



# Development Guidelines

## St James' Church and College, Cygnet

St James' Church and College, Cygnet, comprises the Convent (1907), Presbytery (1911), early School building (1921) and the Church (1939).

The site is entered on the Tasmanian Heritage Register as it is of historic cultural heritage significance as a major Tasmanian cultural institution. It is the largest parish centre in Southern Tasmania and demonstrates the significant contribution made by the Catholic Church in education, welfare and religious instruction across the state throughout the 19th century.

St James' was the religious, educational and social centre of Cygnet from the time the parish was established in 1864, and still plays a significant role today. Each individual building is a representative example of a distinct architectural style, and together they form an attractive streetscape in the town centre.

This document should be read in conjunction with the Tasmanian Heritage Register datasheet for the St James Church and College.

The Guidelines are not to be applied retrospectively to any existing development.

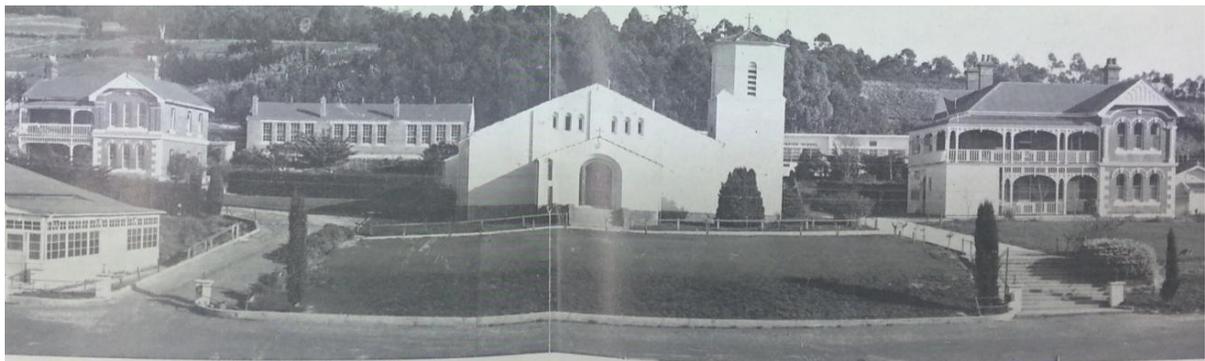
### HERITAGE MANAGEMENT OBJECTIVES

These guidelines aim to help property owners understand how best to conserve the heritage values of their properties whilst allowing for appropriate land use and development that will ensure the viability and sustainability of these properties into the future.

The heritage management objectives for the St James' Church and College site are to:

- a) preserve the **significant and intact streetscape setting** of the Church, Convent and Presbytery in relation to the informal "Cygnet town square" that exists between these buildings and the heritage listed Courthouse and Town Hall on the opposite side of Mary Street; and
- b) continue the **historically significant use** of the Church and School as a place of benefit to the community through the provision of religious and educational services, and as a place of social gathering and interaction; and
- c) retain the **historical character and architectural integrity** of the four registered buildings while maintaining their ongoing sustainable use.

**'Registered building'** herein refers to the Church, Convent, Presbytery and 1921 School building.



St James' Parish Centre, Cygnet c. 1940. From left: Convent (1907), School building (1921), Church (1939), Presbytery (1911) (Parish Centenary Souvenir 1964, pp. 6-7).

## DEVELOPMENT GUIDELINES

### Seek advice and discuss your plans early

Heritage Tasmania provides a free heritage advisory service to the owners of registered properties. They cannot design or draw up your building plans, but they can advise:

- whether your works can be dealt with through a certificate of exemption or whether a development application will need to be lodged;
- what sort of development might suit your needs whilst avoiding or minimising heritage impacts – thus maximising the likelihood of your getting an approval;
- whether the Tasmanian Heritage Council is likely to have concerns about your development intentions, and what you might be able to do to avoid or address those concerns, including clarifying where archaeological investigation may be required;
- on general solutions for developing, conserving and maintaining heritage properties including dealing with common maintenance problems.

The best use of this advisory service can be made by contacting one Heritage Tasmania at an early stage, when you have a reasonable idea of what you want to build, modify or remove, but before you have building plans drawn up or obtain quotes for the work.

Where any doubt exists as to whether works will require a certificate of exemption or a permit, or whether actions proposed at the property may have negative impacts, the advice of Heritage Tasmania should be sought as soon as possible.

