Attachment No. 4.1

Approvals & Consultation

Heritage Tasmania Approval



Heritage Council

GPO 80x 518 Hobert Tasmenia 7001 103 Macquarie St, Hobert Tasmenia 7000 Tel: 1300 650 332 or [03] 6233 203* Fax: [03] 6233 3185 snoutries@her/age.tas.gov.au

COPY TO APPLICANT

WORKS APPLICATION NO: PLACE ID: APPLICANT: DATE OF DECISION: PLANNING APPN REF: 4087 #5077 Woolmers Foundation Inc 17 October 2012 P12 - 102

NOTICE OF HERITAGE DECISION

(Historic Cultural Heritage Act 1995)

The Place:

'Woolmers', 658 Woolmers Lane, Longford.

Proposed Works:

Construct a new visitors centre and gallery with associated

access and parking.

The Application for Works at 'Woolmers', 658 Woolmers Lane, Longford in accordance with:

- Drawings 4001 A01-b, A02-b, A03-b, A04-b, A05-b & A06-b, all dated 07.03.12 by David Denman Associates in conjunction with Launceston Assistance & Research Centre; and
- "Statement of Heritage Impact for New Visitors Centre & Gallery, Woolmers Estate, Woolmers Lane, Longford", David Denman & Associates, March 2012; and

Additional information received 9 October 2012:

- Drawings 4001 SK-R01 dated 08.10.2012, SK-R02 dated Oct '12, SK-R03 dated Oct '12 & SK04 dated 08.10.2012, all by David Denman Associates; and
- "Appendix B: Policy Analysis of Current Conservation Management Plan for Woolmers Estate", dated 08.10.12 by David Denman & Associates
- is <u>approved</u> subject to the following conditions:
 - 1. That the works shall be in accordance with the revised drawings 4001 SK-R01 dated 08.10.2012, SK-R02 dated Oct '12, SK-R03 dated Oct '12. & SK04 dated 08.10.2012, all by David Denman Associates.

Reason for condition

To ensure that the works are conducted in accordance with the amended design to have a lesser impact on historic cultural heritage values of the registered place.

- 2. That prior to commencing the works and prior to planning new site infrastructure, a Statement of Historical Archaeological Potential shall The second second and the second seco Council's Practice Note 2 (version 2, May 2006) "Managing Historical Archaeological Significance in the Works Application Process". The Statement of Historical Archaeological Potential shall be provided to the satisfaction of the Works Manager of Heritage Tasmania.
 - 3. That if the Statement of Historical Archaeological Potential indicates that archaeological values may be impacted by the works, a Methoda assume that archaeological values may be impacted by the works, a Methoda assume that archaeological values may be impacted by the works, a Methoda assume that archaeological values may be impacted by the works, a Methoda assume that archaeological values may be impacted by the works, a Methoda assume that archaeological values may be impacted by the works, a Methoda assume that archaeological values may be impacted by the works. Statement for managing archaeological values shall be prepared in accordance with Parts 3 to 8 of the Tasmanian Heritage Council's Practice Note 2 (version 2, May 2006) "Managing Historical Archaeological Significance in the Works Application Process" and be provided to the satisfaction of the Works Manager of Heritage Tasmania prior to the commencement of works.
 - 4. That if the Method Statement provides for any archaeological investigations, the investigations shall be undertaken in accordance with the endorsed Method Statement prior to the commencement of works, or as otherwise provided for in the Method Statement.

Reason for conditions 2, 3 and 4

To ensure that any sub-surface heritage information is considered and managed appropriately.

5. That prior to the commencement of works, the applicant shall provide to the satisfaction of the Works Manager of Heritage Tasmania, the detailed design of new services, including power and water supply, stormwater and waste water treatment, and any other site infrastructure.

Reason for condition

Reason for condition
To ensure that works not adequately documented in the Works Application have an acceptable degree of impact on the place's heritage values.

6. That the established landscape and proposed hawthorn hedgerows, which are proposed to screen the new development and car parking, shall be maintained and not removed from the site without further approval of the Tasmanian Heritage Council.

Reason for condition

Because these screening elements are an integral component of the approved

7. That the external colours and finishes of the new development shall be of a subdued nature so as to minimise their presence in the rural Reason for condition

To ensure that the development does not intrude on significant visual characteristics of the place.

8. That this approval is valid for a period of two years from the date of this notice, at which time the approval will lapse unless substantial commencement has occurred.

