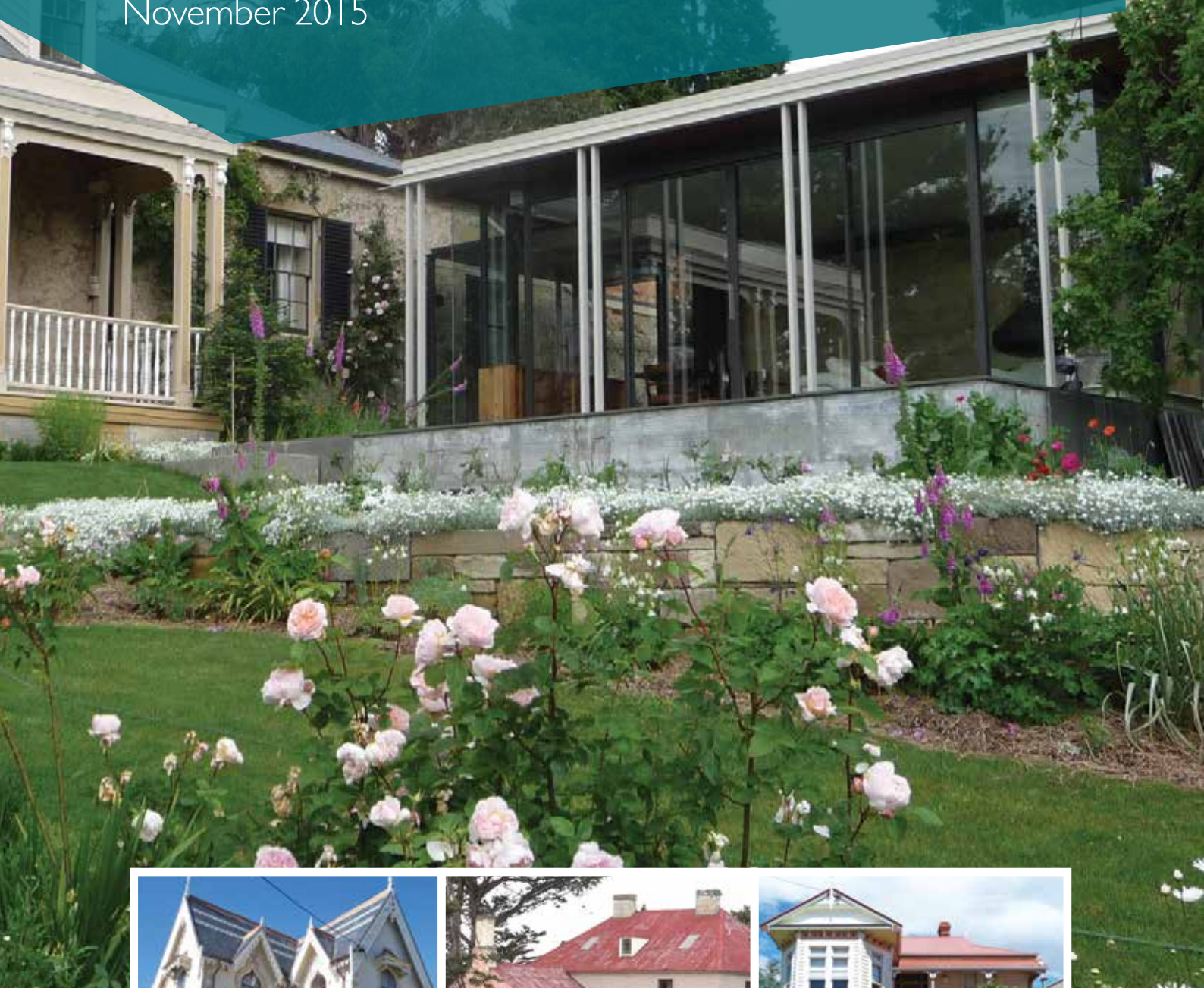


# WORKS GUIDELINES FOR HISTORIC HERITAGE PLACES

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# INTRODUCTION

Our historic heritage is an irreplaceable and important signpost to our rich and diverse past.

Embedded in the physical fabric of each place are traces of past stories. These stories may relate to an event or a person, or a community story which reveals the memories and emotions attached to a place. The story may belong to your family, an architect, engineer, carpenter or convict. It may be one person's story or the collective stories of many people. Keeping the physical helps preserve the stories and our connection to our past.

Conserving and adapting heritage places is the best way to ensure they survive into the future and continue to support the community's memory and identity. The Tasmanian Heritage Council has produced these guidelines to help anyone working on a place entered on the Tasmanian Heritage Register to conserve the place's heritage values and find creative solutions to allow for sustainable use and

development. These guidelines provide clarity around the expectations of the Heritage Council and at the same time serve as useful information that will help owners and developers achieve the best possible outcomes when changes to a place are proposed.

Please read these guidelines, and as you are developing your plans please come and talk to us so we can help you refine your ideas and find the best way to breathe new life into your property. We can help you find solutions that result in an outcome which balances protecting our past with new development.

We look forward to working with property owners, site managers, developers and the wider community to keep alive Tasmania's rich stories in a contemporary world of constant change.

**Brett Torossi**  
Chair, Tasmanian Heritage Council

# IMPORTANT INFORMATION

These Works Guidelines have a legislative basis. They are issued by the Heritage Council under the provision of section 90A of the *Historic Cultural Heritage Act 1995*. The Heritage Council is required to apply the guidelines when assessing an application for a certificate of exemption or a discretionary permit application.

Under Part 6 the *Historic Cultural Heritage Act 1995* (the Act), a person must not carry out any 'works' to a place entered on the Tasmanian Heritage Register ('heritage works') unless those heritage works are approved by the Heritage Council. Approval may be in the form of a certificate of exemption or a discretionary permit.

These guidelines describe examples of works that will qualify for a certificate of exemption, and provide advice on those works that require a discretionary permit application. They do not, however, remove the need to apply for a discretionary permit or certificate of exemption, or any necessary local planning authority approvals.

## Certificates of exemption

The Heritage Council must approve an exemption certificate application if it is reasonably satisfied that the works are consistent with and capable of being carried out in accordance with these guidelines (s42(4)).

A certificate of exemption must be granted where the works are identified in these Works Guidelines as works that will have no impact or only negligible impact on the historic cultural heritage significance of the relevant registered place or heritage area, and where these works are capable of being carried out in accordance with these guidelines.

Works that do not impact on the heritage significance of a place other than what are described in these guidelines may also be exempt. The Heritage Council has discretion to provide a certificate of exemption where it is satisfied that the works will have no or negligible impact on the place's significance but where the works do not conform to what is described in these guidelines. Even if you are confident certain works are exempt, you still need to get a certificate of exemption from the Heritage Council, confirming this status.

## Discretionary permits

The Heritage Council is to have regard to these guidelines when considering a discretionary permit application (s39(2)(d)). These guidelines explain the sort of outcomes that are appropriate for proposals where a discretionary permit is required. They provide broad, general principles for the sound management of historic heritage places in Tasmania. The examples of works that are listed may not be exhaustive, and discretion and caution should be used in its application and interpretation. The Heritage Council will use its discretion in considering each application for a discretionary permit, having particular regard for the likely impact of the proposed works on the historic cultural heritage significance of the place and appropriate measures for the retention of this significance.

Local heritage places or precincts may also be protected and managed at a local level in a heritage code of a planning scheme. A select number of places may also be on the National Heritage List, a Commonwealth Heritage List or the World Heritage List. Requirements for the conservation of those places may not be limited to what is set out in these guidelines. If you are unsure of other heritage listings that may affect the management of your place, Heritage Tasmania may be contacted for information.

These guidelines are a good starting point when contemplating works to a heritage property. You may contact Heritage Tasmania if you are unsure if your proposed works fit within the scope of these guidelines. For proposals that will require a discretionary permit application, it is recommended that feedback on preliminary documentation be obtained from one of Heritage Tasmania advisors, prior to formal lodgement.

If unsure please check these guidelines for more detail or contact Heritage Tasmania.

For further information contact  
Heritage Tasmania  
1 300 850 332  
enquiries@heritage.tas.gov.au  
www.heritage.tas.gov.au

# DEFINITIONS

Certain commonly used words or phrases have specific meanings within the terms of the *Historic Cultural Heritage Act 1995* (the Act) and the *Australia ICOMOS Burra Charter, 2013* (the *Burra Charter*). To assist readers in interpreting the intent of these guidelines, key terms are defined below and their source noted in brackets.

**Adaptation** means changing a place to suit the existing use or a proposed use (the *Burra Charter*).

**Compatible use** means a use which respects the cultural significance of a place. Such a use involves no, or minimal, impact on cultural significance (the *Burra Charter*).

**Conservation** includes the retention of the historic cultural heritage significance of the place; and any maintenance, preservation, restoration, reconstruction or adaptation of the place (the Act).

**Conservation Management Plan (CMP)** refers to a comprehensive report that is prepared to provide guidance for the ongoing management of a place, with the primary objective of conserving its historic cultural heritage values. Dr James Kerr describes a CMP as "a document which sets out what is significant in a place and, consequently, what policies are appropriate to enable that significance to be retained in its future use and development. For most places, it deals with the management of change" (Kerr J, *The Conservation Plan, 2000*).

**Development** is the construction, exterior alteration or exterior decoration of a building; the demolition or removal of a building; the subdivision or consolidation of land, including buildings or airspace; the placing or relocating of a building; and the construction, or putting up for display, of signs or hoardings (the Act).

**Fabric** means all the physical material of the place including elements, fixtures, contents and objects (the *Burra Charter*).

**Heritage Impact Statement (HIS)** refers to a report that determines whether a proposed development will impact on a place's historic cultural heritage values, and if so, how these impacts might be avoided or ameliorated. A HIS is a clear and concise account of the proposed work that addresses four basic questions: (i) what is significant about the place in terms of its heritage values and are some part more significant than others?; (ii) will the proposed works adversely affect the significance and if so how?; (iii) what measures, if any, are proposed to avoid or ameliorate any adverse impacts; and (iv) will the proposal result in any heritage conservation benefits that might offset any adverse impacts? (State Heritage Office of WA, *Heritage Impact Statement – A Guide, 2012*).

**Heritage works** means 'works' when carried out to or in relation to a registered place or heritage area (the Act). 'Works' includes any development; any physical intervention, excavation or action which may result in a change to the nature or appearance of the fabric of a place; any change to the natural or existing condition or topography of land; and any removal of vegetation or topsoil (the Act).

**Historic fabric** means that fabric which contributes to the historic cultural heritage significance of the place (the Works Guidelines). See also definition of fabric. Heritage works means 'works' (see definition below) when carried out to or in relation to a registered place or heritage area (the Act).

**Interpretation** means all the ways of presenting the cultural significance of a place (the *Burra Charter*).

**Maintenance** means the continuous protective care of a place, and its setting. It is not the same as repair which involves restoration or reconstruction (the *Burra Charter*).

**Place** includes a site, precinct or parcel of land; and any building or part of a building; and any shipwreck; and any item in or on, or historically associated or connected with, a site, precinct or parcel of land where the primary importance of the item derives in part from its association with that site, precinct or parcel of land; and any equipment, furniture, fittings and articles in or on, or historically or physically associated or connected with, any building or item (the Act).

**Preservation** means retaining a place in its existing state and retarding deterioration (the *Burra Charter*).

**Reconstruction** means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material into the fabric (the *Burra Charter*).

**Repair** is the work involved in returning damaged fabric or building elements to a serviceable condition, which may be the original condition or a condition that matches the surrounding viable fabric. Repair mostly involves the introduction of new, replacement or supplementary material and may in some cases involve a change in the nature or appearance of an element (the Works Guidelines).

**Restoration** means returning a place to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material (the *Burra Charter*).

**Setting** means the immediate and extended environment of place that is part of, or contributes to, its cultural significance and distinctive character (the *Burra Charter*).

**Significance** means historic cultural heritage significance as defined in the Act (the Works Guidelines).

**Use** includes a proposed use (the Act). The *Burra Charter* defines use to mean the functions of a place, including the activities and traditional and customary practices that may occur at the place or are dependent on the place.

**Works** includes any development; any physical intervention, excavation or action which may result in a change to the nature or appearance of the fabric of a place; any change to the natural or existing condition or topography of land; and any removal of vegetation or topsoil (the Act). See also 'heritage works' above.

## NOTE

*These guidelines may be periodically reviewed and amended from time to time, to ensure they remain current. To check you have the most recent version, please visit [www.heritage.tas.gov.au](http://www.heritage.tas.gov.au) and search for 'Works Guidelines Amendments' to find changes that have been made to this version. If you have any feedback on these guidelines please contact Heritage Tasmania at [enquiries@heritage.tas.gov.au](mailto:enquiries@heritage.tas.gov.au).*

# WHAT IS HISTORIC CULTURAL HERITAGE SIGNIFICANCE?

Heritage places have significance to the community for many reasons including their historic, aesthetic, social or spiritual qualities, or a combination of these qualities.

In Australia, significance is recognised at a local, state or territory, national or world heritage level. These guidelines relate to places of state historic cultural heritage significance.

The *Historic Cultural Heritage Act 1995* defines historic cultural heritage significance in terms of eight criteria:

- (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;
- (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;

- (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.

These criteria are consistent with the standard national heritage criteria adopted by all Australian jurisdictions in 1998 at the national heritage convention (HERCON).

For the purposes of the Heritage Act, the Heritage Council may determine that a place has state historic cultural heritage significance if it is satisfied that the place meets one or more of the criteria.

The Act "does not apply in respect of places whose historic cultural heritage significance derives solely from their cultural value to the Aboriginal people of Tasmania" (S15(1B)).