## WORKS APPROVAL PROCESS

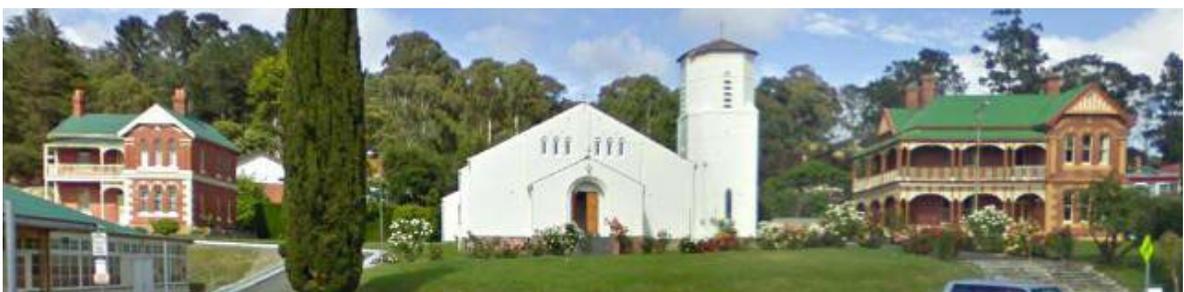
Under Part 6 of the *Historic Cultural Heritage Act 1995*, approval from the Tasmanian Heritage Council is required for any works to a place entered on the Tasmanian Heritage Register. Approval may be in the form of a certificate of exemption or a permit.

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, 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.

**How long before I receive a decision?** The development application process may take up to 42 days from the date it is lodged with the local council. If you do not provide enough information with your application, it may take longer. Please contact Heritage Tasmania to check what information you need to lodge with your application.

**Are there any penalties for not abiding by the Act?** Yes. However the Heritage Council tries to work proactively with owners to resolve issues through discussion and mediation, rather than by conflict, objection and using penalties.



St James' Parish Centre, Cygnet. The 1921 School building is just visible behind the trees (Google Images 2013).

### **Works to the Convent, Church, Presbytery and 1921 School building: demolition or removal**

- 1) Any demolition work to any registered building should be avoided where practicable, and will require works approval in the form of a permit.
- 2) Total demolition of a registered building may only be accepted by the Heritage Council in exceptional circumstances such as where damage has occurred that has resulted in major and irreversible impacts upon the heritage significance of the building.
- 3) Partial demolition of a registered building may be accepted in circumstances such as where the demolition is required:
  - to facilitate major repairs or reconstruction work; or
  - to provide a physical connection and/or access to an approved addition or neighbouring development; or
  - to provide for an appropriate ongoing use;

and there are no other alternatives by which the outcome can be achieved without demolition.

### **New buildings or structures**

- 4) The construction of new buildings or major structures between the Church, Presbytery and Convent and Mary Street will require a permit and will not generally be supported as it is likely to have an adverse impact on the streetscape setting.
- 5) In consideration of the limited space in and around the registered buildings for the construction of new buildings or structures, any new construction should be managed in accordance with the guidelines for additions.

### **Alterations and additions**

- 6) Additions to a registered building should be discussed with Heritage Tasmania prior to commencing to ascertain whether a certificate of exemption can be issued or a development application will need to be lodged. The approval of any

additions will generally be dependent on the degree to which the proposed additions satisfy the heritage management objectives (page 1), and the following guidelines and principles may assist you:

- a) Alterations and additions to those facades of the Church, Presbytery and Convent facing onto Mary Street should be avoided.
  - b) Additions should be sympathetically integrated into the rear or side of the Church, Presbytery and Convent in a manner that complements the existing architectural character of the building (ie form, style, material and colour), and does not detract from the view of these buildings from Mary Street.
  - c) Alterations to the long eastern facade and the gabled end-facades of the School building should be avoided.
  - d) Any major additions to the 1921 School building should complement the architectural character of the existing building.
- 7) External alterations or modifications and interior alterations requiring structural change to a registered building should be discussed with Heritage Tasmania prior to commencing to ascertain whether a certificate of exemption can be issued or a development application will need to be lodged. Alterations and modifications are more likely to be approved where they:
    - a) are required to comply with statutory codes and industry standards in relation to issues such as health and safety, disability access, fire egress, ventilation, etc.; or
    - b) address an ongoing conservation issue or threat to the building such as installing damp proof courses, improving drainage around a building, replacing decayed timbers with treated, installing subfloor ventilation in exterior walls, etc; or
    - c) address an inability to replace the original fabric on a like-for-like basis as the original material is no longer readily available; or

- d) address a deficiency in the original design such as a need for additional roof bracing, damp proof coursing or downpipes; or
  - e) provide “fair and reasonable amenity” that will help the sustainable ongoing use of a place such as converting a bedroom into a bathroom or kitchen; creating a new doorway to improve circulation, a window or skylight to provide light or ventilation to a room without a window, etc.
- 8) Internal works that do not necessitate any structural changes, for example new built-in fixtures such as storage units, kitchen facilities, toilet or bathroom facilities, electrical and plumbing services, should be discussed with Heritage Tasmania prior to commencing to ascertain whether a certificate of exemption can be issued or a development application will need to be lodged.
- 9) Where practicable, all alterations and additions should be designed so as to minimise damage or disturbance to original building fabric and generally be reversible – so that they can be removed, modified or replaced at some future date to suit new needs or owners.