Reason for condition

To ensure that future works take into account the heritage values of the place at

Should you wish to obtain clarification on any matter relating to this Notice of Heritage Decision, please contact Mr Chris Bonner at Heritage Tasmania, on 6336 5274.

Dianne Snowden

Dr Dianne Snowden Chair

Aboriginal Heritage Tasmania

Aboriginal (Heritage) <aboriginal@heritage.tas.gov.au> @RE: Woolmers Estate Longford - visitor centre 14 December 2012 11:33 AM

Hi Jo.

Please find attached, an A3 map showing the TASI sites near Woolmers - all are either isolated artefacts or artefact scatters. Given the close proximity to the Macquarie and South Esk Rivers, there is always potential for further, unrecorded sites to exist.

Regards,

Emily Smith Archaeologist
Aboriginal Heritage Tasmania
Department of Frinany Industries, Parks, Water and Emirons
filt Floor, Marine Book Building, a Frienklin Whert
GPO 8ex 771, Hebart, TAS, 7001. p 03 6233 5595 e emity smith@heritage.tas gov.au

www.aboriginalherlinge.tas.gov.no

From: joanna lyngcoln [mailto:JLYNGCOLN2@BIGPOND.COM] Sent: Monday, 10 December 2012 10:28 AM To: Aboriginal (Heritage) Subject: Woolmers Estate Longford - visitor centre

Please find attached a desktop assessment application to establish if there is any site registered on TASI for the footprint for the development at Woolmers Estate, Woolmers Lane Longford.

Please let me know if there is anything else required.

Cheers

Jo

Principal Jo Lyngcoln - Heritage Management p: 0407950963 e: jlyngcoln2@bigpond.com

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Woolmers Estate
TASS Search
Ta

joanna lyngcoln <jlyngcoln2@bigpond.com> Re: Woolmers Estate Longford - visitor centre 14 December 2012 4:48 PM

We will be in touch if Woolmers gets Federal approval under the EPBC Act and the project goes further.

On 14/12/2012, at 11:33 AM, Aboriginal (Heritage) wrote:

Please find attached, an A3 map showing the TASI sites near Woolmers - all are either isolated artefacts or artefact scatters. Given the close proximity to the Macquarie and South Esk Rivers, there is always potential for further, unrecorded sites to exist.

Regards,

<image001.jpg>

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Jo Lyngcoln - Heritage Management p: 0407950963 e: ilvngcoln2@bignond.com

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Desktop Assesssment Form

Aboriginal Heritage Tasmania (AHT) will complete a desktop assessment and provide you with a recommendation as to whether an Aboriginal Heritage Survey is necessary and advise you of any associated requirements.

1 Applicant Details

Name:	Jo Lyngcoln – Heritage Management	
Address:	511 Lymington Rd Lymington	
Phone:	0407 950 963	
Email:	jlyngcoln2@bigpond.com	

2 Project Background

Project Proponent:	Woolmers Estate
Contact Person:	Damian Saunders - manager
Address:	Woolmers Lane Longford
Phone:	03 6391 2230
Email:	damian@woolmers.com.au

3 Project Proposal

Please provide details of project.

Construction of a building and associated car-park adjacent to the existing Rose Garden. The building footprint is located in a rural paddock where decades of farming, sheep grazing, cropping and orchard development has occurred.

4 Project/Search Area

		nors Lana Lanafard	
Location:	Woolmers Estate, Woolmers Lane, Longford		
Region:	Northern Midlands Council		
1:25 000 Map Sheet:			
Grid Reference: GDA	Easting: 147d 08' 30"	Northing: 41d 37'30"	
Property Id (PID):			

5 Man

1:25,000 (or best scale) Map showing study area attached: X no

Aerial image showing study area attached: X yes

MapInfo compatible shape file attached: X no

Map showing development footprint: X yes

Signed:

Date: 10/12/2012

Notes:

• Incomplete Desktop Assessment forms will not be processed by Aboriginal Heritage Tasmania (AHT). Any incomplete form sent to AHT will be returned to the sender.

• Shape files (.shp) are to be submitted with Desktop Assessment forms where applicable.

Please return completed forms to:

Aboriginal Heritage Tasmania

Department of Primary Industries, Parks, Water and

Environment

Aboriginal@heritage.tas.gov.au

For enquires

Phone:

03 6233 6613

Fax:

03 6233 5555



Personal Information Statement:

 Personal information will be collected from you for the purpose of managing Tasmania's Aboriginal heritage and will be used by DPIPWE for assessing, considering, advising upon, managing and/or

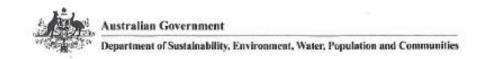
Desktop Assessment Form, December 2011.

