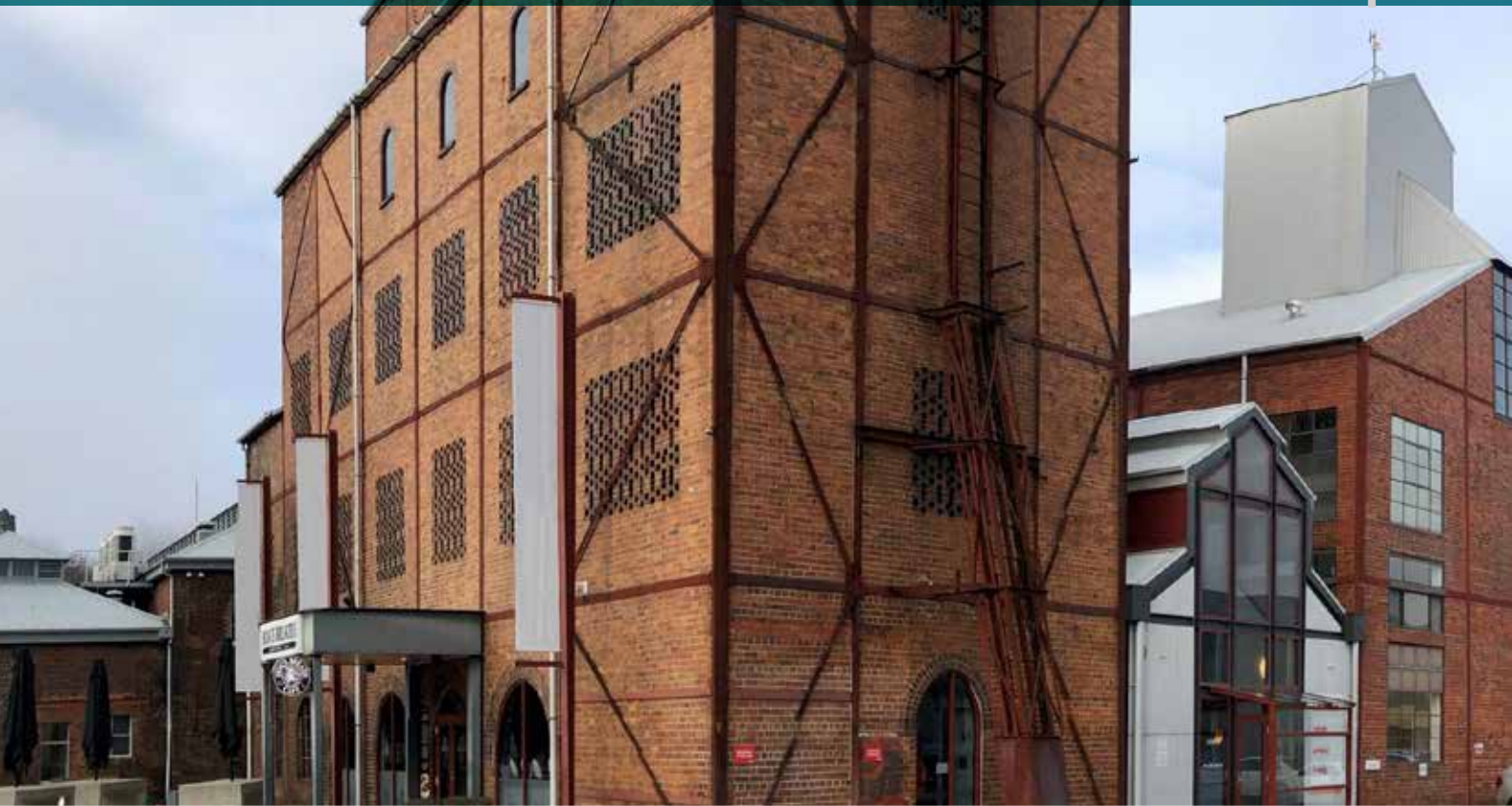


Works Guidelines for historic heritage places

Version 2 | October 2025



Tasmanian Heritage Council



Tasmanian
Government

Contents

Introduction	2
Important Information	2
The basis for decisions	3
Heritage approvals	4
No approval needed	5
Unapproved works	5
Definitions	6
What is the process for seeking approval?	9
Guiding principles	11
What is historic cultural heritage significance	12
1. Maintenance and repair of built elements	13
2. Rural activities including farming	24
3. Restoration and reconstruction	29
4. Interpretation	33
5. Subdivision or boundary adjustment	37
6. Demolition and relocation of built elements	40
7. Excavation and archaeological investigation	46
8. New buildings	50
9. Alterations and additions	54
10. Access to heritage places	62
11. New services	68
12. Major services infrastructure	77
13. Residential and commercial fences and gates	80
14. Outdoor spaces, built landscapes, gardens and plants	85
15. Historic and new signage	94
16. Objects related to a place (moveable heritage)	99
Useful resources	102
Photo acknowledgements	102

Important: This version of the Works Guidelines has been prepared to meet accessibility requirements.

While some sections may appear differently from the version published in October 2025, the content remains unchanged.

Introduction

This second edition of the Tasmanian Heritage Council's *Works Guidelines for Historic Heritage Places* (the guidelines) reflects most of the content from the 2015 edition but has a broader range of included works and incorporates new content in response to recent legislative amendments.

The primary aim of the guidelines is to assist property owners, site managers, developers and consultants to achieve the best possible outcomes when changes to a place that is entered in the Tasmanian Heritage Register are proposed. The guidelines clarify the Heritage Council's expectations for a wide range of proposals. Proper regard for the guidelines will help the Heritage Council's determination of an application to undertake works at a registered place.

Protection of registered places, and the characteristics that make them significant, is a primary purpose of the *Historic Cultural Heritage Act 1995*. The guidelines offer practical direction on how to manage change in a way that minimises impact on places' historic cultural heritage significance i.e. heritage values.

These guidelines do not displace the Australia ICOMOS *Burra Charter, 2013* (the *Burra Charter*) in describing how the conservation of heritage places should be undertaken, but they are a practical working out, and local application of, thinking embodied in the charter.

Places will evolve over time, responding to changes in their use, social and economic environment, developing technologies, and climate change.

The Heritage Council acknowledges that adaptation to enable an existing historic use to continue is sometimes an important way to preserve a place's heritage values. Similarly, it accepts that adaptive re-use may at times be necessary when there is no longer prospect for maintaining the historic use of a place. In those situations, it is important not to lose the fabric that can tell us something of the place's historic functions and associations, giving tangible expression to what may otherwise only be captured through writing, photographs, sound recordings or other media.

By taking care of our heritage places, maintaining their authenticity and avoiding changes that erode their integrity or undermine their heritage values, they will continue to connect current and future generations to Tasmania's past. Providing these valued connections is one of the ways in which heritage places offer lasting social and economic benefits.

In addition to the guidelines, assistance is also available from Heritage Tasmania's website and, where needed, the expertise of their heritage advisory team. It is advisable to contact Heritage Tasmania for informal advice before lodging an application.

Important Information

These Works Guidelines have a legislative foundation. They are issued by the Heritage Council under the provision of section 90A of the *Historic Cultural Heritage Act 1995* (the Act). The Works Guidelines are the standard measure of acceptability for works that need heritage approval. The Heritage Council applies these guidelines when assessing an application for a minor works approval or a discretionary permit application.

Under Part 6 of 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 minor works approval or a discretionary permit.

The tables in the guidelines describe the types of work that will be eligible for minor works approval and the types of

work that will require a discretionary permit. In relation to the latter, the tables offer advice about what the Heritage Council considers appropriate outcomes to be.

A proposal that appears to conform with the eligibility description or advice about appropriate outcomes must still be submitted as an application for the Heritage Council to determine. Some proposals may also need permits other than a heritage approval provided by the Heritage Council. For example, approval under the State Planning Provisions for a change of use, for building work or for plumbing works.

It is recommended that appropriately qualified and experienced persons are used for planning and implementing works at heritage places. Heritage Tasmania's website contains a list of suppliers, contractors and consultants who have expressed interest in offering heritage services. Heritage Tasmania does not warrant these services or products, and you should undertake your own due diligence before engaging someone.

The basis for decisions

The Heritage Council has the important role of protecting the heritage values of places that are entered in the Register.

When making decisions on works to a registered place, the main consideration is to retain the heritage values of the place and any adjoining registered places or heritage areas. In some cases, this may be achieved by ensuring that fabric or spaces that contribute to a place's heritage values are kept. In other cases, it may be about preventing changes that are likely to obscure or detract from significant characteristics of a place. The Heritage Council uses these guidelines and the underlying principles of the Burra Charter to help achieve the proper protection of heritage places.

The Heritage Council's decisions must also be consistent with the objectives of the State's resource management and planning system, including promoting sustainable development and public involvement in planning, the *Land Use Planning and Approvals Act 1993*, and relevant provisions of the *Building Act 2016*.

Note: If proposed new building work, together with previous building work approved or carried out on the building in the past 3 years, comprises no more than 50% of the volume of the original building, there is no legislative requirement to upgrade a building to current building codes and standards.

When carrying out works to a heritage place, including required upgrades, the *Building Act 2016* includes provisions for the requirements of the National Construction Code (NCC) to be varied.

Consultants are encouraged to develop Performance Solutions which satisfy the Performance Requirements where compliance with the NCC Deemed-to-Satisfy solutions or the Access Provisions would result in adverse impact to historic cultural heritage significance.

Heritage approvals

Minor works approval

The Heritage Council will approve an application for minor works approval if it is reasonably satisfied that the proposed works are consistent with these guidelines as works that will have no impact or only negligible impact on the historic cultural heritage significance i.e. heritage values, of the relevant registered place or heritage area and any registered place that adjoins the relevant registered place or heritage areas, and that the works are capable of being carried out in accordance with these guidelines. Refer to section 42(4) of the *Historic Cultural Heritage Act 1995* (the Act).

Other works that have no or negligible impact on the heritage values of the registered place or an adjoining registered place may, at the Heritage Council's discretion, also be granted a minor works approval. NOTE: some works which are eligible for a minor works approval may require further planning, building and/or plumbing approvals.

Discretionary permit

A discretionary permit is required for any proposed works that are likely to have more than negligible impact on the historic cultural heritage significance of a place.

In these guidelines, the column on the right-hand side notes situations where this application pathway is necessary and lists what the Heritage Council considers to be an 'appropriate outcome' for the relevant type of work.

The Heritage Council is required to have regard to these guidelines when considering any application for heritage approval (see sections 39(2)(d) and 42(4)(a) of the Act).

Combined permit

Section 39A of the Act, and subsequent sections, enable the Heritage Council to be involved in determining applications for a combined permit, which is an amendment to a planning scheme concurrent with a discretionary application e.g. rezoning as well as works to a heritage place. In this process, the Heritage Council's considerations are limited to the proposed works and not to the planning scheme amendment and have regard to the guidelines in the same manner as it would for a discretionary permit application.

Works as an urgent response to an emergency

Situations may arise in which works are necessary as an immediate response to an emergency and it not practicable to obtain prior heritage approval. Section 35 of the Act makes provision for this, but requires that:

- The works are, in nature and extent, limited to what was reasonably necessary for the purposes of responding to the emergency i.e. the minimum required to avert the risk in the short term.
- While, or as soon as practicable after carrying out the works, the person responsible for these works notifies the Heritage Council, in writing, of the emergency and the details of the works that have been undertaken.

Examples of an emergency warranting works occurring without approval include where there is an imminent risk of structural failure of earthworks, a heritage building or tree, or where the safety of persons, livestock or assets is at risk.

Caution: Misuse of the emergency provision i.e. where approval could reasonably have been sought, may result in prosecution under section 35(1) of the Act.

No approval needed

What does **not** require an approval?

It is not the intent of the Act that the Heritage Council regulates routine maintenance of heritage places, such as the cleaning of gutters and drains, annual pruning of bushes where this is a normal horticultural practice, or regular mowing of lawns for example.

Statutory exemptions, when approval is not required

Section 35(4) of the Act exempts the following works from the need for heritage approval:

- Works lawfully carried out that solely involve forest practices as defined in the *Forest Practices Act 1985*.
- Works lawfully carried out that solely involve mining as defined in the *Mineral Resources Development Act 1995*.
- Works to a place of worship that are required solely for liturgical purposes.

The words 'liturgical purposes' in this context relate to the performance of actions, rituals and ceremonies associated with the religious traditions and sacred observances of the denomination normally using the place of worship. It does not include purposes relating to the general amenity of the building or requirements arising from other uses to which the building may be put i.e. uses of a non-religious nature.

Unapproved works

It is an offence to carry out works at a place that is entered in the Tasmanian Heritage Register without heritage approval. Prosecution may result in a monetary equivalent to as much as 10000 penalty units for a body corporate or 5000 penalty units for an individual.

A person may seek approval retrospectively for work that was undertaken without heritage approval, in which case the work will be assessed by the Heritage Council as if it had not yet been undertaken. Outcomes may include requiring the undoing of some, or all, of the unapproved work, or prosecution and monetary penalty where these works cannot be undone.

Definitions

Certain commonly used words or phrases have specific meanings within the terms of the *Historic Cultural Heritage Act 1995* (the Act), the *Burra Charter* and these guidelines. Words in the explanation in italics are defined terms.

Adaptation means changing a place to suit the existing use or a proposed use. Where a proposal involves changes to enable a proposed use i.e. re-purposing, the change may be described as 'adaptive re-use'.

Adjoining means places that are connected by a point or line where their boundaries touch.

Authenticity means original, even if in degraded condition. It also refers to the genuine character of an *object*, part or *place*.

Bulk of a building is the three-dimensional space that it occupies.

Character means the combined effect of characteristics relating to the *setting*, siting and spacing, *scale*, *massing*, *form* and architectural style of historic buildings, materials, building techniques and details, and significant views to or from a place.

Compatible use means a use which respects the *heritage values* of a *place*. Such a use involves no impact, or only negligible impact on the place's *heritage values*.

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

Conservation Management Plan (CMP) is a comprehensive report that is prepared to provide guidance for the ongoing management of a place, with the primary objective of conserving its *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 the heritage values 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).

Cladding in relation to buildings refers to the visible exterior covering of the structure, the nature of which is determined by materials, textures and colours. These characteristics may be inseparable from texture or from the *scale* of parts.

Curtilage is the area intimately related to a building or other feature situated on *land*, e.g., the garden of a suburban house, and therefore integral to a *place*. The extent of a *curtilage* may be defined by historic boundaries, i.e. an historic lot *curtilage*, or by other geographical or man-made elements that provide definition to the space that the building or feature occupies. *Curtilage* is a subset of *setting*.

Details (and texture) are the intimate characteristics of a building's components, particularly parts that are non-structural such as the texture of surfaces and ornamentation.

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.

Discretionary permit application means an application for a discretionary permit to carry out heritage works, where a discretionary permit means a permit to which section 57 of the *Land Use Planning and Approvals Act 1993* applies.

Extant recording means documentation of the current state of *landscapes*, streetscapes, buildings, spaces or *objects*, and is usually undertaken by a person with relevant expertise prior to some anticipated change, i.e., before loss of significant fabric through alteration or demolition. (Tasmanian Heritage Council Practice Note 3, *Procedure for an Extant Recording of a Heritage Place*).

Fabric means all the physical material of a place including parts, elements, *fittings, fixtures, objects* related to the place, gardens and plants, soil and vegetative matter – all of which form the physical material of the place. See also definition of *historic fabric*.

Fittings are *objects* that are attached to a place in a manner that enables their removal with no damage or alteration. Examples include door locks and handles; window sash lifts, stays and catches; the various components of communication systems such as bells, press buttons, pull levers and indicator panels; lighting hardware such as pendant and bracket lamps, and light switches; plumbing hardware such as taps; and miscellaneous attachments such as towel rails, toilet roll holders and robe hooks.

Fixtures are non-structural components that are fixed to a place such as built-in cabinets, built-in stoves or heaters, built-in shelves, picture rails, wainscoting, balustrades and stair rails, fireplace mantle pieces, bathtubs, basins, toilet bowls and cisterns.

Form of a building is its visible modelled shape, including its outline and indentations, the proportions of its parts, and its orientation.

Heritage area: an area declared as such under Part 5 of the Act, which has similar meaning as a ‘heritage precinct’.

Heritage Impact Statement (HIS), sometimes referred to as a Heritage Impact Assessment (HIA), refers to a report that determines whether a proposed development will *impact* on place’s *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 three basic questions: (i) How will the proposed work impact on the *heritage values* of the place? (ii) What measures, if any, are proposed to lessen any adverse impacts, and (iii) Will the proposal result in any conservation benefits that could offset any adverse impacts? (Tasmanian Heritage Council Practice Note 1B, *Preparation of Heritage Impact Statements*).

Heritage character means the characteristics of a place that contribute to its *heritage values*, including imperfections and patina that are evidence of the age of the *historic fabric*.

Heritage values mean the *historic cultural heritage significance* in terms of the criteria of section 16 of the Act.

Heritage works mean *works* when carried out to or in relation to a registered place or heritage area. *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.

Historic fabric means that *fabric* which contributes to the *heritage values* of the place. See also *Historic part*.

Historic part means a large section of a heritage structure e.g. a wing, room, wall or roof, that contains *historic fabric*.

A non-historic part is that which was built following the place’s entry in the Tasmanian Heritage Register or which is comprised entirely of fabric that contributes minimally to the place’s *heritage values* or which detracts from those values.

Impact refers to the likely detrimental effects, direct or indirect, that an action will, or is likely to, have on a place’s *heritage values*. Impacts may be to *historic fabric*, spaces or views from within the boundary of the place; and may include consequential effects that are not immediate. *Impacts* may also be changes to the *setting* of and public views to a place. *Impact* is typically described in terms of its nature and degree of severity.

In keeping with means consistent with, i.e. a treatment usually associated with a particular period detail or architectural style.

Integrity is the state of completeness, where the fabric that enables the *heritage values* of the place to be understood is complete.

Interpretation means all the ways of presenting the *heritage values* of a place.

Land means a geographical area inclusive of (a) buildings and other structures permanently fixed to *land*; and (b) *land* covered with water; and (c) water covering *land*.

Landscape means an outdoor environment of natural and/or designed layout, inclusive of topographic and geographic features, *form*, materials and components (including built and planted *fabric* and *objects*). A *landscape* may have *heritage values* in its own right or contribute (in part or its totality) to the *heritage values* of a broader *place*, building or *object* by providing a significant *curtilage* or *setting*.

Like-for-like means matching the existing *fabric* in terms of materials, dimensions including profiles, techniques used in its making, finishes and general appearance.

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

Massing is the arrangement of buildings' three-dimensional shape and form to create a composition of volumes.

Minor works approval is an approval granted under section 42 of the Act.

Moveable heritage means *objects* that are not attached or fixed to a place, but which nonetheless contribute to the *heritage values* of the *place* e.g. church pews.

Objects, in relation to a *place*, are moveable heritage items inclusive of fittings, artefacts, tools, implements and other items, other than fixtures, in or on the *place* that contribute to the *heritage values* of the *place*.

