved and may be interpreted to visitors using signage or another appropriate means.

The Caretakers Residence can continue in its present use, be returned to its historic use as a residence or be considered for a compatible new use.

---

#### **7.15.4 Thermal Pool & Surrounds**

The use of the Thermal Pool as a local recreational resource should continue and be encouraged.

The development of the pool site and the Aboriginal occupation and features of the surrounding site should be interpreted to visitors.

It is appropriate in the longer term to replace the existing change rooms/toilets and flight of steps with a new structure in a less dominant position when major works are required for the current building or as the opportunity arises.

Prior to any installations involving impacts to the ground surface and sub-surface in the vicinity of the Thermal Pool [for example in the form of access roads, vehicle parking, picnic tables and amenities, etc.], the affected areas should be subject to survey by a suitably qualified and experienced archaeologist specialising in Aboriginal Archaeology. Subsurface archaeological testing may be used where there is no surface evidence.

#### **7.15.5 Picnic Grounds**

The Picnic Grounds should be retained and conserved and continue to be as a day use area with minimal introduction of new infra-structure.

The exotic plantings and mowed grounds making up the Picnic Grounds should be actively maintained and managed. [See Natural Resources 7.11.1 Yarrangobilly Creek Precinct policies]

In the Picnic Grounds at a minimum there should be a systematic Aboriginal archaeology survey of the valley floor and side slopes including areas presently not cleared.

Subsurface archaeological testing should be carried out prior to any new works in areas where there is no surface evidence.

Future proposals involving access roads, picnic tables and amenities, etc. within the Picnic Grounds must consider the archaeological sensitivity of the whole area.

#### **7.15.6 BBQ Shelter & Toilet Block**

The BBQ shelter and toilet block should continue to be used and maintained for as long as they are required for practical purposes.

If/when there is no practical need for the BBQ Shelter and the Toilet Block in their present locations (on the Karst) they may be altered or demolished and removed after being photographically recorded to the standard required for buildings of local heritage significance.

---

#### **7.15.7 Ranger's Cottage 1968 [Cottage 2]**

The 1968 Ranger's Cottage should continue to be used and maintained for as long as it is required for practical purposes.

There is no heritage constraint on removal, alteration or adaptation of this Ranger's Cottage.

If/when there is no practical use for this building then it should be photographically recorded to the standard required for buildings of local heritage significance prior to demolition.

#### **7.15.8 Ranger's Cottage c.1964 [Cottage 1]**

The c.1964 Cottage should continue to be used and maintained for as long as it is required for practical purposes.

There is no heritage constraint on removal, alteration or adaptation of this Ranger's Cottage.

If/when there is no practical use for this building then it should be photographically recorded to the standard required for buildings of local heritage significance prior to demolition.

#### **7.15.9 Hoad Entrance Gate**

The Hoad entrance gate should be retained, conserved and interpreted in situ, if/when a new entrance route is introduced.

Archaeological survey and investigation of the elevated flat areas adjacent to this site, which have potential for further archaeological remains is required if future works in this area is proposed.

#### **7.15.10 Vehicle Workshop**

The Vehicle Workshop should continue to be used and maintained for as long as it is required for practical purposes.

There is no heritage constraint on relocation or adaptation of the Workshop for a new compatible use.

#### **7.15.11 Glory Hole Farm**

The Glory Farm site should be retained, conserved and interpreted as an archaeological site.

Existing above ground artefacts and evidence of prior occupation should be actively managed by the use of signage and weed encroachment management.



---

Significant views along the walking track to the former cottage site and from the location of the former front verandah should be retained and actively managed.

In the longer term investigation should be undertaken into developing the walking track to the Glory Hole Farm into a loop track [rather than visitors having to backtrack] to encourage visitation and enjoyment of the site.

Exotic trees in the vicinity of the farmhouse should be interpreted and actively managed by appropriate spraying and pruning and diseased or failed trees may be replaced if necessary for interpretive purposes.

#### **7.15.12 Show Caves and associated infra-structure**

The Show Caves should be retained and conserved and continue to be used for tourism and educational purposes in an environmentally sustainable manner.

*See Show Caves Tracks, Pathways and Lighting for infrastructure policies in 7.4.1.*

#### **7.15.13 Roads and Tracks**

Roads and tracks along historic routes should remain in substantially their current routes. However where new routes or road widening is required to facilitate protection of the karst from vehicular pollution or for safety reasons then new roads and road widening can be considered.

#### **7.15.14 Hydro Electric System**

The current hydro electrical system should continue to be used while it meets practical needs.

The current system continues an historic association with the production of hydro electricity within the precinct but is not significant as a special technology.

This system can be replaced as required or assisted by a new low/no impact power producing technology [e.g. solar or wind generation] to meet practical needs associated with the expanded future use of the site.

If the hydro system was to be shut down then it should be recorded while still in operation to the standard required for items of local heritage significance.

#### **7.15.15 Sewerage System**

The current sewerage system is recognised as being inadequate for current use and for expanded future use of the site.

The sewerage system should be replaced with modern technology, which minimises potential impacts to the karst area.

---

If the existing system is to be removed, it should be mapped and photographically recorded generally to the standard required for items of local heritage significance, but the multi-bay tank should be recorded to the standard for items of regional heritage significance.

#### **7.15.16 Water Reticulation System.**

The current water reticulation system is recognised as inadequate for expanded future use of the site.

The water reticulation system should be modernised/ replaced with modern technology, which minimises health risks and potential impacts to the water flow through the karst area.

If the existing system is to be removed, it should be mapped and photographically recorded generally to the standard required for items of local heritage significance.

#### **7.16 Review**

This Conservation Plan should be reviewed at five yearly intervals or when major changes are proposed for the site.