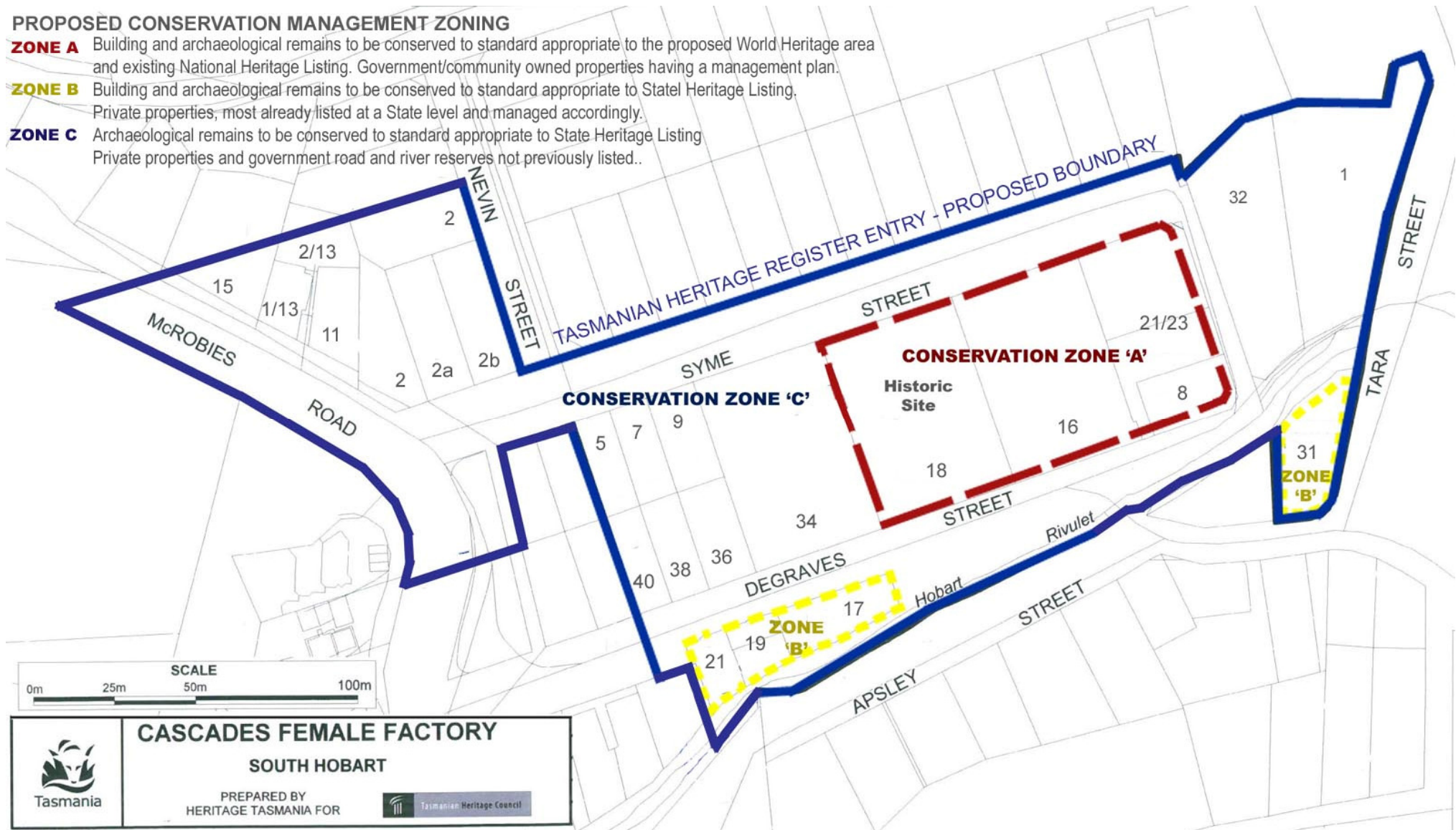


Implications of Heritage Listing of properties at the Cascades Female Factory

PROPOSED CONSERVATION MANAGEMENT ZONING

- ZONE A** Building and archaeological remains to be conserved to standard appropriate to the proposed World Heritage area and existing National Heritage Listing. Government/community owned properties having a management plan.
- ZONE B** Building and archaeological remains to be conserved to standard appropriate to Statal Heritage Listing. Private properties, most already listed at a State level and managed accordingly.
- ZONE C** Archaeological remains to be conserved to standard appropriate to State Heritage Listing. Private properties and government road and river reserves not previously listed..



