

Exhibited

This planning application is open for
public comment until
21 September 2026

Reference no	PLN-26-0130
Site	GLENDESSARY, 59 PERTH MILL ROAD EVANDALE
Proposed Development	Demolition of existing dwelling & construction of new dwelling
Zone	21.0 Agriculture
Use class	Residential

Written representations may be made during this time to the General Manager;
mailed to PO Box 156, Longford, Tasmania 7301,
delivered to Council offices or
a pdf letter emailed to planning@nmc.tas.gov.au

(no special form required)



Exhibited

PLANNING APPLICATION

FOR BUILDINGS, WORKS AND CHANGE OF USE
(E.g. Residential houses, sheds, carports, retaining
walls, visitor accommodation, commercial
development, signage etc.)

Office Use Only:

The Proposal

Description of proposal: PROPOSED DEMOLITION OF EXISTING DWELLING & CONSTRUCTION OF NEW DWELLING

Driveway construction material: EXISTING GRAVEL

The Land

Site address:

59 PERTH MILL ROAD, WESTERN JUNCTION, 7212

Title reference:

C/T: 167180/1

Existing buildings on site:

REFER PLANS

Existing use of site:

RESIDENTIAL

**Applicant justification of any variation/discretion to the
*Tasmanian Planning Scheme – Northern Midlands***

OWNER MADELINE JILL STANCOMBE. FOLIO REFERENCE C.T. 145027-1 C.T. 145027-2 GRANTEE PART OF 1321 ¹ GRANTED TO ROBERT CAMPBELL PART OF 309 ¹ GRANTED TO NORTHERN McLEOD		PLAN OF SURVEY BY SURVEYOR R.M. PECK. LOCATION LAND DISTRICT OF CORNWALL PARISH OF PERTH SCALE 1:8000 LENGTHS IN METRES		REGISTERED NUMBER P167180
MAPSHEET MUNICIPAL CODE No 123 (5039)		LAST 4700411 UPI No 4700410	LAST PLAN No. P145027	APPROVED EFFECTIVE FROM 06 NOV 2014 <i>Alice Kawa</i> Recorder of Titles

LOT 1 COMPILED FROM C.T.145027-1 AND THIS SURVEY.

SKETCH BY WAY OF ILLUSTRATION ONLY AS RELATES TO THE LAND MARKED ABCDEFGHJKL WITHIN LOT 1 DERIVED FROM C.T.145027-1

The map illustrates Lot 1, a triangular-shaped land parcel. The northern boundary is along Perth Mill Road, with a bearing of 520.82 and a distance of 922.76. The eastern boundary follows the Western Railway line, with a bearing of 243.61 and a distance of 209.01. The southern boundary is defined by a series of points (A, B, C, D, E, F, G, H, I, J, K, L) with various bearings and distances. A note indicates that the railway is 'NOT INC RAILWAY'. The map also shows the South Esk River to the south and a boundary line near the river bank. A note specifies that the area is '(10.12 ha)'. Various survey points are marked with bearings and distances, such as (P.134004), (P.88124), (P.120961), (P.167367), (P.145027), (P.167373), and (P.145027-2).

M. Brittenell
COUNCIL DELEGATE 6-11-2013
DATE

OWNER MADELINE JILL STANCOMBE. FOLIO REFERENCE A.24486 GRANTEE PART OF 1321^A GRANTED TO ROBERT CAMPBELL PART OF 309^A GRANTED TO JOHN NORTHERN MCLEOD WHOLE OF 39 ACRES LOCATED TO JAMES WHITE. MAPSHEET MUNICIPAL CODE No 123 (5039)	PLAN OF SURVEY BY SURVEYOR R.M. PECK. LOCATION LAND DISTRICT OF CORNWALL PARISH OF PERTH SCALE 1:4000 LENGTHS IN METRES	REGISTERED NUMBER P167367 APPROVED 22 AUG 2016 EFFECTIVE FROM <i>Alice Kinn</i> Recorder of Titles
LAST UPI No		LAST PLAN No.
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		

100.
16.27 ha

(2A/87 CORN.)