Place in this document means a registered *place* that is a geographical area including whatever physical elements contribute to its *heritage values*. The word *place* is inclusive of a site, precinct or parcel of *land*; and any building or part of a building, including *fixtures*; any shipwreck (or any maritime relic); any *objects* related to the place; and any open outdoor spaces, built *landscape* features, gardens or plants on the place that contribute to the *heritage values* of the *place*.

Preservation means retaining a place in its existing state and retarding deterioration.

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

Registered place means a *place* that has been entered in the Tasmanian Heritage Register (the Register).

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.

Resurfacing means the application of a layer of new material (inclusive of a painted, varnished or papered finish) over an existing surface using similar materials as originally existed.

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

Reversible means capable of being reversed in a way that enables the *fabric* to be returned to its previous form without the need for *reconstruction*.

Scale, for a development, is its perceived size relative to its surroundings and people. Scale of parts may refer to the undifferentiated area of one part of a building relative to another e.g. a doorknob relative to the panels of the door, and is typically delineated by parapets, eaves, window lintels and sills, and the ground line.

Setting means the immediate and extended environment of a *place* that includes garden, topography, streetscape, neighbourhood, townscape or landscape. It may contribute to the *place's heritage values* and distinctive character. *Setting* encompasses a broader area than *curtilage*.

Signs are physically displayed information, in words or graphics, at a *place*. Signage is inclusive of information for the purposes of identification e.g. branding, wayfinding, ensuring safety, promotion or marketing; and may be in a range of formats including moving images or text and static murals.

Significance means *historic cultural heritage significance*, also commonly referred to as *heritage values*.

Significant means having *significance* i.e. having *heritage value*.

Siting means how and where a *development* is located at a *place*.

Upgrade means to replace existing elements with their equivalent in new material e.g. water pipes, electrical wires or communications cabling, of the same type and in the same location, for the purpose of maintaining function and/or safety.

Tree protection zone means a specified area above and below ground and at a given distance from the trunk of a tree that is set aside for the protection of a tree to ensure its viability and stability.

Use means 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. See also *heritage works*.

Viewfield means the area visible from the heritage *place* or, conversely, the areas from which the heritage *place* may be viewed. A *viewfield* is part of a *place's setting*. Another term for *viewfield* is 'viewshed'; and where it refers to the views from a heritage place the term 'vistas' may also be used.

What is the process for seeking approval?

Heritage works require the approval of the Tasmanian Heritage Council (THC). This approval may be either a minor works approval or a discretionary permit.

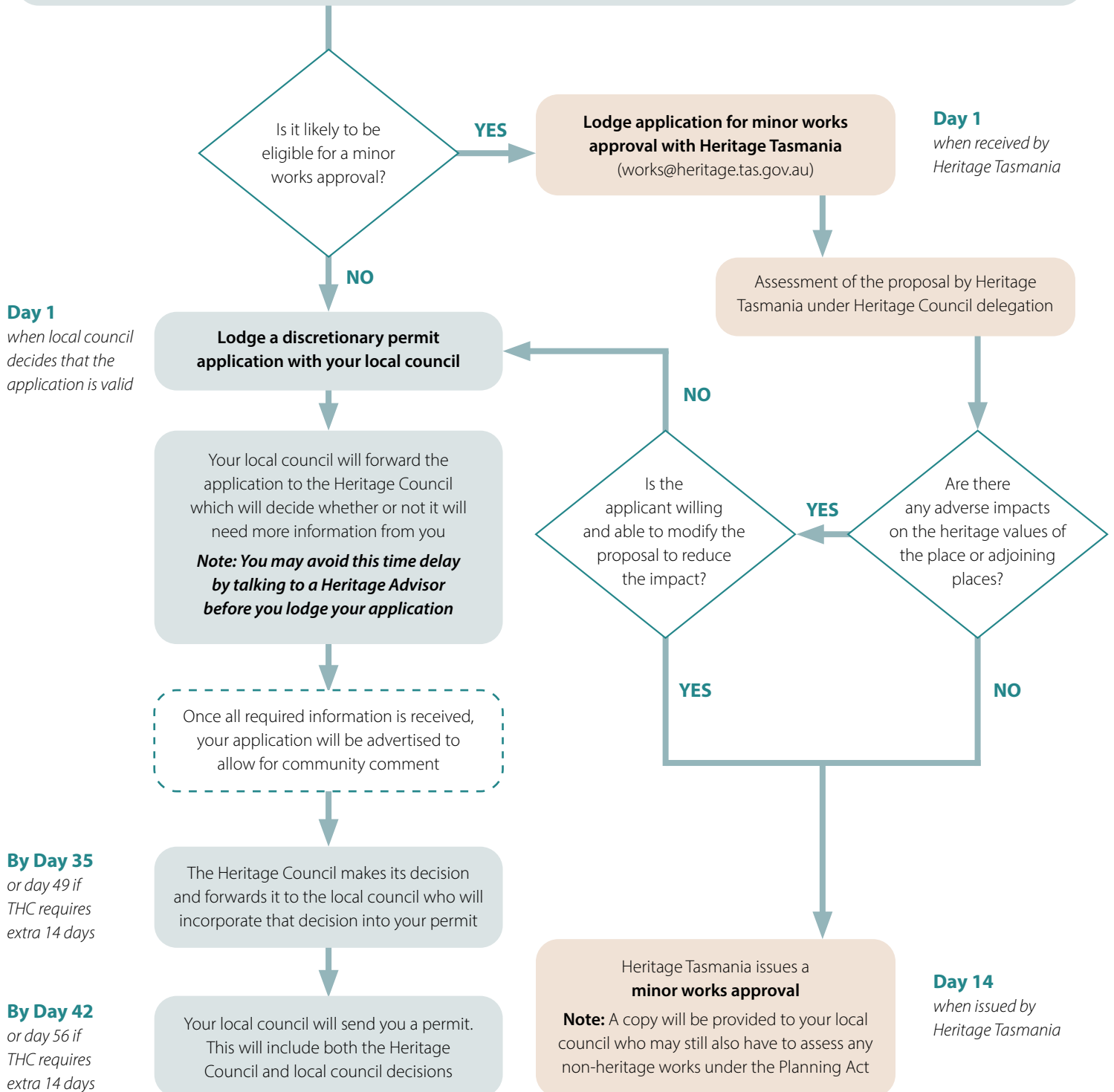
There is no statutory timeframe for determining an application for minor works approval, but within 14 days is usual. A discretionary permit application must be determined within 42 days, unless a request for further information is made or an extension of time applies.

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 (refer to page 3 regarding statutory exemptions).

The flow chart on the next page shows the usual pathways to heritage approval.

Before you lodge your application

1. Develop an understanding of the place's heritage values and the relative value of the parts that make up the heritage place.
2. Have a Conservation Management Plan (CMP) prepared if the heritage values of the place are not well understood or the place is one of high heritage value.
3. Seek design solutions that limit or minimise any adverse impacts on the place's heritage values.
4. Consult the Works Guidelines so that you understand the Heritage Council's expectations, and if needed seek advice from Heritage Tasmania.
5. After preparing a draft proposal, and if the project is complex, have a Heritage Impact Statement (HIS) prepared to ascertain whether design adjustments ought to be made to mitigate impacts.
6. Ensure that the proposed works are clearly documented.



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 i.e. what gives it heritage value, 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. Plan for retention of the place's significance

Changes should be planned to ensure that the place's heritage values are retained. Consider changes that can enhance significance through the reversal of unsympathetic alterations made in the past. Avoid changes that will compromise and erode the place's heritage values, obscure significant features, or confuse understanding of the nature and evolution of the place.

In the same way, consideration also needs to be given to likely impacts on the heritage values of any adjoining heritage listed places or heritage areas. Where two or more heritage places adjoin, the visual cohesion of the group is likely to contribute to their heritage values.

3. Heritage places evolve

Heritage places evolve over time, and changes can be made where they do not diminish the place's heritage values, or, if heritage values are to some extent impacted, where necessity demands it i.e. where change is unavoidable because there is no feasible and prudent alternative. Changes that provide for the ongoing relevance, use and upkeep of a place may in some cases be justifiable as the best means to enable a place to be conserved. If changes that compromise the heritage values of a place cannot be avoided, these 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 their visual setting and any relationships to other significant elements. Demolition, alterations, new structures, landscaping or other changes that are likely to impact in a way that diminishes a place's heritage values should be avoided.

5. Provide for the place's upkeep

Maintaining a heritage place is essential in conserving its heritage values. 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.

What is historic cultural heritage significance

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

In Australia, places are recognised as having historic cultural heritage significance i.e. heritage value, at different levels: local, state or territory, national and world. These Works Guidelines relate to places that have been formally recognized as being of heritage value at the state level, through their inclusion in the Tasmanian Heritage Register.

The *Historic Cultural Heritage Act 1995* (the Act) 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; and,
- (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 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" (section 15(1B) of the Act).

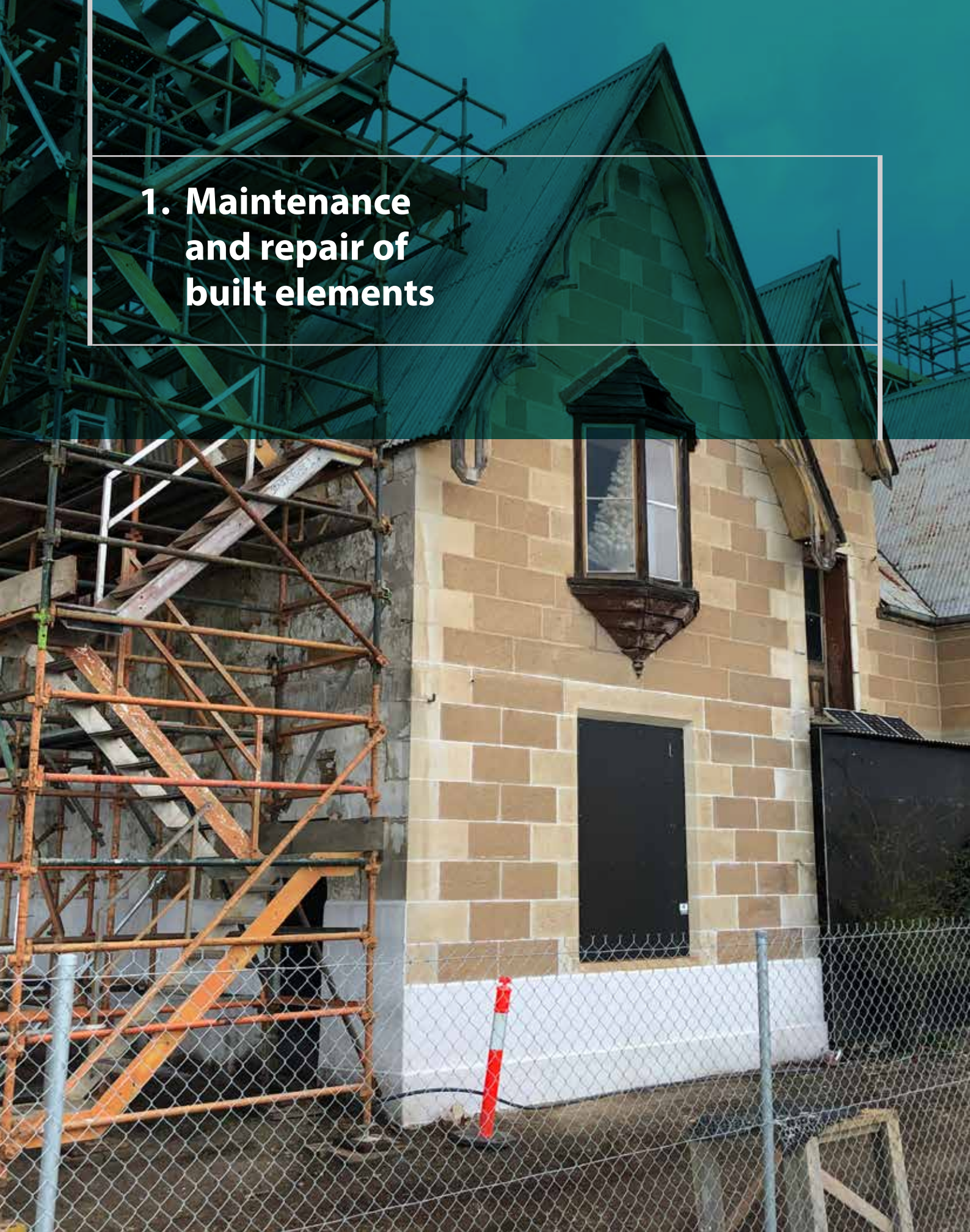
The Heritage Council's *Assessing Historic Heritage Significance* guidelines provide a detailed overview of each of the criteria. The guidelines are available online at www.heritage.tas.gov.au

Places on other heritage lists

Registered places may also be included on other heritage lists including local lists under the Local Historic Heritage Code in the Tasmanian Planning Scheme (managed by a municipal planning authority), the Aboriginal Heritage Register, the National Heritage List, Commonwealth Heritage List, and UNESCO World Heritage List.

Requirements for the conservation of those places may not be limited to what is set out in these Works Guidelines. If you are unsure of other heritage listings that may affect the management of the place that you are dealing with, Heritage Tasmania may be contacted for information.

1. Maintenance and repair of built elements

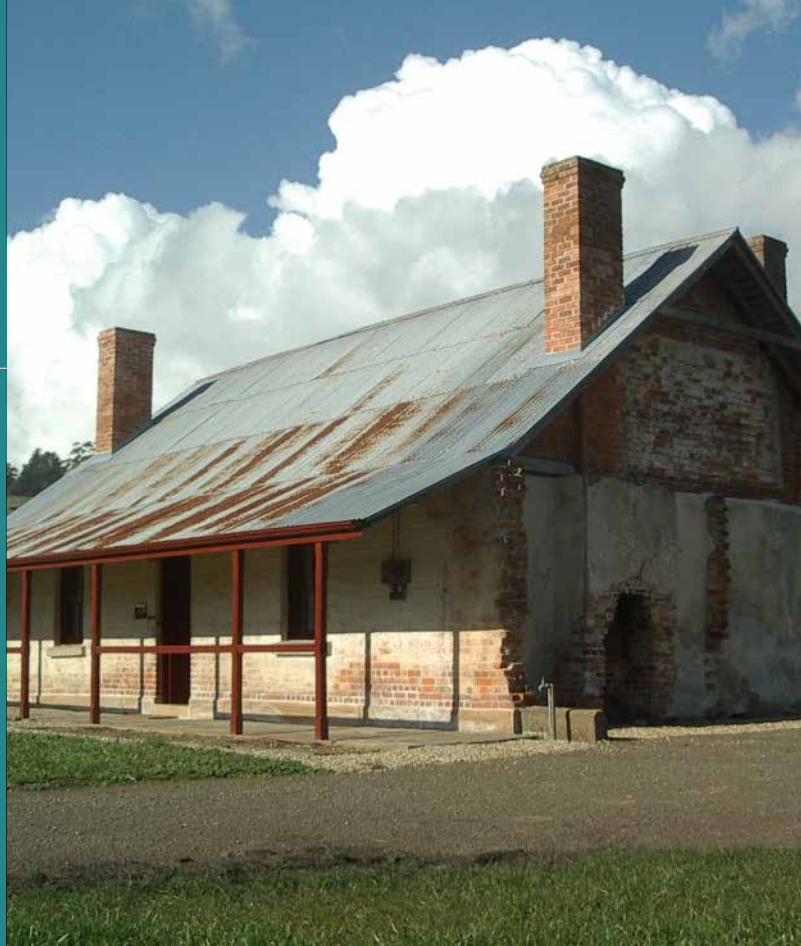


The 'Black Snake Inn', Granton

Repair case study

'Rotten Row', Cascades Probation Station, Tasman Peninsula

Rotten Row was built in the 1840s as officers' 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 replacing the rusting iron roof, missing or badly damaged sheets were replaced with second-hand material. New Colorbond gutters and downpipes were installed. Work of this kind is eligible for a minor works approval.



A range of building maintenance and repair work will be eligible for a minor works approval from the Heritage Council if the following general rules are followed:

1. Limit the scope by doing 'as much as necessary but as little as possible' (*Burra Charter* article 3.1).
2. Retain as much original fabric as possible, even if it is weathered or age-worn. Original fabric and evidence of its age contribute to the place's authenticity.
3. Take particular care to protect and conserve traditional construction details, such as may be seen in the vents, cappings, flashings, chimneys, mouldings, joinery, carving and glazing of a building. These details give a place its character.
4. Ensure that repairs visually match and are compatible with the existing fabric with regard to the type of material used, its appearance and the method of fixing.
5. To the extent that is practically possible, ensure that any changes are reversible.

