

# Development Guidelines

## CASCADES FEMALE FACTORY

These guidelines outline the works approval processes required for properties within Zone B and Zone C of the Cascades Female Factory entry in the Tasmanian Heritage Register. The map on page 2 shows the boundaries of the zones.

### The works approval process

Under the *Historic Cultural Heritage Act 1995*, approval is required for any works to a place entered on the Tasmanian Heritage Register.

Approval may be in the form of a certificate of exemption or a permit.

Where your proposed works are minor and won't affect the significance of the place, the Heritage Council may provide you with a Certificate of Exemption so you do not need to submit a development application. Please contact Heritage Tasmania to check whether your works would be exempt.

If you do not have a certificate of exemption from the Heritage Council to undertake works to your place, you will need to lodge a development application with your local council. Your local council will forward your application to the Heritage Council to assess any impacts on the historic heritage values of the place.

### Demolition of an existing building or structure

**Zone B:** Works approval through lodging a development application is required where a building or structure is to be demolished. A certificate of exemption may be possible where the fabric being removed is considered by the Heritage Council to have no heritage value.

**Zone C:** A certificate of exemption may be possible. Where the demolition involves ground disturbance (eg removal of floor slabs, footings, etc) a development application may be required.

### New construction, including additions

Works approval through lodging a development application is required where a new building or structure is to be erected or additions are to be made to a new building, for example constructing a new building, garage, outbuilding or engineered structure, or additions to same.

In all zones, the construction should seek to minimise ground disturbance by utilising light-weight construction (eg timber, steel) and suspended floors or raft slabs in lieu of deep footings.

**Zone B:** New construction needs to be sympathetic to the character and setting of existing buildings.

A certificate of exemption may be possible for minor structures such as garden sheds, decks, etc.

### Alterations

This includes changes to the exterior or interior parts of a building for renovation, refurbishment or to suit changes to use.

**Zone B:** A certificate of exemption may be possible for any alterations that are not externally visible and do not alter key structural elements (eg roof, walls, fireplaces, chimneys).

**Zone C:** A certificate of exemption may be possible for works that do not involve ground disturbance.

## Landscaping

This includes hard landscaping such as retaining walls, paving, terracing, tree planting and constructing garden structures.

Works approval is not required for general gardening maintenance, however the discovery of any structural or artefactual remains should be reported to Heritage Tasmania.

Works approval in the form of a permit or certificate of exemption is required where excavation of the ground surface below the depth typically disturbed by gardening activity is required. A certificate of exemption may be possible where the excavation will only disturb areas known to be highly disturbed by previous works, subject to the appraisal of Heritage Tasmania.

## Services

Installation of in-ground services, such as electricity, water, cables, IT, gas, plumbing, sewerage or telephone etc, can be done through a certificate of exemption where

existing service trenches are either being re-used or not being extended beyond their original form.

Works approval in the form of a certificate of exemption or permit is required for new trenches or where existing trenches are to be extended beyond their original form.

## Maintenance

In general, a certificate of exemption may be possible where the original materials, detailing and appearance are retained, or previously-painted surfaces are being repainted.

The Tasmanian Heritage Council's *Works Guidelines* provide further details of the types of works for which a certificate of exemption are possible. The guidelines are available at [www.heritage.tas.gov.au](http://www.heritage.tas.gov.au).

Works approval in the form of a certificate of exemption or permit is required where the original materials, detailing and appearance are to be modified.