SOUTH

ESK RIVER

RIVER BOUNDARY SEGMENTS
ALONG NEAR BANK

A	338°44'10"	21.11
B	11°33'20"	7.43
C	348°57'20"	10.49
D	328°49'10"	17.29
E	340°12'20"	6.79
F	12°48'40"	8.25
G	351°35'40"	29.53
H	346°18'30"	22.32
I	01°39'30"	28.91
J	348°39'50"	36.87
K	336°08'30"	21.73
L	331°26'20"	12.99
M	343°56'40"	16.88
N	340°00'00"	17.87
O	331°32'50"	25.08

COUNCIL DELEGATE
DATE



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PROPOSED DEMOLITION OF EXISTING DWELLING &
CONSTRUCTION OF NEW DWELLING
59 PERTH MILL ROAD,
WESTERN JUNCTION, 7212.



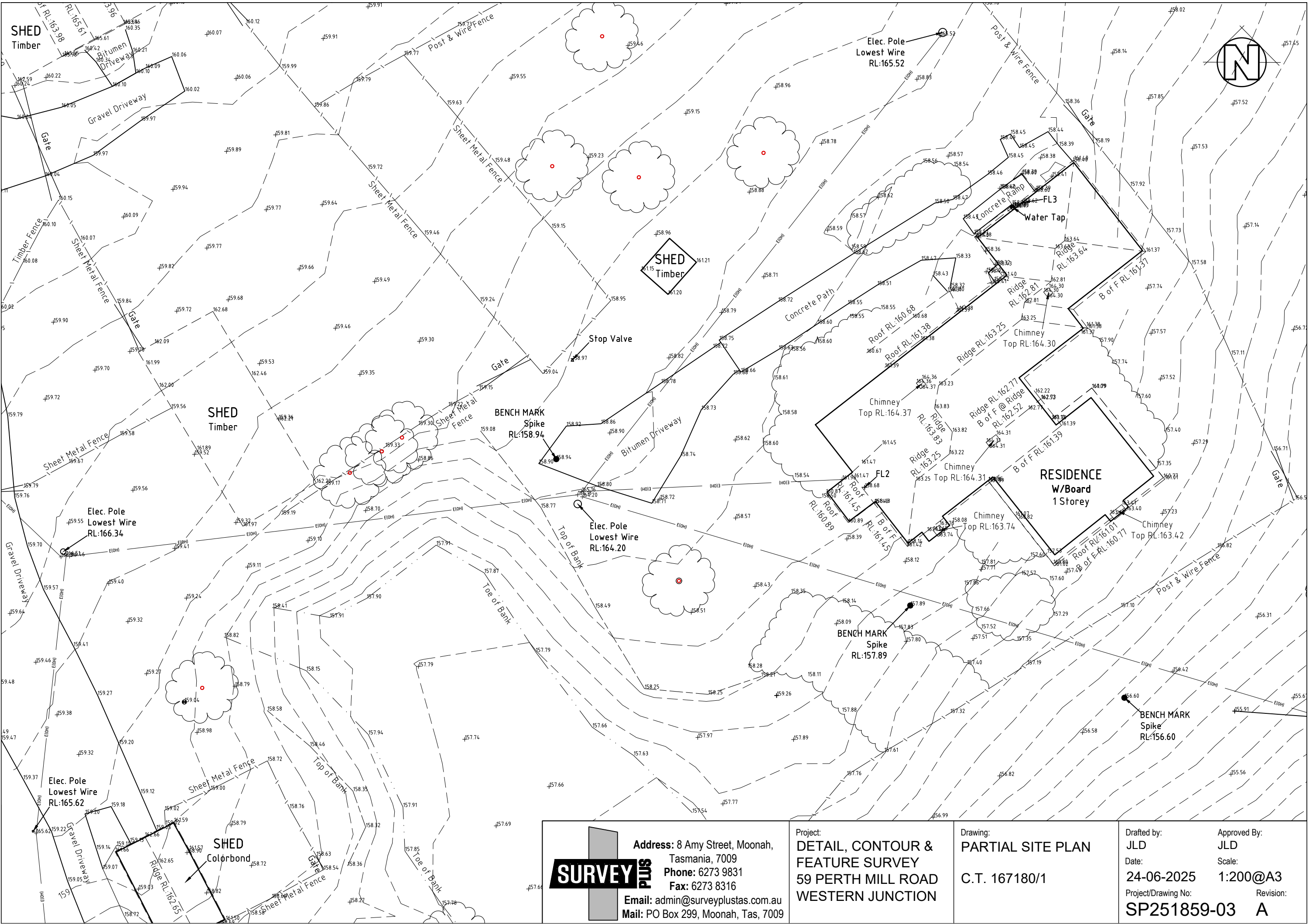
DRAWINGS	
A01	COVER PAGE
A02	SITE SURVEY PLAN
A03	SITE PLAN 1:5000
A04	SITE PLAN 1:200
A05	FLOOR PLAN
A06	EXTERNAL SERVICES
A07	ELEVATIONS NW-SE
A08	ELEVATIONS NE-SW
A09	PERSPECTIVES