Type of works	What is eligible for minor works approval? i.e. work that will have no impact or only negligible impact on the heritage values of the place	When is a discretionary permit application required by the Heritage Council and what advice is offered to achieve appropriate outcomes?
1.1 Repair by select replacement	<p>Selectively replacing sections or units of historic fabric that are broken or decayed, where:</p> <ul style="list-style-type: none"> - the sections or units are demonstrably defective, and - repair that retains the affected fabric is not feasible, and - dismantling work is kept to a necessary minimum, and, - substantial areas of the original fabric will be retained i.e. the replacement is partial, and - the new work will substantially match the material, detail, form, colour and finish of the original. <p>Note: For stonework, select replacement is considered to be inclusive of replacement with natural stone, synthetic stone, or mortar i.e. plastic repair, which substantially matches the original work.</p> <p>Total dismantling and rebuilding of a roof, wall or floor structure that is not historic fabric and the work will not impact on abutting historic fabric.</p> <p>Total dismantling and rebuilding of a section of masonry or timber framed wall or floor that is historic fabric, 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>Dismantling and rebuilding or replacing large sections of historic fabric, especially 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>Advice for appropriate outcomes:</p> <p>This may be acceptable where:</p> <ul style="list-style-type: none"> - the subject part of a building is demonstrably defective, and - <i>in-situ</i> repair is not feasible, and - the new work will be sympathetic to the heritage character and heritage values of the place. <p>Historic fabric should be photographically recorded prior to dismantling i.e. an extant record prepared and provided to Heritage Tasmania.</p> <p>The process of undertaking the works should also be documented through to completion, and a copy of this documentation provided to Heritage Tasmania.</p> <p>Material that can be re-used in rebuilding should be salvaged and reinstated with matching construction techniques as far as possible.</p> <p>The amount of historic fabric replaced should be kept to a minimum to retain the place's authenticity.</p> <p>Where these works are limited in scope, there should be a high level of conformity between the new fabric and the original.</p> <p>New or rebuilt fabric can be distinguished by subtle means (e.g. by date stamping, minor differences in construction details or colour, and marking the junction between old and new.</p>

Type of works	Minor works approval	Discretionary permit application
1.2 Repairs by addition	<p>Providing supplementary structural support such as the installation of permanent shoring, braces, struts, straps, ties, pins, fixings or armatures where the new work:</p> <ul style="list-style-type: none"> - will not result in subsequent damage to the historic fabric e.g. cracking or staining from corrosion of the new material, and - does not alter the material character of the historic fabric, and - is concealed or visually discreet, and - is largely reversible. <p>Installation of lead or copper weatherings on masonry projections, where the work is visually discreet and does not result in new cuts or penetrations into the masonry.</p>	<p>Additive repairs that result in noticeable changes to a place's historic fabric or spaces, or that results in substantial and irreversible change to the significant fabric, the effect of which is an appreciable reduction in the place's heritage values.</p> <p>Advice for appropriate outcomes:</p> <p>The intervention is kept to the necessary minimum i.e. a solution involving the least possible new fabric or least possible damage to the historic fabric, and does not unduly compromise significant spaces.</p>

Type of works	Minor works approval	Discretionary permit application
<p>1.3 Roofs — cladding replacement</p>	<p>Totally replacing early or original roof claddings where the roof cladding is demonstrably defective, the defects are widespread i.e. not limited to a few locations, and repair is not feasible, and</p> <p>For tiled roof claddings that are of an uncommon type such as slate, terracotta or iron, the replacement material matches the original like-for-like, or</p> <p>For early or original corrugated galvanised iron sheet cladding (whether or not it has been painted), the replacement material is corrugated galvanised cladding (not Zinalume or Colorbond), although not necessarily painted; and the cladding units e.g. sheet lengths, will match the existing lengths, at least on prominent roof planes.</p> <p>With any replacement of early or original roof claddings, elements such as ridge capping, flashings, barge boards and fascia boards, vents and skylights, that are still in serviceable condition are retained, and the profiles and details of any new elements are to match existing or an earlier form.</p> <p>Note: <i>The Heritage Council may use its discretion to allow a change of material e.g. Colorbond, Zinalume or faux slate, where it is satisfied that this change will result in negligible impact on the heritage values of the place.</i></p> <p>Removing a roof cladding (including associated details) that detracts from the place's heritage values and replacing this with a cladding that is more in-keeping with the place's heritage values.</p>	<p>Work to roof cladding material or related details that will to some degree diminish the heritage values of the place by changing the nature or appearance of the place's historic fabric.</p> <p>Advice for appropriate outcomes:</p> <p>Any new roof cladding and associated details should be sympathetic to the heritage character of the place (e.g. in most cases, a galvanized finish, which over time acquires a natural dull grey patina, will have greater affinity with the materials of a heritage place than finishes created by advanced industrial processes).</p> <p>New work should match the original in terms of materials, profiles and configuration to the extent that is practicable.</p> <p>With any replacement of significant materials, the details that contribute to the heritage character of the roof (including sheet lengths, ridge capping, flashings, barge boards and fascia boards, ventilators and skylights) should match the existing form or an earlier historic form.</p> <p>Replacement of slate or terracotta claddings with new galvanised corrugated cladding, Zinalume or Colorbond is generally only acceptable:</p> <ul style="list-style-type: none"> - where the change will not visually detract from the principal characteristics of the place, - for roof planes that do not contribute to the formal presentation of the place and are concealed from public view, and - where the replacement material is chemically compatible with existing ridge cappings, flashings, gutters and downpipes, and - significant roof details are retained. <p>New material that is introduced to the roof must be compatible with existing galvanised zinc, iron, lead, and copper elements.</p> <p>Where slates or wooden shingles remain beneath the roof cladding that is proposed to be replaced, these should be retained as part of the place's heritage fabric.</p> <p>Note: <i>Because of its tendency to maintain a high level of reflectance, Zinalume sheeting and flashings should normally only be used in concealed locations.</i></p>

Type of works	Minor works approval	Discretionary permit application
1.4 Roofs — gutters and downpipes	<p>For original gutters and/or downpipes that have distinctive characteristics (e.g. cast-iron downpipes, ornamental rainwater heads) contributing to the heritage values of the place, like-for-like replacement of existing elements that are defective and unable to be repaired</p> <p>Replacement of gutters and downpipes that are of a generic form, involving minor changes to materials, profiles and/or configuration and fixing of these elements where replacement fabric is in keeping with the place's heritage character e.g. Colorbond steel gutters and downpipes instead of painted galvanized iron.</p> <p>Note: <i>In most cases, PVC gutters and/or downpipes are not an acceptable substitute for sheet-metal gutters and downpipes.</i></p> <p>Modification of concealed gutters and downpipes e.g. box gutters, where the new work is concealed.</p> <p>Reconstruction of gutters and/downpipes to match an earlier known significant form.</p>	<p>Work to the guttering or downpipes that will to some degree diminish the heritage values of the place by changing the nature or appearance of the place's significant fabric.</p> <p>Advice for appropriate outcomes:</p> <p>Any new gutters and downpipes should be of a type that is sympathetic to the heritage character of the place.</p> <p>New work should match the original in terms of materials, profiles and configuration to the extent that is practicable.</p>
1.5 Verandahs	<p>In relation to a verandah that is historic fabric:</p> <ul style="list-style-type: none"> - Scarfing or splicing 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. - Replacing deteriorated timber verandah decking with new timber of the same profile, finish and installation detail as the original. - 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 matching an earlier historic form; where subfloor deposits of potential archaeological value are not disturbed, - 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>In relation to a verandah that is not historic fabric:</p> <ul style="list-style-type: none"> - Total or partial removal or replacement, where any changes are in keeping with the heritage character of the place 	<p>Dismantling and rebuilding or replacing large sections of historic fabric, especially 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>Advice for appropriate outcomes:</p> <p>An extant record should be prepared of the historic fabric before commencing any major dismantling work.</p> <p>Total replacement of historic fabric may be appropriate where that part of the structure is demonstrably defective and conservation cannot reasonably be achieved by patch repairs.</p> <p>Replacement verandah structure should closely match the form, detailing, materials and finish of the original verandah, or an earlier known historic form.</p> <p>When modifying the form of a verandah that is historic fabric, it is usually appropriate that visible changes be minimal, and that modified fabric is in keeping with the existing or earlier detail.</p> <p>A new verandah to an historic part of a building should be designed to be in keeping with the place's heritage character.</p>

Type of works	Minor works approval	Discretionary permit application
<p>1.6 Rising damp treatment</p>	<p>Adjustment of ground levels and ground surface treatments as necessary to mitigate rising damp, and installation of subsoil drains, where historic fabric (including areas of archaeological potential) is not affected and there is no adverse visual impact.</p> <p>Desalination treatments such as sacrificial renders that do not result in permanent change to the appearance of the fabric of the place.</p> <p>Note: <i>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 visible change to, historic fabric.</p> <p>Chemical injection damp proofing treatment of masonry.</p> <p>Advice for appropriate outcomes:</p> <p>Scarring from installation of new damp proof courses should be concealed to the extent possible.</p> <p>Replacement plaster or render should match the heritage fabric like-for-like.</p> <p>Limit invasive or intrusive work to what is essential to achieve the overall retention of the place's historic fabric but has been designed to minimize the magnitude of the adverse impacts.</p>
<p>1.7 Underpinning and restumping</p>	<p>Foundation underpinning using mass concrete or chemical injection, where all reasonable precautions are taken to prevent immediate or long-term damage to the historic fabric e.g. by detailing to avoid the transfer of soluble salts from new concrete into porous masonry, and any excavation does not result in the disturbance of areas of likely archaeological potential.</p> <p>Restumping and pier replacement, provided that any visible new supports:</p> <ul style="list-style-type: none"> - match the original material (where available) and size, and - are replaced in the same location; and - don't alter the building's original level. <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 heritage 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>Advice for appropriate outcomes:</p> <p>The new work should be unobtrusive and should retain original and early fabric of a place as far as possible.</p> <p><i>See also section 7.2 'Excavation and ground disturbance'.</i></p>

Type of works	Minor works approval	Discretionary permit application
<p>1.8 Doors and windows - external</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 components.</p> <p>Replacing individual panes of glass that is historic fabric, to ensure regulatory compliance i.e. where there is a risk of impact or harm.</p> <p>Replacement of a door or window that is historic fabric, where the element is demonstrably beyond repair, and the replacement matches the material, form, and detail of the original.</p> <p>Replacing doors and windows that are not historic fabric or in an historic part of the place, where the replacement is appropriately designed and does not involve loss of heritage fabric when altering existing openings.</p> <p>Replacing modern window or door openings to non-historic parts of a place, such as in a modern extension or outbuilding, without enlargement and where the replacement is in keeping with the heritage character of the place.</p> <p><i>See also section '9.4 External alterations' in relation to installation of a new door or window.</i></p> <p><i>See also section '11.7 Energy efficiency' in relation to installation of secondary glazing or double-glazing.</i></p>	<p>Replacing doors or windows (or their component parts including sashes, frames or architraves) that are historic fabric, with elements of a different material, form or profile.</p> <p>Advice for appropriate outcomes:</p> <p>New work should be in keeping with the historic character and detail as far as possible e.g. replacement panes of glass should have similar reflectivity and colour as the original.</p> <p>Alteration of window joinery that is significant historic fabric should be avoided.</p> <p>The material, form, and profile of any new work should be sympathetic to the heritage character of the place.</p> <p>Cutting holes into significant doors for latches or locks should be avoided, with preference given to surface-mounted hardware.</p> <p>Removing original door or window hardware should be avoided; and, where significant original or early hardware cannot feasibly be retained in-situ, the items to be removed should be bagged and labelled to indicate their origin and stored at the place to enable their future reinstatement.</p>

Type of works	Minor works approval	Discretionary permit application
1.9 Interior floors, walls and ceilings	<p>Removing ceiling, wall, window and floor elements (including coverings and linings) that are not historic fabric.</p> <p>Cleaning the surface of a floor that is historic fabric, using a technique that does not remove the original timber surface texture e.g. lines from pit sawing or scallops from adzing. This includes gentle surface abrasion or buffing with hand-held tools.</p> <p>Trimming the raised edges of floorboards that have cupped, to achieve a level surface.</p> <p>Selective repair by patching or splicing in replacement material.</p> <p>Caulking the gaps in a timber floor using a flexible material.</p> <p>Replacement of a floor in part or totality where:</p> <ul style="list-style-type: none"> - the floor is demonstrably defective, the defects are widespread i.e. not limited to a few locations, and in-situ repair is not feasible; - the new floor matches the original in material and appearance; - to the extent possible, parts of the original floor structure have been retained as evidence of the original construction; and, - adjoining historic fabric e.g. skirtings, architraves, hearths and mantelpieces, is not damaged by the work. <p>Installation of new floor coverings including floating floor systems to a previously covered floor or floor that is not historic fabric, where the installation will not cause damage to significant elements including the floors, walls, skirtings, architraves, hearths or mantelpieces, doors or windows, or cornices.</p> <p>Installation of new wall and/or ceiling linings, including plasterboard sheeting or timber panelling on lightweight framing, in spaces of little or no heritage value.</p> <p>Select replacement, like-for-like, of lath and plaster walls and ceilings.</p> <p>Lifting and re-laying flagstone floors, including selective replacement of flagstones where necessary, where the work is being undertaken by a suitably skilled person.</p>	<p>Installation of new wall and/or ceiling linings in spaces that have features which contribute to the place's heritage value e.g. significant mantelpieces, joinery or cornices.</p> <p>Total replacement of original floor and/or wall(s) and/or ceiling(s) linings that are historic fabric.</p> <p>Machine sanding of a floor that is historic fabric, resulting in the removal of a substantial amount of the surface.</p> <p><i>See also section 1.11 in relation to re-surfacing and applying a new finish to a floor that is historic fabric.</i></p> <p>Advice for appropriate outcomes:</p> <p>The following apply where the affected fabric is within an historic part of a building, or the works relate to historic fabric:</p> <p>Where the structure of a floor has failed in a way that necessitates total removal, the floorboards should be removed in a careful manner and reinstated on the repaired or renewed structure.</p> <p>Floors and/or wall and ceiling linings should only be replaced with new material if they cannot feasibly be repaired and where sheeting over the defective surface would have greater impact on the historic fabric than replacement.</p> <p>New wall and ceiling linings should be installed in a manner that enables the original skirtings, architraves, mantelpieces and cornices to be conserved in original relationship with the adjacent surfaces. In some instances, this may require careful dismantling, packing out and reinstallation.</p> <p>Floors should be subject to gentle cleaning methods that do not result in substantial loss of surface including loss of original texture and tooling, and any finishes applied to these floors should be of a traditional formulation (including stain, shellack, oil, resin and wax) rather than a varnish of modern chemical formulation.</p> <p>Replacement of a framed timber floor with a concrete floor is only acceptable as a measure of last resort, where there is a structural imperative to use concrete and the work has been designed to avoid the creation of conditions that will lead to damp-related problems in the historic fabric.</p> <p>Resurfacing or refinishing work should be undertaken in a manner that avoids damage or degradation of rare and important decorative finishes (e.g. as painted surfaces that imitate stone or wood, or rare and unusual wallpapers), or significant surface textures (e.g. the pit-saw surface markings of original floorboards).</p>

Type of works	Minor works approval	Discretionary permit application
<p>1.10 Services, fixtures and fittings</p>	<p>Services upgrade to replace defective wiring or plumbing, but not involving the removal of fittings that contribute to the heritage character of the place e.g. block-mounted light switches, electrical outlets, tap ware.</p> <p>Disconnection, de-activation or bypassing of defective or redundant fixtures and fittings that are historic fabric, where the non-functioning elements are retained in situ and not materially altered e.g. conversion of an analogue tower clock to an electrical mechanism.</p> <p>Replacement of an electrical meter box, where the new meter box is located discreetly so as not to intrude of the heritage character of the place.</p> <p>Upgrade work that results in the modification of fixtures or fittings that are not historic fabric, changing the nature of their mechanisms, or their total replacement with new fixtures or fittings that are consistent with the heritage character of the place.</p> <p>Removing and/or replacing deteriorated fixtures and fittings (e.g. kitchen or bathroom cabinets and taps) that are not historic fabric, where there will be no damage to significant elements including walls, floors and skirtings.</p> <p><i>See also section 16.1 'Moveable Heritage' in relation to works affecting fittings and fixtures.</i></p>	<p>Repair work involving the removal of fittings or fixtures that are historic fabric that clearly contribute to the heritage value of the place (e.g. a kitchen's original iron stove).</p> <p>Upgrade work that results in the modification of fixtures or fittings that are historic fabric, changing the nature of their mechanisms.</p> <p>Removing and/or replacing fixtures where the work is likely to result in damage to significant elements including the fixtures themselves, walls, doors or windows, floors, cornices, architraves and/or skirtings.</p> <p>Advice for appropriate outcomes:</p> <p>Dismantling work should be planned to minimize damage to historic fabric, and repairs should match original work.</p> <p>There should be a demonstrable necessity for changes that result in the removal of historic fabric e.g. essential functionality and safety.</p> <p>To the extent reasonably possible, historic fittings that contribute to the place's heritage values should be retained in-situ, and adaption of the fittings may be acceptable if this is the only viable means for their retention. Where in-situ retention is not possible, replacement should be with new fittings that closely match those being removed.</p> <p>Modifications made to fixtures or fittings that are historic fabric should be reversible.</p> <p>Removed fittings and fixtures that are historic fabric should be retained at the place. Small items should be bagged and labelled as artefacts.</p>

Type of works	Minor works approval	Discretionary permit application
<p>1.11</p> <p>Painting and applied finishes</p>	<p>Painting of previously painted surfaces where:</p> <ul style="list-style-type: none"> - the colour scheme/s are compatible with the character of the place; and - surfaces are repainted using the original types of materials and methods e.g. lime wash, lime-based render; and - the work does not involve applying new texture coatings. <p>Painting of non-significant elements in colour/s that do not intrude on the place's heritage character.</p> <p>Removing non-significant renders, texture coatings and paint, including removal to expose heritage fabric where:</p> <ul style="list-style-type: none"> - layers that are heritage fabric will not be affected, - the removal technique does not involve a process that could damage the heritage fabric, such as the use of harsh abrasive; and - suitably qualified and experienced contractors will be employed. <p>Reconstructing historically significant finishes to surfaces that have been covered, damaged or degraded where surfaces will be coated with the same treatments as previously applied e.g. grained finish, limewash, distemper, oil-solvent paint, shellack, wax, oil.</p> <p><i>See section '11.2 Fire safety' for further information regarding the application of intumescent (fire-resistant) paint.</i></p>	<p>Changes to a colour scheme (including roof colour) that are not in keeping with the heritage character of a place.</p> <p>Painting surfaces of historic fabric that has not previously been painted, including masonry and clear-finished joinery.</p> <p>Re-surfacing a wooden floor or joinery that is historic fabric and applying a new finish of a modern chemical formulation e.g. polyurethane.</p> <p>Advice for appropriate outcomes:</p> <p>Avoid painting unpainted brick, stone or clear finished timber where doing so changes the appearance and character of a place, can be difficult to remove or is likely to prevent the evaporation of moisture i.e. likely to cause subsequent damage of the brick or stone.</p> <p>Avoid applying waterproof or water repellent coatings on masonry where there is a likelihood that these will trap moisture and prevent evaporation, causing damage.</p> <p>For clear finishes, use traditional materials and techniques i.e. not polyurethane, on historic fabric.</p> <p>Avoid overtly contemporary colour schemes e.g. reliant on stark black, grey and white painted surfaces, as these are often not compatible with the initial design intent and traditional colour schemes.</p> <p>Use lime washes and mineral silicate paints in situations where a vapour-permeable finish will benefit the place's conservation.</p>

Repair case study

Life of slate roof extended with salvaged material

When the fifth generation of the original family who established 'Woodside' in Hagley took over management of the place, they commenced a major conservation project to put the homestead back into good repair and adapt it for the needs of their family. The early slate roof was in poor condition. With assistance from Heritage Tasmania, a quantity of good second-hand slate was obtained and the entire roof at 'Woodside' was stripped, had new battens and sarking installed, and the best of the old slates re-laid. This work qualified for a minor works approval.



2. Rural activities including farming



Patterdale, Uplands Road, Deddington.

Irrigator case study

Hedges co-exist with modern pivot irrigators

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.



There are a range of rural activities which are eligible for a minor works approval. 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 land title boundaries or a Central Plan Register (CPR) diagram.

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 values of the place. It is important to avoid impacting the integrity of historic fabric. Visual impacts may be of concern when work is in near proximity to significant features. Ploughing and excavation can impact on significant archaeological remains. Care should be taken to ensure that works do not detract from the heritage character of the place as composed by such things as landscape features and building groupings.