Processes to be followed when undertaking works or /development to properties

<i>Conservation Zoning</i>	<i>Intrinsic features of zone</i>	<i>Management Issues</i>	<i>Development/Works Approval required from:</i>	<i>Development/Works applications to:</i>
Zone A	<p>Most intact remnants of the female convict facilities in Yards 1, 3, 4 plus the Matrons Cottage.</p> <p>Government/community-owned properties including the existing Historic Site.</p>	<p>National Heritage List and proposed World Heritage areas.</p> <p>Ongoing management as an Historic Site.</p> <p>Detailed management policies and actions to be described in a management plan.</p> <p>Approvals required for any actions to buildings and excavation of ground surface (ie: archaeological impacts).</p> <p>Excavations likely to require archaeological survey.</p>	<p>Commonwealth DEWR, Tasmanian Heritage Council & Hobart City Council</p>	
Zone B	<p>Other intact buildings – including Hope Cottage and Staff Quarters</p> <p>Privately-owned residences, previously entered to the Tasmanian Heritage Register.</p>	<p>Ongoing residential use and development to be permitted, appropriate to retaining heritage values.</p> <p>Approvals required for any actions to buildings and excavation of ground surface (ie: archaeological impacts); some actions may be excluded from approvals.</p> <p>Works may be subject to development guidelines and/or archaeological zoning plans – to be developed.</p> <p>Excavations may require archaeological survey.</p>	<p>Tasmanian Heritage Council & Hobart City Council</p>	<p>Intention that all applications be lodged through Hobart City Council, who then forward copies to the relevant approval body.</p>
Zone C	<p>Major archaeological remains below-ground, with range of modern developments over.</p> <p>Privately owned commercial-residential.</p> <p>HCC-managed road and rivulet reserves.</p>	<p>Ongoing commercial/residential use and development to be permitted, appropriate to retaining heritage values.</p> <p>Approvals required for any actions to buildings and excavation of ground surface (ie: archaeological impacts); some actions may be excluded from approvals.</p> <p>Works may be subject to development guidelines and/or archaeological zoning plans – to be developed.</p> <p>Excavations may require archaeological survey.</p>	<p>Tasmanian Heritage Council & Hobart City Council</p>	

Indicative Works or Development Guidelines for 'Zone B' and 'Zone C' properties

TYPE OF WORK	DESCRIPTION	SUGGESTED REQUIREMENTS
Demolition	Demolition of existing building or structure.	<p>Zone B - Works Approval is required where a new building or structure is to be demolished. An Exclusion from approval may be possible where the fabric being removed is considered by Heritage Tasmania to have no heritage value.</p> <p>Zone C – Works approval is not required unless the demolition involves ground disturbance (removal of floor slabs, footings, etc)</p>
New Construction including Additions	Construction of a new building, garage, outbuilding or engineered structure, or additions to same.	<p>Works Approval is required where a new building or structure is to be erected or additions are to be made to a new building.</p> <p>In all zones, the construction should seek to minimise ground disturbance by utilising light-weight construction (eg: timber, steel) and suspended floors or raft slabs in lieu of deep footings.</p> <p>Zone B – new construction needs to be sympathetic to the character and setting of existing buildings.</p> <p>An Exclusion from approval may be possible for minor structures such as garden sheds, decks, etc subject to the appraisal of Heritage Tasmania</p>
Alterations	Changes to the exterior or interior parts of a building for renovation, refurbishment or to suit changes to use.	<p>Zone B – Works approval is not required for any alterations that are not externally visible nor that alter key structural elements (eg: roof, walls or fireplaces/chimneys), subject to the appraisal of Heritage Tasmania</p> <p>Zone C - Works approval is not required where there is no ground disturbance.</p>
Landscaping	Retaining walls, paving, terracing, construction of garden structures, tree planting.	<p>Works approval is not required for general gardening activity, however the discovery of any structural or artefactual remains should be reported to Heritage Tasmania.</p> <p>Works Approval is required where excavation of the ground surface below the depth typically disturbed by gardening activity is required. An Exclusion from approval may be possible where the excavation will only disturb areas known to be highly disturbed by previous works, subject to the appraisal of Heritage Tasmania</p>
Services	Installation of in-ground services; such as electricity, water, cables, IT, gas, plumbing, sewerage or telephone etc.	<p>Works Approval is not required where existing service trenches are either being re-used or not being extended beyond their original form.</p> <p>Works Approval or an Exclusion Certificate is required for new trenches or where existing trenches are to be extended beyond their original form.</p>
Maintenance	Repairs to buildings and structures that involve replacement of like-with-like.	<p>Works Approval is not required where the original materials, detailing and appearance are retained, or previously-painted surfaces are being repainted.</p> <p>Works Approval or an Exclusion Certificate is required where the original materials, detailing and appearance are to be modified.</p>

NOTE: It is likely there will be a general requirement for any structural remains or artefacts uncovered during works to be reported to Heritage Tasmania. Where there is uncertainty of scope for differing interpretations of approval requirements, clarification should be sought from Heritage Tasmania.