CLASSIFICATION OF BUILDING	COUNCIL	ZONE
CLASS 1A	NORTHERN MIDLANDS	AGRICULTURE
AREAS (m²)	LAND TITLE REFERENCE	167180/1
DWELLING	259.21	PROPERTY ID
ALFRESCO	39.77	3417071
CARPORT	48.42	LOT SIZE (Ha)
		149.6488
	BAL RATING	TBC
	DESIGN WIND CLASS	TBC
	SOIL CLASSIFICATION	TBC
	PLANNING OVERLAY	WATERWAY AND COASTAL PROTECTION AREA, LOCAL HERITAGE PLACE, ATTENUATION AREA, AIRPORT OBSTACLE LIMITATION AREA, SCENIC PROTECTION AREA, AIRPORT NOISE EXPOSURE AREA

ACC # 371799313 ABN. 71 615 812 747 PH. 6344 7319 E. info@designtolive.com.au W. designtolive.com.au	CLIENT/S: SCOTT & GEORGINA SCHILG	DRAWING COVER PAGE	I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.	COPYRIGHT: This is the sole property of Design To Live, and may not be used in whole, or in part without written or formal consent from Design To Live. Legal action will be taken against any person/s infringing the copyright.
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			SIGNATURE:	DATE:

ATTACHMENTS

REV.	DATE	DESCRIPTION	DESIGNER	M.L.	JOB NUMBER	PRTH59
R1	23/06/2026	FOR REVIEW				
			DRAWN	D.M.	DRAWING	A01 1 of 9
			CHECKED	M.L.	PAGE SIZE	A2



SURVEY
Address: 8 Amy Street, Moonah,
Tasmania, 7009
Phone: 6273 9831
Fax: 6273 8316
Email: admin@surveyplustas.com.au
Mail: PO Box 299, Moonah, Tas, 7009