Type of works	What is eligible for minor works approval? i.e. work that will have no impact or only negligible impact on the heritage values of the place	When is a discretionary permit application required by the Heritage Council and what advice is offered to achieve appropriate outcomes?
2.1 General rural activities	Cultivation of areas of ground that have not historically been subject to this practice, where disturbance does not adversely impact on historic fabric e.g. historic plantings including remnants of domestic gardens, orchards or hedges; early fencing; buildings and/or ruins or archaeological material.	Cultivation of a previously undisturbed area known to have archaeological potential. Advice for appropriate outcomes: Areas containing heritage fabric and known to have archaeological potential should be excluded from cultivation.
2.2 Infrastructure repairs	Repairs involving minor changes to the fabric of existing non-historic infrastructure to ensure the continued productivity of the property without change to the material character of these elements. Repairs that involve limited replacement and/or subtle changes to historic fabric, where new material is compatible with the original.	Repairs that involve the substantial replacement of historic fabric, or the introduction of visually intrusive materials. Advice for appropriate outcomes: Replacement of heritage fabric should generally only occur where it has degraded to such an extent that it can no longer be repaired. The amount of replacement should be kept to a minimum to preserve the authenticity of that part of the place. Any replacement of historic fabric should be like-for-like, preserving the integrity of that part of the place.
2.3 Horticultural activities	Establishing vines, bushes or orchards including minor changes to topography or trenching for irrigation where this work is not likely to block an important view to an historic part of a place or impact on ruins or areas of archaeological potential. Constructing trellises, light-weight green houses or polytunnels, other supporting structures and coverings, where this work is not: <ul style="list-style-type: none">- detracting from the heritage character of the place, or- within an area that has a significant landscape, or- in an area that forms a significant setting for a heritage place, or- near significant archaeological remains. <i>For more information, see section '8 New buildings' and particularly '8.2 Temporary structures.'</i>	Horticultural activities that are likely to have an adverse impact on the place's heritage values e.g. construction of new trellises or supporting frames for crop covers. Advice for appropriate outcomes: Installation of visually intrusive infrastructure e.g. polytunnel, should be temporary, and the date for the removal of the infrastructure defined. Infrastructure should be sited and screened so that impacts on identifiable heritage values are mitigated.

Type of works	Minor works approval	Discretionary permit application
<p>2.4</p> <p>Planting native vegetation</p>	<p>Planting native vegetation (including plantations) within an area that:</p> <ul style="list-style-type: none"> - does not contribute to the historic character of the place, and - is not in an area that forms a significant view corridor or setting for a heritage place, and, - is not an area of archaeological potential. <p><i>See also sections '14.3 Replacement planting of trees, shrubs and bushes' and '14.4 New planting' for more information.</i></p>	<p>The planting of native vegetation where it is likely to adversely impact on the place's heritage values.</p> <p>Advice for appropriate outcomes:</p> <p>Choice of planting species, alignment and placement of the vegetated area(s) should be designed to mitigate impacts on identifiable heritage values.</p>
<p>2.5</p> <p>Fencing</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>Fencing works that are likely to adversely impact on the place's heritage values.</p> <p>Advice for appropriate outcomes:</p> <p>Fence types i.e. material, form and height, and their alignment / placement, should be determined with the aim of minimising impacts on identifiable heritage values.</p>
<p>2.6</p> <p>Water tanks and stock troughs</p>	<p>Installing new, or replacing old, water tanks where:</p> <ul style="list-style-type: none"> - 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 - the tank stand is of traditional construction e.g. timber framed, in keeping with the heritage context, and - archaeological remains will not be affected. <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 to be concealed.</p>	<p>Establishing water tanks or stock troughs of a type and/or in a location that is likely to result in an adverse impact on a place's historic character or its setting because the work is:</p> <ul style="list-style-type: none"> - attached to, or in near proximity to, heritage building structures or ruins, or - in a landscape that has heritage values; or - in an area that contributes importantly to the setting of a heritage place, or - within a significant view corridor, or - affecting significant archaeological remains. <p>Advice for appropriate outcomes:</p> <p>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 to have the least possible impact on the place's historic character.</p> <p>Visually intrusive elements of a temporary nature will in many cases be a more acceptable outcome than those that are designed to be permanent.</p>

Type of works	Minor works approval	Discretionary permit application
2.7 Major new farm infrastructure	<p>Establishing major new farm infrastructure e.g. access roads, dams, pivot irrigation, framed crop covers, stock yards or silos, where establishing this infrastructure does not involve the removal of buildings, ruins, trees or hedges, nor disturbance of archaeological remains; and where this infrastructure is not within an area that has heritage values relating to the historic character of the landscape or in an area that forms a significant setting for a heritage place.</p> <p><i>For new dwellings and sheds (including shelters for livestock) see section '8 New buildings'.</i></p>	<p>The introduction of new infrastructure that is likely to adversely impact on the place's heritage values.</p> <p>Advice for appropriate outcomes:</p> <p>Where proposed infrastructure will have an adverse impact on heritage values, alternatives that have lower impact should be thoroughly examined and it be demonstrated that what is proposed is necessary and the only feasible and prudent option.</p> <p>In some cases, a lower impact alternative may be achieved by 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 unavoidable physical impacts to historic structures, ruins or archaeology, an extant record should be prepared of standing structures and a controlled archaeological excavation should be undertaken in the areas of archaeological potential that will be disturbed.</p> <p><i>Refer also to sections 6 & 7.</i></p>

Horticultural case study

Cherry orchard uses ruin as drawcard

At 'Somercotes' in Ross, a cherry orchard has been planted around the ruined portico of Horton College and configured to retain key views to this iconic ruin. Now that the orchard is in full production, temporary structures for seasonal sale of produce are located beside the eye-catching ruin.



3. Restoration and reconstruction



Model Prison, Port Arthur Historic Site.

Restoration case study

Port Arthur Historic Site

Since the 1970s, the conservation of Port Arthur Historic Site has been managed to conserve its heritage values. This has involved the restoration and reconstruction of damaged and incomplete parts, including landscapes, so that the place has the integrity needed to make its heritage values understandable to visitors.

A restoration project in 2001 involved removing a brick façade that had been built in front of the classical portico in the 1950s. To begin with, a small opening was made in the modern brickwork to ascertain what remained of the 1890s portico. When it was found that enough fabric had survived to enable the original treatment to be reinstated, the brickwork was completely dismantled. This restoration work needed to be complemented by reconstruction of missing mouldings and also by structural repair of the tower before the project was complete. Projects of this complexity will normally require a discretionary permit.



Discretionary permit applications will in most cases be required for major restoration / reconstruction projects where fabric that over time has acquired some heritage value must be altered or removed to enable part of the place to be reconstructed to an earlier and more significant form.

Reference should also be made to the section '6 Demolition and relocation of built elements.'

Type of works	What is eligible for minor works approval? i.e. work that will have no impact or only negligible impact on the heritage values of the place	When is a discretionary permit application required by the Heritage Council and what advice is offered to achieve appropriate outcomes?
3.1 Restoration	<p>Removing accretions that are clearly not historic fabric e.g. PVC or fibro cladding, to reveal original fabric.</p> <p>Stripping paint or other applied finishes from surfaces that were originally bare without damaging the original surface, where the technique used will not damage the substrate and suitably qualified and experienced tradespeople are employed to carry out the work.</p> <p>Reinstatement of elements of historic fabric to their original state or appearance.</p> <p>Reconstruction of missing fabric or historic parts (buildings or landscape) in which the form, detail and materials will be consistent with a known earlier state.</p>	<p>Restoration that requires fabric that has some heritage value to be removed.</p> <p>Reinstatement of elements where the context of that fabric has substantially changed since it was removed.</p> <p>Advice for appropriate outcomes:</p> <p>Restoration work should aim to preserve the integrity of the place and reveal its heritage values.</p> <p>Restoration should be well-informed and undertaken by persons with appropriate expertise, so that the place’s authenticity is retained or enhanced.</p> <p>Later fabric that provides important evidence of the place’s evolution and history of use should not be stripped away to facilitate a preferred presentation of the place.</p> <p>In some cases, it may be appropriate to remove later elements (including built structures or landscaping) that have little or no significance to restore spaces that will reveal or enhance more significant aspects of the place.</p>

Type of works	Minor works approval	Discretionary permit application
3.2 Reconstruction	<p>Reconstruction of fabric (including objects, fixtures or fittings, buildings and landscapes) that is incomplete through damage or alteration, where:</p> <ul style="list-style-type: none"> - the work does not involve the removal of fabric that contributes to the places heritage value, - the form, detail and materials of the reconstructed fabric will be consistent with a known earlier state, and - the reconstructed fabric will be identifiable as not being original on close inspection or through interpretation that is provided. <p>Repainting or re-gilding an inscription on a monument where:</p> <ul style="list-style-type: none"> - the work is being performed by a person with demonstrable competence in this type of work, and - the original text and style of the inscription is known and capable of being replicated. <p><i>See also section 4.2, 'Plaques and inscriptions' in relation to the provision of new plaque where an inscription is no longer legible.</i></p>	<p>Rebuilding that is in its form, material or detail clearly different from the known earlier form.</p> <p>Attempt at reconstruction that is based on incomplete information, i.e., to some degree reliant on conjecture.</p> <p>Reconstruction that will be anachronistic because of how surrounding parts of the place have evolved.</p> <p>Advice for appropriate outcomes:</p> <p>Reconstruction work should aim to preserve the integrity of the place and reveal its heritage values. Changes should avoid distortion of the evidence that the fabric of the place provides i.e. not compromising the place's authenticity.</p>

Reconstruction case study

Slaughterhouse, St Marys

An early 20th Century slaughterhouse that was constructed of bush poles, and split timber collapsed while an attempt was being made to remedy severe structural problems.

The building was systematically dismantled and rebuilt using mostly original material in its original position. The fact that the building had been photographed comprehensively before its collapse greatly assisted in achieving an authentic outcome.

The original roof shingles were reinstalled with their previously unexposed ends on the outside, extending their life.



4. Interpretation



Penitentiary, Port Arthur Historic Site.

Interpretation case study

Oatlands Heritage and Bullock Festival

The Heritage and Bullock Festival is an annual event in which many heritage places in Oatlands are opened to the public and there are various activities celebrating aspects of local history. In one of the town's oldest buildings, the wood-fired bakers' oven is brought back into service by an old Oatlands family of bakers, creating a multi-sensory interpretive experience.

This is an example of many forms in which interpretation can be delivered. The preparation of an interpretation plan or strategy may be helpful to identify the opportunities that exist for delivery of heritage information and experiences at a place.



Interpretation is all the ways of presenting the historic cultural heritage significance i.e. heritage values, of the place. The aim of interpretation is to reveal the place's story and importance. Conservation works, particularly restoration and reconstruction, can also be seen as types of interpretive activity, having the potential to reveal significance and assist in its understanding.

See section '3 Restoration and reconstruction.'

Interpretation can take many forms. It can include the way in which a place is used, investigated, or presented; and can involve a range of different media, such as signs, soundscapes, outlines of vanished features, displays of objects, publications, activities including re-enactments, and events.

Discretionary permit applications will be required for those interpretation works which are likely to have some negative impacts on the significance of the place e.g. the installation of underground cabling for a sound and light installation in an area with archaeological remains. Where practicable, non-invasive interpretation techniques should be utilised e.g. online apps, which avoid potential impact upon the setting or fabric of a place.

Type of works	What is eligible for minor works approval? i.e. work that will have no impact or only negligible impact on the heritage values of the place	When is a discretionary permit application required by the Heritage Council and what advice is offered to achieve appropriate outcomes?
4.1 Interpretation signboards	<p>Installing interpretive signage to convey information relating to the heritage values, where the work does not cause physical harm to, or visually intrude on, heritage fabric or significant spaces.</p> <p><i>See also section '15 Historic and new signage.'</i></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>Advice for appropriate outcomes:</p> <p>Interpretation should generally maintain, convey and enhance the heritage values of the place. It should in no way detract from or obscure the historic fabric or heritage values of the place.</p> <p>Aim for consistency of signage at a place, avoiding multiple layers and mismatching signage (which tends to confuse the messaging and create visual clutter).</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 Plaques and inscriptions	<p>Installation of a single plaque (or tablet) in a publicly visible part of a heritage place, to identify that place as being of heritage value, and provide a summary of its heritage values, where the plaque is:</p> <ul style="list-style-type: none"> - of a size and colour that is unobtrusive, - located such that it will not detract from the place's visual character or setting, and - fixed into mortar joints, a rendered surface or timberwork i.e. not into the face of brick or stone. <p>Installation of plaque at a gravesite, where it is:</p> <ul style="list-style-type: none"> - not attached to an original headstone; - of a size and colour that is unobtrusive; - positioned where it will not detract from the heritage character of the gravesite. 	<p>Installation of one or more plaques (or tablets) the effect of which is likely to adversely impact on the place's heritage values e.g. its heritage character.</p> <p>Advice for appropriate outcomes:</p> <p>The type of plaque i.e. material/colour, shape and size, and how it is placed should not intrude on the heritage character of the affected part of the place.</p>
4.3 Outlines of vanished structures	<p>Constructing outlines of vanished structures, where:</p> <ul style="list-style-type: none"> - the work does not involve ground disturbance in areas of archaeological potential, and - the materials used to create the outline are not visually distracting and do not intrude on the heritage character of the place. <p>Visually intrusive structures, such as frameworks representing vanished buildings, that are ephemeral e.g. light-weight, inflatable and temporary, where the work does not involve ground disturbance in areas of archaeological potential.</p>	<p>Constructing three dimensional structures to represent vanished features of a place.</p> <p>Advice for appropriate outcomes:</p> <p>Where a proposed standing structure is likely to intrude on the heritage character of a place, it may be toned down by using visually recessive finishes, including dark tones and natural colours.</p>

Type of works	Minor works approval	Discretionary permit application
<p>4.4</p> <p>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 heritage values, or use of lighting to illuminate features at night, where:</p> <ul style="list-style-type: none"> - the work does not involve ground disturbance in areas of archaeological sensitivity, and - any illumination accentuates the building's heritage character, and - the infrastructure is not visually distracting and does not intrude on the heritage character of the place, and - the infrastructure does not involve fixings into historic fabric. 	<p>Infrastructure that:</p> <ul style="list-style-type: none"> - requires underground cabling in an area likely to have archaeological potential, or - requires the fixing of physical components to heritage fabric in a manner that is likely to result in damage, or - is likely to visually intrude on the place's heritage character. <p>Electronic media that presents a view of the place that conflicts with, or is contradictory to, its heritage values.</p> <p>Electronic media or lighting that imposes physical infrastructure on significant parts of a place.</p> <p>Advice for appropriate outcomes:</p> <p>Lighting or other audio-visual installations that present the place in a manner that is inconsistent with its heritage values may be acceptable where the work is temporary or limited in its operation.</p> <p>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>

Heritage plaque case study

Burrill grave, St Lukes churchyard, Bothwell

When in 2022 a descendant of Mary Ann and Thomas Burrill sought to install a plaque that supplemented the now almost illegible inscription on the eroded headstone, Heritage Tasmania recommended that it be on a separate plinth so as not to alter the original headstone. When the plaque is a sensitive design response like this one, it is eligible for a minor works approval.



5. Subdivision or boundary adjustment



View of Launceston CBD from Holyman House

Subdivision case study

Pasture of Abbotsford, Swansea

An acceptable outcome was found for this subdivision proposal on the East Coast. The place 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. A discretionary permit was required for this subdivision.



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 cultural heritage significance of the place. Pre-lodgement advice from Heritage Tasmania should be sought on this matter. An application to subdivide should declare associated infrastructure – services connections, fencing that are known to be required to accompany the subdivision proposal.

Type of works	What is eligible for minor works approval? i.e. work that will have no impact or only negligible impact on the heritage values of the place	When is a discretionary permit application required by the Heritage Council and what advice is offered to achieve appropriate outcomes?
5.1 Adhesion	Adhesion of extra land to the existing title(s) of a 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"> - does not impact on the setting of the place or of an adjoining place, or - will not disconnect related heritage elements such as a house and its outbuildings, or - does not affect the historic lot curtilage of the place. <p>Note: <i>All 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 are likely to result in a detrimental impact on this or an adjoining place's:</p> <ul style="list-style-type: none"> - setting, or - cohesion as a collection of related heritage elements i.e. separate but related buildings, plantings or other features, or - historic lot curtilage i.e. title boundaries that are of historical importance. <p>Advice for appropriate outcomes:</p> <p>Reconfigured boundaries should ensure that 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 several factors such as:</p> <ul style="list-style-type: none"> - the size of the property, and whether the proposed lots with heritage buildings are of a size and configuration likely to provide them with a sustainable future, - the existence of elements such as outbuildings, gardens, landscape features, or areas known to have archaeological potential, and - the need to retain significant views to and from the place. <p>Retain all the main structures or significant elements associated with the place on a single title or, where that is not feasible and prudent, on adjoining titles with a 'no-build' zone between.</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>Note: <i>All 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 and relocation of built elements



Patons and Baldwins complex, Launceston

Demolition case study

Laboratory, Patons & Baldwins, Launceston

The Patons & Baldwins factory in Launceston commenced operation in 1924 and the complex continued to develop over the next 70 years. In the 1940s, a laboratory was built bridging the central laneway. Following the mill's closure in 1997, the complex has been adaptively re-used and it now houses a diverse range of new uses. Ensuring that fire risk is appropriately mitigated has been a major consideration in planning the reuse of spaces. A fire drill revealed that larger fire engines could not pass under the laboratory to access the centre of the complex. After finding that lowering the roadway was not possible due to underground infrastructure, an application was made to demolish the laboratory.

Although it demonstrated part of the history of the complex, the laboratory was of relatively low heritage value. The Heritage Council accepted that there was a justifiable reason to approve demolition. However, it required that an extant record comprising photographs and drawing be professionally prepared before demolition was commenced.



The relocation or demolition (partial or total) of significant built elements will always have a detrimental impact on the heritage values of a place. All reasonable alternatives should therefore be explored to minimize the loss of the affected place's heritage value.

Safety issues are relevant when contemplating demolition, however, most structures can be made safe and secured to limit further deterioration. Demolition should only be considered as an action of last resort. The Heritage Council may request that a heritage impact statement be provided as part of the documentation accompanying an application for demolition of a substantial amount of heritage fabric or for relocation of a significant built structure off a place.

Where demolition is agreed to, an extant record of the place may be required for archival purposes, prior to the works occurring, and interpretation may need to be provided to compensate for the loss. It may also require or encourage the salvage of demolition materials.