The Heritage Council's *Assessing Historic Heritage Significance* guidelines provide a detailed overview of each of the criteria. The guidelines are available online at [www.heritage.tas.gov.au](http://www.heritage.tas.gov.au)

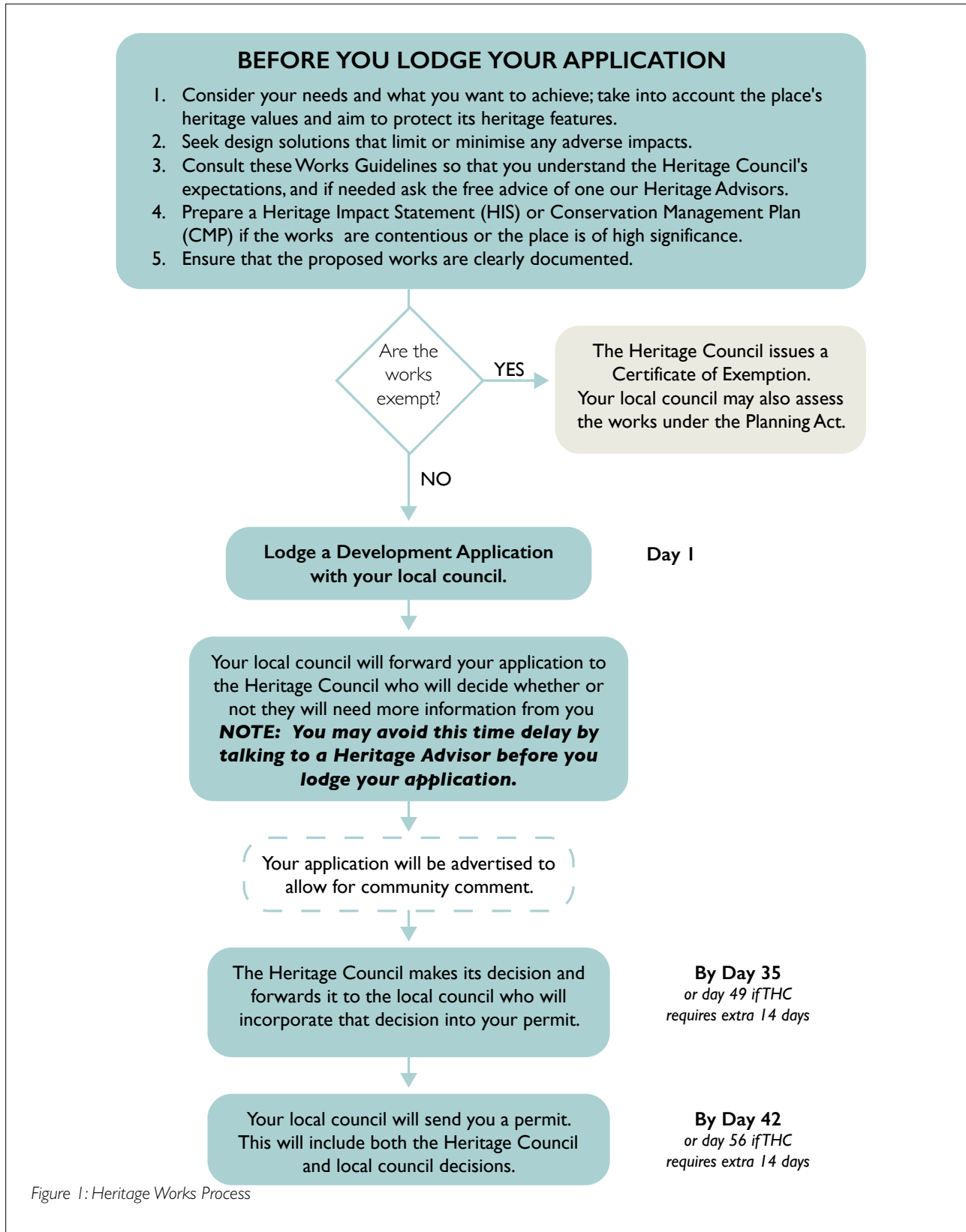
# WHAT IS THE PROCESS FOR SEEKING APPROVAL?

Heritage works require the approval of the Heritage Council. Approval may be obtained by receipt of either a certificate of exemption or a permit. Figure 1 outlines the process for seeking approval.

Works which may impact on the significance of the place will require a discretionary permit. A discretionary permit application must be

determined within 42 days, unless a request for further information is made or an extension of time applies.

*Note: Approval for heritage works is not required for forest practices, mining, or works to a place of worship that are required solely for liturgical purposes (S35(4)).*



# THE BASIS FOR DECISIONS

The Heritage Council has the important role of protecting the heritage significance of places entered on the Heritage Register:

When making decisions on works to a heritage-listed place, the main consideration is to retain the significance of the place. The Heritage Council uses these Works Guidelines and the underlying principles of the *Burra Charter* to make its decision.

The Heritage Council's decisions must also be consistent with the objectives of the State's resources management and planning system,

including promoting sustainable development and encouraging public involvement; the *Land Use Planning and Approvals Act 1993*; and relevant provisions of the *Building Act 2000*.

It is important to remember that there is no legislative requirement to upgrade a building to current building codes and standards. When considering carrying out works to a heritage place, the *Building Act 2000* makes provisions for the Building Code of Australia to be varied and provides an application process for modifying the Code.

## GUIDING PRINCIPLES

Whilst every heritage place has its own distinctive characteristics and no two proposals for works will be the same, there are a number of good-practice principles that will lead to sympathetic solutions in most situations.

### **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.

### **3. Heritage places evolve**

Heritage places evolve over time, and changes can be made where it does not impact on the place's significance, or where it is necessary. Change that provides for the ongoing relevance, use and upkeep of a place can help with its conservation. If changes which will compromise the heritage significance of a place can't be avoided, the changes should be carried out in a manner that is reversible.

### **4. Protect significant settings and 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.

### **5. Provide for a place's upkeep**

Maintaining a heritage place is essential to conserving its significance. In many cases maintaining and conserving a place can only occur by ensuring that it has a relevant use. This may require some degree of adaptation.



# I. MAINTENANCE AND REPAIR OF BUILT ELEMENTS



# Repair Case Study:

## 'Rotten Row', Cascades Probation Station, Koonya

Rotten Row was built in the 1840s as officer's accommodation, and fell into disuse after WWII. It was restored from severe dereliction around 2004 and conserved with great care to retain its timeworn appearance. Rather than totally replace the rusting iron roof, missing or badly damaged sheets were replaced with second-hand CGI. This work was exempt.



There is a range of maintenance and repair which will be eligible for a certificate of exemption from the Heritage Council if the following general rules are followed:

1. do 'as much as necessary but as little as possible';
2. take care to retain as much original fabric as possible and to protect and conserve original and/or significant fabric and particularly details, such as vents, cappings, chimneys, mouldings, carving and glazing that give a place its character;
3. repairs should match or be compatible with the existing fabric in type of material used, appearance and method of fixing.

Many types of works on rural properties are also eligible for certificates of exemption. See section '2 Maintenance and repair — rural activities'.

Where maintenance and repair is on a large scale or a substantial portion of original fabric is to be replaced, a discretionary permit application may be required.

Type of works	What is eligible for a certificate of exemption? (ie: work that will have no impact or only negligible impact on the significance of the place)	When is a discretionary permit application required by the Tasmanian Heritage Council and what are appropriate outcomes?
1.1 Repair by select replacement	Selectively replacing sections or units of historic building fabric that are broken or decayed, where: <ul style="list-style-type: none"> <li>- the sections or units are demonstrably defective; and</li> <li>- repair is not feasible; and</li> <li>- the new work will match the material, detail, colour or finish of the original; and</li> <li>- the area of the replacement fabric is less than 25% of that part of the structure on which the work occurs (ie: partial replacement).</li> </ul>	Removing and replacing large sections of significant fabric.  <b>Appropriate outcomes:</b> The amount of historic fabric replaced should be kept to a minimum so as to retain the authenticity of the place. Repairs that involve the introduction of discreet amounts of new material with little or no removal of the original should be pursued as the first option rather than replacement. Significant fabric should generally only be replaced where it has degraded to such an extent that it can no longer be repaired.  Where new works will be of a minor nature or are small in scale, it is preferable that there is a higher level of conformity between the new fabric and the original. New fabric and minor works can be distinguished by subtle means. For example, by distinguishing minor differences in construction, stylistic details, colour, material, and the junction between old and new. New fabric can also be distinguished by incorporating date or marking devices and by keeping records to document the feature as new works. Where significant elements (eg: historic doors, panelling etc.) are to be removed, it is preferable that they be kept on site in a secure location, so that they can be returned to their original location if required.

<p>1.2 Roofs — cladding replacement</p>	<p>Totally replacing early or original slate or terracotta tile cladding with new material matching the original, where the roof is demonstrably defective and repair is not feasible. In such cases, the profiles and details of the ridge capping, flashings, barge board and fascias, gutters and downpipes, vents and skylights, are to match existing or an earlier form.</p> <p>Totally replacing early or original corrugated galvanised cladding with new corrugated galvanised cladding (not Zinalume or Colorbond), where the roof is demonstrably defective and repair is not feasible. For highly significant buildings and/or prominent roofs, the sheet lengths are to match the existing length. The profiles and details of the ridge cappings, flashings, barge boards and fascias, gutters and downpipes, vents and skylights, are to match the existing form or an earlier historic form.</p> <p>Replacing early or original corrugated galvanised cladding with new Colorbond or Zinalume in cases where:</p> <ul style="list-style-type: none"> <li>- the roof is demonstrably defective; and</li> <li>- repair is not feasible; and</li> <li>- the roof is an element that in itself is of no particular significance; and</li> <li>- the significance of the building is relatively low or the roof is not a prominent feature of the heritage building or the roof is not in public view; and</li> <li>- details that impart heritage character to the roof, including sheet lengths, ridge capping, flashings, barge board and fascias, gutters and downpipes match the existing or an earlier historic form.</li> </ul>	<p>A change of roof cladding material.</p> <p><b>Appropriate outcomes:</b> This may be acceptable where there is minimal impact on heritage values and the choice of new material is sympathetic to the heritage character of the place.</p> <p>Replacing slate or terracotta claddings with new galvanised corrugated cladding, Zinalume or Colorbond is generally only acceptable:</p> <ul style="list-style-type: none"> <li>- in roof planes that do not contribute to the formal presentation of the place and are concealed from public view; and</li> <li>- where the replacement material is chemically compatible with existing ridge cappings, flashings, gutters and downpipes.</li> </ul> <p><b>Appropriate outcomes:</b> With any replacement of significant materials, it is appropriate that the details that impart heritage character to the roof (including sheet lengths, ridge capping, flashings, barge board and fascias, gutters, downpipes, vents and skylights) should match the existing form or an earlier historic form.</p> <p>Because of its high level of reflectance, Zinalume sheeting and flashings should only be used in concealed locations.</p> <p>Where Colorbond or Zinalume are used for cladding or flashings, the design should ensure compatibility with existing galvanised zinc, iron, lead, and copper elements.</p>
<p>1.3 Walls — structural</p>	<p>Total dismantling and rebuilding of a wall, where the wall is not a historical element and there will be no impact to historic building fabric.</p> <p>Total dismantling and rebuilding of a section of historic masonry or timber framed wall, where the wall is demonstrably defective, repair is not feasible and the new work will match the material, detail or finish of the original. A photographic record of the wall may be required prior to the dismantling work.</p> <p><i>Note: Where dismantling and rebuilding is proposed for substantial historic parts of a building, it will normally require a discretionary permit application (ie: it will not be exempt).</i></p>	<p>Total dismantling and rebuilding of a historic masonry or timber framed wall where the new work will result in a change of material, detail or finish from the original or where the work will affect a substantial historic part of a building.</p> <p><b>Appropriate outcomes:</b> This may be acceptable where:</p> <ul style="list-style-type: none"> <li>- the wall is demonstrably defective; and</li> <li>- repair is not feasible; and</li> <li>- the new work is sympathetic to the character and historic values of the place.</li> </ul> <p>Historic fabric should be photographically recorded prior to dismantling, salvaged, and reinstated with matching construction techniques as far as possible.</p>



<p>1.4 Doors and windows</p>	<p>Maintenance and repair of historic windows and doors in a way that conserves most existing material, and retains the character and detail of the elements.</p> <p>Replacing broken window glass with new to match the colour and texture of the original.</p> <p>Replacement of a damaged or deteriorated historic door or window, where the element is demonstrably beyond repair, and the replacement matches the material, form, and detail of the original.</p> <p>Replacing non-historic doors and windows, where the replacement is appropriately designed and does not involve altering existing openings.</p> <p>Replacing modern window or door openings to non-historic elements of a place (such as in a modern extension or outbuilding), where the replacement will not impact on the heritage character of the place.</p> <p><i>See section '9 Alterations, Additions and Extensions' for further information.</i></p>	<p>Replacing historic doors or window sashes, frames or architraves with a different material, form or profile.</p> <p><b>Appropriate outcomes:</b> New work should match the historic character and detail as far as possible.</p> <p>The material, form, and profile should be sympathetic to the heritage character of the place.</p> <p>Avoid cutting holes into significant doors for latches or locks, or removing original door or window hardware.</p> <p>Significant original or early hardware should be retained as far as possible. Where retention is not possible, hardware items to be removed should be bagged and labelled to indicate its origin, and stored at the place as an artefact relating to the place.</p>
<p>1.5 Verandahs</p>	<p>Scarfig in new timber to bottoms of verandah posts and replacing post skirtings where the existing timberwork has decayed. The new material should match the profile and form of the original.</p> <p>Replacing deteriorated timber verandah decking with new timber of the same profile, finish and installation detail as the original.</p> <p>Replacing or repairing deteriorated or defective sub-floor structure to a verandah, to match the existing materials, form and character of the existing structure, or an earlier historic form.</p> <p>Minor modifications to a verandah to reinstate original form or detail for which unambiguous information as to the original form and detail is available.</p>	<p>Replacing a verandah structure in its entirety.</p> <p><b>Appropriate outcomes:</b> This may be appropriate where the structure is demonstrably defective and conservation cannot reasonably be achieved by patch repairs. The new structure should closely match the form, detailing, materials and finish of the original verandah, or an earlier historic form.</p> <p>Modifying the form of a verandah.</p> <p><b>Appropriate outcomes:</b> It is usually appropriate that changes be in keeping with the existing or earlier character and detail. Where possible, changes should be reversible.</p>
<p>1.6 Rising damp treatment</p>	<p>Maintenance work to mitigate rising damp where there is no visual impact.</p> <p><i>Note: It is important that rising damp is diagnosed and treated correctly to avoid the potential for more damage. For more information on treating rising damp, please contact Heritage Tasmania.</i></p>	<p>Maintenance work to mitigate rising damp that involves the dismantling of or permanent disfigurement of significant fabric.</p> <p><b>Appropriate outcomes:</b> This may be appropriate if it assists in the overall retention of the place's historic fabric.</p>
<p>1.7 Restumping</p>	<p>Restumping, provided that the new stumps:</p> <ul style="list-style-type: none"> <li>- match the original material (where available) and size; and</li> <li>- are replaced in the same location; and</li> <li>- don't alter the building's original or existing level; or</li> </ul> <p>Restumping providing existing stumps are retained and new stumps are supplementary supports that are positioned and of a material that does not intrude on the character of the place.</p>	<p>Restumping using modern materials that will result in an obvious visible change to the character of the place.</p> <p><b>Appropriate outcomes:</b> The new work should be unobtrusive and should retain original and early fabric of a place as far as possible.</p>

<p>1.8 Furnishings and fittings</p>	<p>Removing and/or replacing modern and non-significant internal furnishings and fittings, where there will be no damage to significant elements including walls, floors and skirtings.</p> <p>Removing modern and non-significant kitchen and bathroom cabinets, tiling, floor coverings, plumbing fittings and electrical hardware; and the installation of new furnishings and fittings to the same space, where there will be no damage to significant elements including walls, floors and skirtings.</p>	<p>Removing early electrical switches and light fittings.</p> <p><b>Appropriate outcomes:</b> It may be necessary to do this work for improved functionality and safety. However; as far as possible historic switches and fittings should be retained <i>in situ</i>. Where this is not possible, replacement should be with new fittings that closely match those being removed. Retain (ie: bag and label) the old fittings and keep at the place as artefacts.</p> <p><i>See also section '1.4 Doors and Windows' for more information.</i></p> <p>Removing and/or replacing historically significant internal furnishings and fittings, or where the removal of fittings and furnishings may result in damage to significant elements including walls, floors and skirtings.</p> <p><b>Appropriate outcomes:</b> In some cases it may be appropriate to dismantle significant items of furniture or shelving. If possible, these should be stored at the place, enabling future reinstatement.</p>
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## Maintenance Case Study:

### 'Garthowen', Launceston.

The slate roof of this 1882 building had deteriorated to the point where repair was no longer viable. In 2011, the roof was stripped and new slate matching the pattern of the original was laid, with new copper guttering and downpipes to traditional detail. The original terracotta ridge capping with cresting was reinstated. Around the same time, a number of missing joinery elements were reconstructed, some rotted timber replaced and the building repainted in a colour scheme that was not original but which was sympathetic to the place's character. All of this work was exempt.