Project:
**DETAIL, CONTOUR &
FEATURE SURVEY**
59 PERTH MILL ROAD
WESTERN JUNCTION

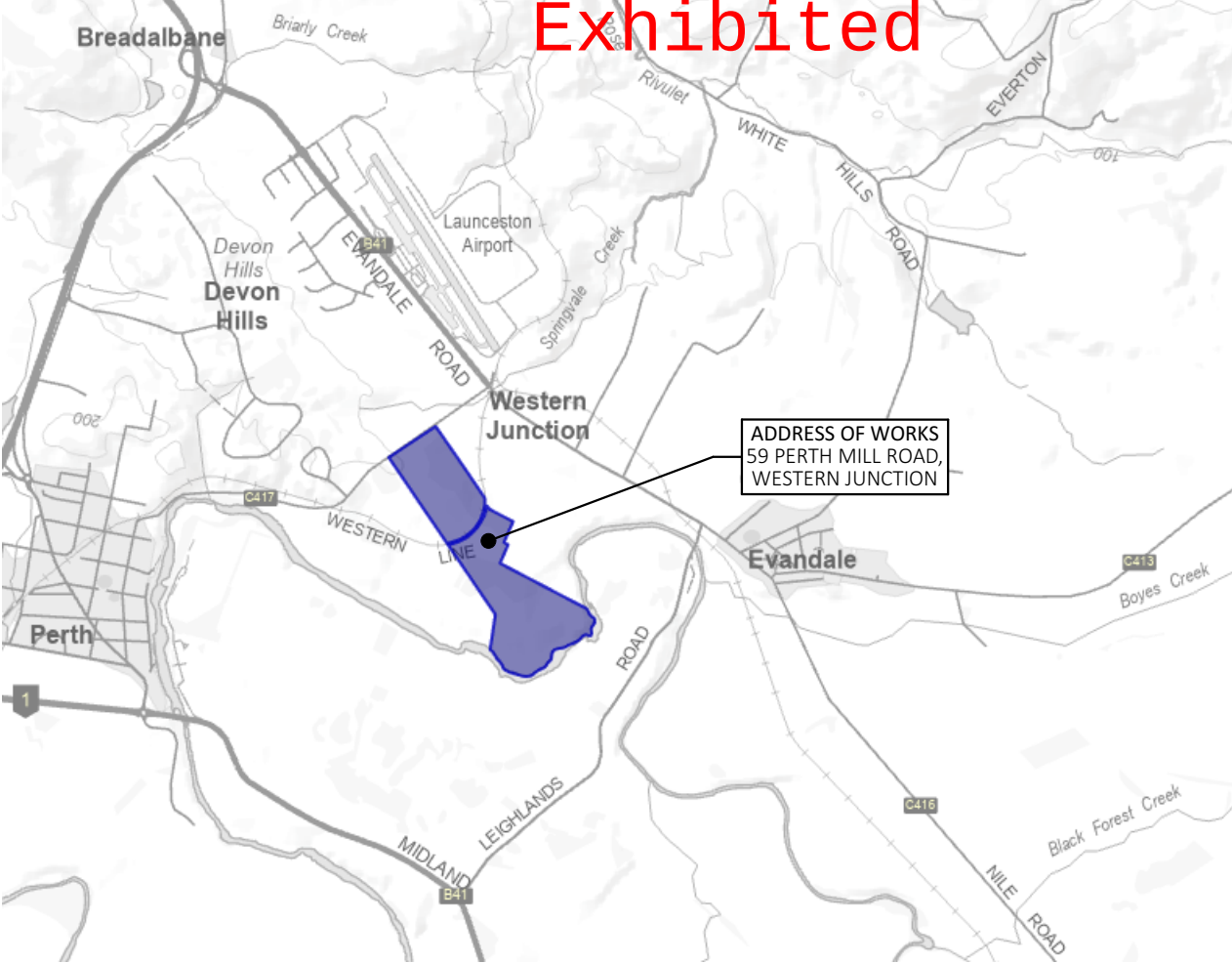
Drawing:
PARTIAL SITE PLAN
C.T. 167180/1

Drafted by: JLD
Date: 24-06-2025
Project/Drawing No: SP251859-03
Approved By: JLD
Scale: 1:200@A3
Revision: A

REV.	DATE	DESCRIPTION
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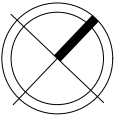
DESIGNER	M.L.	JOB NUMBER	PRTH59
DRAWN	D.M.	DRAWING	A02 2 OF 9
CHECKED	M.L.	PAGE SIZE	A2

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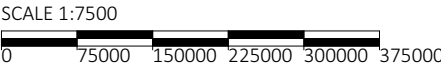