Type of works	What is eligible for minor works approval? i.e. work that will have no impact or only negligible impact on the heritage values of the place	When is a discretionary permit application required by the Heritage Council and what advice is offered to achieve appropriate outcomes?
6.1 Temporary removal of components	Temporary removal of a significant building component e.g. a stained-glass window, for off-site conservation.	Permanent removal from the place of a significant building component. Advice for appropriate outcomes: A significant building component should only be permanently removed from the place where no feasible and prudent alternative exists for its in-situ retention.
6.2 Relocating built structures	Relocating a built structure of no heritage value e.g. steel framed garden shed, off a place. Relocating a built structure onto a place, or within a place, where the introduction of this structure will have no impact on the heritage values including heritage character, of a place or its setting.	Relocating a significant built structure off a place. Relocating a built structure onto a place, where the introduction of this structure is likely to have an adverse impact on the place's heritage values. Advice for appropriate outcomes: Except where a building is designed to be transportable and/or where it has been relocated previously as part of its historical use and function, the relocation of a significant structure from its original location is only acceptable as a solution of last resort, i.e., where there is no feasible and prudent alternative to retaining it in its original context. Where possible, the site to which a significant structure is moved should be one close to the original location so that meaningful relationships that the structure has with its context may be perpetuated. It may be justifiable to relocate a structure that was originally designed as moveable or demountable, or which has previously been moved. 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. <i>See also section '4 Interpretation'.</i>

Type of works	Minor works approval	Discretionary permit application
6.3 Partial demolition	<p>Demolishing or removing non-historic parts; including parts that are additions to heritage structures where the work involved will not result in damage to historic fabric or will not adversely impact on the ability to understand the historical evolution of the place.</p> <p>Removing non-historic fabric, applied finishes, fixtures or fittings.</p> <p>Demolition of a relatively minor part of a significant structure, where the work will have negligible impact on the heritage values of the place and there is no feasible and prudent alternative to the proposed demolition.</p>	<p>Demolishing parts of a place that are historic fabric.</p> <p>Advice for appropriate outcomes:</p> <p>This should be avoided or minimised as far as practicable, to retain the heritage values 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 partial demolition is unavoidable, the historic parts and details i.e. spaces and fabric, that are of greatest heritage value should be retained in situ; and, where that is not practicable, the historic parts should be salvaged and relocated to where they can still exist in a meaningful way.</p> <p>Where an internal wall or other structural element is removed, it is desirable to keep vestiges i.e. 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 historic 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 i.e. as an artefact, it should be stored in good condition at the place.</p>

Type of works	Minor works approval	Discretionary permit application
6.4 Total demolition	Demolishing or removing non-significant structures e.g. 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>Demolishing a complete structure that contributes to the place's heritage values.</p> <p>Advice for appropriate outcomes:</p> <p>Total demolition of an historic structure is generally not an acceptable outcome but a solution of last resort i.e. where no feasible and prudent alternative exists. In order for the Heritage Council to consider such an application, it will require information as to why retention as-existing, or in a repaired or modified form to suit a new use, is not practically achievable i.e. as justification for the proposed demolition.</p> <p>Where total demolition is justifiable, an archival record should be made of the structure to be demolished i.e. an extant record that is provided to Heritage Tasmania. The record will need to be prepared to the standards set by the Heritage Council.</p> <p>Interpretation should be provided at the site of any significant built heritage that is demolished, to compensate for the loss. See also section '4 Interpretation'.</p> <p>Building material that can be used for heritage conservation projects, at the subject site or another, should be salvaged and made available for re-use rather than being discarded.</p>

Relocation case study

Drill hall, Launceston

The major redevelopment of a Launceston school required the removal of several 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



Temporary removal case study

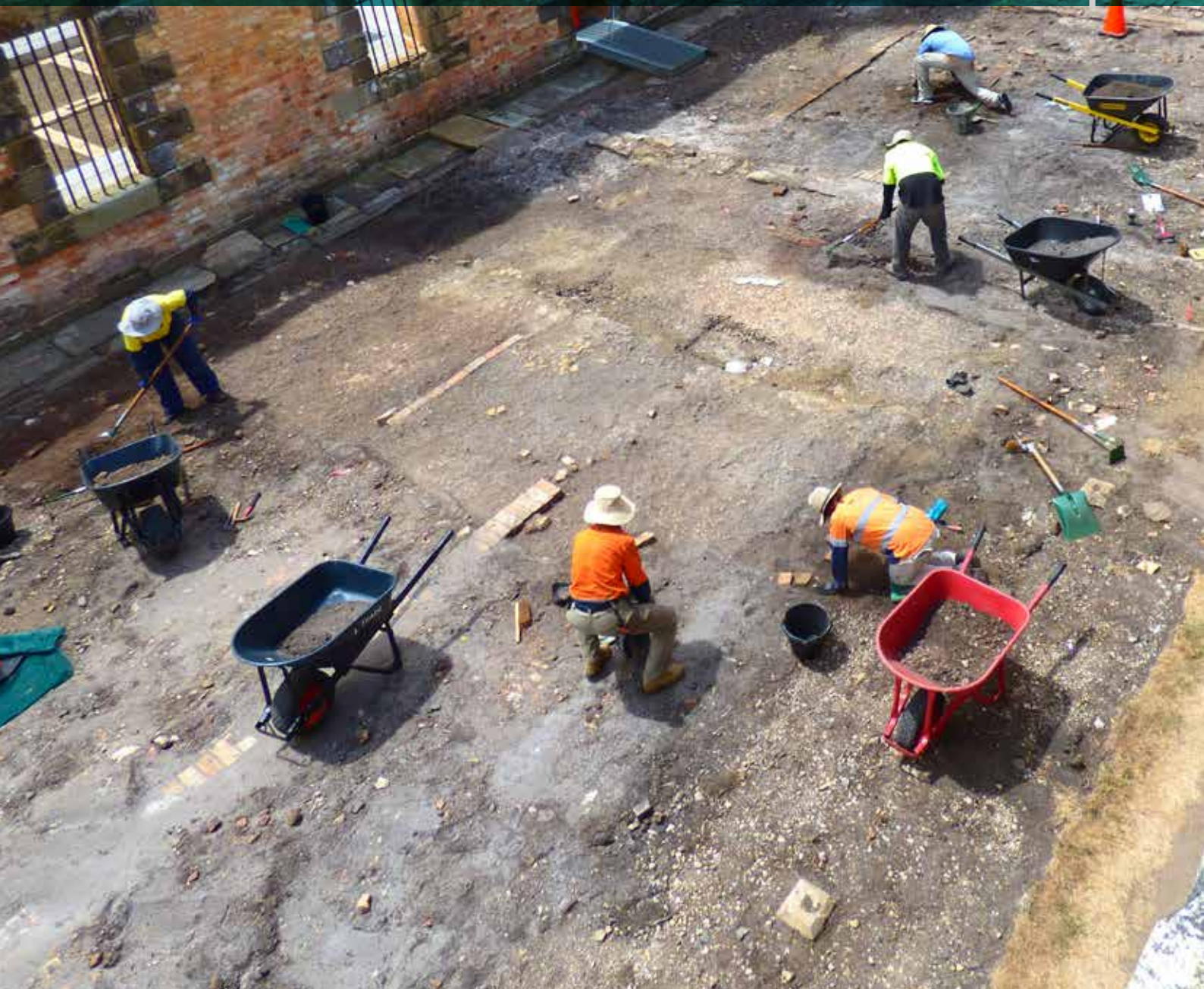
Drill hall, Launceston

All but the façade of the former Hydro-Electric Commission office building at 12 Murray Street in Hobart was demolished as part of the revitalisation of that part of the city. However, the fine joinery fixtures of one room were identified for temporary removal and reinstatement in a room behind the historic façade. These fixtures comprised cupboards and panelling of native blackwood (*Acacia melanoxylon*) and were of such a quality that 'The Blackwood Room' was among Hobart's more notable interiors.

The replacement building was designed to have a space of identical dimensions as The Blackwood Room, in the same spatial location, and the fixtures that had been carefully recorded, dismantled and stored were reassembled in this new room. It is now part of The Tasman hotel.



7. Excavation and archaeological investigation



Penitentiary, Port Arthur Historic Site

Research excavation case study

Penitentiary at Port Arthur Historic Site

Between 2013 and 2021, Port Arthur Historic Site Management Authority undertook a series of major archaeological excavations within and around the Penitentiary precinct, as part of a comprehensive project to stabilise and interpret the historic building.

Excavation focused on key operational spaces including the ablutions yards and day room, laundry and workshops. These investigations carried high research value, allowing exploration of convict lifeways, supervision, labour and the evolution of the waterfront-industrial landscape. They revealed multi-phase deposits and features, from early workshop and mill foundations to later penitentiary-era modifications, making previously little-understood spaces legible.

The findings have informed interpretation, enabling PAHSMA to introduce visitors to the daily routines of convicts and overseers within the precinct. Through this excavation, complex layers of industrial repurposing and incarceration have come to light, enriching both conservation and storytelling.



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 i.e. archaeological materials, inclusive of structures, relics or artefacts, deposits and residues, the Heritage Council may require a Statement of Historical Archaeological Potential (SoAP) to ensure impacts from excavation are managed. The SoAP should be completed in the planning phase and lodged with the development application. The SoAP will inform the Heritage Council as to whether it is appropriate to require an Archaeological Method Statement (AMS) to manage the impacts on significant archaeological value.

Further information can be found in the Heritage Council's Practice Note 2 - *Managing Historical Archaeological Significance in the Works Process*.

Type of works	What is eligible for minor works approval? i.e. work that will have no impact or only negligible impact on the heritage values of the place	When is a discretionary permit application required by the Heritage Council and what advice is offered to achieve appropriate outcomes?
7.1 Initial investigation	Removing non-significant deposits e.g. 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.	Initial investigation work that is likely to involve disturbance of significant deposits in an area known to have moderate to high archaeological value. Advice for appropriate outcomes: The work should be preceded by the preparation of a Statement of Historical Archaeological Potential and, if moderate to high archaeological potential is confirmed, also an Archaeological Method Statement that makes provision for the curation, storage or display of artefacts derived from an archaeological investigation.
7.2 Excavation and ground disturbance	Excavation for civil engineering work, building construction or laying new services i.e. trenching for pipes or cables, in areas that have no archaeological value. Works in areas known to have archaeological value where: <ul style="list-style-type: none"> - a qualified archaeologist has determined that there is a low risk of disturbing significant archaeological remains or will be present to monitor the excavation and ensure that significant deposits are avoided, or - deposits identified as being non-significant are excavated under the supervision of a qualified archaeologist to ensure works do not encroach on and disturb significant archaeological remains, or - unanticipated finds are needing to be dealt with after consultation with Heritage Tasmania. 	Planned ground disturbance in an area known to have moderate to high archaeological value. Advice for appropriate outcomes: The work should be preceded by the preparation of a Statement of Historical Archaeological Potential and, if moderate to high archaeological potential is confirmed, also an Archaeological Method Statement (AMS) that makes provision for the curation, storage or display of artefacts derived from an archaeological investigation. Where the site history indicates a possibility of uncovering human remains, an unanticipated discovery plan should be provided which steps out the process to be followed if human remains are encountered. The preparation of any predictive report e.g. SoAP, or methodologies e.g. AMS, and any controlled excavation work or monitoring thereof, should be undertaken by a suitably qualified and experienced historical archaeologist

Type of works	Minor works approval	Discretionary permit application
7.3 Archaeological excavation for research	Test excavations to confirm archaeological potential, where the work is undertaken by a qualified archaeologist and will not involve disturbance of significant deposits that are encountered.	<p>Research excavation that will involve the disturbance of deposits in an area known to have moderate to high archaeological value.</p> <p>Advice for appropriate outcomes:</p> <p>The work should be preceded by the preparation of a Statement of Archaeological Potential (SoAP), research questions that the excavation work would inform, and an Archaeological Method Statement (AMS) tailored to the site and research questions.</p> <p>The AMS should make provisions for maximising community involvement in the project, for analysis of all significant material uncovered, for the curation of material that has further diagnostic or interpretive value, and for the dissemination of project results.</p> <p><i>Refer to the Heritage Council's publication titled 'Guidelines for Historical Archaeological Research Projects on Registered Places.'</i></p>
7.4 Prospecting	<p>Prospecting for artefacts including metal detecting in an area or at a place that is not identified as having heritage value for its research potential, where the prospector has an acceptable archaeological method statement to deal with unanticipated discoveries of significant material.</p> <p>Note: <i>Other approvals will be required, including owner consent.</i></p>	<i>Refer to sections 7.1 and 7.2.</i>
7.5 Excavation for interments (burials)	<p>New interments in a cemetery where the work will not result in damage to or alteration of an existing grave that is historic fabric.</p> <p><i>See also section 4.2 (Plaques and inscriptions)</i></p>	<p>New interments that are likely to result in damage to or alteration of an existing grave that is historic fabric.</p> <p>Advice for appropriate outcomes:</p> <p>All reasonable care should be taken to avoid damage to historic fabric.</p> <p><i>See also sections 1.1 (Repairs by select replacement) and 4.2 (Plaques and inscriptions)</i></p>

8. New buildings



Roxburgh House, Elizabeth Street, Hobart

New building case study

160 Elizabeth Street, Hobart

In 2018, the Heritage Council conditionally approved a development at the corner of Elizabeth and Melville Streets in Hobart that involved the demolition of an unremarkable two-storey commercial building and hardstand carpark that occupied the corner site, and its replacement with a new three-storey building that respectfully addressed the corner site and related more positively to the heritage building. Although it encroached on the previously open side of the heritage building, the development provided benefits for presentation and conservation of the heritage place that made it an acceptable replacement.



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 i.e. the building/s, landscape and spaces. This will require an understanding of the 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.

Accepted conservation practice is to retain an appropriate visual setting and preserve significant relationships with other heritage places that are proximate to the place or parts within the place, where the relationships of these elements contribute to the cultural significance of the place. New construction that is likely to adversely affect a significant setting or relationship should be avoided.

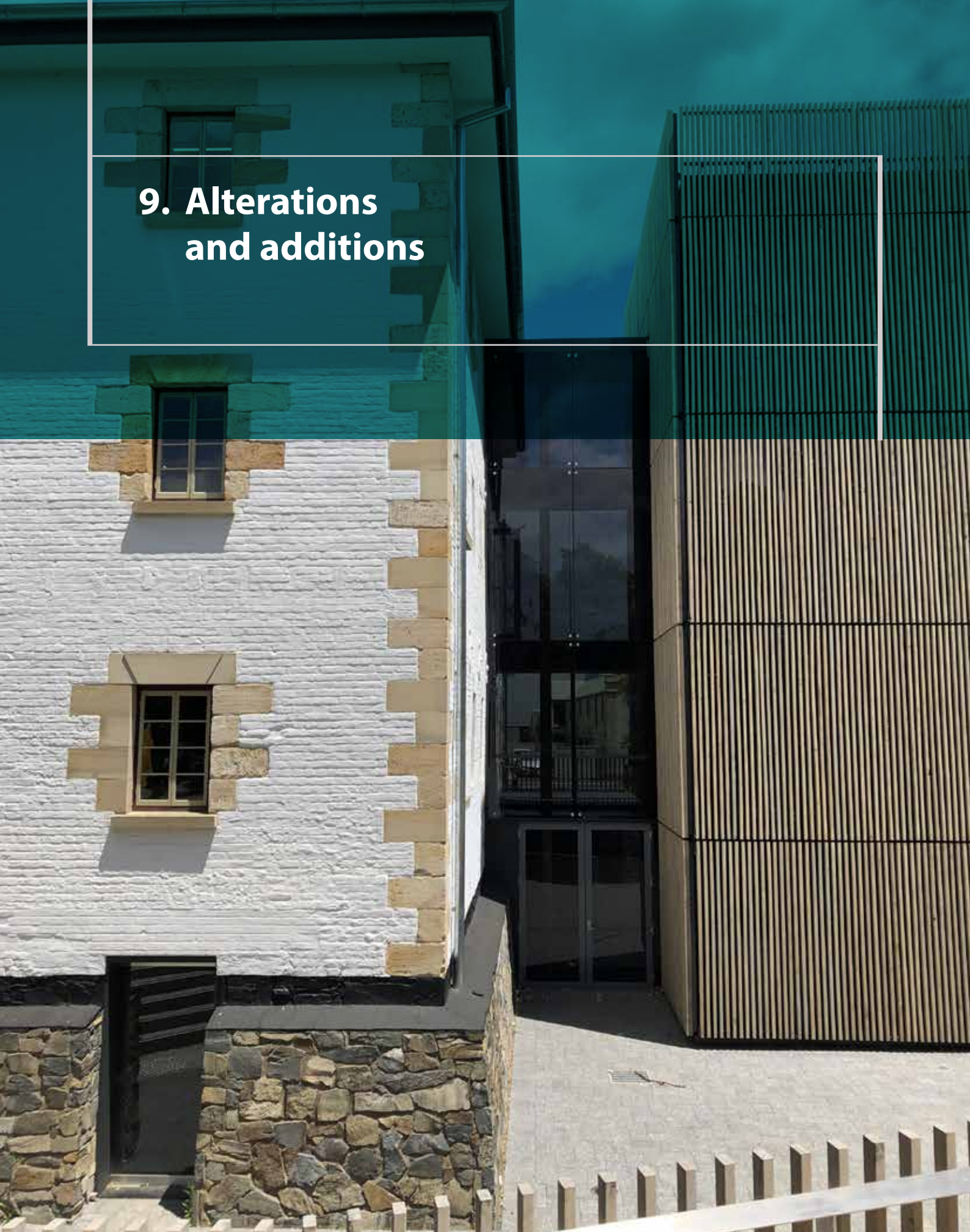
Other matters which may be relevant include the management of significant landform and landscape elements and significant archaeological values. See section 14 for further advice on altering significant outdoor spaces and built landscapes.

For places that have been assessed against criterion (c) – potential to yield information – or that are known to have significant archaeological values, see section 7.

Type of works	What is eligible for minor works approval? i.e. work that will have no impact or only negligible impact on the heritage values of the place	When is a discretionary permit application required by the Heritage Council and what advice is offered to achieve appropriate outcomes?
8.1 New buildings (generally)	<p>New buildings that have a character in keeping with the nearby historic parts and are:</p> <ul style="list-style-type: none"> - not in an area that forms a significant setting for a heritage place, or - not in an area that has a landscape or garden of heritage value, - sited and of a scale such that they are not conspicuous, - not attached, or in close proximity, to heritage structures, and - not on a site of significant archaeological potential. 	<p>New buildings that affect the place's heritage values.</p> <p>Advice for appropriate outcomes:</p> <p>New buildings should respond positively to the character of the heritage place and adjoining heritage place(s), particularly in relation to the following:</p> <ul style="list-style-type: none"> - Setting: New buildings should be designed to fit into their setting so that they are not likely to be seen as an intrusion. - Siting: New buildings should be sited in ways that minimize visual and physical impacts on historic parts of the affected heritage places including parts that have heritage values relating to spaces or views, archaeology, or vegetation. - Scale: New buildings should relate positively to the scales of surrounding buildings, not overwhelming them or being comprised of undifferentiated surfaces that are significantly different in scale to the surfaces of nearby historic parts. - Bulk and massing: New buildings that are larger than the existing structures of the place can have the visual impact reduced through design including play of shadow and articulation, for example: <ul style="list-style-type: none"> - using projections or deep reveals to create a variegated effect on surfaces using shadow, - breaking long walls into bays, - articulating large volumes and roof masses as small masses that reflect the massing of historic parts, and - stepping or adopting setbacks for upper levels of buildings. - Form: New buildings should adopt forms that are in keeping with those of the surrounding historic buildings. - Details and texture: New buildings should have details and textural characteristics in common with the historic parts of the place. - Cladding materials and colours: New buildings should have cladding materials and colours in common with the historic parts of the place. If the new building is a backdrop to an historic building its finishes should be visually recessive which can generally be achieved with non-reflective material of a neutral colour and dark tone.