<p>1.9 Painting and applied finishes</p>	<p>Painting of non-significant elements in colour/s that do not intrude on the place's historic character:</p> <p>Painting of previously painted surfaces where:</p> <ul style="list-style-type: none"> <li>- the colour scheme/s are compatible with the character of the place; and</li> <li>- surfaces are repainted using the original materials and methods (eg: lime wash, lime based render; paint system); and</li> <li>- the work does not involve applying new texture coatings.</li> </ul> <p>Finishes to surfaces with previously applied finishes, where surfaces are coated with the same treatments as previously applied (eg: limewash, oil-solvent paint, polish, wax, oil).</p> <p>Removing non-significant renders, texture coatings and paint, including removal to expose heritage fabric where:</p> <ul style="list-style-type: none"> <li>- the removal technique does not involve a process that could damage the heritage fabric, such as the use of harsh abrasive; and</li> <li>- suitably qualified and experienced contractors will be employed.</li> </ul> <p><i>Note: Where interior or exterior surfaces are of high significance because of their painted or applied finish, a discretionary permit application may be required.</i></p> <p><i>See section '1.1.2 Fire safety' for further information regarding the application of intumescent (fire-resistant) paint.</i></p>	<p>Painting of historic surfaces that are unpainted, including masonry. Coating historic joinery or a wooden floor with polyurethane.</p> <p><b>Appropriate outcomes:</b> Painting unpainted brick or stone is to be avoided as it changes the appearance and character of a place, can be difficult to remove and can prevent the evaporation of moisture, which in turn may lead to damage of the brick or stone.</p> <p>In most situations, avoid using waterproof or water repellent paints on masonry as these can trap moisture and prevent evaporation, causing damage. Lime washes and silicate paints are preferable given their porous nature.</p>
<p>1.10 Services</p>	<p>Replacing defective wiring or plumbing, but not involving the removal of early or original fittings or hardware that contributes to the heritage character of the place (eg: block-mounted light switches, electrical outlets or tap ware).</p> <p>Servicing equipment (eg: hot water systems) to keep the equipment in good working order:</p>	<p><b>Appropriate outcomes:</b> See sections '1.8 Furnishings and fittings' and '1.1 New services' for appropriate outcomes for new services.</p>

## 2. MAINTENANCE AND REPAIR — **RURAL ACTIVITIES**





There are a range of rural activities which are eligible for a certificate of exemption. Some of these activities are maintenance and repair of existing landscape elements and farm infrastructure, but others are new development. The 'rural activities' described in this section are those heritage works and activities that are associated with the usual management of a productive farming property.

The landowner should be familiar with the area that is entered in the Heritage Register. This registered area is defined by either a Central Plan Register (CPR) diagram or a corresponding title plan.

Rural activities that occur outside of the registered area are not regulated by the Heritage Council.

In undertaking rural activities, consideration should be given to the impact of works and activities on the heritage significance of the place including: integrity of heritage fabric; proximity to significant features and heritage places; the visibility of proposed works or activities; and any significant archaeological remains. Care should be taken to ensure that works do not detract from the rural character and form of the place as composed by such things as landscape features and building groupings.

Type of works	What is eligible for a certificate of exemption? (ie: work that will have no impact or only negligible impact on the significance of the place)	When is a discretionary permit application required by the Tasmanian Heritage Council and what are appropriate outcomes?
2.1 General maintenance	Maintenance of existing non-historic farming and agricultural elements to ensure the continued productivity of the property (eg: roads, fences, culverts, drains, paths) without change to the material character of these elements.	Maintenance that involves substantial replacement of historic fabric, or the introduction of visually intrusive materials or material of poor physical compatibility.  <b>Appropriate outcomes:</b> Replacing historic fabric should be minimised as far as practicable. Like-for-like repairs of fabric should be pursued as the first option over replacement. Significant fabric should generally only be replaced where it has degraded to such an extent that it can no longer be repaired.
2.2 Agricultural activities (general)	<p>Farming activities (including controlled burns) in areas where these activities have previously occurred (eg: previously ploughed and cropped areas) and where disturbance does not adversely impact on significant features (eg: historic plantings, early fencing and buildings, ruins or significant archaeological remains).</p> <p>Erecting new fences of a traditional height and of a form consistent with what has been used in the immediate context, where this work does not adversely impact on buildings, ruins, archaeological remains, trees or hedges.</p> <p>Establishing irrigation infrastructure in areas previously grazed or cropped, not involving the removal of buildings, ruins, trees or hedges, nor disturbance of archaeological remains; and where this infrastructure is not within an area that has significance for landscape values or in an area that forms a significant setting for a heritage place.</p>	<p>Establishing farm infrastructure such as water tanks, troughs, vegetation, new fences, or the introduction of any other new elements that will have an adverse impact on a place's character or setting because the work is:</p> <ul style="list-style-type: none"> <li>- attached to or in close proximity to heritage building structures or ruins; or</li> <li>- in an area that has significance for landscape values; or</li> <li>- in an area that forms a significant setting for a heritage place; or</li> <li>- is within a significant view corridor; or</li> <li>- near significant archaeological remains.</li> </ul> <p><b>Appropriate outcomes:</b> Where visual intrusion is a concern, appropriate outcomes may include the use of sympathetic, visually recessive or traditional colours and materials, visual screening, and discreet placement so as to have the least possible impact on the place's historic character.</p> <p>Visually intrusive structures of a temporary nature will in many cases be a more acceptable outcome than those that are designed to be permanent.</p> <p>Appropriate outcomes may also include re-aligning or adjusting the location of new work to allow sight lines or significant relationships to remain readable.</p> <p>Where a proposal involves physical impacts to historic structures, ruins or archaeology, options for redesign to avoid these impacts should be considered; and, if no alternative is possible, the extent and degree of impact should be minimised; an extant record should be prepared of standing structures; and a controlled archaeological excavation should be undertaken in the areas of an archaeological site that will be disturbed.</p>

## Rural Case Study:

### Historic hedges coexist with modern pivot irrigators, Brickendon

At Brickendon in Longford, within the World Heritage Site, narrow openings have been cut through historic hedges to provide passage for the wheels of pivot irrigators that are now used to improve pasture. The adaptation of small hedge-rimmed fields to modern irrigation practices was achieved with very little physical impact on the landscape. Retention of the hedges has also minimised the visual presence of the irrigators by partially screening them from view.



<p>2.3 Introducing new elements</p>	<p>Introducing new elements where the elements will not impact on heritage significance, including landscape elements, setting and views, and where ground disturbance does not impact on significant archaeological values.</p> <p><i>Note: New elements might include roads; modifying ground surface; landscape amenity planting; constructing, or altering or adding to, a building or structure.</i></p> <p><i>For new elements such as dwellings, sheds (including stock and poultry shelters or enclosures), silos and other farm structures.</i></p> <p><i>See sections '8 New buildings' and '9 Alterations, additions and extensions' for more information.</i></p>	<p>The introduction of new elements that may adversely impact on the place's significance.</p> <p><b>Appropriate outcomes:</b> <i>See section '2.2 Agricultural activities (general)' for appropriate outcomes.</i></p>
<p>2.4 Horticultural activities</p>	<p>Horticultural activities including establishing vines or trees and constructing trellises, where the trellises or other supporting structures and coverings do not occur:</p> <ul style="list-style-type: none"> <li>- within an area that has significance for landscape values; or</li> <li>- in an area that forms a significant setting for a heritage place; or</li> <li>- near significant archaeological remains.</li> </ul> <p>Placing light-weight green houses or polytunnels where these structures do not occur:</p> <ul style="list-style-type: none"> <li>- within an area that has significance for landscape values; or</li> <li>- in an area that forms a significant setting for a heritage place.</li> </ul> <p><i>See section '8 New buildings' and particularly '8.2 Temporary structures' for more information.</i></p>	<p>Horticultural activities that may adversely impact on the place's significance.</p> <p><b>Appropriate outcomes:</b> <i>See section '2.2 Agricultural activities (general)' for appropriate outcomes.</i></p>
<p>2.5 Planting native vegetation</p>	<p>Planting native vegetation within an area that has no significance for landscape values, and is not in an area that forms a significant view corridor or setting for a heritage place, and is not on top of an area of archaeological potential.</p> <p><i>See also sections '1.3.3 Replacement planting' and '1.3.4 New planting' for more information.</i></p>	<p>The planting of native vegetation where that may adversely impact on the place's significance.</p> <p><b>Appropriate outcomes:</b> <i>See section '2.2 Agricultural activities (general)' for appropriate outcomes.</i></p>

<p>2.6 Fencing</p>	<p>Repairing existing fences that are considered to have heritage significance, to ensure they are stock-proof, where the repair matches the previous form, detail and material (eg: split timber post and wire).</p> <p>Installing new fencing that is sympathetic to the historic rural character of the place, and where the original pattern and form of any significant fencing within the heritage place is retained.</p> <p>Installing new fencing around a ruin or feature, where the fencing is sympathetic to the established rural character of the place, and does not impact on landscape, setting, significant archaeological values and views (eg: post and wire fence).</p> <p>Removing existing fences that are not considered to be part of the heritage significance of the place and do not contribute to the setting of a place, including views to and from it.</p> <p><i>See also section '1.2 Residential fences and gates' for more information.</i></p>	<p>Fencing works that may adversely impact on the place's significance.</p> <p><b>Appropriate outcomes:</b> <i>See section '2.2 Agricultural activities (general)' for appropriate outcomes.</i></p>
<p>2.7 Water tanks and stock troughs</p>	<p>Installing new, or replacing old, water tanks where:</p> <ul style="list-style-type: none"> <li>- the new tank is of matching galvanised corrugated iron, or similar sympathetic finish, and not more than 2.4 metres in diameter and 2 metres in height; and</li> <li>- the tank stand is of traditional construction (eg: timber framed) in keeping with the heritage context; and</li> <li>- archaeological remains will not be affected.</li> </ul> <p>Installing a new tank or stock trough in a location that is outside of the significant curtilage, setting or any important view corridor of the place, and the new tank or trough is of a non-reflective and visually recessive material or positioned so as to be concealed.</p>	<p>Installing water tanks and stock troughs that may adversely impact on the place's heritage significance.</p> <p><b>Appropriate outcomes:</b> <i>See section '2.2 Agricultural activities (general)' for appropriate outcomes.</i></p>



### 3. RESTORATION **AND RECONSTRUCTION**



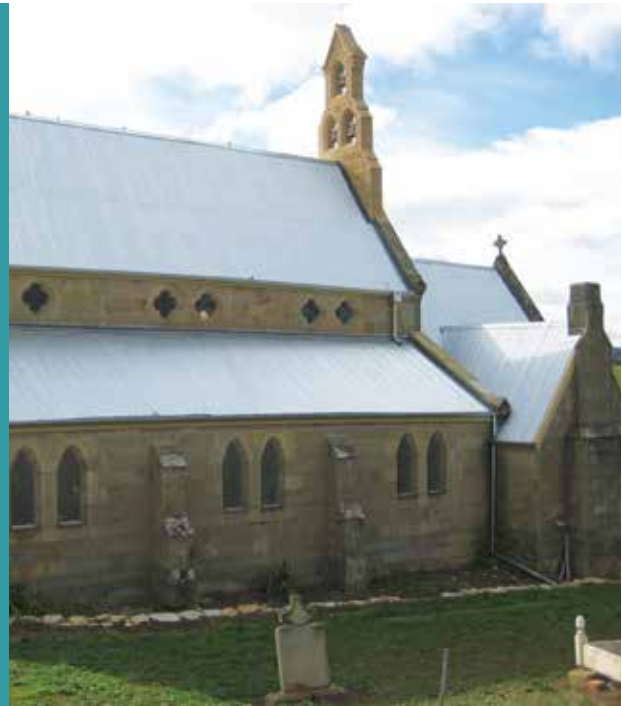
## Reconstruction Case Study:

### St Patrick's Roman Catholic Church, Colebrook

St Patrick's Roman Catholic Church is a landmark building in Colebrook. The church was constructed in 1855-57 to the design of internationally renowned architect A.W.N. Pugin. In 1895, a severe storm blew down the bellcote and damaged the church. Essential repairs were carried out but the bellcote was not replaced.

In 2007, works were undertaken to reconstruct the bellcote. Pugin's original design was used as the basis for the bellcote, adapted to include steel reinforcement and bracing to prevent similar structural damage in future storms.

The reconstruction of the bellcote returned the Church closer to its original design and enhanced its architectural character and townscape contribution.



Discretionary permit applications will be required for those repairs, restoration or reconstruction works which may impact the significance of the place. Typically, this will be works which involve greater amounts

of intervention, changes to, or replacement of significant fabric or potential intrusions to the setting or presentation of a place.

Type of works	What is eligible for a certificate of exemption? (ie: work that will have no impact or only negligible impact on the significance of the place)	When is a discretionary permit application required by the Tasmanian Heritage Council and what are appropriate outcomes?
<p>3.1 Repair after minor damage (eg: resulting from fire, storm, but not gradual decay).</p>	<p>Salvage involving the removal of loose debris (resulting from a storm/fire etc.), where significant elements are retained and/or identified and safely stored.</p> <p>Reinstatement of significant elements to their original context.</p> <p>Reconstruction of significant elements (in which the form, detail and materials will be consistent with a known earlier state).</p> <p><i>See also section '1 Maintenance and repair of built elements' for repair of decayed elements.</i></p>	<p>Rebuilding to an altered form.</p> <p><b>Appropriate outcomes:</b> Minimise changes to the significant features of a place. Changes in concealed areas will in many cases be acceptable.</p> <p>Damaged elements that are still structurally viable should be retained and incorporated into the "rebuild" in their original location so that they can still contribute to the place's authenticity.</p> <p><i>See also section '1 Maintenance and repair of built elements' for repair of decayed elements.</i></p>



<p>3.2 Restoration (ie: reinstating original fabric, possibly involving the removal of accretions)</p>	<p>Restoration in which:</p> <ul style="list-style-type: none"> <li>- suitably qualified and experienced tradespeople are employed to carry out the work;</li> <li>- the fabric is still in existence and is able to be re-used;</li> <li>- reconstruction is minimal, involving the substitution of missing or defective components with replica elements in a way that does not diminish the integrity of the whole;</li> <li>- accretions needing to be removed are clearly not historic fabric.</li> </ul>	<p>Reinstatement of elements (including original fabric) where the context of that fabric has substantially changed since it was removed.</p> <p><b>Appropriate outcomes:</b> Traces of the place's evolution and history of use, which provide an important tangible illustration of its history and significance, should not be stripped away to facilitate a preferred presentation of the place.</p> <p>In some cases it may be appropriate to demolish later additions that have little or no significance in order to restore or reconstruct elements that will reveal or enhance more significant aspects of the place.</p> <p>Avoid adding details that are out of harmony with the place's architectural period as this will lead to confusion when trying to understand how a place has evolved.</p> <p>The new work should be materially compatible with what exists so as not to create conditions that will result in the decay of existing fabric.</p>
<p>3.3 Reconstruction (ie: new material introduced to replicate an element that is missing)</p>	<p>Reconstruction in which:</p> <ul style="list-style-type: none"> <li>- suitably qualified and experienced tradespeople are employed to carry out the work;</li> <li>- clear documentation exists to enable an earlier state to be reproduced;</li> <li>- the reconstructed fabric is visually and physically compatible with the existing fabric;</li> <li>- the new work will be identifiable on close inspection or through interpretation.</li> </ul>	<p>Reconstruction where some aspects of the place's significance may be compromised.</p> <p><b>Appropriate outcomes:</b> The work should be preceded by an investigation of the place's heritage significance and an analysis of competing or conflicting aspects of significance.</p> <p>In some cases it may be appropriate to demolish later additions that have little or no significance in order to restore or reconstruct elements that will reveal or enhance more significant aspects of the place.</p> <p>Material salvaged from other places and used in reconstruction should not be treated in a manner that conveys a false impression of the history and characteristics of the place. Interpretation can be used to counter any likely misconceptions.</p>
<p>3.4 Invasive investigation</p>	<p>Removing non-significant fabric to expose underlying significant fabric (without disturbance of the significant fabric).</p> <p>Removing small amounts of significant material as samples for analytical purposes, where the resultant damage is discreet and repairable.</p>	<p>Major disturbance of significant fabric for investigative purposes.</p> <p><b>Appropriate outcomes:</b> Invasive investigation may be justifiable where it will assist in the conservation of the place.</p> <p>Investigative work should be planned and managed so as to cause the least possible physical impact.</p> <p><i>See also section '7 Excavation and archaeological investigation'.</i></p>



# 4. INTERPRETATION

Dissection of executed convicts for scientific study was a gruesome additional punishment for some of those condemned to the gallows.

