

GUIDANCE FOR OWNERS OF HERITAGE LISTED PLACES

What is a heritage listed place?

There are different types of heritage lists. The Heritage Code (E13.0) in the Glenorchy Interim Planning Scheme 2015 (GIPS 2015) lists places that are of significance at the local level (i.e., that demonstrate the history of Glenorchy). The Tasmanian Heritage Register (THR) lists places that are significant at a State level. You can check whether your place is listed by searching:

- <http://www.heritage.tas.gov.au/thr.html>
- the E13 Tables within the Historic Heritage Code under the Glenorchy Interim Planning Scheme 2015 - the scheme can be viewed at www.iplan.tas.gov.au

Heritage lists are a way of signalling that a place has importance and is worthy of retention. The reasons for heritage listing can be because the place is of archaeological, architectural, historical, community, technical, associative or scientific value.

What are your obligations as the owner of a heritage listed place?

If you are proposing to undertake any development on a heritage listed place in Glenorchy you must lodge a planning permit application with Council's Planning Department unless your proposal is clearly exempt from that requirement.

Exempt works provisions are contained in the Heritage Code in the GIPS 2015 and are generally applicable to those activities that will have minimal heritage impact or constitute routine maintenance, for example, where 'like for like' materials are used. Just to be certain, it is advisable to contact Council (for locally listed places) and Heritage Tasmania (for THR listed places) to make sure the activity you are proposing is exempt.

Planning applications for heritage listed places are deemed discretionary, and are publicly advertised for 14 days. Applications for those places listed in the Tasmanian Heritage Register are taken by Council and referred to the Heritage Council for determination. To receive approval under the GIPS 2015, a proposal must satisfy the applicable Performance Criteria in the Heritage Code.

Applications for heritage listed places are also considered against a range of other standards in the GIPS 2015. These typically include, but are not necessarily limited to, the provisions of the Parking and Access Code and the Signs Code. The Significant Trees Code also applies to a selected group of trees in Glenorchy.

The planning permit application process is separate from, and in addition to, any requirements for building or plumbing permits.

What if a use is prohibited?

Special provisions in the GIPS 2015 provide scope to consider uses that may be otherwise prohibited in a zone provided that use is to the benefit of the identified heritage values and will not unduly impact the residential amenity of the area in question.

What information is needed when I lodge an application?

You will need to lodge a completed application form, provide a site plan, drawings such as elevations, plans and sections, and pay an application fee. You will need to demonstrate how the proposal satisfies the performance criteria in the Heritage Code.

Heritage listing does **not** mean a place is 'locked up' and that you cannot change anything. Listing ensures that changes to a place are carefully considered and well planned so as to maintain and use the place, while protecting it for future generations.

Discussing your plans with Council's Heritage Officer or an Advisor from Heritage Tasmania as early as possible, and certainly prior to lodging your application, is encouraged to ensure all relevant matters have been considered and to prevent, as far as possible, delays in the process.

We are here to assist and encourage preservation of our heritage. Continued use of a place is the best way to do so.

Do I have to restore the place?

There are no requirements for you to restore or renovate your place. However, if you do unauthorised work without approval from Glenorchy Council or the Heritage Council, action may be taken against you if you damage the heritage qualities of the place.

Remember, always check with Council if you are planning to do any work to your property, heritage listed or not. You may also need the approval of Council's Building or Plumbing Departments.

Council recognises that the best way to maintain old buildings is for the place to be used. Sometimes changes are needed to make the place liveable - a new bathroom, kitchen, heating or electrical work. There is usually no reason why this work cannot occur, however, it is worthwhile getting good advice to help you achieve a workable and heritage-sensitive solution. Consider engaging someone who has experience in design and the conservation of heritage listed places. Council can assist you with a list of professionals who work in this field, and can provide free basic advice on key conservation principles which can save you time and money.

Where do I find out more?

- View the Glenorchy Interim Planning Scheme at <http://iplan.tas.gov.au>
- Visit Council's website at www.gcc.tas.gov.au
- Email Council at gccmail@gcc.tas.gov.au
- Phone a Council Planner on (03) 6216 6800
- Visit us at the Council Offices, 374 Main Road, Glenorchy

Or contact:

Heritage Tasmania or the Tasmanian Heritage Council
103 Macquarie St
Hobart TAS 7001
Ph: 1300 850332
Fax: (03) 6233 3186
Email: enquiries@heritage.tas.gov.au