Type of works	Minor works approval	Discretionary permit application
8.2 Temporary structures	Temporary structures where the structure: <ul style="list-style-type: none"> - 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 - will not be located where it could damage or impact significant fabric, significant archaeological values or other aspects of heritage value including the setting and any significant landscaping or gardens, including vistas to and from the place. 	Temporary structures that will be in place for a period of more than six months or for an indefinite period and which detract from the place's heritage values physically or visually. The erection of temporary structures involving work that disturbs or otherwise has a damaging effect on significant fabric including archaeology Advice for appropriate outcomes: Ensure that there is no lasting impact on the place's heritage values.
8.3 New structures (e.g. garages, carports, sheds, outbuildings)	Adding a single-storey, lightweight structure that: <ul style="list-style-type: none"> - can be easily removed or relocated to restore the prior setting e.g. a sheet-metal garden shed; and - does not occur within an area that has a landscape or garden of heritage value or in an area that forms a significant setting for a heritage place, - is of a scale / size that is subservient to, and does not visually dominate, any nearby historic buildings, and - will not impact on significant archaeological values. 	Structures that are likely to diminish the place's heritage values. Advice for appropriate outcomes: Appropriate outcomes include new structures that: <ul style="list-style-type: none"> - are sited and designed to avoid visual intrusion on the setting or views to the principal parts of the heritage place (including the visual connection of heritage parts of a place) and avoids physical intrusion into open spaces, areas of garden or areas of archaeological potential that contribute to the place's heritage values; - in the case of suburban carports or garages, are set back from the facade of buildings as far as can be practicably achieved; - are of a scale / size that is subservient to, and do not visually dominate, any nearby historic buildings; - incorporate roof forms and other details compatible with that of the heritage building e.g. garages can be designed to be in keeping with the architecture of the building to which they relate by matching the forms, fenestration, detailing of the existing building; - have materials or finishes that are visually recessive e.g. neutral colours in darker tones, and non-reflective materials; and/or - are positioned such that they can be screened by landscaping. Where it is not possible to find a site that avoids visual or physical intrusion and no feasible and prudent alternative exists, care should be taken to position and design the structure(s) to minimise the adverse impacts.

9. Alterations and additions



Macquarie House, Launceston

Addition case study

Macquarie House, Launceston

In 2019, the Launceston City Council undertook a major refurbishment of Macquarie House, a former warehouse and one of Launceston's oldest buildings. A large addition that provided amenities for each floor of the building was designed with care to ensure that it did not detract from the heritage values of the heritage building. The addition has a form and scale that corresponds with the heritage building, but its separation by a glazed link and the simplicity and material character make it subservient and complementary to the parent building.



Most heritage places have been previously adapted to suit changing circumstances and will continue to be modified to ensure that they meet contemporary needs and standards. However, it is not always possible to fully meet present-day expectations of comfort and amenity while conserving a place's heritage value.

The Guiding Principles on page 7 are a helpful start point when considering alterations or additions to a heritage place.

This section provides detailed guidance on how to plan alterations and additions in a manner that can be compatible with retention of a place's heritage values.

The different parts or areas within a place will, to varying degrees, contribute to the place's heritage values. It is helpful to identify the relative value of different parts / areas and to then plan any necessary changes to those parts that have least heritage value.

Front gardens, building facades, and front rooms tend to contribute importantly to the heritage values of a place, as do elements such as staircases, fireplaces, joinery and plasterwork.

The floor plan provides important evidence of how a building was used, but this evidence can usually survive the formation of new openings where wall nibs and bulkheads are retained.

Some details in the original utility areas may provide important evidence of past ways of life, as do the interiors of some outbuildings e.g. stables, tackroom, blacksmith workshop, or meat room.

A service that heritage consultants can provide is research into the history of a place's development, occupation and use, to understand its heritage values and the relative significance of its parts.

Type of works	What is eligible for minor works approval? i.e. work that will have no impact or only negligible impact on the heritage values of the place	When is a discretionary permit application required by the Heritage Council and what advice is offered to achieve appropriate outcomes?
9.1 Internal alterations (generally)	<p>New openings into floors, walls, or ceilings that are of little or no heritage value, where the totality of this and past interventions of the kind will have only negligible impact on the place's heritage values.</p> <p>Upgrading bathroom, kitchen or laundry fit-outs where there will be no alterations to historic door and/or window openings and no impacts to significant joinery, walls, ceilings or floors, or significant archaeological deposits that may exist below floor level.</p> <p>Installation of new fixtures e.g. wardrobes, that are scribed around mouldings e.g. skirtings and cornices, and do not affect interior finishes of heritage value.</p>	<p>Alterations that involve disturbance or removal of historic fabric such as walls, floors, ceilings, fireplaces, stairs, joinery, or decorative plasterwork that contributes to the heritage values of the place.</p> <p>Advice for appropriate outcomes:</p> <p>Alterations should be limited to fabric that has a relatively low level of significance, rather than fabric that has a relatively high level of significance.</p> <p>Retain internal fabric of the place that contributes to its heritage value. This fabric may include:</p> <ul style="list-style-type: none"> - the overall room layout, particularly corridors that demonstrate original circulation patterns, - fireplaces and chimney breasts, - the floor, wall and ceiling linings of timber, plaster or other materials, - significant details such as skirtings, door and window architraves, cornices and ceiling roses, - significant fixtures such as historic staircases, fireplace mantels, dado rails, panelling, doors, windows sashes, and built-in shelving or cupboards, and/or - rare and important decorative finishes such as painted surfaces that imitate stone or wood, rare and unusual wallpapers, and the pit-saw surface markings of original floorboards. <p>Where alterations involve the removal of historic fabric that divides internal spaces, vestiges i.e. 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>Work should be planned to retain significant details such as stairs, fireplaces, ornamental ceilings, panelling, doors and windows, fixtures and fittings.</p> <p>Where significant internal elements 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>

Type of works	Minor works approval	Discretionary permit application
9.2 Internal partitions	<p>Installing light weight partition walls and false ceilings e.g. for office cubicles, that:</p> <ul style="list-style-type: none"> - do not alter the historic spatial qualities, layout or design of a significant interior space, including historic patterns of access and movement, - do not intersect with window openings and surrounds, - do not involve the removal of, or the cutting into, original fabric, fixtures or fittings e.g. skirtings, timber panelling, architraves, historic/original wallpaper or wall tiles, ceiling plaster detail such as cornices, or historic light fittings, by avoiding or scribing around details or by using compressible foam at these junctions, and - are reversible i.e. able to be removed with minimal need to repair damage to the historic fabric. <p>Shop-fitting work in an existing commercial tenancy space, where the work does not involve changes to historic fabric e.g. early or original shopfront details, skirtings, ornamental plasterwork, etc.</p>	<p>Installing new internal partitions or walls in significant spaces or in a manner that is likely to damage significant fabric or alter the heritage character of a significant interior space.</p> <p>Advice for appropriate outcomes:</p> <p>Avoid dividing or breaking up spaces that are of relatively 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. Partitioning rooms into smaller spaces should be carefully considered and planned in such a way as to retain significant elements e.g. 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 later if required, enabling recovery of the space without need for the restoration or reconstruction of significant historic fabric.</p> <p>Partition walls should be configured to minimise the need for alteration of significant fabric, including fixtures and fittings.</p>

Type of works	Minor works approval	Discretionary permit application
<p>9.3</p> <p>Works to non-significant structures (i.e. modern buildings, sheds, garages)</p>	<p>Minor alterations or additions to structures or parts of structures that are of little or no heritage value, 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 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>Advice for appropriate outcomes:</p> <p>Alterations or additions to non-significant structures should be designed to be in keeping 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 the detail of historic elements. However, in many cases it is appropriate for new work to be in keeping with the character of the place and to achieve this may utilise similar scale, massing, form, fenestration pattern, materials and level of detail as the historic parts.</p>

Type of works	Minor works approval	Discretionary permit application
<p>9.4</p> <p>External alterations</p>	<p>Installation of a new window or door in an historic part, where:</p> <ul style="list-style-type: none"> - the work is in keeping with the existing fenestration pattern and detail, and - the work does not alter the historic presentation of the place. <p>Structural bracing and support that is installed in a discreet manner or in keeping with the heritage character of the place.</p> <p><i>See also section 11.7 'Energy efficiency' in relation to upgrading thermal performance of windows.</i></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>Advice for appropriate outcomes:</p> <p>Where the subject place matches the heritage character, form or detail of other adjoining heritage places, alterations should not diminish the characteristics that the places have in common.</p> <p>Alterations should be limited to fabric that has a relatively low level of significance, rather than fabric that has a relatively high level of significance.</p> <p>Any alterations to relatively significant fabric should be reversible.</p> <p>Significant external characteristics of a place should be retained, such as:</p> <ul style="list-style-type: none"> - the formal or public presentation of the place, particularly where a place contributes to the heritage values or character of a streetscape or townscape, - the essential form of the place, including its scale, construction materials and their appearance i.e. unpainted brick or stone should remain unpainted, - roof form and roof materials, chimneys, door and window arrangements and their joinery details e.g. glazing divisions in sashes, and - design details of particular interest or value such as verandahs, decorative mouldings, carvings, joinery or ironwork.

Type of works	Minor works approval	Discretionary permit application
9.5 Additions	Minor additions 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 those elements or spaces of the place that contribute to its heritage values.	<p>Additions to 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 or any adjoining Registered place.</p> <p>Advice for appropriate outcomes:</p> <p>Additions should be subservient to the main historic parts of the place i.e. an addition should not visually dominate the primary historic structure. 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>Position additions so that significant spaces or view lines are not intruded on, and so that trees, gardens or garden features are retained.</p> <p>The design of any new additions should be sympathetic to the heritage character of the place. Where minor or small-scale additions are proposed, a higher level of conformity with the historic part is desirable. The new fabric can be distinguished from historic fabric by subtle differences e.g. by slight changes in construction, stylistic details, shift in tone or colour, change of material, or a particular treatment of 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 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 i.e. design that is in-keeping with the original, but subtly different, to highly contemporary i.e. 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 parts and should not diminish the place's heritage values.</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 subfloor ventilation in historic parts which may lead to damp issues that may be difficult and costly to remedy post-construction.</p> <p>See section '8 New buildings' when major additions are proposed, and '14 Outdoor spaces, built landscapes, gardens and plants' in relation to affected outdoor areas.</p>

Addition case study

Bothwell Visitor Centre

A recently constructed visitor centre at Bothwell is placed between two sandstone heritage buildings without imposing on them. The new building was consciously set further back from the street so that the heritage buildings retained their prominence and their sides were not concealed. The use of raw timber and galvanised iron, and a deep overhang that casts a shadow over the entrance have served to make the building visually recessive. Connection to the flanking heritage buildings was also designed with care to minimise impact.



10. Access to heritage places



Hobart Town Hall

Access case study

Accessible entry to Hobart Town Hall

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.



Legislation at both Commonwealth and State levels requires that people with disabilities be able to access public facilities and commercial premises to the same extent as any other person. These requirements relate predominantly to 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 the provisions of the National Construction Code to avoid a loss of heritage values at the discretion of the certifying building surveyor. The Building Act 2016 also allows the Tasmanian Civil and Administrative Tribunal to decide whether a performance requirement of the National Construction Code relating to the provision of access can be varied or not applied where the heritage impact of achieving compliance is considered to impose unjustifiable hardship.

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 minor works approval? i.e. work that will have no impact or only negligible impact on the heritage values of the place	When is a discretionary permit application required by the Heritage Council and what advice is offered to achieve 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. Advice for appropriate outcomes: 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 along with the potential to route equal access through a new public entry in a less-significant part of a building or new addition.
10.2 Accessible toilet facilities	Installing new accessible 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 the affected places' heritage values.	Installing new accessible toilet fit-outs where there is an impact on heritage fabric, areas of archaeological potential or other heritage values. Advice for appropriate outcomes: Toilets should be located carefully to avoid or minimise impacts to significant spaces or fabric while allowing accessibility and required signage.

Type of works	Minor works approval	Discretionary permit application
<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"> - visually discreet, and - will have no physical impact to significant character or fabric including areas of archaeological potential), and - sympathetic to the character of the place, and - fully removable and reversible (that is, not concrete). <p>Installing safety railings, kerbs and tactile markers where the works:</p> <ul style="list-style-type: none"> - are required for safety purposes, and - will be constructed in an unobtrusive manner, and - will be removable and reversible. 	<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>Advice for appropriate outcomes:</p> <p>Minimising impacts to the place’s heritage values 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 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>Where the height of a feature balustrade or handrail needs to be raised, consider options of adding height extensions or a supplementary railing; and, where gaps between balusters are unsafe, consider addition of transparent screens.</p> <p>Note: <i>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>

Type of works	Minor works approval	Discretionary permit application
10.4 Internal circulation and use	<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>Advice for appropriate outcomes:</p> <p>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 values 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>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.</p> <p>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.</p>
10.5 Lifts	<p>Upgrading mechanical components for an existing lift or an early or original lift car, where the original presentation of the lift car remains unaffected by the works.</p> <p>Installing a new internal passenger lift in a position that has negligible impact on the significant fabric or spaces of the heritage place.</p> <p>Installing a chairlift onto an existing staircase, where the installation will not result in modification of historic fabric.</p>	<p>Installing a new lift that is likely to result in loss of significant fabric or which will intrude on a significant space.</p> <p>Replacement of an historic lift car which is beyond its serviceable life.</p> <p>Advice for appropriate outcomes:</p> <p>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 to provide an accessible pathway to the proposed lift.</p> <p>Significant elements from historic lift cars should be retained for interpretation or inform the finishes and interiors of replacement lift cars.</p>

Type of works	Minor works approval	Discretionary permit application
10.6 Parking and external circulation	<p>Changes to line marking or existing signage in an existing carpark.</p> <p>Altering undeveloped areas or car parks where the changes do not result in a physical or visual impact on the significant elements or spaces of the heritage place.</p> <p>New pathways and access ways that will not adversely impact the significant heritage fabric or setting.</p>	<p>Altering landscaped areas or carparks, including creation of new formalised carparks, where the changes result in a physical or a visual impact on the significant elements or spaces of the place.</p> <p>Advice for appropriate outcomes:</p> <p>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 heritage values 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 heritage values 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 fabric and setting of the place.</p>

Safety case study

Currie lighthouse balustrade

To enable safe and compliant visitor access to the elevated balcony of the Currie Lighthouse, panels of diagonal mesh stainless steel wire rope were attached to the inside of the balustrading. Ensuring minimal visual and physical impact, and reversibility of the installation, were key heritage considerations.

A minor works approval was issued to allow this addition of a mesh barrier.



11. New services (including upgrades for energy efficiency)



'Wentworth House', Bothwell

New services case study

Freestanding ground-mounted solar array

At 'Wentworth House' in Bothwell, heritage approval was granted for a freestanding ground-mounted solar array of 40 panels with underground connecting cable.

The installation is sufficiently distant that it does not intrude on the formal presentation of the house, and established trees and hedges ensure that the array was screened from public view.



New services include:

- electrical and data cabling;
- electrical metering and storage devices, including batteries,
- electrical generation equipment, including diesel standby generators, wind turbines and photo-voltaic cell arrays,
- electrical vehicle charging units,
- external lighting,
- security cameras,
- fire detection and suppression equipment,
- air-conditioning plant and equipment,
- radio or digital data receiver and transmission equipment,
- plumbing for incoming gas or water, or outflow of waste,
- plant for production of hot water, purification of water, or for handling liquid waste, including grease traps,
- storage tanks for water or fuel including gas tanks, and
- waste collection and storage facilities.

Installing new services and technologies in heritage places are adaptive works that can assist in sustaining a place's ongoing use. Updating services and facilities can be challenging, but in many cases it is possible to find a solution that has minimal impact on the place's heritage 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 a Statement of Historical Archaeological Potential (SoAP) to ensure impacts to significant archaeological values are considered before commencing works requiring excavation. See section 7.2 'Excavation and ground disturbance'.

Type of works	What is eligible for minor works approval? i.e. work that will have no impact or only negligible impact on the heritage values of the place	When is a discretionary permit application required by the Heritage Council and what advice is offered to achieve appropriate outcomes?
11.2 Fire safety	<p>Installing fire cabinets or other new equipment where the installation including any associated conduits or signage will be visually discreet and have negligible impact (visual or physical) on the heritage values of the affected place or adjoining places.</p> <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 i.e. the control panel.</p> <p>Applying fire-resistant (intumescent) paint on surfaces previously painted, 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 the character of significant interiors or on historic fabric.</p> <p>Note: For significant interiors, such as the interior of churches, a discretionary application may be required.</p>	<p>Installing equipment for fire-detection, alarm and extinguishing where the work is likely to result in either a physical or visual impact on the heritage character, fabric or spaces of a place i.e. where it will have an adverse impact, visual or physical, on the place's heritage values.</p> <p>Advice for appropriate outcomes:</p> <p>Visual and physical impacts should be minimised where possible e.g. by building in pipework for sprinkler systems and installing hydrants and booster assemblies in discreet locations.</p> <p>Note: Works required for compliance with fire safety provisions of the Building Code of Australia are supported where historic fabric is not adversely impacted. Where impacts on historic 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.</p>
11.3 Water supply	<p>Installing valves and meters, including any associated cage or covering, in a location where it will not impact on the heritage character of the place, its historic fabric or archaeological values.</p> <p>Installing rainwater tanks of an appropriate size, location and colour and where there is no change to significant fabric or setting, or impact on significant viewfields, archaeological values, trees and plantings.</p> <p>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.</p> <p>See also section '2.6 Water tanks and stock troughs'</p>	<p>Installing water supply infrastructure e.g. mains, valves, meters, tanks, where the work is likely to result in either a physical or visual impact on the heritage character, fabric or spaces of a place i.e. where it will have an adverse impact, visual or physical, on the place's heritage values.</p> <p>Advice for appropriate outcomes:</p> <p>Locate tanks towards the rear or side of the building to reduce their visual impact.</p> <p>Water storage may be concealed by using a bladder or underground systems.</p> <p>Where it is necessary to locate a tank beside a heritage building, use a tank of corrugated iron placed on a traditional wooden stand.</p> <p>Avoid the placement of plastic and fibreglass tanks in near proximity to heritage buildings and provide landscape screening where the necessary placement of such a tank is likely to intrude on a place's heritage character.</p>