## A stark reminder

The skeletal remains of two people were discovered on the grounds of Albion Street Primary School during routine building works in 2010. Serenades to the dead, a rite and forearm, were found on one skeleton, a note, indicating he had been the subject of a post-mortem examination. His identity, or whether he was a free man or convict, is unknown.

Dissection of executed convicts for scientific study was common in 19th century Van Diemen's Land. It was a gruesome additional punishment for some of those condemned to the gallows. The practice was

introduced from the United Kingdom where the bodies of executed murderers were once given to the Royal College of Surgeons for dissection and study.

In the late 1860s in Tasmania (as Van Diemen's Land was by then re-named) human dissection came to the public's attention. The body of William Lantree, an Aboriginal and free man, was dissected following his death in the Hobart General Hospital. His skull was stolen and his hands and feet were removed. A subsequent inquiry into the practice exposed the vulnerability of those who were powerless or poor to dissection after death. As a result, provisions for controlling human dissection were introduced with the *Anatomy Act 1859*.

Were the skeletal remains found in the neighbouring school grounds evidence of this macabre practice, or had a legitimate post-mortem examination been undertaken?

Either way, the discovery serves as a reminder of this gruesome chapter of Tasmania's colonial history.

The remains have been re-interred beneath this wall. To whom they belong remains a mystery.



Illustration of a dissection, showing the body of a convict being examined by medical students. The illustration is from the book 'The Anatomy of the Human Body' by Gray and Anson, 1912.



RELY, OR WHY THESE TOWER



Interpretation is all the ways of presenting the cultural significance of the place. The aim of interpretation is to reveal and help retain this significance. Conservation works, such as restoration, preservation and reconstruction can also be seen as types of interpretation, having the potential to reveal significance and assist in its understanding. See section '3 Restoration and reconstruction'.

Interpretation can take many forms, such as the way in which a place is used, investigated, or presented through a range of different media, such as signs, displays, activities, publications, activities and events. Discretionary permit applications will be required for those interpretation works which may impact the significance of the place. Typically, this will be works which involve greater amounts of intervention, changes to, or replacement of, significant fabric, or potential intrusions to the setting or presentation of a place.

Type of works	What is eligible for a certificate of exemption? (ie: work that will have no impact or only negligible impact on the significance of the place)	When is a discretionary permit application required by the Tasmanian Heritage Council and what are appropriate outcomes?
4.1 Interpretation signboards	<p>Installing interpretive signage to convey information relating to the significance of the place, where the work does not cause physical harm to, or visually intrude on, the significant fabric.</p> <p>See also section '14 Signage'.</p>	<p>Installing interpretive devices that require physical disturbance of, or damage to, the historic fabric (including archaeology), or which will visually intrude on the historic fabric or on significant views to or from the heritage place.</p> <p><b>Appropriate outcomes:</b> Interpretation should generally maintain, convey and enhance the cultural significance of the place. It should in no way detract from or obscure the place and its significance.</p> <p>For highly significant places or major developments, an interpretation plan may be required to ensure that this work is properly considered.</p>
4.2 Outlines of vanished structures	<p>Constructing outlines of vanished structures, where:</p> <ul style="list-style-type: none"> <li>- the work does not involve ground disturbance in areas of archaeological potential; and</li> <li>- the materials used to create the outline are not visually distracting and do not intrude on the heritage character of the place.</li> </ul>	<p>Constructing three dimensional structures to represent vanished features of a place.</p> <p><b>Appropriate outcomes:</b> Visually intrusive structures, such as frameworks representing vanished buildings, may be acceptable where these features are ephemeral (eg: light-weight, inflatable or temporary) rather than permanent.</p> <p>The visual intrusion of vertical structures can be toned down by using visually recessive finishes, including dark tones and natural colours.</p>

<p>4.3 Audio-visual and lighting installations</p>	<p>Use of discreet audio-visual installations to project sound or images that convey information relating to the place's significance, or use of lighting to illuminate features at night, where:</p> <ul style="list-style-type: none"> <li>- the work does not involve ground disturbance in areas of archaeological sensitivity; and</li> <li>- any illumination accentuates the building's heritage character; and</li> <li>- the infrastructure is not visually distracting and does not intrude on the heritage character of the place; and</li> <li>- the infrastructure does not involve fixings into historic fabric.</li> </ul>	<p>Electronic media that presents a view of the place that is in conflict with or contradictory to its heritage values.</p> <p><b>Appropriate outcomes:</b> Lighting or other audio-visual installations that present the place in a manner that is inconsistent with its significance may be acceptable where the work is temporary or limited in its operation.</p>
		<p>Electronic media or lighting that imposes physical infrastructure on significant parts of a place.</p> <p><b>Appropriate outcomes:</b> Where physical infrastructure is imposed on significant parts of a place it should be reversible, visually discreet and should not involve fixings that will cause long term damage to fabric.</p> <p><i>See also section '7 Excavation and archaeological investigation'.</i></p>

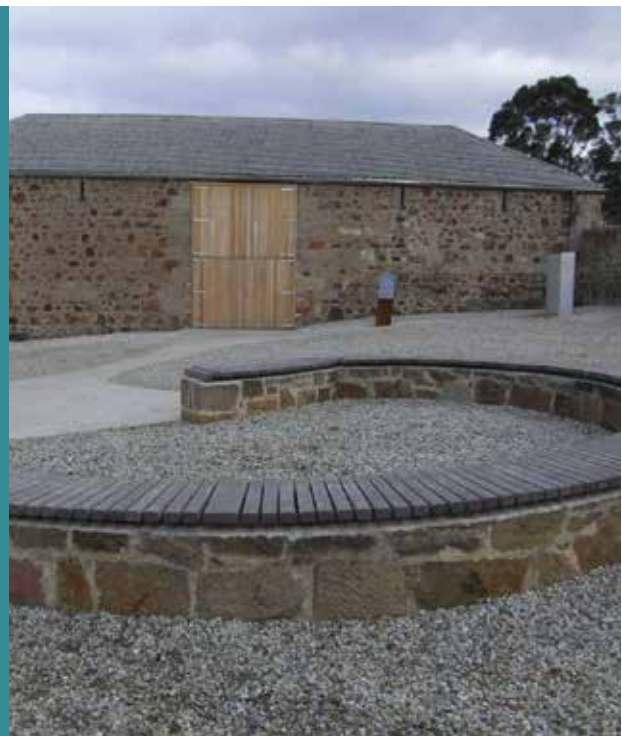
## Interpretation Case Study:

### Rosny Farm, Rosny

Rosny Farm is a complex of buildings and ruined structures located in Clarence. The historic barn underwent a program of redevelopment in 2006 to transform the building into a visual and performing arts space.

An interpretation plan was prepared to direct the development and its presentation. For example, a ruined outbuilding was covered with a lightweight roof structure, which helped indicate the original roof form and pitch, and also sheltered the ruin from the weather.

New interpretive signage was also installed to help explain the history and values of the complex. The signage was carefully designed and located to minimise impacts on views of the historic buildings.







## 5. SUBDIVISION OR **BOUNDARY ADJUSTMENT**





# Subdivision Case Study:

## Pasture, Swansea

An acceptable outcome was found for this subdivision proposal on the East Coast. The property consists of a large house built from locally collected stone, along with stables, a bakehouse, extensive gardens and dry stone walls. Vacant pasture on the western side of the residence was subdivided into 11 smaller lots, whilst the “balance lot” (main residual title) included the house, outbuildings, gardens and significant archaeological remains. Subdivision boundaries were also designed to mitigate impacts on the setting of the place.



An application to remove subdivided lots from the Heritage Register may be initiated where it is clear that these lots do not contribute to the historic heritage significance of the place. Pre-lodgement advice from Heritage Tasmania should be sought on this matter:

Type of works	What is eligible for a certificate of exemption? (ie: work that will have no impact or only negligible impact on the significance of the place)	When is a discretionary permit application required by the Tasmanian Heritage Council and what are appropriate outcomes?
5.1 Adhesion	Adhesion of extra land to the existing title(s) of a registered heritage place.	A discretionary permit application will not be required.
5.2 Subdivision or boundary adjustment	<p>A subdivision or boundary adjustment that is outside of the setting of historic elements.</p> <p>A subdivision or boundary adjustment that:</p> <ul style="list-style-type: none"> <li>- does not impact on the setting of the place; or</li> <li>- will not disconnect related heritage elements such as a house and its outbuildings; or</li> <li>- does not affect the historic lot curtilage of the place.</li> </ul> <p><i>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.</i></p>	<p>Subdivisions or boundary adjustments that affect the place's:</p> <ul style="list-style-type: none"> <li>- setting; or</li> <li>- cohesion as a collection of heritage elements (ie: separate but related buildings, plantings or other features); or</li> <li>- historic lot curtilage (ie: title boundaries that are of historical significance).</li> </ul> <p><b>Appropriate outcomes:</b></p> <p>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:</p> <ul style="list-style-type: none"> <li>- the size of the property;</li> <li>- the existence of elements such as outbuildings, gardens, landscape features, or significant archaeological values; and</li> <li>- the need to retain significant views to, and from, the registered place.</li> </ul> <p>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.</p> <p>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.</p> <p><i>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.</i></p>



## 6. DEMOLITION, RELOCATION **AND MOVEABLE HERITAGE**



# Demolition Case Study:

## A tennis pavillion, Hobart

Maylands was originally constructed in c.1882 as a grand private residence. By the early twentieth century, a tennis club was established at Maylands, a role that continued when the property became the home of the Girls Industrial School. The simple timber shed was constructed in c.1930 for use as a tennis pavilion.

Although assisting in demonstrating the history of Maylands, the pavilion was not the most significant part of the place, nor did it have any current or future uses. Following the completion of a photographic record, approval was provided for the pavilion to be removed.



**Significant built elements:** The relocation or demolition (partial or total) of significant built elements is likely to have adverse impacts on the heritage significance of a place.

Safety issues are relevant when contemplating demolition, however, most structures can be made safe and demolition should be a last resort. The Heritage Council may request a heritage impact statement for an application for full demolition or removal.

For places that have been assessed against criterion (c) – potential to yield information – or where a place is likely to have significant archaeological values, the Heritage Council may require the preparation of a Statement of Historical Archaeological Potential to ensure impacts to significant archaeological values are considered.

Where demolition is agreed to, a documentary record of the place may be required prior to the works occurring.

**Moveable heritage:** Moveable heritage encompasses a wide range of items of all sizes, types and materials, from large transport items to family collections and domestic objects. Where moveable heritage is associated with a heritage place its significance may be interrelated with the values of that place, and therefore diminished by separation. Retaining moveable heritage *in situ* where practical to do so is the preferred option.

Type of works	What is eligible for a certificate of exemption? (ie: work that will have no impact or only negligible impact on the significance of the place)	When is a discretionary permit application required by the Tasmanian Heritage Council and what are appropriate outcomes?
6.1 Relocating buildings or structures	Relocating a structure of no significance (eg: steel framed garden shed) to a site which will have no impact on the significance or character of a place or its setting.	<p>Relocating a significant structure.</p> <p><b>Appropriate outcomes:</b> Relocating a significant structure will in most circumstances be unacceptable.</p> <p>It may be justifiable to relocate a structure that was originally designed as moveable or demountable, or which has previously been moved.</p> <p>If a structure that is proposed to be moved is in a public area and has acquired significance in that location, it may be appropriate to provide an interpretation marker at the site from which it will be moved.</p> <p>See also section '4 Interpretation'.</p>

<p>6.2 Partial demolition</p>	<p>Demolishing or removing non-significant additions to heritage structures, where the work involved will not result in damage to historic fabric or will not markedly impact on the ability to understand the historical evolution of the place.</p> <p>Removing non-significant building fabric, applied finishes, fixtures or fittings.</p>	<p>Demolishing significant elements of a place.</p> <p><b>Appropriate outcomes:</b> This should be avoided or minimised as far as practicable, so as to retain the heritage significance of the place.</p> <p>Partial demolition may be justifiable where it can achieve a greater conservation benefit; for example, where the partial demolition will allow for the sustainable use and conservation of the more significant parts of the place.</p> <p>Where an internal wall or other structural element is removed, it is desirable to keep vestiges (ie: traces) of the removed element as evidence of the past form of the building. Vestiges may be patches in the floor; wall nibs and ceiling bulkheads. In most cases the retention of vestigial elements is preferable to the complete removal of significant fabric.</p> <p>Where the fabric proposed to be removed is significant and has the potential to be reinstated or meaningfully reused at the place, or if it has archaeological value (ie: as an artefact), the Heritage Council may require that fabric to be stored in good condition at the place.</p>
<p>6.3 Total demolition</p>	<p>Demolishing or removing non-significant structures (eg: modern outbuildings) that are separate from the heritage structures where this work will not markedly impact on the ability to understand the historical evolution of the place.</p>	<p>Demolishing a significant structure.</p> <p><b>Appropriate outcomes:</b> Total demolition of a significant structure is a last resort and is generally not an acceptable outcome. In order for the Heritage Council to consider such an application, it will require information that provides justification for demolition.</p> <p>If the Heritage Council accepts that total demolition is justifiable, it may require that a record be made of the structure to be demolished (ie: an extant record). The record will need to be prepared to the standards set by the Heritage Council.</p>
<p>6.4 Moveable heritage</p>	<p>Temporary relocation of movable heritage items to assist with conservation of the place; this may include repair or maintenance, display or documentation.</p>	<p>Permanent relocation of movable heritage.</p> <p><b>Appropriate outcomes:</b> Where possible, moveable heritage items should remain at the place with which they are historically associated.</p> <p>Where there is no alternative to removal, the Heritage Council may require a record of the items that are proposed to be removed. This record should include details of where the items were located originally, and where they are to be relocated to. A copy of this record should be provided to Heritage Tasmania and another copy should be kept at the place.</p> <p>On-site interpretation of the removed item/s may, in some cases, be appropriate.</p> <p><i>See also section 4 'Interpretation'.</i></p> <p>The item/s should be returned to the place in future if the opportunity arises.</p>

## Relocation Case Study:

### Drill hall, Launceston

The major redevelopment of a Launceston school required the removal of a number of structures. One such structure initially proposed for removal was a small timber building constructed in c.1886 as a drill hall.