LOCALITY PLAN
NOT TO SCALE

	- ATTENUATION AREA
	DEVON HILLS SCENIC PROTECTION AREA
	- FLOOD PRONE AREA
	- WATERWAY & COASTAL PROTECTION AREA



LOCATION PLAN



North



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W. designtolive.com.au

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DRAWING
SITE PLAN
1:5000

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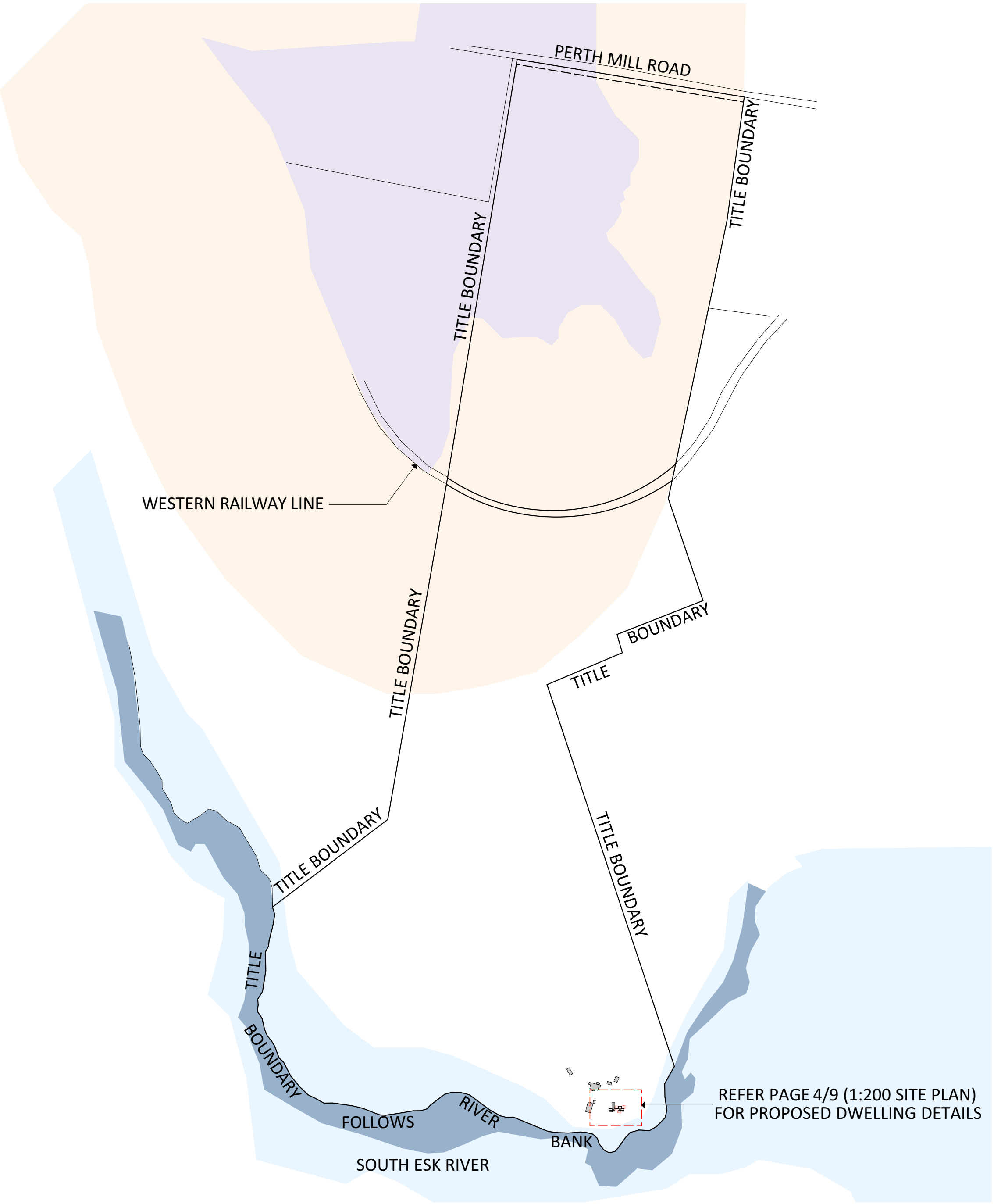
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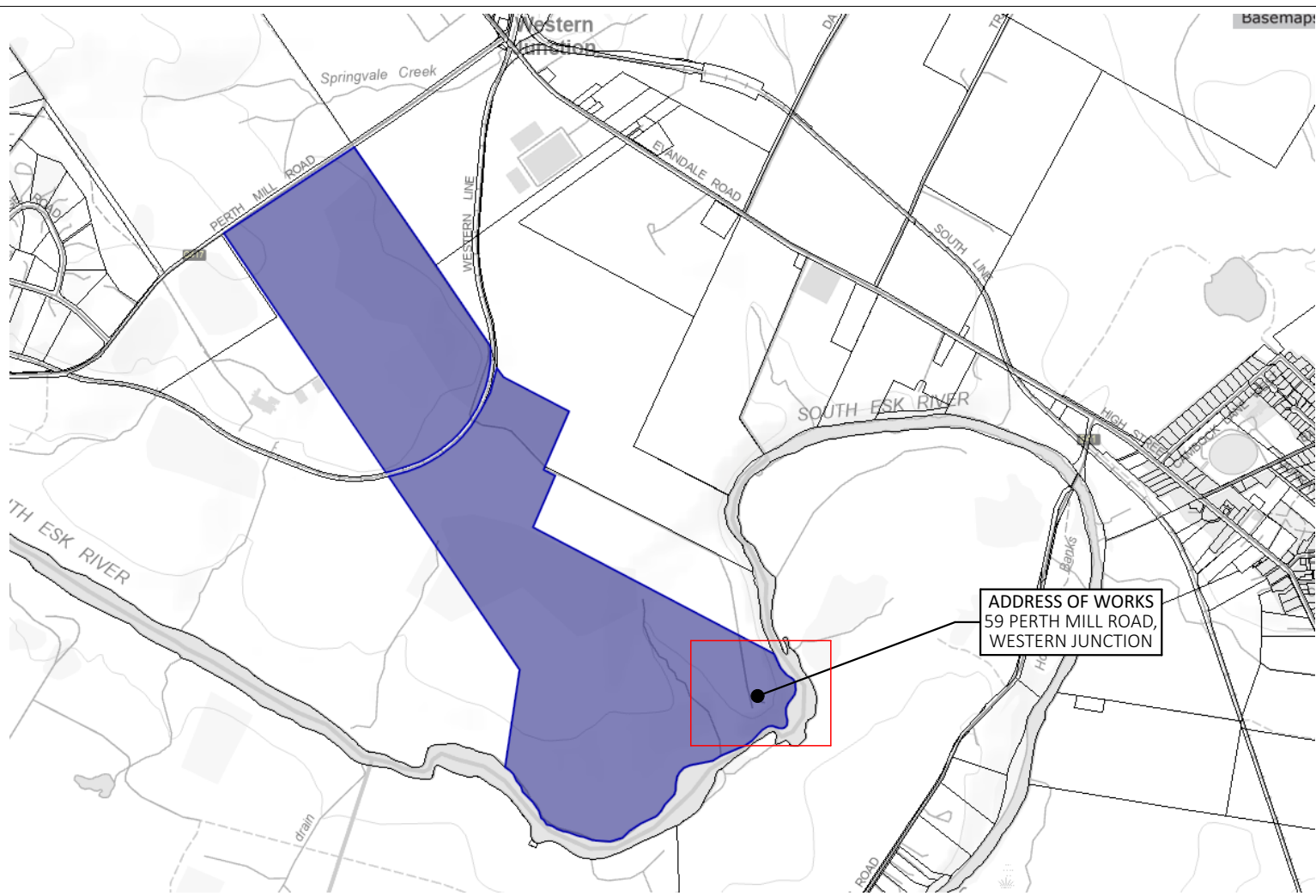
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DATE:

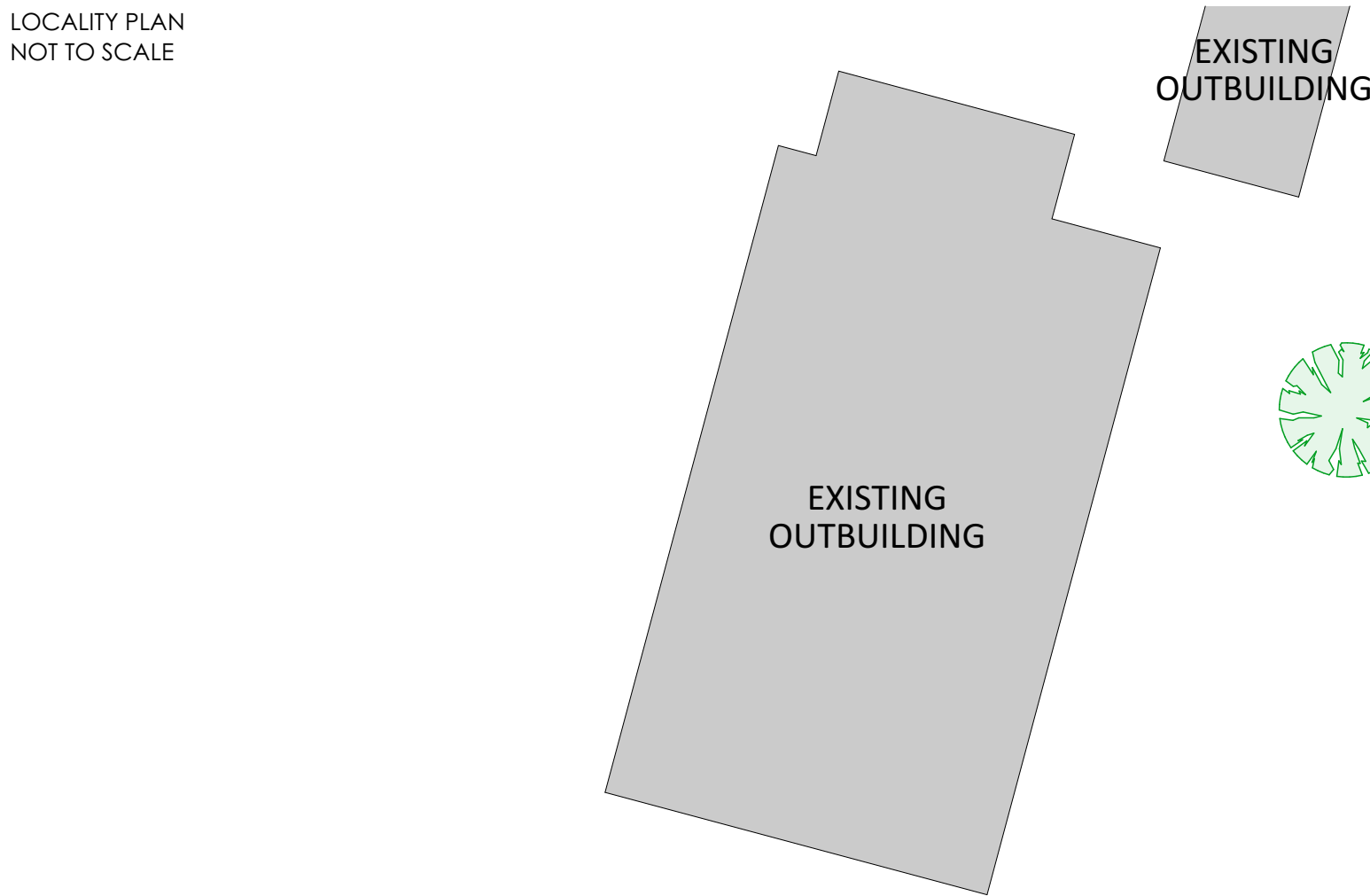
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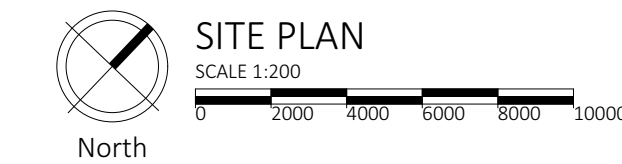