Type of works	Minor works approval	Discretionary permit application
<p>11.4 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 minimize visual impacts.</p> <p>Wall penetrations in concealed locations.</p>	<p>Installing gas or other fuel services where the work is likely to result in either a physical or visual impact on the heritage character, fabric or spaces of a place i.e. where it will have an adverse impact, visual or physical, on the place's heritage values.</p> <p>Advice for appropriate outcomes:</p> <p>Where gas meters, bottles and plumbing cannot be discreetly located, they may need to be appropriately screened to minimize 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> <p>Consider alternative options for bunding, e.g. portable plastic bunds rather than concrete, to achieve a low impact solution.</p> <p><i>See also 11.1 'New services (generally)'</i></p>
<p>11.5 External lighting</p>	<p>External lighting to facades of buildings where the fixtures including lights and conduits have no impact on significant fabric and are obscured from view</p>	<p>Installing external lighting services where the work is likely to result in either a physical or visual impact on the heritage character, fabric or spaces of a place i.e. where it will have an adverse impact, visual or physical, on the place's heritage values.</p> <p>Advice for appropriate outcomes:</p> <p>Consider the use of emerging technologies leading to smaller and surface mount options that are less visually intrusive or physically invasive e.g. LED or strip lights.</p> <p><i>See 11.1 'New services (generally)'</i></p>
<p>11.6 Electric vehicle charging stations</p>	<p>Floor and wall mounted charging units positioned on an internal or external surface of a heritage building where there is no impact on significant fabric and they are obscured from view.</p>	<p>Where it is likely that the work will have an adverse impact (visual or physical) on the place's heritage values.</p> <p>Advice for appropriate outcomes:</p> <p><i>See 11.1 'New services (generally)'</i></p>

Type of works	Minor works approval	Discretionary permit application
11.7 Energy efficiency	<p>Installing insulating materials within a building, where there is negligible impact on significant elements, including floors, walls and ceilings that are historic fabric.</p> <p>Installation of draught exclusion seals in doors or windows where this work does not involve alteration of original or early building fabric.</p> <p>Installation of secondary glazing in a manner that results in minimal change to the external appearance of the place and does not involve removal of or damage to historic fabric other than fixings in mortar joints or timberwork.</p> <p>Replacing window sashes, in part or total, to effect double glazing in non-historic parts of a place or building, where the new components are of the same material and appearance as those that they replace.</p> <p><i>See also section 1.8 'Doors and Windows - external' in relation to maintenance of these elements.</i></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 walls or ceilings.</p> <p>Advice for appropriate outcomes:</p> <p><i>See 11.1 'New services (generally)'</i></p>
		<p>Upgrade to double glazing involving the replacement of early or original window glass, glazing bars, sashes or window framing.</p> <p>Advice for appropriate outcomes:</p> <p>Avoid solutions that involve substantial modification or replacement of significant fabric and/or work that results in visual changes to the principal elevation/s of a place.</p> <p>Where possible, adopt solutions that involve the subtle addition of new fabric to achieve energy efficiency, such as internal secondary glazing.</p>

Type of works	Minor works approval	Discretionary permit application
<p>11.8</p> <p>Heating and cooling services</p>	<p>Installing external units and conduits:</p> <ul style="list-style-type: none"> - in a discreet manner which does not impact on the heritage values of the place, including setting, streetscape and views to or from the place, and - where heat pumps installed against sandstone or porous brickwork are shielded from the airflow generated by the condenser unit i.e. to minimise evaporation and the potential to accelerate salt damage from rising damp. <p>Upgrading of an existing heating and cooling service with no impact to the place's heritage values.</p> <p>Installing new radiant heaters with no impact to the place's heritage values.</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 freestanding and inbuilt wood heaters, heat shields, flues and chimney pots, fire boxes in an existing fireplace / chimney where there is minor impact on fabric.</p>	<p>Installing external units and conduits where the work is likely to result in either a physical or visual impact on the heritage character, fabric or spaces of a place i.e. where it will have an adverse impact, visual or physical, on the place's heritage values.</p> <p>Advice for appropriate outcomes:</p> <p>Position air-conditioners, including 'heat pumps' with an external heat condenser unit, 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 fixing external units to chimneys.</p> <p>Avoid positioning units above shopfront awnings or in windows where they intrude on a place's presentation.</p> <p>Avoid the use of multiple units where they are publicly visible.</p> <p>Avoid placing external units where the installation will increase airflow against sandstone walls or porous brickwork, because the increased airflow can accelerate salt damage from rising damp.</p> <p>Fit internal units carefully to minimise visual and physical impacts on spaces and fabric of significance.</p> <p>Avoid damage to ceiling roses or the loss of significant light fittings when installing ceiling fans.</p> <p>Avoid inserting dropped ceilings to hide equipment where this will impact on the proportions of a significant room and/or result in the concealment of details such as cornices, ceiling roses.</p> <p>Where wall construction allows, locate cabling within wall cavities.</p> <p>Intake grills should be carefully located and designed to minimize visual and physical impacts.</p> <p>Position heater flues / chimneys away from significant public views, or finish in a manner that reduces visual impact. Retain significant chimney pots and other significant details. Internally, use low impact infill to shield heritage fabric from combustible heat sources.</p> <p>Installing ducted systems that require demolition of masonry, removal/replacement of flooring, or penetrations through ceilings that are historic fabric.</p> <p>Advice for appropriate outcomes:</p> <p>Demolition or removal of heritage fabric should be minimised as far as practicable.</p> <p><i>See sections '6.3 Partial Demolition' and '11.1 New services (generally)' for further advice on appropriate outcomes.</i></p>

Type of works	Minor works approval	Discretionary permit application
<p>11.9</p> <p>Internet or telecommunications connection</p>	<p>Installing internet, i.e. fibre (NBN), or other telecommunications connections where the works have negligible physical and visual impacts.</p> <p>Installing video-conferencing equipment where the impacts are negligible i.e. involve drilling for threading cable and attachment of fixtures.</p> <p><i>See also 11.1 'New services (generally).'</i></p>	<p>Installing telecommunications connections where the work is likely to result in either a physical or visual impact on the heritage character, fabric or spaces of a place i.e. where it will have an adverse impact, visual or physical, on the place's heritage values.</p> <p>Advice for appropriate outcomes:</p> <p>Screening should be provided to minimise visual impact where infrastructure cannot be discreetly located.</p> <p><i>See also 11.1 'New services (generally).'</i></p>
<p>11.10</p> <p>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 the work is likely to result in either a physical or visual impact on the heritage character, fabric or spaces of a place i.e. where it will have an adverse impact, visual or physical, on the place's heritage values.</p> <p>Advice for appropriate outcomes:</p> <p>Physical impacts on historic fabric should be avoided.</p> <p>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>

Type of works	Minor works approval	Discretionary permit application
11.11 Solar panels	<p>Installing solar panels on a roof where the installation:</p> <ul style="list-style-type: none"> - is not on a roof plane that is highly visible from principal views, particularly those from public areas, or intruding on the formal presentation of the place or an adjoining place, - comprises panels mounted flat onto the roof plane, with sides running parallel to the fall of the roof, - has the panel edges set back a minimum of 100mm from the lower edge of any roof sheeting, any gable, or from any ridge capping i.e. panels do not extend beyond the hip, gable or eaves of any roof plane, - the inverter, meter and any associated batteries are located where they are not visible from public areas and their installation does not result in damage to historic fabric, and - aerial or underground cables, including supporting brackets, do not detract from the presentation of the place, or impact on areas of archaeological potential. 	<p>Installing solar panels where the work is likely to result in either a physical or visual impact on the heritage character, fabric or spaces of a place i.e. where it will have an adverse impact, visual or physical, on the place's heritage values, or impact on an adjoining registered heritage place.</p> <p>Advice for appropriate outcomes:</p> <p>Locate new solar panel infrastructure i.e. panels, inverters, batteries, where it will not intrude on the principal views of a place.</p> <p>Avoid solar panels on the front roof plane. Set solar panels on side roof planes back from the front of the building and behind chimneys.</p> <p>Where possible, install solar panel arrays on structures of lesser significance, such as garages, carports or pergolas; or be a free-standing ground-mounted system located where it will not result in visual or physical impacts.</p> <p>Avoid the use of stands to fix solar panels or solar hot water systems on visible roofs.</p> <p>Arrange panels with regard to aesthetics, including any symmetry of the roof plane, trimming supporting rails so that they do not protrude beyond the panel edges and setting panels back from roof edges.</p> <p>For solar hot water systems, install the tank inside the roof space or in another location to reduce the visual impact of the installation. Internal spaces may have the added benefit of reducing heat loss.</p> <p>Ensure that the weight of new devices can be borne by the supporting structure e.g. roof rafters or ceiling joists, or that the structure is appropriately strengthened to accommodate the additional weight.</p> <p>To limit puncture damage to roof cladding, keep the number of fixing holes to the necessary minimum.</p> <p>To avoid corrosion of metal roof cladding, ensure that new metal components in contact with the roof are chemically compatible or insulated.</p>

Type of works	Minor works approval	Discretionary permit application
11.12 Wind energy turbines (residential)	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>Installing wind turbines where the work is likely to result in either a physical or visual impact on the heritage character, fabric or spaces of a place i.e. where it will have an adverse impact, visual or physical, on the place's heritage values, or impact on an adjoining registered heritage place.</p> <p>Advice for appropriate outcomes:</p> <p>Locate wind turbines to avoid them becoming the visually dominant feature at a heritage place and the surrounding landscape. Due to height and elevation, turbines can be a visually dominant feature that detracts from the heritage values of a place.</p> <p>Avoid fixing turbines to chimneys or other structures that are not constructed to take this type of structural loading.</p> <p>Avoid constructing turbines adjacent to a historic feature that is the most visually dominant feature in the surrounding landscape.</p>



12. Major services infrastructure



Lake Margaret Power Scheme, Queenstown

Replacement case study

Lake Margaret Power Scheme pipeline

Around 2006-2009, a planned upgrade of the Lake Margaret Power Scheme (commissioned 1914) included the necessary replacement of the woodstave pipeline connecting the dam to the penstocks above the power station. That pipeline dated from 1938. Initially it was thought that replacement to match the existing wooden pipe would not be cost effective or practical; however, on investigation it was found to be the most suitable in terms of cost and practicality. The upgrade work involved replacement, modification and supplementing of other infrastructure but a heritage impact assessment was made of each action to ensure that the place's heritage values were perpetuated.



Major services infrastructure covers assets relating to delivery of water and sewerage services, hydro-electric and solar generation, and functioning of transport corridors by road, rail or sea. It includes:

- Pipelines, tunnels or open channels for movement of water,
- Sewerage treatment infrastructure,
- Dams, tanks and pumping infrastructure,
- Individual wind turbines, and wind farms,
- Hydro-electric turbines,
- Grid-connected solar photo-voltaic cell arrays i.e. solar farms,
- Grid-connected battery energy storage systems (BESS),
- Electrical transmission lines,
- Telecommunication towers, and
- Roads, railway and shipping infrastructure, including bridges, tunnels, wharfs and jetties.

Major services infrastructure provides for the needs of a community or the whole of the state and typically affects parts of rural heritage places or places that are historic infrastructure such as an historic bridge or power station.

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 (SoAP) to ensure impacts to significant archaeological values are considered before commencing works requiring excavation. See *section 7.2 'Excavation and ground disturbance'*

Type of works	What is eligible for minor works approval? i.e. work that will have no impact or only negligible impact on the heritage values of the place	When is a discretionary permit application required by the Heritage Council and what advice is offered to achieve appropriate outcomes?
12.1 Major services infrastructure	<p>Upgrades to existing infrastructure, where the work does not affect historic parts, including the setting of historic parts.</p> <p>Construction of new infrastructure in a location or corridor where there will be no likely impact on the historic cultural heritage values of affected or adjoining places. Impacts to be considered include visual e.g. the setting of a heritage place, landscape e.g. impacts to hedges or trees that are cultural plantings, or archaeological e.g. impacts on historic roadways of water channels, ruins, or refuse dumps.</p> <p>Minor like-for-like repairs of missing, damaged or deteriorated fabric that is beyond further maintenance and does not involve the removal of significant heritage fabric.</p> <p>Painting and applying levelling treatments or surface coatings to previously painted, levelled or coated surfaces where there is little change to overall asset function or heritage character of the asset.</p> <p>Installing safety structures such as rails, barriers, ladders, ramps, fences, gates and other elements to meet relevant standards and industry safety requirements where this infrastructure does not detract from the heritage character of the place.</p> <p>Planned erosion control to protect the undermining or damage to assets from erosion, land slippage or soil subsidence through grading, drainage work, application of geotextile fabrics, concrete bags.</p> <p>Temporary structures such as site offices, steps, access ways, cranes and barricades and any services or site works erected for a maximum period of 12 months provided they are not located where they can damage significant heritage fabric, or landscape or archaeological remains <i>See also section 8.2 'Temporary structures'.</i></p> <p>Temporary or permanent signage, including safety signage associated with ongoing operations and activities where there is no impact to significant fabric or archaeological remains. <i>See also section 15.1 'Installing temporary signs'.</i></p> <p>Removal and installation of services such as cabling, plumbing, wiring, fittings for electrical, fire services, security and communication systems and where no historic fabric is damaged or removed.</p>	<p>Upgrades, alterations, adaptations or removal / decommissioning of buildings, generating equipment or other assets, or introduction of new buildings or plant where the work is likely to have an adverse impact on the place's heritage values.</p> <p>Construction of new infrastructure in a location or corridor where the work is likely to have an adverse impact on the heritage values of the affected or adjoining registered heritage places.</p> <p>Advice for appropriate outcomes:</p> <p>Selection of a location (or corridor route) for proposed infrastructure should be informed by a professionally prepared study of the area's historic cultural heritage, including fieldwork to identify previously unrecorded sites or features of potential heritage value. The study should consider viewfields, particularly where these relate to the setting of registered heritage places.</p> <p>Impact mitigation should begin with an investigation of feasible and prudent options to avoid impacts on heritage places.</p> <p>Where avoidance is not possible, impact mitigation strategies should be considered such as archaeological salvage and recording of affected sites, relocation of cultural plantings or built structures, and concealment through camouflage or screening.</p> <p>Proposals that result in a loss of heritage value should be preceded by investigation of possible feasible and prudent alternatives that have less impact.</p> <p>Circumstances where proposals that have an adverse impact may be justifiable include where:</p> <ul style="list-style-type: none"> - the affected asset/component is at end of life and cannot be feasibly repaired or retained in service, - the new work is functionally necessary and will be sympathetic to the heritage character and heritage values of the place, - significant fabric will be photographically recorded prior to dismantling i.e. an extant record prepared, - significant removed plant or components are managed as movable cultural heritage, - the new work is reversible <p>The amount of historic fabric replaced or adapted should be kept to a minimum to retain the place's authenticity and integrity. Where these works are limited in scope, there should be a high level of conformity between the new fabric and the original.</p> <p>The process of undertaking the works should be documented through to completion, and a copy of this documentation provided to Heritage Tasmania.</p>



13. Residential and commercial fences and gates

Boags Brewery, Shield Street, Launceston

Replacement fence case study

Boags Brewery, Launceston

In 2010, modern steel fencing at the western corner of the Boags Brewery complex in Launceston was replaced with bespoke painted steel fencing that was more reflective of the heritage character of the place. Gates beside the red brick townhouses and mid-19th Century warehouse match the yard fence and are sympathetic foreground elements.



Fences and gates are typically part of the historic fabric of a place and are deserving of a similar level of care as other historic fabric. In a suburban setting, a front fence will generally have a big impact on the public presentation of the heritage place and the street-scape. In many cases, the visual cohesion of a streetscape of heritage places will depend greatly on similarity of fence type, height and colour.

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 up to 1,050 mm high were very common. In most cases, fences of this height will provide an adequate barrier and will not overly obscure the building.

Maintenance, repair and partial replacement of missing or decayed elements is desirable over the complete replacement of significant fences and gates. For information about the maintenance, repair and spot replacement *see also section 1.1 'Repair by select replacement'*.

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 minor works approval? i.e. work that will have no impact or only negligible impact on the heritage values of the place	When is a discretionary permit application required by the Heritage Council and what advice is offered to achieve appropriate outcomes?
13.1 New fences and gates	<p>Installing a new fence and/or gate where the work:</p> <ul style="list-style-type: none"> - will reconstruct a historically documented former fence in the same location, matching form, detail and material finish, or - (where there was no pre-existing fence) is in keeping with the heritage character of the place and adjoining heritage places, or - will replace a non-significant fence with a more sympathetic alternative, and - does not adversely impact on heritage material, landscaping and plantings, and - is sympathetic to the character, presentation and setting of the place, and - is of similar height and length as the previous fence/gate, and - is consistent with original or early fence heights and character of the streetscape. 	<p>Installing new fences and gates where there may be an impact on the affected places' heritage values.</p> <p>Advice for appropriate outcomes:</p> <p>New fences and gates should be sympathetic to the heritage values of the place. They should complement the presentation and setting of the place, its period of construction and its character. In general:</p> <ul style="list-style-type: none"> - the height of the fence should not obscure public views of the building, - the design should complement the heritage character of the place e.g. 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 - materials used and degree of transparency should be complementary to the heritage character of the place e.g. a wire mesh fence may not be suitable for a 19th century house, but may be suitable for a Californian Bungalow style house, - for places assessed against criterion (c) – potential to yield information – the works will not impact on significant archaeological values. <p>Where the subject place matches the heritage character, form or detail of other adjoining heritage places, new or replacement fences should match those existing fences of the adjoining places that are most in keeping with the places' heritage character. This will enhance the characteristics that the places have in common.</p>

Type of works	Minor works approval	Discretionary permit application
<p>13.2</p> <p>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"> - the repairs do not involve large-scale replacement of historic fabric, and - 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 - there will be no change to design elements of significance including height and form. 	<p>Maintaining and repairing significant fences and gates where there may be an impact on heritage values.</p> <p>Advice for appropriate outcomes:</p> <p>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 used as the basis for restoration or reconstruction.</p>
<p>13.3</p> <p>Reconstructing an historic fence or gate</p>	<p>Reconstructing historic 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 for the reconstruction of a historic fence or gate.</p>
<p>13.4</p> <p>Removing or modifying an historic fence or gate</p>	<p>Removing an historic fence or gate where:</p> <ul style="list-style-type: none"> - it is no longer repairable, or its condition poses an immediate threat to persons or property or where threats to safety are obvious and unmistakable, and - it is reinstated or replaced in matching form, detail, and material as soon as practicable and in any event within 12 months of it being taken down. <p>Replacement or modification e.g. automation, of an historic gate where the replacement or modified version substantially matches the form, detail and material of the original.</p>	<p>Permanently removing or replacing an historic fence or gate.</p> <p>Replacing an historic gate with an automated version that is different from the original.</p> <p>Advice for appropriate outcomes:</p> <p>Significant fences and gates should be retained.</p> <p>Decayed elements of historic timber gates and fences should be replaced like-for-like, but original hardware should be retained.</p> <p>Where changes are needed to accommodate development, historic fences should be modified to the extent necessary to enable their continued existence.</p> <p><i>Where total removal is proposed, see section '6.4 Total demolition' for appropriate outcomes.</i></p>

Type of works	Minor works approval	Discretionary permit application
13.5 Extending an historic fence	Extending an historic fence or gate where: <ul style="list-style-type: none"> - the new work is of the same form, height, detail and material as the existing fence, and - the location and extent of the new work is consistent with the place's heritage character, and - where there will be no impact on significant archaeological values or other heritage values. 	Extending a significant fence where different forms, details or materials are used. Advice for appropriate outcomes: <i>See section '13.1 New fences and gates'.</i>
13.6 Works to non-historic fences and gates	Maintaining, repairing or replacing non-historic fences where the works, including any repainting, does not impact on significant fabric or setting of the significant historic structures.	New fencing that may have adverse impact on the place's heritage character or archaeological values. Advice for appropriate outcomes: <i>See section '13.1 New fences and gates'.</i>

Fence case study

Conjoined cottages, Battery Point

These conjoined cottages in DeWitt Street Battery Point have a low, traditional timber fence with wide spaced pickets, allowing an unobstructed view of the cottages. Because the fences are almost identical, they reinforce the matching architecture of the two dwellings.