Through negotiations with the owner, a pragmatic solution was found which involved reducing the size of the building and relocating it to a new area within the school. Relocation provided a better outcome than the demolition of the building, or its removal to another place.

The partial demolition and relocation were the biggest changes that have ever been made to this building. For this reason, an extant record of the hall was prepared prior to work commencing.

At its new location, conservation work was undertaken that enhanced the hall's heritage character and made it better suited to a new function in the campus.





# 7. EXCAVATION AND ARCHAEOLOGICAL INVESTIGATION



# Significant landscapes and landforms

## Case Study:

### Probation Station, Tasman Peninsula

During the 1840s, numerous probation stations were built in Tasmania as a unique experiment in convict management and reform.

One such probation station was established on the Tasman Peninsula for the growing of food. Over the coming years, the station expanded to house up to 500 prisoners. The station took advantage of, and modified the natural topography. A causeway was built into the bay, roads were cut to link sites, and a substantial complex of buildings were erected.

Today, the probation station consists of standing brick buildings, ruins, surface and subsurface archaeological remains and modified landforms.

The social division between the convicts and those in charge was clearly demonstrated in how the station was arranged. Whilst the convicts were housed and worked on the low lying areas, the officers and officials lived in separate quarters, elevated above the prisoners. This can be seen in the photograph of the former catechist's house, built on top of the hill and orientated to overlook the site. Lower down, building platforms were cut into the side of the hill.

The heritage values of the probation station are varied and complex. It not only includes the sites of existing or former buildings, but also how the site was purposely arranged and developed for convict management and reform.



Many places on the Tasmanian Heritage Register are significant because of a potential to reveal new information about early life in Tasmania through archaeological investigation.

Where a place had been assessed as having significant archaeological value against criterion (c) – potential to yield information – or the place is otherwise known to have significant archaeological remains (ie: archaeological materials, inclusive of structures, relics or artefacts, deposits and residues), the Heritage Council may require a Statement

of Historical Archaeological Potential to ensure impacts to significant archaeological values are considered. The Statement of Potential should be completed in the planning phase and lodged with the development application. The Statement will inform the Heritage Council as to whether it is appropriate to require a Method Statement to lessen the impacts on the significant archaeological values. Further information can be found in the Heritage Council publication: *Managing Historical Archaeological Significance in the Works Process*.

Type of works	What is eligible for a certificate of exemption? (ie: work that will have no impact or only negligible impact on the significance of the place)	When is a discretionary permit application required by the Tasmanian Heritage Council and what are appropriate outcomes?
7.1 Initial investigation	Removing non-significant deposits (eg: recent soil deposits) where undertaken or supervised by a qualified archaeologist to test/confirm/refine an archaeological judgement and temporarily expose underlying deposits without disturbing them.	Ground disturbance in an area known to have significant archaeological values.  <b>Appropriate outcomes:</b> The Heritage Council may require a Method Statement.  The Heritage Council may condition arrangements for the curation, storage or display of artefacts derived from an archaeological investigation.  <i>Further information can be found in the Heritage Council publication: 'Managing Historical Archaeological Significance in the Works Process'.</i>
7.2 Excavation and ground disturbance	Works to areas of potentially no to low archaeological value.  Works where a qualified archaeologist has determined that there is a low risk of disturbing significant archaeological remains.  Excavating identified non-significant deposits under the supervision of a qualified archaeologist to ensure works do not encroach on and disturb significant archaeological remains.  Dealing with unanticipated finds after consultation with Heritage Tasmania.	Where proposed works will disturb areas of potentially medium to high archaeological value.  <b>Appropriate outcomes:</b> In these circumstances, the Heritage Council may require: - a Statement of Archaeological Potential, and/or a Method Statement; - the design of the works to be amended; - additional investigation or research undertaken; - a controlled archaeological investigation as a condition of the permit.  <i>Further information can be found in the Heritage Council publication: 'Managing Historical Archaeological Significance in the Works Process'.</i>



## 8. NEW BUILDINGS



The foremost consideration for a new building within a heritage place is how well it responds to its context or setting. It must be sympathetic to the place's existing heritage features (ie: the building/s, landscape and spaces). This will require an understanding of the particular characteristics or qualities of a place that make it distinct or give it special value, such as siting and setting, scale, massing, form, architectural style and design details, and materials. At some places the historical or social characteristics of how a place has been traditionally used or valued will also be relevant.

Conservation principles in the Burra Charter advocate retaining an appropriate visual setting and significant relationships with other heritage places outside, or elements within the place, that contribute

to the cultural significance of the place. New construction that would adversely affect a significant setting or relationship should be avoided.

Other matters which may be relevant include the management of significant landform and landscape elements and significant archaeological values. See section '13 Historic plantings and landscapes' for further advice on altering significant landscapes and landscapes elements.

For places that have been assessed against criterion (c) – potential to yield information – or there are known significant archaeological values, the Heritage Council may require a Statement of Historical Archaeological Potential to ensure impacts to significant archaeological values are considered.

Type of works	What is eligible for a certificate of exemption? (ie: work that will have no impact or only negligible impact on the significance of the place)	When is a discretionary permit application required by the Tasmanian Heritage Council and what are appropriate outcomes?
8.1 New buildings (generally)	<p>New buildings that are:</p> <ul style="list-style-type: none"> <li>- of a scale and sited such that they are not conspicuous;</li> <li>- not attached, or in close proximity, to heritage structures;</li> <li>- not in an area that has significance for landscape values;</li> <li>- not in an area that forms a significant setting for a heritage place; or</li> <li>- not on a site of significant archaeological potential.</li> </ul>	<p>New buildings that affect the place's heritage values.</p> <p><b>Appropriate outcomes:</b> Appropriate outcomes are new buildings that respond positively to:</p> <ul style="list-style-type: none"> <li>- 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.</li> <li>- 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 to be of 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 levels of buildings.</li> <li>- The form of the heritage place and setting. Aspects to consider include roofline and roof forms; choice of materials; and the design and arrangement of facades and their window and door arrangement.</li> <li>- Established and important streetscapes or significant views. Aspects such as orientation, location and setbacks should be considered. Significant landscape and landform elements and/or significant archaeological values should also be considered when selecting the location for a new building.</li> <li>- Existing historic building materials, textures and colour. These characteristics can be creatively reinterpreted as part of a new building.</li> <li>- 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.</li> </ul>



<p>8.2 Temporary structures</p>	<p>Temporary structures where the structure:</p> <ul style="list-style-type: none"> <li>- will be in place for a maximum period of six months (longer periods may be appropriate subject to the nature of the temporary structure and recognised heritage values of a place); and</li> <li>- will not be located where it could damage or impact significant fabric, significant archaeological values or other aspects of significance including the setting and any significant landscaping or gardens, including vistas to and from the place.</li> </ul>	<p>Temporary structures that will be in place for a period in excess of six months or for an indefinite period and which impact on the place's heritage values physically or visually.</p> <p>The erection of temporary structures involving work that disturbs or otherwise has a damaging effect on significant fabric including archaeology.</p> <p><b>Appropriate outcomes:</b> Ensure that there is no lasting impact on the place's heritage values.</p>
<p>8.3 Adding freestanding structures (eg: garages, carports, sheds, outbuildings)</p>	<p>Adding a single storey, lightweight structure that:</p> <ul style="list-style-type: none"> <li>- can be easily removed or relocated to restore the prior setting (eg: a sheet-metal garden shed); and</li> <li>- has a footprint of less than 18m<sup>2</sup>; and</li> <li>- does not occur within an area that has significance for landscape values or in an area that forms a significant setting for a heritage place; and</li> <li>- will not impact on significant archaeological values.</li> </ul>	<p>Structures that affect the place's heritage values.</p> <p><b>Appropriate outcomes:</b> Appropriate outcomes include new buildings that:</p> <ul style="list-style-type: none"> <li>- are located in visually unobtrusive locations, usually at the rear of buildings, where possible. Where this is not possible, care should be taken in the location and design of these structures to minimise adverse visual impacts (eg: garages and carports should be set back from the facade of buildings as far as can be practicably achieved);</li> <li>- are free-standing structures, where sufficient room exists to allow this;</li> <li>- are of a scale or size that is subservient to the main building (ie: they should not visually dominate the scale of the historic building);</li> <li>- have materials or finishes that are darker or recessive colours, and non-reflective materials, or where the structure is screened by landscaping;</li> <li>- incorporate roof forms and other details compatible with that of the heritage building.</li> </ul>

## New Building Case Study:

### Hobart Fire Station, Hobart

As well as being the headquarters of the Tasmanian Fire Service, the Hobart Fire Station is a landmark building. The historic part of the structure was constructed in two stages; the first in 1911, followed by its matching half in 1925. The old fire station is distinctive for its strongly contrasting colours and materials, red brick and cream stucco, a popular design approach from the early twentieth century known as 'blood and bandages'.

Contemporary headquarters for the Fire Service were constructed alongside the old fire station.

The traditional brick and stucco colours were used extensively in the new building, with brickwork painted a rich red, while steel elements have a white finish. Details such as incorporating verandahs into the new building and matching the height of the verandahs and eaves also reinforce the strong horizontal lines of the old building. The design of the new building exhibits strong references to the original fire station. The scale of the structure is sympathetic to its neighbours and does not visually dominate what is a prominent junction in the city.







## 9. ALTERATIONS, ADDITIONS AND **EXTENSIONS**





# Extension Case Study:

## Colonial Georgian house, Sandy Bay

Originally built in 1835, this colonial Georgian house is surrounded by a fine mature garden with dramatic views over the Derwent River.

In 2011, works were carried out to extend the original house with the construction of a new living area located at the rear of the building. The architect chose a highly contemporary design for the addition, with the extensive use of glass and steel, lightly connecting with the old house via a glazed section.

The choice of materials and design details of the old house were also reference points for the extension. Sandstone was used extensively, whilst the classically inspired verandah posts of the old house were a design cue for slender steel columns on the extension.

The project was recognised for its success, winning the best heritage project and best extension at the Tasmanian Architecture awards and a place on the shortlist in the national awards.



Most heritage places have been previously modified to suit changing circumstances and will continue to be modified to ensure that they meet contemporary standards of comfort and amenity. With careful planning and the right advice, the majority of these alterations, additions and extensions can be carried out in a manner that is compatible with the heritage significance of the place.

The *Burra Charter* (article 3.1) promotes a cautious approach of changing as much as necessary but as little as possible. That is, the extent of change to significant fabric should be minimised as far as practicable.

When planning works, an analysis of the fabric of the place will help to identify opportunities and constraints. Are some parts of the place

more important than other parts? Is the integrity of the whole place significant, such as important outbuildings, gardens, landscape features, or has this significance been reduced by past modifications? Is the setting, streetscape, townscape or landscape important?

Other matters which may be relevant include the need to manage significant landform and landscape elements and significant archaeological values.

For places that have been assessed against criterion (c) – potential to yield information - or there are known significant archaeological values, the Heritage Council may require the preparation of a Statement of Historical Archaeological Potential to ensure impacts to significant archaeological values are considered.

Type of works	What is eligible for a certificate of exemption? (ie: work that will have no impact or only negligible impact on the significance of the place)	When is a discretionary permit application required by the Tasmanian Heritage Council and what are appropriate outcomes?
9.1 Internal partitions	Installing light weight partition walls (eg: office cubicles, shop fit outs) that: <ul style="list-style-type: none"> <li>- do not involve the removal of original fabric;</li> <li>- do not alter a significant design or layout of an interior space, including historic patterns of access and movement;</li> <li>- do not impact on significant fabric (eg: ceiling heights, plaster detail such as cornices, timber panelling, skirting, architraves, historic/original wallpaper); and</li> <li>- are fully reversible.</li> </ul>	Installing new internal partitions or walls in significant spaces or in a manner that may damage significant fabric or the character of the interior space. <p><b>Appropriate outcomes:</b></p> <p>Avoid dividing or breaking up spaces of high significance. If a space has some significance but must be divided, use walls or partitions that do not extend to ceiling, or partitions that have their upper part made of glass.</p> <p>Partitioning rooms into smaller spaces should be carefully considered and planned in such a way as to retain significant elements. For example, by keeping chimney breasts and fireplace mantels in one space and not dividing them between separate rooms. Partitions should be designed to be reversible so they can be removed at a later date if required, enabling recovery of the space without causing damage to significant historic fabric.</p> <p>New walls should be configured to minimise the need for alteration of significant features such as windows, stairs, fireplaces, skirtings and cornices.</p>

<p>9.2 Alterations to significant structures</p>	<p>Alterations to structures or parts of structures that are of little significance, where the work will not result in either a physical or a visual impact on the more significant elements or spaces of the place.</p>	<p>Alterations to significant structures or alterations in a location where the new work will result in either a physical or visual impact on the significant elements or spaces of a place.</p> <p><b>Appropriate outcomes:</b> In places where the fabric has varying levels of significance, altering fabric with lower levels of significance is preferable to altering fabric with higher levels of significance.</p> <p>It is desirable that alterations to significant fabric be reversible.</p> <p>In some cases significant external characteristics of a place should be retained, such as:</p> <ul style="list-style-type: none"> <li>- the presentation of the place to the street, particularly where a place contributes to the significance or character of a streetscape or townscape;</li> <li>- the essential form of the place, including its scale, construction materials and their appearance (ie: unpainted brick or stone should remain unpainted);</li> <li>- roof form and roof materials, chimneys, door and window arrangements and their joinery details (eg glazing divisions in sashes);</li> <li>- design details of particular interest or value such as verandahs, decorative mouldings, carvings, joinery or ironwork.</li> </ul>
<p>9.3 Works to non-significant structures (ie: modern buildings, sheds, garages)</p>	<p>Minor alterations, additions or extensions to structures or parts of structures that are not significant, where the work will not result in either a physical or a visual impact on the significant elements or spaces of the place.</p>	<p>Additions or alteration to a non-significant structure where the new work will result in either a physical or visual impact on the significant elements and spaces of a place.</p> <p><b>Appropriate outcomes:</b> Alterations, additions or extensions to non-significant structures should be designed to be in sympathy with the significant elements of the place, and to result in the least possible intrusion into significant views or spaces.</p> <p>Impact on areas of archaeological potential should be minimised, which in some cases may be achieved by construction methods that do not involve ground disturbance.</p> <p>New work to non-significant structures should not imitate historic elements. However, new work may utilise similar scale, massing, form, material and level of detail as the historic elements in order to be sympathetic to the character of the place.</p>

<p>9.4 Internal alterations– (generally)</p>	<p>New openings into walls that are of little or no significance.</p> <p>Upgrading bathroom, kitchen or laundry fit-outs where there will be no alterations to significant door and/or window openings and no impacts to significant joinery, walls, ceilings or floors, or significant archaeological values below floor level.</p>	<p>Alterations that involve disturbance or removal of significant fabric such as walls, floors, ceilings, fireplaces, stairs, joinery, or decorative plasterwork.</p> <p><b>Appropriate outcomes:</b></p> <p>In places where the fabric has varying levels of significance, altering fabric with lower levels of significance is preferable to altering fabric with higher levels of significance.</p> <p>Retaining significant internal aspects of the place is preferable. This may include:</p> <ul style="list-style-type: none"> <li>- the overall room layout and circulation patterns;</li> <li>- significant elements such as historic staircases, fireplace mantels, cornices, skirtings, floorboards, dado rails, doors, door and window architraves, ceiling roses etc.;</li> <li>- rare and important decorative finishes such as painted surfaces that imitate stone or wood, or rare and unusual wallpapers.</li> </ul> <p>Where alterations involve the removal of early fabric that forms spatial divisions, the work should be planned to retain significant details such as stairs, fireplaces, ornamental ceilings, doors and windows; and the vestiges (ie: traces) should be kept of the fabric that is removed. For example, keep wall nibs and ceiling bulkheads to demonstrate the former location of a wall rather than completely removing the wall.</p> <p>Where significant internal elements (eg: historic doors, panelling etc.) are to be removed, it is preferable that they be kept on-site in a secure location, so that they can be returned to their original location at a future date if required.</p>
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## Extension Case Study: Wellspring Anglican Church, Sandy Bay

In 2010, a major extension was constructed at the Wellspring Anglican Church in Sandy Bay to provide a new auditorium.

