

Development Guidelines

EVANDALE-LAUNCESTON WATER SCHEME

The Evandale-Launceston Water Scheme was conceived to supply water to Launceston from the South Esk River at Evandale via more than 20 kilometres of tunnels and open aqueducts to the city of Launceston.

Construction began in 1836 using convict labour, but was never completed.

Extensive archaeological remains of the Scheme remain. These include intact shafts measuring up to 2m in diameter, tunnels, aqueducts, and the remains of associated convict gang stations.

The site is entered in the Tasmanian Heritage Register because it is a rare example of a major public utility that was designed and partially constructed at an early stage in Australia's history. The proposed Scheme was a substantial and innovative feat of engineering for the period, particularly when considering the available skills and technology.



The listing protects:

- the visible and intact remains of shafts, tunnels and aqueducts; and
- archaeological remains, including those which are visible in the ground surface and those which survive below ground and may not be visible.

These guidelines aim to help property owners understand how best to conserve the heritage values of their property.

This document should be read in conjunction with the Tasmanian Heritage Register datasheet for the Evandale-Launceston Water Scheme.

For further information contact
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ARCHAEOLOGICAL REMAINS

The surface and subsurface deposits of the Scheme are one of the largest industrial archaeology sites in Tasmania.

It includes the remains of shafts and tunnels as well as former buildings associated with convict stations. It is likely that there may also be objects left behind by people who lived in the stations and worked on the Scheme.

These materials are important because they:

- are part of this very important historic site; and
- can be investigated and analysed to provide new knowledge about the past.

The ability of archaeologists to observe and record these remains in an undisturbed state is vital to enabling them to work out what happened and how people worked and lived.

Some elements of the scheme have been recorded, but no archaeological excavations have been undertaken. More archaeological work could be done, with the potential to uncover more archaeological remains.

Heritage listing of the site will protect all archaeological remains, including those we know of and those not yet identified.

Who protects archaeology?

Private property owners are the custodians of the archaeological remains on their land that are associated with the Scheme.

The datasheet for the Evandale-Launceston Water Scheme aims to ensure as much of the information held as possible is shared with all owners so that they can better understand the values on their land and their role as custodians in protecting those values for current and future generations.

If and when more archaeological information becomes available, Heritage Tasmania will include this information in the datasheet in the form of an archaeological site record. This record will be an important asset for all owners to guide future development opportunities. It will also be an important tool for archaeologists.

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.

DEVELOPMENT GUIDELINES

What do I need to do to manage a shaft (or tunnel entrance) on my property?

- To ensure you and your family's safety, it is important to fence off or cover any open shaft. Work should avoid damaging the brick lining of the shaft. Heritage Tasmania can provide free advice on appropriate options. A certificate of exemption will be provided to undertake this safety work.
- Filled shafts may remain filled. For safety reasons, the fillings should not be removed unless conducted by suitably qualified personnel. Removal of filling will require a permit.
- Unfilled shafts should generally be left open but fenced or otherwise secured. Unfilled shafts may be filled where essential for safety purposes or to prevent collapse of shaft linings, but will require a permit.
- Unfilled shafts and the sites of filled shafts should generally not be built over, for reasons of safety and so as not to prevent future archaeological investigation.
- Any activity that might result in disturbance of the shaft should be avoided and will require a permit.
- Any construction or landscaping activities within the registered area around a shaft should be carefully considered. There is a possibility that the ground over a filled shaft or immediately around a shaft may be subject to subsidence. Safety should be the number one concern, as subsidence may result in damage or collapse of structures and personal injury. All works should have engineering approval.
- Works above the tunnel that do not disturb it may be issued a certificate of exemption.

What do I need to do to manage a tunnel beneath my property?

- Any construction or landscaping activities within the registered area over a tunnel should be carefully considered as there is a possibility that the ground over a tunnel may be subject to some degree of subsidence. Safety should be the number one concern, as subsidence may result in damage or collapse of structures and personal injury.
- Where there are alternatives to the siting of buildings, tunnels should generally not be built over, for reasons of safety and so as not to prevent future archaeological investigation.
- Where it is necessary to build over a tunnel, owners should obtain appropriate structural engineering advice in planning their development.
- Any activity that might result in disturbance of the tunnel, eg excavation, boring or pile driving down to the depth of the tunnel, should be avoided and will require a permit.
- The section of tunnel beneath a property may be filled where essential for safety purposes or to prevent collapse, however the fill should be undertaken in a manner that will not destroy any remnant fabric nor prevent future archaeological investigation. This will require a permit.

What do I need to do to manage an aqueduct and roadway embankment on my property?