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Aboriginal Heritage Tasmania, Department of Primary Industries, Parks, Water and Environment GPO Box 771, Hobart, TAS 7001, ph: (03) 6233 6613 fax: (03) 6233 5555

Department of Sustainability Environment Water Population & Communities

EPBC Act Referral



EPBC Ref: 2013/6755

Mr Damian Saunders General Manager Woolmers Foundation Inc PO Box 15 LONGFORD TAS 7301

Dear Mr Saunders

Decision on referral Nigel Peck Centre & Frances Archer Gallery visitors centre & associated car park, Longford, TAS EPBC 2013/6755

Thank you for submitting a referral under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act). This is to advise you of my decision about the proposed action to develop the Nigel Peck Centre and Frances Archer Gallery visitors centre and associated car park, landscaping and site access at Woolmers Estate, Longford Tasmania.

As a delegate of the Minister for Sustainability, Environment, Water, Population and Communities, I have decided that the proposed action is not a controlled action, provided it is taken in accordance with the manner described in the enclosed decision document. This means that, provided that the action is undertaken in that way, it does not require further assessment and approval under the EPBC Act before it can proceed.

A copy of the document recording this decision is enclosed. This document will be published on the department's website.

Please note that this decision relates only to the specific matters protected under Chapter 2 of the EPBC Act.

This decision does not affect any requirement for separate state or local government environment assessment and approvals of the proposed action.

Please notify this department immediately if you are unable to undertake the proposed action in accordance with the measures described. Penalty provisions may apply if the referred action is undertaken in a different way to the manner specified.

Otherwise we would appreciate receiving your written advice:

- within two weeks of the date of this letter confirming that the action will be undertaken in the manner set out in the enclosed decision, and
- within three months of the date of this letter reporting on your progress in implementing the measures.

The department has an active audit program for proposals that have been referred under the EPBC Act. The audit program aims to ensure that there is a high degree of compliance with decisions made in relation to those proposals. Please note that your project may be selected for audit by the department at any time and all related records and documents may be subject to scrutiny. Information about the department's compliance monitoring and auditing program is enclosed. I have sent a copy of this letter to Ms Jo Lyngcoln, principal Jo Lyngcoln Heritage Management advising her of this decision.

If you have any questions about the referral process or this decision, please contact the project manager, Erik van Wijk, by email to erik vanwijk@environment.gov.au, or telephone 02 6274 2119 and quote the EPBC reference number shown at the beginning of this letter

Yours sincerely

James Tregurtha Assistant Secretary

South-Eastern Australia Environment Assessment Branch

March 2013

Consultation:

The Tasmanian Heritage approval process and the Northern Midlands Council Planning Approval process have community consultation processes embedded in their timeframes. There were no comments received at that time from the general public.

A request from Brickendon for a height reduction resulted in a 1.0m reduction to the roof height as well as masking of the large glass area to ensure there would not be a reflection issue viewed from Brickendon.

A special meeting was arranged between Woolmers Estate and Brickendon to provide an open transfer of information. This meeting resulted in Brickendon approving the development. Brickendon was assured that the proposed vegetation rows would be top priority along the perimeter of the laneway, around the car-park and the northern elevation of the building.

Subsequent Consultation:

The design process has been consultative. The new proposal has been discussed with the partner property, Brickendon and met with enthusiasm. The Brickendon comments centred on reduced visual impact due to height and building mass reduction, reduction of potential glare from extensive glazing and position of carparking. While they were comfortable with the approved development they are much more relaxed by the changes proposed.

The development has been presented to Port Arthur Historic Site Management Authority (Dr Jane Harrington) for comment. As the managing authority of three of the Australian Convict World Heritage Sites in Tasmania and being a highly regarded conservation centre PAHSMA is a valued source for consultation and comment. The response was very positive and once again pleased with the changes.

The proposal has been presented to the Northern Midlands Council town planner and will be treated as an amendment to the existing approval and processed internally. NMC had no issues with the modifications and were impressed by the changes to height, use of materials and reduced glazing.

Heritage Tasmania received the proposal in a very positive manner and agreed the changes could only be of benefit to the development. While the original development was approved by the Tasmanian Heritage council, the Senior Heritage Advisor, Ian Boersma did recommend the new proposal be presented to the Works Assessment Committee for opinion. The development has since been presented to the Heritage Tasmania Works Assessment Committee and was considered to be of such quality it was not necessary to present it to the Tasmanian Heritage Council and received approval.