A number of heritage buildings and values exist at the place, including the significant Henry Hunter Church, the Church hall designed by prominent architect Alan Walker, and a significant c.1925 house next door.

A highly contemporary design was chosen for the auditorium. Set back from the road, the new building is subservient in height to the Church, whilst being unmistakably new with the extensive use of glass and steel. The removal of previous intrusive additions to make way for the new building also allowed the architectural form of the church and hall to be more clearly expressed.





<p>9.5 Additions or extensions</p>	<p>Minor additions or extensions to structures or parts of structures that are of little significance, where the work will not result in either a physical or a visual impact on the more significant elements or spaces of the place.</p>	<p>Additions or extensions to structures or parts of structures that are significant, or to other structures where the work will result in a physical or a visual impact on the significant elements or spaces of the place.</p> <p><b>Appropriate outcomes:</b> Additions or extensions should be subservient to the main historic building. That is, an addition should not visually dominate the historic structure.</p> <p>Significant public views of a place should be retained when additions or extensions are planned and implemented. Where such works will be publicly visible, care should be taken in the configuration and choice of materials to minimise visual impacts. This may be particularly relevant when considering the height of additions; roof forms, materials and colours; wall materials, textures and colours; and window proportions and arrangements.</p> <p>The design used for new additions or extensions should be sympathetic to the significance of the place.</p> <p>Where minor or small scale additions or extensions are proposed, a higher level of conformity with the heritage place is desirable. The new fabric can be distinguished from historic fabric by subtle means. For example, by distinguishing minor differences in construction, stylistic details, colour, material, and the junction between old and new. New fabric can also be distinguished by incorporating date or marking devices and by keeping records to document the feature as new works.</p> <p>Where the additions or extensions are substantial, it is appropriate that the new work is more easily distinguished from the historic part. This can be achieved through a variety of approaches from traditional (ie: design that is in-keeping with the original, but subtly different) to highly contemporary (ie: design that is a contrast with the original). Poor quality imitation or mimicry of historic building forms and styles should be avoided. Designs that provide a visual contrast between old and new should be visually compatible and sympathetic to the historic elements, and should not diminish the place's significance.</p> <p>Take care to avoid ongoing conservation problems at the interface between the historic place and the addition or extension. For example, construction details in new works should avoid breaching damp proof courses or preventing the ventilation of historic fabric which may lead to damp issues that are difficult and costly to resolve post-construction. Position additions or extensions so that significant trees, gardens or garden features are retained.</p> <p><i>See section '8 New Buildings' when major additions are proposed, and '13 Historic plantings and landscapes' for further appropriate outcomes.</i></p>
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# 10. ACCESS TO HERITAGE PLACES



# Accessibility Case Study:

## 103 Macquarie Street, Hobart

The building at 103 Macquarie Street has steps at both its front and rear entrances and no accessible path of travel existed prior to 2007. A number of options to improve access were considered. The most efficient solution was found to be a ramp from an existing but disused gate at the uphill end of the frontage, which provides access to the main entrance. The ramp is largely screened by the existing sandstone and cast iron fence, and is a light weight structure that rides above existing sandstone entrance steps. Installation necessitated closure of the gate that had originally served the principal entrance, but overall it had minimal impact on the significant fabric and presentation of the building.



Legislation at both Commonwealth and State levels requires that people with disabilities be able to access certain premises without discrimination. These requirements relate predominantly to public buildings and spaces, such as workplaces, shops, assembly buildings and accommodation buildings.

Design for accessibility is a Commonwealth requirement that must be complied with and may include the provision of:

- accessible car parking;
- paths of travel to the building;
- access into the building through the principal entrance;
- access to all areas of a building commonly used by the occupants;
- use of toilets and other facilities;
- information in all formats - written, visual and audio;

- services such as telephones, vending machines, counters and retail outlets; and
- access throughout the broader place including open spaces, landscapes, gardens and garden structures.

It is possible to vary certain provisions of the technical requirements of the *Building Code of Australia* for reasons of heritage at the discretion of the certifying building surveyor. Broader concessions of the access provisions in order to avoid a loss of heritage significance may be granted by obtaining a ruling from the state regulator (the Appeal Tribunal) under section 218A of the *Building Act*.

Any proposals for access works should be informed by a thorough understanding of the impact on significance and the consideration of options to minimise this impact.

Type of works	What is eligible for a certificate of exemption? (ie: work that will have no impact or only negligible impact on the significance of the place)	When is a discretionary permit application required by the Tasmanian Heritage Council and what are appropriate outcomes?
10.1 Providing access— (generally)	Access solutions that clearly do not impact on the significant character, fabric, or spaces of a place.	Access solutions that may impact on the significant character, fabric, or spaces of a place.  <b>Appropriate outcomes:</b> Accessible paths of travel should be designed so that the impact on more significant elements is avoided. The application of concessions under applicable building legislation should be fully explored.
10.2 Equal access toilet facilities	Installing new equal access toilet fit-outs in areas with an existing modern fit-out, and where there is no impact on heritage fabric, areas of archaeological potential or other aspects of significance.	Installing new equal access toilet fit-outs where there is an impact on heritage fabric, significant archaeological values or other aspects of significance.  <b>Appropriate outcomes:</b> Toilets should be located carefully to avoid or minimise impacts to significant spaces or fabric while allowing easy accessibility and required signage.



<p>10.3 Ramp and walkway access</p>	<p>Installing ramp and walkway access where the ramp and or walkway will be:</p> <ul style="list-style-type: none"> <li>- located in a discreet location that will have no physical impact to significant character or fabric (including areas of archaeological potential); and</li> <li>- sympathetic to the character of the place; and</li> <li>- fully removable and reversible (that is, not concrete).</li> </ul> <p>Installing a safety rail where:</p> <ul style="list-style-type: none"> <li>- it is required for safety purposes; and</li> <li>- it is constructed in an unobtrusive manner not on a prominent facade, with no impact on significance; and</li> <li>- the works will be removable and reversible.</li> </ul>	<p>Installing ramps, walkways, handrails, visibility markers or signage where the work will result in a physical or a visual impact on the significant elements or spaces of the place.</p> <p><b>Appropriate outcomes:</b> Minimising impacts to the place's significance by choosing the easiest access point to the heritage place, whilst retaining significant fabric such as railings, steps and windows, and preserving the overall setting and character of the place. Designing independently accessible infrastructure such as ramps or user-operated lifting devices to have as little impact as possible on the setting of the place and significant fabric.</p> <p>Where ramps are constructed of concrete, they should be designed to avoid creating conditions that will cause or exacerbate problems with rising damp in adjoining masonry.</p> <p><i>Note: The main public entry to the heritage place should be clearly defined. It is discriminatory to expect people with disabilities to access a place through a rear entry, when others can use the main entry.</i></p>
<p>10.4 Internal circulation and use</p>	<p>Installing signage (including visibility markers and tactile ground surface indicators) that clearly does not result in a physical or visual impact on the significant fabric or spaces of the place.</p> <p>Installing temporary or portable ramps.</p> <p>Altering doorways and circulation spaces involving non-significant building fabric.</p>	<p>Changes to internal circulation that will result in a physical or visual impact on the significant elements or spaces of the place.</p> <p><b>Appropriate outcomes:</b> Position accessible facilities to minimise the need for installing signage and lighting.</p> <p>Plan paths of travel to and within the building to avoid impacts on the heritage significance of the building and minimise alterations to heritage fabric. The solution should form part of the design concept.</p> <p>Locate lifts or lifting devices to minimise potential impacts from excavations for lift wells and from the visual impact of roof-top plant and equipment.</p> <p><i>Note: Publicly accessible areas of heritage places should be easily accessible by people with disabilities. Access restrictions posed by internal doorways steps, floor finishes, counter and bench heights should be addressed. Similarly, access to internal stairs should form part of the heritage assessment and review against building standard requirements.</i></p> <p><i>Note: Where compliance with the access provisions will result in an unacceptable heritage impact alternative solutions, Building Code concessions and modifications of the building standards should be discussed with the certifying building surveyor.</i></p>
<p>10.5 Lifts</p>	<p>Upgrading mechanical components for an existing lift or an early or original lift car; where the original fabric of the lift car remains unchanged and unaffected by the works.</p>	<p>Installing new lifts.</p> <p><b>Appropriate outcomes:</b> Where possible lifts should be installed in existing voids or externally in discreet locations.</p> <p>Removal of significant fabric should be minimised as far as possible.</p> <p>Consideration should be given to the amount of change required to other parts of the building in order to access the proposed lift.</p>

<p>10.6 Parking and external circulation</p>	<p>Changes to line marking or existing signage in an existing carpark.</p>	<p>Altering landscaped areas or carparks where the changes result in a physical or a visual impact on the significant elements or spaces of the place.</p> <p><b>Appropriate outcomes:</b> Parking and circulation should be designed to have as little impact on the setting of the place and significant fabric.</p> <p>Signage to indicate the location of accessible parking spaces should minimise impacts on the significance of the place, its setting or existing significant fabric.</p> <p>Access from accessible parking areas to pathways, including signage and kerb ramps as necessary, should minimise the impacts on the significance of the place, its setting or existing significant fabric.</p> <p>Circulation around heritage places (by well-defined paths at appropriate grades and widths and with firm surfaces) should minimise impacts on the place, fabric and its setting.</p>
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## Accessibility Case Study:

### Hobart Town Hall, Hobart

The Hobart Town Hall is one of the most prominent and important heritage buildings in Macquarie Street.

Like many public buildings of the time, it includes a raised portico approached by a flight of steps. Notable for its symmetrical facade, providing access to the building posed certain challenges.

The solution was an elegant and light weight curved ramp. The ramp has no impact on significant fabric, and due to its quality design, only a minor, and therefore acceptable impact on the presentation of the place.





# 11. NEW SERVICES



Installing new services and technologies in heritage places may increase opportunities for the ongoing use of the place. Updating services and facilities can be challenging but in many cases it is possible to find a solution with minimal impact on the heritage values of a place.

For places that have been assessed against criterion (c) – potential to yield information – or there are known significant archaeological values, the Heritage Council may require a Statement of Historical Archaeological Potential to ensure impacts to significant archaeological values are considered.

Type of works	What is eligible for a certificate of exemption? (ie: work that will have no impact or only negligible impact on the significance of the place)	When is a discretionary permit application required by the Tasmanian Heritage Council and what are appropriate outcomes?
11.1 New services– (generally)	<p>Installing new services where the work clearly does not result in either a physical or visual impact on the significant character, fabric or spaces of a place.</p> <p>Installing plant and equipment in roof spaces or under floors where this work can occur without disturbance of significant fabric.</p> <p>Replacing electrical cabling, fuses and meters where original or early switches, power points and light fittings are retained.</p> <p>New wiring and fittings that are unobtrusive to the heritage fabric and character of the place, where the fixings will not damage significant heritage fabric.</p> <p>New meter (with or without box/cover) placed in a discreet location and concealed from public view.</p> <p>Installing pipes or cabling within existing floor/wall penetrations and cavities.</p> <p>New pipes or cables that enter the building at the lowest possible level and through a mortar joining rather than through heritage fabric.</p> <p>Excavating existing service trenches to install new pipes or cabling.</p> <p>Trenching for pipes or cables that does not affect significant archaeological values.</p>	<p>Installing modern services, plant and equipment where the work will result in either a physical or visual impact on the significant character, fabric or spaces of a place.</p> <p><b>Appropriate outcomes:</b> Install new services with the least intrusion or impact on the significance of a place and its important features. Where possible, changes should be designed to be reversible.</p> <p>Avoid or minimise visual impacts by locating new services in areas that do not detract from the public presentation of a place.</p> <p>With masonry buildings, any fixings into the external walls should be with noncorrosive materials and into the mortar joints rather than the face of the stone or brick units. Penetrations for cables or pipes should also be through mortar joints where possible.</p> <p>Site operating equipment away from significant fabric to avoid damage from vibration, condensation, airflow etc.</p>
11.2 Fire safety	<p>Installing smoke detectors in discreet locations in a manner that has minimal impact on significant fabric.</p> <p>Installing a largely wireless system, where installation involves only one hard wired element (ie: the control panel).</p> <p>Applying fire-resistant paint on previously painted surfaces, except where the existing painted surface is of intrinsic value to original decorative work.</p> <p>Installing fire safety signage that has no impact on significant fabric and the character of significant interiors.</p> <p><i>Note: For significant interiors, such as the interior of churches, an application may be required.</i></p>	<p>Installing equipment or devices where the work will result in either a physical or visual impact on the significant character, fabric or spaces of a place.</p> <p><b>Appropriate outcomes:</b> Impact should be minimised where possible.</p> <p><i>Note: Works required for compliance with fire safety provisions of the Building Code of Australia are supported where significant fabric is not adversely impacted. Where impacts on significant fabric cannot be avoided the building surveyor may vary the Building Code requirements, if appropriate, or accept an alternative solution to the requirements. The minimum works required to achieve statutory obligations should be explored to limit impact on heritage values.</i></p>



# New Services Case Study:

## Georgian Farm, Campania

A clever solution was found for the installation of solar panels at this c.1840 farm house.

After considering several options, the most satisfactory solution was to install a bank of panels in a paddock near the house. It allowed for a cost effective installation and avoided any intrusion on the heritage values of the farm house, including visual impacts. It also allowed the panels to be orientated to receive the absolute maximum amount of sunlight.