- Any activity that might result in physical change to the aqueduct and its adjoining roadway embankment, should be avoided and will require a permit.
- Constructing buildings or major structures directly on top or extending across the aqueduct and road embankment should be avoided as this will detract from the ability to interpret the historical alignment of the aqueduct.
- Any filling-in of the aqueduct or excavation of the embankment, should be avoided as this will damage the original convict-made structure and detract from the ability to interpret the historical alignment of the aqueduct.
- Ripping or deep ploughing across the aqueduct and road embankment should be avoided as this will destroy the aqueduct in incremental steps over the longer term.
- Light vehicle traffic over the aqueduct or along the embankment may be permissible provided it is unlikely to cause erosion of the landform over the longer-term. The filling in of a short section of aqueduct to provide a vehicle crossing point may be permitted but will require discussion with Heritage Tasmania and approval from the Heritage Council.

Archaeological excavations, bottle collecting and metal detecting that involves any ground disturbance or removal of artefacts should be discussed with Heritage Tasmania to ascertain whether a certificate of exemption may be issued or a development application will need to be lodged.

What do I need to do to manage convict station sites or other archaeology features on my property?

- Owners are encouraged to discuss proposed works within the listed boundary with Heritage Tasmania. This will help determine whether you need to complete a development application, or whether a certificate of exemption may be issued (see Works Approval Process, page 2).
- These discussions can also assist you in understanding whether additional information is required to assess any impacts of the works on heritage values. Normally, this would take the form of a 'Statement of Archaeological Potential' completed by a qualified historical archaeologist. Please contact Heritage Tasmania for more information.
- Depending on the outcomes of discussions and further archaeological assessment, a certificate of exemption may be issued if it is clear the works will have no impact on archaeological values.
- If it is clear that the works may affect archaeological values, the works may be approved with conditions, such as relocation, monitoring building works, undertaking a test excavation or a controlled archaeological investigation. Heritage Tasmania can provide advice and support on such matters.
- Structural remains or artefacts uncovered during works must be reported to Heritage Tasmania.
- Any works within the listed boundary on your property must be managed in accordance with Practice Note No 2, version 4: November 2014 *Managing Historical Archaeological Significance in the Works Application Process*, which is available from our website.

Do I need approval for agricultural activities or works on structures not related to the Scheme?

Approvals are only required for proposed works within the boundary of the registered area, consistent with the following guidelines.

Maintenance: Repairs to buildings and structures not associated with the Scheme and outside of the listing boundary will not require Heritage Council approval.

Repairs to shafts or tunnels associated with the Scheme need to be sympathetic to the values of the Scheme, and will require approval in the form of a certificate of exemption or a permit.

New construction including additions:

Every effort should be made to avoid development in areas within the boundary. Where it can be demonstrated that there is no alternative to development in those areas, construction should minimise ground disturbance. Measures to minimise impact may include using light weight construction, (eg timber, steel) and suspended floors or raft slabs in lieu of deep footings.

Alterations: Changes to the exterior or interior parts of an existing building within the registered area for renovation, refurbishment or to suit changes of use will not require Heritage Council approval if there is no ground disturbance.

Services: The installation of in-ground services such as electricity, water, cables (IT or telephone), gas, plumbing, sewerage etc, does not require works approval if existing service trenches are re-used or not extended beyond their original form.

Approval in the form of a certificate of exemption or a permit is required for new trenches within the registered area, or where existing trenches will be extended beyond their original form.

Domestic landscaping: This includes general gardening, individual tree planting, terracing, paving and constructing retaining walls and garden structures. Works approval is not required for general gardening activity in areas and to depths already in cultivation, or for creating garden plots that do not disturb the site (eg creating raised beds).

For landscaping within the listing boundary, approval in the form of a certificate of exemption or permit is required where there will be excavation or disturbance of the ground surface below the depth already in cultivation (for example when establishing a new garden plot). 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.

Large scale plantings which may impact archaeological remains will require a permit.

Agricultural activities: This includes tree planting, ploughing and cultivation, running heavy machinery, slashing, clearing, tree felling, fencing and dam construction. Approval is not required for agricultural activities in areas and to depths already in cultivation. A certificate of exemption or lodgement of a development application is required where excavation or disturbance of the ground surface below the depth already in cultivation is required.

Large scale plantings which may impact archaeological remains will require works approval.

Subdivision / consolidation of titles:

Consolidation of existing titles will be eligible for a certificate of exemption. Subdivision of titles will require approval in the form of a certificate of exemption or a permit.

Demolition: Approval in the form of a certificate of exemption or permit is required for the demolition of an existing building or structure within the registered area where the demolition involves ground disturbance (for example removal of floor slabs, footings).