### Maintenance

- 10) Maintenance work including routine minor repairs and/or the replacement of damaged fabric on a like-for-like basis (ie matching the original appearance, design, detailing, materials and construction or fixing methods) may be issued with a certificate of exemption.
- 11) Major repairs or conservation works, such as replacing roofing, rebuilding a wall, replacing a floor, re-plastering an exterior, should be discussed with Heritage Tasmania before commencing to ascertain whether a certificate of exemption can be issued or a development application will need to be lodged, dependent on the extent and nature of the works and the degree to which original fabric is affected.

- 12) Painting of exterior unpainted brickwork and stonework is generally unlikely to be approved.

### Exempt works within the Church

- 13) Internal works “required solely for liturgical purposes” are not considered to be heritage works (see section 35(4) of the Act).

Examples of works that may be defined as being solely for liturgical purposes include, but are not limited to, works to parts of the building, furniture, fixtures, fittings and equipment used in the preparation and delivery of religious ceremonies and services. Heritage Tasmania is available to provide guidance on how works for liturgical purposes might be undertaken in a manner that avoids or minimises any adverse heritage impact.

### Icons and moveable heritage objects

- 14) The Church contains a number of moveable objects and icons that are highly significant to the Church and its community, but are outside the jurisdiction of the *Historic Cultural Heritage Act 1995* and therefore the consent of the Heritage Council for their repair, replacement or removal is not required. An icon herein refers to any object, image or representation such as of Christ, angels or saints, and is venerated as sacred by the Catholic Church. At St James’ Church, this includes items such as statues, sculptures, paintings depicting the Stations of the Cross, the altar, tabernacle and candelabra.
- 15) For the purposes of this registration, the stained glass windows in the Nuns’ Chapel and in the facade facing Mary Street shall be regarded as a moveable heritage icon. Removal of the stained glass windows may be possible through a certificate of exemption subject to the windows being replaced in a style sympathetic to the architectural character of the building.

### **Works within the registered area to buildings and structures other than the Church, Presbytery, Convent and 1921 School**

- 16) All demolition or removal works, external and internal alterations, internal works, maintenance works and repairs can be completed with a certificate of exemption.
- 17) Additions to non-significant buildings and structures that are not visible from the public domain can be completed with a certificate of exemption.
- 18) Additions to non-significant buildings that are visible from the public domain will require either a certificate of exemption or a permit and should be discussed with Heritage Tasmania. Whether or not a certificate of exemption can be provided will generally be dependent on the degree to which the proposed additions satisfy heritage Management Objective A: to preserve the significant and intact streetscape setting of the Church, Convent, Presbytery in relation to the informal “Cygnet town square” that exists between these buildings and the heritage listed Courthouse and Town Hall on the opposite side of Mary Street.

### **Landscaping within the Registered Area**

- 19) An open vista of the Church, Convent and Presbytery facades from Mary Street needs to be preserved. Large numbers or rows of tree plantings between the facades of the Church, Convent and Presbytery and Mary Street should be avoided.
- 20) Isolated plantings which serve to frame views of the buildings (ie tall trees to the side) and or provide some shade to facilitate use of the area are permissible with a certificate of exemption.
- 21) Any major landscape redevelopment (eg shade structures, changes to pathway alignments and steps, establishment of major new garden beds or hard landscaping areas, and large scale tree plantings) of the area between the Church, Presbytery and Convent and Mary Street should be discussed with Heritage Tasmania as it may require a permit, depending on its nature and

potential to impact the streetscape setting of these buildings.

- 22) Retention of the c1930s pencil pines adjoining Mary Street is encouraged as they are a distinct landscape feature which dates to the construction of the Church, as evident in contemporary photographs.
- 23) A certificate of exemption can be provided for general gardening in areas and to depths already in cultivation, including the establishment or modification of garden beds, minor changes to existing paved areas, establishment or maintenance of general plantings and/or removal of the same types of features.

### **Replacing the Church roof**

- 24) The Heritage Council gives in principle support to a proposal to replace the main Church roof, as the existing Marseilles terracotta roof tiles are at the end of their life and require replacement. Replacing the existing roof with matching tiles may not be viable. The options for replacement are, in order of preference:
  - a) Marseille tiles to match the original;
  - b) an alternative tile or metal roofing in a terracotta or dark orange colour to preserve the original colour scheme and its Spanish Mission-style characteristics;
- 25) Replacement, in whole or in part, of the existing Church roofing with new matching Marseille tiles will be approved through a certificate of exemption.
- 26) Replacement of the Church roofing with an alternative material to Marseille tile should be discussed with Heritage Tasmania. A development application will need to be lodged and will be subject to considerations for Alterations and Additions (Clause 7).

#### **For further information contact**

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