<p>11.3 Heating and cooling services</p>	<p>Installing external units and conduits:</p> <ul style="list-style-type: none"> <li>- in a discreet manner which does not impact on the heritage significance of the place, including setting, streetscape and views to or from the place; and</li> <li>- where heat pumps installed against sandstone or porous brickwork are shielded from the airflow generated by the condenser unit (so as to minimise evaporation and the potential to accelerate salt damage from rising damp).</li> </ul> <p>Mechanical upgrading and/or maintenance of an existing heating and cooling service.</p> <p>Installing new radiant heaters with no impact to heritage significance.</p> <p>Installing new wall or ceiling mounted units in domestic interiors where these do not adversely impact on significant fabric.</p> <p>Floor heating involving discreet placement of grilles in timber floors.</p> <p>Installing under floor heating where there is minimal disturbance of original floor material and any lifted material will be re-laid upon completion of installation, with no apparent change to form, detail or material.</p>	<p>Installing external units and conduits where there is an impact on heritage significance.</p> <p><b>Appropriate outcomes:</b> Position heat pumps and air conditioners where they have minimal visual impact and where they can be easily accessed and maintained. This can be achieved by locating them at ground or roof level.</p> <p>Avoid positioning units above shopfront awnings or in windows.</p> <p>Avoid the use of multiple heat condenser units, particularly if they are publicly visible. Multiple condensers should not be located on front elevations of heritage places as it can result in a negative visual impact.</p> <p>Avoid mounting external heat pump condensers next to sandstone walls or porous brick work. Such placement can accelerate salt damage from rising damp.</p> <p>Fit internal elements carefully to minimise heritage impacts. Using dropped ceilings to hide equipment should be avoided as it impacts on the proportion of rooms and the concealment of details such as cornices, ceiling roses and so on. Where wall construction allows, locate cabling within wall cavities. Intake grills should be carefully located and designed to minimise impacts.</p>
<p>11.4 Satellite dishes, antennas and aerials</p>	<p>Installing an antenna or aerial in a non-prominent and unobtrusive position, which does not impact on the setting, streetscape, or views to or from the heritage place.</p> <p>Installing a satellite dish in a non-prominent and unobtrusive position, which does not impact on fabric, setting, streetscape character, or views to or from the heritage place.</p>	<p>Installing antenna, aerial or satellite dishes where there is an impact on a place's significance.</p> <p><b>Appropriate outcomes:</b> Position satellite dishes and antennae to avoid visual impacts. They should not be visible from the principal views of a place.</p> <p>To minimise the visual impact, run cabling beneath the eaves and through wall cavities, rather than running along the surface of external walls.</p> <p>Avoid damage to skirtings, architraves or ornate cornices.</p>

# New Services Case Study:

## A historic church, South Hobart

Careful consideration was needed during the installation of solar panels at this historic church in South Hobart. The solution was to locate the panels on the rear facing sections of the hall building. This avoided impacts to the historically and architecturally significant church, whilst also having no impacts on the public presentation of the place. The works also allowed for the consolidation of power infrastructure with a number of power lines buried underground.



<p>11.5 Rainwater tanks</p>	<p>Installing rainwater tanks of an appropriate size, location and colour and where there is no change to significant fabric or setting, significant archaeological values, trees and plantings and views to and from the place.</p> <p><i>Note: Water tanks are a feature of many historic properties, particularly in the rural environment where the use of tanks may be considered a traditional element. The scale, colour and materials of the tank and their potential heritage impact should be considered. For rural and regional properties there may be more opportunities for placement, scale and materials.</i></p> <p>See also section '2.7 Water tanks and stock troughs'.</p>	<p>Installing water tanks where the work will result in either a physical or visual impact on the significant character or spaces of a place.</p> <p><b>Appropriate outcomes:</b> Locating tanks towards the rear or side of the building to reduce their visual impact. Bladder and underground systems may be another option.</p> <p>Locating corrugated iron tanks on wooden stands located away from principal elevations will generally have an acceptably low impact. Plastic and fibreglass tanks may have a greater visual impact on the significance of the place due to their colour and texture. Screening of such tanks may be required.</p> <p>See also section '2 Rural Activities' for further appropriate outcomes.</p>
<p>11.6 Solar panels</p>	<p>Installing solar panels aligned with the plane of the roof and located on a roof plane not visible from public areas.</p>	<p>Installing solar panels where they may be visible from public areas or have an impact on significance.</p> <p><b>Appropriate outcomes:</b> Locating solar devices to avoid visual impacts resulting from their location, scale, form, colours and reflectivity. Devices should not intrude on the principal views of a place.</p> <p>Installing or locating free-standing collectors devices on structures of lesser heritage significance, such as garages, carports or pergolas.</p> <p>Avoiding the use of stands to fix solar collectors or solar hot water systems onto heritage roofs.</p> <p>For solar hot water systems, the tank can be installed inside the roof space or in another location which reduces the visual impact of the installation. Internal spaces may have the added benefit of reducing heat loss.</p> <p>Ensuring that the weight of new devices can be borne by the supporting structure (eg: roof rafters or ceiling joists), or that the structure is appropriately strengthened to accommodate the additional weight. The minimum number of fixing holes should be used to fix the device to the roof, which will help minimise the extent of damage, and will assist with future removal and replacement.</p> <p>Ensuring that new metal components in contact with metal roof cladding are chemically compatible or insulated to avoid corrosion.</p>

<p>11.7 Energy efficiency</p>	<p>Installing insulating materials within a building, where there is no impact on significant fabric, including significant or original ceilings.</p> <p>Replacing window sashes to effect double glazing in parts of a place or building that are of no heritage significance, where the new components are of the same material and appearance as those they replace.</p> <p>See also section '1.4 Doors and Windows'.</p>	<p>Installing insulation where the work involves disturbance of original fabric such as roof claddings (including remnant shingles) or internal linings such as lath and plaster.</p> <p><b>Appropriate outcomes:</b> See section '11.1 New services—(generally)' for appropriate outcomes.</p> <hr/> <p>Upgrade to double glazing involving the replacement of early or original window frames and/or sashes.</p> <p><b>Appropriate outcomes:</b> Double glazing involving the replacement of significant fabric and/or visual changes to the principal elevation/s of a place is discouraged. Other options, such as a sash window repair or internal secondary glazing may be a preferred solution.</p>
<p>11.8 Wind energy devices</p>	<p>Where there is no physical impact on the historic fabric including areas of archaeological potential, or visual impact on the significant buildings, spaces or landscapes of a place.</p>	<p>Installing wind turbines that impact the place's significance.</p> <p><b>Appropriate outcomes:</b> Locating wind turbines to avoid them becoming the visually dominant feature at a heritage place and the surrounding landscape. Due to their height and elevation they can be a visually dominant feature that detracts from the significance of a place.</p> <p>Avoiding fixing turbines to chimneys or other structures that are not constructed to take this type of structural loading.</p> <p>Avoiding constructing turbines adjacent to a historic feature that is the most visually dominant feature in the surrounding landscape.</p>
<p>11.9 Fixed wire internet or telecommunications connection</p>	<p>Installing fixed wire internet where the types of works are consistent with the Heritage Council's <i>NBN Exempt Works Guidelines</i>.</p>	<p>Where there may be impact on the place's significance.</p> <p><b>Appropriate outcomes:</b> Avoid fixing conduits and boxes onto the front faces of buildings; into highly decorative or detailed fabric; or into un-painted masonry.</p> <p>External infrastructure should be discreetly located.</p> <p>Where possible, cabling and conduits should be run internally within the building, either within the roof, floor or wall cavity, and where possible not be exposed to the building exterior.</p> <p>See also the <i>Heritage Council's NBN Exempt Works Guidelines</i> for more information.</p>
<p>11.10 Gas and fuel installations</p>	<p>Gas meters and gas bottles discreetly located and not on the front face of the building.</p> <p>Gas pipes discreetly installed underground where they are not in an area of archaeological potential, with risers grouped with other infrastructure to minimise visual impacts.</p> <p>Wall penetrations in concealed locations.</p>	<p>Where there may be impact on the place's significance.</p> <p><b>Appropriate outcomes:</b> Where gas meters, bottles and plumbing cannot be discreetly located, they may need to be appropriately screened to minimise their impact.</p> <p>Design concrete pads for gas and fuel equipment in a manner that does not cause or exacerbate problems with rising damp in adjoining walls of porous masonry.</p>





## 12. RESIDENTIAL FENCES AND GATES



Historic fences or gates may form part of the significance of a place and their retention is encouraged. Maintenance, repair and partial replacement of missing or deteriorated elements is desirable over the complete replacement of significant fences and gates. Maintenance, repair and spot replacement are exempt from requiring a permit. See section '1 Maintenance & repair' for more information.

Historically, fence heights have generally ranged from 800 mm (for small cottages with a narrow frontage) to 1,370 mm (for more commanding buildings with wider frontages). Fences 1,050 mm high

were also very common. In most cases, fences of this height will provide an adequate barrier and will not overly obscure the building.

A useful guideline on designing new fences at heritage places is the Hobart City Council publication 'New Fences for Old Houses: A guide to designing a traditional fence for your home'. In places assessed against criterion (c) – potential to yield information – consideration should be given to ensuring new post holes or footings do not impact on significant archaeological values.

Type of works	What is eligible for a certificate of exemption? (ie: work that will have no impact or only negligible impact on the significance of the place)	When is a discretionary permit application required by the Tasmanian Heritage Council and what are appropriate outcomes?
12.1 New fences and gates	Installing a new fence and/or gate where the work: <ul style="list-style-type: none"> <li>- will reconstruct a historically documented former fence in matching form, detail and material finish; or</li> <li>- will replace a non-significant fence with a more sympathetic alternative; and</li> <li>- does not impact on heritage material; and</li> <li>- is on the same or similar alignment; and</li> <li>- is sympathetic to the character, presentation and setting of the place; and</li> <li>- is of similar height and length as the previous fence/gate; and</li> <li>- is consistent with fence heights and character of the streetscape.</li> </ul>	Installing new fences and gates where there may be an impact on heritage significance. <p><b>Appropriate outcomes:</b> New fences and gates should be sympathetic to the significance of the place. They should complement the presentation or setting of the place, its period of construction and its character. In general:</p> <ul style="list-style-type: none"> <li>- the height of the fence should not obscure public views of the building;</li> <li>- the design should complement the character of the place (eg: an imposing 19th century public building may traditionally have had an impressive and intricate cast iron fence, so constructing a timber picket fence at such a place would be inconsistent with the character of the building); and</li> <li>- materials used should be of a type that complements the significance of the place (eg: a wire mesh fence may not be suitable for a 19th century house, but may be suitable for a Californian Bungalow style house);</li> <li>- for places assessed against criterion (c) – potential to yield information – the works will not impact on significant archaeological values.</li> </ul>

## Fence Case Study:

### New fence for a Federation house, Bellerive

Over a number of years, restoration works have been carried out to restore this c.1905 house.

One area of works was the construction of new front and side fences to the property. A 1,200mm high timber picket fence was erected, sympathetic in style and materials to the Federation character of the house.





## Fence Case Study:

### A former rectory, Hobart

In 2010, alterations and additions were carried out to this substantial former rectory. The building had a mid-twentieth century concrete blockwork wall which was inconsistent with the significance of the place. This was replaced with a new fence more fitting of the period, scale and detailing of the house.



<p>12.2 Maintaining and repairing fences and gates that are of significance</p>	<p>Maintaining and repairing significant fences and gates where:</p> <ul style="list-style-type: none"> <li>- the repairs do not involve large-scale replacement of historic fabric; and</li> <li>- the fabric being replaced is either missing, damaged or deteriorated beyond further maintenance, and will be replaced to match the original fabric in form and detail; and</li> <li>- there will be no change to design elements of significance including height, form, etc.</li> </ul>	<p>Maintaining and repairing significant fences and gates where there may be an impact on heritage significance.</p> <p><b>Appropriate outcomes:</b> Maintenance and repair of these elements is part of the continuous protective care of the place and its setting.</p> <p>Significant fabric and details should be recorded and sampled to enable restoration or reconstruction.</p>
<p>12.3 Reconstructing significant fences</p>	<p>Reconstructing significant fences and gates where the works will return the place to a known earlier state by introducing new material. New materials must be of matching detail, fixing and finishes.</p>	<p>A discretionary permit application will not normally be required. Please contact Heritage Tasmania for advice.</p>
<p>12.4 Removing a significant fence/gate</p>	<p>Where:</p> <ul style="list-style-type: none"> <li>- it poses an immediate threat to persons or property or where threats to safety are obvious and unmistakable; and</li> <li>- it is reinstated or replaced in matching form, detail, and material.</li> </ul>	<p>Removing a significant fence or gate.</p> <p><b>Appropriate outcomes:</b> Retaining significant fences and gates is the preferred option. To preserve the historic and representative values of a place, significant fences should be retained and incorporated where works are proposed as part of a broader development.</p> <p><i>Where total removal is proposed, see section '6.3 Total demolition' for appropriate outcomes.</i></p>
<p>12.5 Extending a significant fence</p>	<p>Where the extension is:</p> <ul style="list-style-type: none"> <li>- of the same form, detail and material; and</li> <li>- of matching height; and</li> <li>- where the location and extent is consistent with the historic landscape character of the place; and</li> <li>- where there will be no impact on significant archaeological values or other heritage significance.</li> </ul>	<p>Extending a significant fence where different forms, details or materials are used.</p> <p><b>Appropriate outcomes:</b> Fence extensions should be of a sympathetic form and finish.</p> <p><i>For further appropriate outcomes, see section '12.1 New fences and gates'.</i></p>
<p>12.6 Maintaining, repairing, and replacing fences and gates that are of no significance</p>	<p>Maintaining, repairing or replacing non-significant fences where the works do not impact on significant fabric or setting of the significant historic structures.</p>	<p>Replacing non-significant fences with new fencing (eg: replacing) that impacts the setting or significance of the place.</p> <p><b>Appropriate outcomes:</b> <i>For appropriate outcomes, see section '12.1 New fences and gates'.</i></p>





# 13. HISTORIC PLANTINGS AND LANDSCAPING



Significant historic plantings or landscapes may include mature trees; designed landscapes such as parks or gardens; hedges or avenues of plantings; and early garden elements such as garden buildings, walls, paving, steps, furniture and fountains.

Altering significant landscapes, gardens and historic plantings should be approached in the same manner as considering any other type of works.

In undertaking landscaping works, a person should consider the heritage significance of the place, with particular reference to the

significance of the plantings, landscape and setting, including any significant views to and from a heritage place. For places assessed against criterion (c) – potential to yield information – or there are known significant archaeological values, the potential for impacts to significant archaeological values may also need to be considered.

For particularly significant gardens, parks or landscapes, the Heritage Council may require a landscape management plan to be submitted with the application. The plan should analyse the significance of the place and provide strategies for the conservation of the landscape values.