A large, gnarled tree trunk in the foreground, with a view of a lake and a building in the distance. The tree trunk is thick and textured, with some roots exposed. In the background, a calm lake reflects the sky, and a white building with a classical facade sits on a pier. Mountains are visible in the far distance under a blue sky with scattered clouds.

14. Outdoor spaces, built landscapes, gardens and plants

Pumphouse Point, Lake St Clair

Landscape setting case study

Pumphouse Point, Lake St Clair

In redeveloping the Pumphouse Point complex at Lake St Clair, care needed to be taken to avoid intrusions into outdoor spaces that formed the setting of and visual connection between the pump house on the lake and the shore house. These spaces were mostly grassed areas, water and a concrete flume connecting the pumphouse to the shore, but the simplicity and openness of the landscape contribute importantly to the place's heritage values.



Outdoor spaces, built landscapes, gardens and plants are usually elements of secondary importance, forming the setting of a heritage building (or complex of buildings) that is the primary element of heritage value. However, there are some places where these outdoor features are the more significant parts.

Even where the registration datasheet of a place makes no mention of the outdoor elements, they are likely to still contribute to the place's heritage values by providing an appropriate setting, view to an historic building or environment that enhances the experience of being in the heritage building. Often, outdoor areas contain historic fabric or structure that contributes more directly to a place's heritage values.

This fabric or structure may include mature trees and other mature plantings; designed landscapes such as parks or gardens; hedges or avenues of plantings; and early built features such as outbuildings, hot houses, trellises, walls, terracing, steps, garden paths and driveways, furniture and fountains.

Altering these outdoor elements should be approached in much the same manner as considering any other type of works, although, unlike built elements, vegetation is living and ever changing.

For proposals affecting particularly significant gardens, parks or landscapes, the Heritage Council may require a landscape management plan to be submitted with the application. This plan should analyse the heritage values of the place and provide strategies to guide the conservation of the landscape so that its contribution to the place's heritage values is not diminished.

Type of works	What is eligible for minor works approval? i.e. work that will have no impact or only negligible impact on the heritage values of the place	When is a discretionary permit application required by the Heritage Council and what advice is offered to achieve appropriate outcomes?
14.1 Changing significant landforms	Erosion or stabilisation works.	<p>Substantially altering the topography or landscape of a place through excavation or fill.</p> <p>Advice for appropriate outcomes:</p> <p>Engineering advice may be required where excavations or fill are proposed which may place at risk the structural integrity of a heritage building.</p> <p>As a first principle, excavations or fill which result in adverse impacts to the significance of a place or its setting should be avoided. Where excavation or fill is unavoidable, the extent of excavation or fill 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 e.g. locating buildings or plantings in elevated positions, and modified landforms e.g. 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>

Type of works	Minor works approval	Discretionary permit application
<p>14.2</p> <p>Changing significant gardens or landscapes</p>	<p>Reconstructing garden beds based on documented or physical evidence.</p> <p>Minor changes to the layout of the garden or landscape e.g. re-routing of secondary paths, in areas with no significant archaeological values.</p> <p>Introducing portable and ephemeral elements e.g. garden benches and discreet elements.</p> <p><i>For structures such as sheds see also section '9.5 Additions'.</i></p>	<p>Substantial changes to the layout and visual character of significant gardens or landscapes, including to paving/ pathways, built features, garden beds, major tree plantings.</p> <p>Advice for appropriate outcomes:</p> <p>If re-establishing, altering or extending 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 may be established while older trees are managed to senescence. However, care should be taken, 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>14.3</p> <p>Replacement planting of trees shrubs and bushes</p>	<p>Replacement planting where:</p> <ul style="list-style-type: none"> - significant damaged or distressed trees are to be removed and replaced with matching species in a suitable location using the advice of a qualified arborist, or - planting will conserve or reinstate the landscape character or planting theme. 	<p>Replacing plantings where different species will be used e.g. a thornless variety of hawthorn for hedging.</p> <p>Advice for appropriate outcomes:</p> <p>Where different species are used, 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.</p> <p>If the place has significant viewfields i.e. views to or from a place, replacement plantings should be planned to avoid intruding on these viewfields.</p>

Type of works	Minor works approval	Discretionary permit application
<p>14.4 New planting</p>	<p>At a place without significant archaeological values, planting that:</p> <ul style="list-style-type: none"> - does not obscure significant viewfields; or - reinstates original plantings for which there is documented or physical evidence, or - extends and is consistent with historic planting patterns to reinforce the historic landscape, or - introduces a sympathetic landscape treatment or replaces an unsympathetic treatment, or - 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. <p>And, where the place is known to have significant archaeological values, where:</p> <ul style="list-style-type: none"> - previous disturbance of the soil has occurred, and the soil will only be disturbed to the same depth as previously; and - growth of the plant will not adversely impact significant archaeological values. 	<p>New plantings that are likely to obscure significant viewfields.</p> <p>New planting/s in an area identified as having archaeological potential.</p> <p>Green wall and roof proposals for external surfaces of heritage buildings.</p> <p>Advice for appropriate outcomes:</p> <p>Plan to retain significant viewfields when considering the placement of new plantings.</p> <p>Avoid establishing plantings that are likely to result in the disturbance of significant archaeological deposits through cultivation or root growth.</p> <p>Refer also to section 7.2, Excavation and Ground disturbance.</p> <p>Avoid establishing garden beds or planters against historic fabric, to avoid causing decay from rising damp in masonry or rot in timber.</p> <p>Green walls and/or roofs may be appropriate as part of a new development or in cases where the affected wall and/or roof does not contribute to the heritage values of the place.</p> <p>Before proposing to support trellises or planters from existing structures, check that the structure has an adequate load bearing capacity and will not require modification.</p>
<p>14.5 Removing plantings</p>	<p>Removing non-significant plantings, where:</p> <ul style="list-style-type: none"> - there is no impact to the social or community value of any planting e.g. memorial plantings; or - the vegetation does not contribute to the heritage significance of a place. <p>Removing a significant planting, where:</p> <ul style="list-style-type: none"> - it presents an urgent threat to life or property, and/or - an arborist confirms that it is senescent i.e. it has reached the end of its life. <p>Note: Section 35 of the Act makes provision for situations where works are needed as an urgent response to an emergency the circumstances of which do not make it practicable to seek a minor works approval. See page 3 of these guidelines for more information.</p>	<p>Removing significant plantings.</p> <p>Advice for appropriate outcomes:</p> <p>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>

Type of works	Minor works approval	Discretionary permit application
<p>14.6</p> <p>Removing wood or branches; hedge trimming and pruning</p>	<p>Removing substantial limbs from trees or the coppicing and/or laying of hedges where these are plantings of heritage significance where:</p> <ul style="list-style-type: none"> - the tree work is being undertaken by an arborist, with an awareness of the heritage values of the plantings, as necessary for the health of the plants; - coppicing and/or laying of the hedge has not occurred in the past 75 years and the work is being undertaken to return the hedge to its original form, - where the health and viability of the plants are not detrimentally affected. 	<p>Removing parts of any tree or hedge where the work is likely to badly disfigure the planting or result in its loss.</p> <p>Advice for appropriate outcomes:</p> <p><i>See section '14.5 Removing plantings' for appropriate outcomes.</i></p>
<p>14.7</p> <p>Hard landscaping</p>	<p>Altering non-significant landscape elements e.g. 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. Demolition and reconstruction of failed/failing retaining walls, including the use of concrete block walls refaced with salvaged 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 e.g. 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 such as kerbing, terracing, playgrounds, and sculpture.</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><i>See section '6.1 Relocating buildings or structures' for more information.</i></p>	<p>Altering significant hard landscaping elements.</p> <p>Introducing substantial new hard landscaping elements e.g. a new retaining wall, to a publicly visible part of the garden or in significant landscape.</p> <p>Introducing new garden / park furniture e.g. seating, shelters, bins, and playground equipment, where the totality of the new work is likely to adversely impact on the heritage values of the place.</p> <p>Advice for appropriate outcomes:</p> <p>Surviving early garden elements are rare and should be retained. The form, materials and detailing of the 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> <p>Preserve the proportion of soft to hard landscaping, or the formality / informality of the landscaping elements where this is a significant characteristic of the place.</p> <p><i>See section 14.12 for Car parking and driveways.</i></p>

Type of works	Minor works approval	Discretionary permit application
<p>14.8</p> <p>Ponds and water features, swimming pools</p>	<p>Stripping of defective lining in artificial lakes and ponds where replacement lining will match previous detail, form and material.</p> <p>Installing or upgrading a safety barrier fence where the new work will not have an adverse impact on the landscape and setting.</p>	<p>New ponds, water features and swimming pools within significant landscapes or spaces or in an area with archaeological potential.</p> <p>Advice for appropriate outcomes:</p> <p>New ponds, water features and swimming pools should be designed to be sympathetic to the character of the place.</p> <p>Avoid excavation in areas of archaeological potential.</p> <p>Ensure that physical and visual impacts are mitigated by sympathetic siting, within landscape, associated hard paving and fencing, site services, i.e., filtration, and proximity of excavation and water to heritage structures.</p> <p><i>See section '7 Excavation and archaeological investigation' for appropriate outcomes.</i></p>
<p>14.9</p> <p>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 heritage values of the place and do not impact on areas of archaeological potential.</p>	<p>Installing a new retaining wall where there may be an impact on archaeological values.</p> <p>Advice for appropriate outcomes:</p> <p>See section '7 Excavation and archaeological investigation' for appropriate outcomes.</p>
<p>14.10</p> <p>New flagpoles</p>	<p>Installing a new flagpole where:</p> <ul style="list-style-type: none"> - it will be located in a garden; and - the fixture will not impact on significant heritage fabric, significant archaeological values or other aspects of significance, and - will not intrude on the setting and streetscape character of the place. <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 or where there will be an impact on the setting.</p> <p>Advice for appropriate outcomes:</p> <p><i>See section '7 Excavation and archaeological investigation' for appropriate outcomes.</i></p>

Type of works	Minor works approval	Discretionary permit application
<p>14.11</p> <p>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>Building or works within the root zone of significant trees.</p> <p>Advice for appropriate outcomes:</p> <p>Harm or damage to significant trees should be avoided.</p> <p>Specialist advice from an arborist is recommended to determine management approaches so that trees can be maintained in a stable, healthy condition.</p> <p>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>Note: <i>Works affecting trees that are on the local heritage list or significant tree register as well as the Tasmanian Heritage Register will require approval from the local planning authority as well as heritage approval.</i></p>
<p>14.12</p> <p>Car parking and driveways</p>	<p>New car parking provided in a discreet location i.e. to the rear or side of a place, that does not involve the removal of significant plantings or landscape features.</p> <p><i>See also section '10.6 Parking and external circulation.'</i></p>	<p>New car parking and driveways that may have an impact on heritage significance.</p> <p>Advice for appropriate outcomes:</p> <p>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>Ensure that paved surfaces are sloped to drain away from buildings, and that any paved surfaces that abut masonry that is historic fabric have a porous zone to enable evaporation of subsurface moisture against the wall.</p>

Reconstruction case study

John Glover's studio and garden, Patterdale

'Patterdale' at Nile was the home of one of Tasmania's best-known artists of the colonial period, and one of his famous paintings depicted the ornamental garden in front of his house and also the timber outbuilding that served as his studio and exhibition room.

Around 2017, the garden and timber outbuilding were reconstructed based on evidence from multiple sources including the artist's paintings, a drawing by the artist's son, archaeological investigation, and knowledge of similar place types.

The project needed to grapple with the fact that the surroundings of the garden had evolved. An oak tree now fully mature is something of an anachronistic element as it was not a mature tree at the time that the artist established the garden.



15. Historic and new signage



C H Smith Complex, Charles Street, Launceston

Ghost sign case study

C H Smith Complex, Launceston

Plans for redevelopment of the C H Smith complex in Launceston initially showed the faded and graffitied old signage on the side of the townhouse at 24 Charles Street to be painted over in white. In approving the development in 2017, the Tasmanian Heritage Council required that the signage be retained because it has for many years been a distinctive element of the site and contains graphics of historic interest in relation to the occupation of the site by CH Smith and because the advertising of the household product 'Reckitt's Blue' reflected a past way of life.

It was required that the wall not be painted over except below the sign. The lower part of the sign had been badly damaged by graffiti and was permitted to be restored to its original appearance. It is now a distinct and loved part of the complex.



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 heritage values 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.

Signage should be directly related to the current or historical use of the heritage building or place. In most cases it is not appropriate to display billboards for third party advertising on a heritage place.

Type of works	What is eligible for minor works approval? i.e. work that will have no impact or only negligible impact on the heritage values of the place	When is a discretionary permit application required by the Heritage Council and what advice is offered to achieve appropriate outcomes?
15.1 Installing temporary signs	<p>Where the sign:</p> <ul style="list-style-type: none"> - has no physical impact upon the place i.e. where no holes are drilled into heritage fabric or fixings driven into mature trees; - has no impact upon archaeological values; or - is temporary in nature i.e. less than 3 months and can be installed without altering or damaging heritage fabric. <p>Intermittent repeat temporary signs at same building where the signs are not displayed for a period exceeding 3 months.</p>	<p>Where the sign:</p> <ul style="list-style-type: none"> - is likely to be in place longer than 3 months; - may impact on archaeological values. <p>Advice for appropriate outcomes: 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>
15.2 Replacing an existing sign	<p>Where the replacement sign:</p> <ul style="list-style-type: none"> - has 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 are sympathetic with the heritage appearance or character of the place, or - the design of the new sign will be more sympathetic in terms of size, location and content. 	<p>Replacing an existing sign where the new sign is of different size, volume, area or is not sympathetic to the values of the place.</p> <p>Advice for appropriate outcomes: <i>See section '15.3 New signs' for appropriate outcomes.</i></p>

Type of works	Minor works approval	Discretionary permit application
<p>15.3 New signs</p>	<p>Name plates and other small sympathetic signs that do not impact on heritage fabric.</p> <p>New signs that do not adversely impact the visual characteristics or fabric of the place.</p> <p>Larger signs that are sympathetic to the heritage values of the place.</p> <p>Signage of a traditional style on parts of the place that were historically used for signage of the size and type proposed.</p> <p>Installation of common tenancy signage boards, suited to consolidation of smaller tenancy signage that is subject to frequent replacement; where this is limited to signage boards of a scale, design and fixings which will not impact on the fabric or visual presentation of a place.</p>	<p>New signs situated within the landscape setting of the place, affixed to the exterior of any building or suspended from any structure, mounted immediately inside a window or door, or within any publicly accessible internal space.</p> <p>Advice for appropriate outcomes:</p> <p>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. Consider employing the use of QR codes to allow reference to more detailed information and/or information which may frequently change. This allows for reduced size and/or amount of signs & reduces need for replacement of signs.</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>For buildings with more than two tenants, a tenancy board should be used instead of individual signs. A signage policy setting out the intentions for the whole place should be provided for complex multi-tenancies.</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>

Type of works	Minor works approval	Discretionary permit application
15.4 Digital signs	Replacement of an existing and previously approved digital sign with a new sign that has the same size and mode of messaging i.e. fixed, scrolling or changing.	New digital signs. Advice for appropriate outcomes: Avoid placing digital signs where they will intrude on the heritage character of the place.
15.5 Murals and projected images	Murals or night-time projection of images on blank walls that are not part of the primary presentation of the place and where the mural will not detract from the heritage character of the place or an adjoining heritage place.	Murals or night-time projection of images that are likely to impact on the heritage character of the place or an adjoining heritage place. Advice for appropriate outcomes: Murals should not be applied to unpainted masonry. Ensure that murals do not cover architectural detail i.e. graphics should be confined to fill areas between detail. Avoid the use of colours that are likely to be regarded as detracting from the heritage character of the affected places.
15.6 Old signs	Removing an existing sign where the sign does not contribute to the heritage values of the place. Repainting or renovating an existing non-historic sign in its original design, format and materials. In-painting damaged parts of an historic sign.	Removal, alteration or destruction of historically significant signs. Advice for appropriate outcomes: Significant old signs i.e. 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. 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. Historical layering of signs can occur provided they do not adversely damage the significant qualities of the building or townscape. Renovating signs with no historical significance that may adversely impact the heritage values of a place. Advice for appropriate outcomes: <i>See section '15.3 New signs.'</i>

16. Objects related to a place (moveable heritage)



St James Church, 'Montacute', Hollow Tree

Moveable Heritage case study

St Thomas Church, Avoca

When, in 2019, St Thomas Church in Avoca was identified for divestment by the denomination that owned it, an inventory was made of contents. The potential heritage value of each item was noted along with a recommendation for its future. Heritage Tasmania reviewed the inventory and provided advice on those items that it considered ought to be retained at the church because they contributed importantly to the place's heritage values. Some items contributed only to a minor degree, and others not at all. After receiving this advice, an application was submitted for the removal of those items that contributed in some degree to the place's heritage values but which on consideration of Heritage Tasmania's advice it seemed reasonable to remove. A total of 50 items were approved to be removed. Objects that contributed importantly to the place's heritage value were kept there.



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 heritage 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 minor works approval? i.e. work that will have no impact or only negligible impact on the heritage values of the place	When is a discretionary permit application required by the Heritage Council and what advice is offered to achieve appropriate outcomes?
16.1 Removal of an object	<p>Temporary removal of an object for conservation off-site.</p> <p>Removal of an object for a fixed-term loan to a museum or other appropriate repository.</p> <p>Removal of an object that is one of many items that contributes to the heritage values of the place, but which does not in itself contribute in any unique or substantial way to these heritage values.</p>	<p>Permanent removal of an object that contributes in a unique or substantial way to the place's heritage values.</p> <p>Advice for appropriate outcomes:</p> <p>Objects that contribute uniquely to a place's stories and heritage values should be retained at the place unless there is no feasible and prudent means for appropriate on-site conservation.</p> <p>An inventory that may serve as an extant record should be made of objects that are to be removed from a place, and this inventory should record where each object was located within the place and its intended destination.</p> <p>In some instances, adaptation of an object e.g. a piece of furniture, may be an acceptable way of ensuring that it can remain at a place.</p> <p>Permanent relocation of an object to a museum may be justifiable if it cannot otherwise be publicly accessible.</p> <p>Significant objects should be protected from damage when being relocated.</p>

Useful resources

Australia ICOMOS, *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, *Practice Note No 1B: Preparation of Heritage Impact Statements*

Tasmanian Heritage Council, *Practice Note No 2: Managing Historical Archaeological Significance in the Works Application Process*

Tasmanian Heritage Council, *Practice Note No 3: 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*, 2003

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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Tasmanian Heritage Council



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