Type of works	What is eligible for a certificate of exemption? (ie: work that will have no impact or only negligible impact on the significance of the place)	When is a discretionary permit application required by the Tasmanian Heritage Council and what are appropriate outcomes?
13.1 Changing significant landforms	Erosion control or stabilisation works.	<p>Significantly altering the topography or landscape of a place through excavation.</p> <p><b>Appropriate outcomes:</b> Engineering advice may be required where excavations are proposed which may place at risk the structural integrity of a heritage building.</p> <p>As a first principal, excavations which result in adverse impacts to the significance of a place or its setting should be avoided. Where excavation is unavoidable, the extent of excavation should be minimised as far as practicable. Significant landforms that should be conserved may include those natural features that have been purposely chosen to be incorporated as part of the design of the place (for example, locating buildings or plantings in elevated positions) and modified landforms (eg: significant modifications such as water races or channels, early quarries or mining sites, early reclamation works).</p> <p><i>See section '7 Excavation and archaeological investigations' for works being undertaken in a place that may have significant archaeological values.</i></p>
13.2 Changing significant gardens or landscapes	<p>Reconstructing garden beds based on documented or physical evidence.</p> <p>Minor changes to the layout of the garden or landscape (eg: re-routing of secondary paths) in areas with no significant archaeological values.</p> <p>Introducing portable and ephemeral elements (eg: garden benches and discreet elements).</p> <p><i>For structures such as sheds see also section '9.5 Additions or extensions'.</i></p>	<p>Changes to significant gardens or landscapes.</p> <p><b>Appropriate outcomes:</b> 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.</p> <p>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.</p> <p>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 pattern of open spaces.</p> <p>Retain original plants (species and cultivars) wherever possible unless there are health and age issues, the plant has become invasive, or there are hazard issues.</p>



<p>13.3 Replacement planting</p>	<p>Replacement planting where:</p> <ul style="list-style-type: none"> <li>- 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</li> <li>- planting will conserve or reinstate the landscape character or planting theme.</li> </ul>	<p>Replacing plantings where different species may be used.</p> <p><b>Appropriate outcomes:</b> 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.</p>
<p>13.4 New planting</p>	<p>At a place without significant archaeological values, planting that:</p> <ul style="list-style-type: none"> <li>- 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</li> <li>- extends and is consistent with historic planting patterns to reinforce the historic landscape; or</li> <li>- 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.</li> </ul> <p>At a place with known significant archaeological values, where:</p> <ul style="list-style-type: none"> <li>- previous disturbance of the soil has occurred and the soil will only be disturbed to the same depth as previously; and</li> <li>- growth of the plant will not adversely impact significant archaeological values.</li> </ul>	<p>New planting/s in an area of significant archaeological values.</p> <p><b>Appropriate outcomes:</b> This may trigger conditions, except where plant roots are known to be less deep than the depth of significant archaeological values.</p>
<p>13.5 Removing plantings</p>	<p>Removing non-significant plantings, where:</p> <ul style="list-style-type: none"> <li>- there is no impact to the social or community value of any planting (eg: memorial plantings); or</li> <li>- the vegetation does not contribute to the heritage significance of a place.</li> </ul> <p>Removing a significant planting, where:</p> <ul style="list-style-type: none"> <li>- it presents an urgent threat to life or property; and/or</li> <li>- an arborist confirms that it is senescent (ie: has reached the end of its life).</li> </ul>	<p>Removing significant plantings</p> <p><b>Appropriate outcomes:</b> Retaining significant historic plantings is the preferred option. Where removal is agreed to, a replacement planting may be required.</p> <p>Removing a significant tree or undertaking substantial pruning, where supported by an arborist's assessment.</p> <p>Removing plantings of lower significance to save plantings of higher significance where supported by an arborist's assessment.</p> <p>Removing historic plantings that constitute a hazard to life or built structure where supported by an arborist's assessment.</p> <p>Removing historic plantings that are part of an earlier design or function that are now considered weeds and where supported by a detailed discussion on alternatives considered, including re-establishing the planting feature with replacement plantings.</p>

<p>13.6 Removing wood or branches; hedge trimming and pruning</p>	<p>Removing dead wood or branches, hedge trimming and pruning to plantings of no heritage significance.</p> <p>For plantings of heritage significance:</p> <ul style="list-style-type: none"> <li>- tree work by an arborist, with an awareness of the heritage values of the plantings, as necessary for the health of the plants;</li> <li>- minor pruning of the crown to control size (generally less than 1/5 of branch length and 1/10 volume of a canopy), improve shape, flowering or fruiting in a manner that conserves the cultural significance and aesthetic values of the plantings;</li> <li>- pruning to remove diseased, dead or dangerous material;</li> <li>- hedge clipping that does not have an adverse appearance on the plant or harms the health of the plant;</li> <li>- returning a hedge to its original form, where the health and viability of the plants are not detrimentally affected.</li> </ul>	<p>Removing wood or branches, hedge trimming or pruning where the works may result in the loss of the tree.</p> <p><b>Appropriate outcomes:</b> See section '13.5 Removing plantings' for appropriate outcomes.</p>
<p>13.7 Hard landscaping</p>	<p>Altering non-significant landscape elements (eg: modern driveways, paving, decks), where these do not impact on heritage significance, including significant archaeological values.</p> <p>Repairing structural fabric including edgings where the repair matches the previous form, detail and material.</p> <p>Maintaining original hard landscape elements using methods that do not damage the fabric of the elements or impact on the setting of the place.</p> <p>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 (eg: re-gravelling pathways matching previous material).</p> <p>Replacing deteriorating garden edging with new material that matches previous material.</p> <p>Removing or replacing non-significant garden elements.</p> <p>Reconstructing pathways, beds and other hard landscaping elements based on documented or physical evidence in areas with no significant archaeological values.</p> <p>See section '6.1 Relocating buildings or structures' for more information.</p>	<p>Altering significant hard landscaping elements.</p> <p><b>Appropriate outcomes:</b> 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.</p> <p>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.</p>

# Landscape Works Case Study:

## A significant landscape, Bellerive

Wirksworth is a large nineteenth century house located within expansive grounds on Hobart's eastern shore. Publicly owned, the place is notable for its numerous historic plantings, in particular its cypress and pine trees, which began to be planted during the early twentieth century.

By 2010, a number of these trees had become dangerous hazards, either dead or approaching the end of their life.

Approval was given for the removal of these dead and dying trees. In response to the negative impacts on the landscape, a management plan was prepared to analyse in more detail the significance of the place and provide a strategy for its conservation.

Because of this process, a strategy was developed for maintaining existing trees which were in a healthy state, whilst also allowing for the progressive establishment of new trees throughout the property. These works will assist in ensuring the landscape values of the place are maintained.



<p>13.8 Ponds and water features</p>	<p>Maintenance and repair to:</p> <ul style="list-style-type: none"> <li>- basic plumbing;</li> <li>- leaks in artificial lakes and ponds;</li> <li>- control algae.</li> </ul> <p>Stripping of defective lining in artificial lakes and ponds where replacement lining will match previous detail, form and material.</p> <p>Installing safety barrier fences that do not have an adverse impact on the landscape and setting.</p>	<p>New ponds and water features within significant landscapes or spaces or in an area with archaeological potential.</p> <p><b>Appropriate outcomes:</b> New ponds or water features should be designed to be sympathetic to the character of the place.</p> <p><i>See section '9 Alterations, additions and extension' for more information.</i></p> <p>Where possible, avoid excavation in areas of archaeological potential. If unavoidable, works should be preceded by a controlled archaeological excavation.</p> <p><i>See section '7 Excavation and archaeological investigation' for appropriate outcomes.</i></p>
<p>13.9 Retaining walls</p>	<p>Removing or replacing unsympathetic or non-significant retaining walls with materials and detailing sympathetic to the character of the place.</p> <p>Repairing or rebuilding original walls using the same method of construction, and with matching form, material and detail, including finish.</p> <p>New retaining walls that are sympathetic to the values of the place and do not impact on archaeological values.</p>	<p>Installing a new retaining wall where there may be an impact on archaeological values.</p> <p><b>Appropriate outcomes:</b> <i>See section '7 Excavation and archaeological investigation' for appropriate outcomes.</i></p>
<p>13.10 New flagpoles</p>	<p>Installing a new flagpole where:</p> <ul style="list-style-type: none"> <li>- it will be located in a garden; and</li> <li>- the fixture will not impact on significant heritage fabric, significant archaeological values or other aspects of significance; and</li> <li>- will not intrude on the setting and streetscape character of the place.</li> </ul> <p>Replacing or reinstating an original or significant flagpole where the new structure will match the original detail, form and material.</p> <p>Removing a non-significant flagpole where there is no damage to significant heritage fabric, significant archaeological values or other aspects of significance.</p>	<p>Installing a new flagpole where there may be an impact on archaeological values.</p> <p><b>Appropriate outcomes:</b> <i>See section '7 Excavation and archaeological investigation' for appropriate outcomes.</i></p>



<p>13.11 Buildings or works near significant trees</p>	<p>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 <i>Protection of Trees on Development Sites</i>.</p> <p>Installing temporary structures. See section '8.2 Temporary Structures'.</p>	<p>Building or works near significant trees.</p> <p><b>Appropriate outcomes:</b> 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 <i>Protection of Trees on Development Sites</i>.</p>
<p>13.12 Car parking</p>	<p>New car parking provided in a discreet location (to the rear or side of a place) that does not involve the removal of significant plantings or landscape features.</p> <p>See also section '10.6 Parking and external circulation'.</p>	<p>New car parking that may have an impact on heritage significance.</p> <p><b>Appropriate outcomes:</b> Design car parking to avoid significant visual impacts on the setting of a place.</p> <p>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.</p> <p>New car parking should be designed to retain significant elements such as significant plantings or other garden features.</p>
<p>13.13 Archaeological considerations</p>	<p>See section '7 Excavation and archaeological investigation'.</p>	<p>Planting or removing plants in areas of identified or potential significant archaeological values.</p> <p><b>Appropriate outcomes:</b> This may trigger conditions, except where plant roots are known to be less deep than the depth of significant archaeological values.</p>

## Landscape Works Case Study:

### Princes Park, Battery Point

Princes Park is an important place of recreation in Battery Point. Particularly popular is the playground equipment designed as a sailing ship.

The park is significant for its longstanding recreational use, its landscape of open lawns, gardens and mature trees, and as the location of three of Hobart's early defence batteries.

In recent years, works have been undertaken to improve the amenity and safety of the park. In 2005, the old timber play equipment was replaced, again adopting the form of a sailing ship.

In 2012, works were carried out to install a lighting system that met current standards. As a place with significant archaeological values, the works were preceded by an archaeological assessment to identify areas of potential sensitivity, and to provide a management response to avoid or minimise impacts.



## 14. SIGNAGE



wellspring  
ANGELICAN CHURCH



Communications and advertising are an essential part of carrying out a business. However, identifying and promoting businesses and services should be undertaken in a manner that does not have a detrimental effect on, but generally reinforces, the historic cultural significance of a place. Signs can detract from the appreciation of

buildings, townscapes and landscapes. Care is needed to locate new signs so that they respect the architectural features of a building and do not intrude upon the visual qualities of the streetscape. A new sign should never dominate the heritage values of a place.

Type of works	What is eligible for a certificate of exemption? (ie: work that will have no impact or only negligible impact on the significance of the place)	When is a discretionary permit application required by the Tasmanian Heritage Council and what are appropriate outcomes?
14.1 Installing temporary signs	Where the sign: - has no physical impact upon the place (ie: where no holes are drilled into heritage fabric); - has no impact upon archaeological values; or - is temporary in nature (eg: a real estate sign or an election sign) and can be installed without altering or damaging heritage fabric.	Where the sign: - may be in place longer than six months or indefinitely; - may impact on the place, including impact on archaeological values.  <b>Appropriate outcomes:</b> Fixings for signs should be non-corrosive and placed into mortar joints and not the face of bricks or stonework to allow removal without causing damage to significant fabric.
14.2 Replacing an existing sign	Where: - there is no change to the size, volume or area of an existing sign; and - any changes to graphic/logo, text/name, colour of an existing sign is sympathetic with the heritage appearance or character of the place.	Replacing an existing sign where the new sign is of different size, volume, area or is not sympathetic to the values of the place.  <b>Appropriate outcomes:</b> See section '14.3 New signs' for appropriate outcomes.

## New Signage Case Study:

### A historic church, Sandy Bay

A new signage regime was installed at the Wellspring Anglican Church in Sandy Bay following the completion of a major new extension.

New signs were placed on each frontage. The signs were of a contemporary design with quality layout and finishes. The signs were either freestanding, or fixed to new structures, therefore avoiding damage to historic fabric.



<p>14.3 New signs</p>	<p>Name plates and other small sympathetic signs that do not impact on heritage fabric.</p>	<p>New signs</p> <p><b>Appropriate outcomes:</b> New signs should be sympathetic to the heritage significance of the place in terms of placement, size, number of signs, materials and colour. The imitation of historic sign forms and designs is not necessary.</p> <p>Avoid the proliferation of signs at a heritage place.</p> <p>Corporate image requirements may have an adverse impact on the heritage significance of some buildings. Reducing the size or restricting placement of signs may be conditioned.</p> <p>Placing new signs in the traditional location of such signage is preferred. This will differ between places, but signs have traditionally been placed: on the front or side of awnings; on parapet panels above and below cornices; on string course bands; on spandrel panels below windows and on ground floor piers; above or on ground and first floor windows; and on side walls, panels and fences. Buildings should generally not have projecting signs placed above awning level.</p> <p>Installing freestanding signs may be an appropriate option. However, the installation should not impact on significant archaeological values.</p> <p>Internally illuminated signs and sky signs are generally not appropriate.</p> <p>A tenancy board should be used instead of individual signs where a building has more than two tenants. For complex multi-tenancies a signage policy setting out the intentions for the whole place should be provided by the applicant.</p> <p>Fixings for signs should be non-corrosive and placed into mortar joints and not the face of bricks or stonework to allow removal without causing damage to significant fabric.</p> <p>Adhesives should not be used to fix signs directly to historic fabric.</p> <p>Painting new signs over previously unpainted surfaces is not acceptable.</p>
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# New Signage Case Study:

## Salamanca Square, Hobart

A sympathetic signage solution was found for the Hobart Bookshop. Located in an historic warehouse building, the business sign was placed on the lintel above the door. This is a contemporary sign that reflects traditional conventions whilst avoiding the need to damage or obscure significant historic fabric.



<p>14.4 Old signs</p>	<p>Removing an existing sign where the sign has no historic heritage significance.</p> <p>Repainting or renovating an existing non-historic sign in its original design, format and materials.</p>	<p>Removal, alteration or destruction of historically significant signs.</p> <p><b>Appropriate outcomes:</b> Significant old signs (ie: historic signs, including obsolete 'ghost' signs) should be conserved as part of the history of the place. Where removal is consented to, an extant recording may be required.</p> <p>Renovating historically significant obsolete signage should be avoided where the sign does not relate to the current use of the place or will have an adverse impact on other heritage values of a place. Conservation including infill painting of missing detail may be appropriate in some cases.</p> <p>Historical layering of signs can occur provided they do not adversely damage the significant qualities of the building or townscape.</p> <hr/> <p>Renovating signs with no historical significance that may adversely impact the heritage values of a place.</p> <p><b>Appropriate outcomes:</b> See section '14.3 New signs'.</p>
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# USEFUL RESOURCES

The *Burra Charter*: The Australia ICOMOS Charter for Places of Cultural Significance, 2013

Australia ICOMOS, Practice Note: Interpretation, Version 1, November 2013

Australia ICOMOS, Practice Note: Burra Charter Article 22 - New work, Version 1, November 2013

Heritage Council of Victoria, *Access for all to Heritage Places*, 2008

Heritage Tasmania & the Tasmanian Heritage Council, *Heritage Solutions*

Heritage Tasmania & the Tasmanian Heritage Council, *Residential Solutions for Historic Homes*

Martin, E, *Improving Access to Heritage Buildings. A practical guide to meeting the needs of people with disabilities*, Australian Council of National Trusts and the Australian Heritage Commission, 1999

Tasmanian Heritage Council, *Assessing Historic Heritage Significance for application with the Historic Cultural Heritage Act 1995*

Tasmanian Heritage Council, *Managing Historical Archaeological Significance in the Works Application Process*

Tasmanian Heritage Council, *Procedure for Recording a Heritage Place*

Tasmanian Heritage Council, *Guidelines for historical archaeological research projects on registered places, 2009*

Hobart City Council, *New Fences for Old Houses: A guide to designing a traditional fence for your home*

New South Wales Heritage Office, *Design in Context: Guidelines for Infill Development in the Historic Environment*

Heritage Council of New South Wales, *New Uses for Heritage Places: Guidelines for Adaptation*

Adelaide City Council & Department for Environment and Heritage, Government of South Australia, *Maintenance and Repair of Older Buildings in South Australia*, Technical Note 3.1

CABE & English Heritage, *Guidance on Tall Buildings*

English Heritage, *The Setting of Heritage Assets*





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