LOCALITY PLAN
NOT TO SCALE



AREA	m ²
DWELLING	259.21
ALFRESCO	39.77
CARPORT	48.42





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DRAWING
SITE PLAN 1:200

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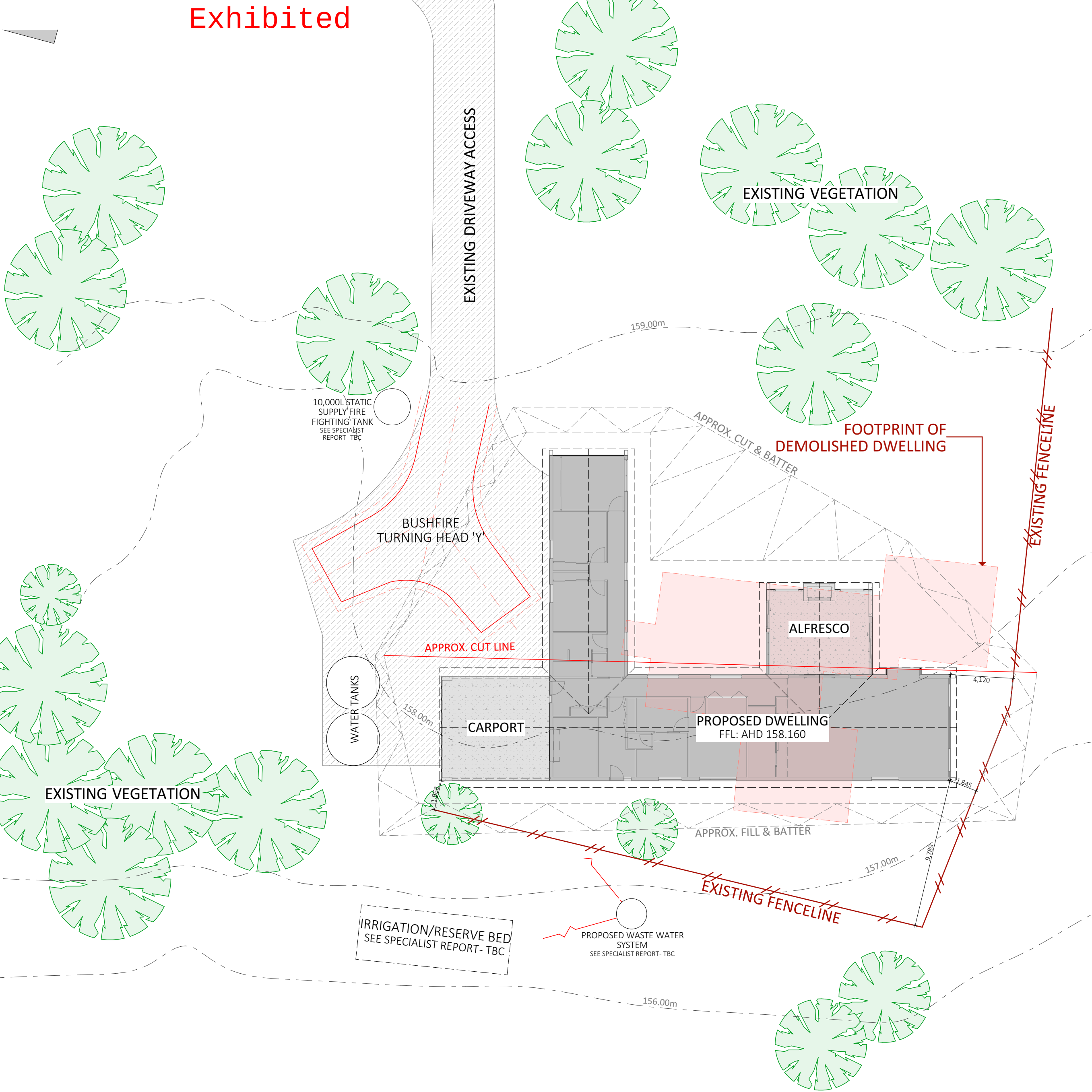
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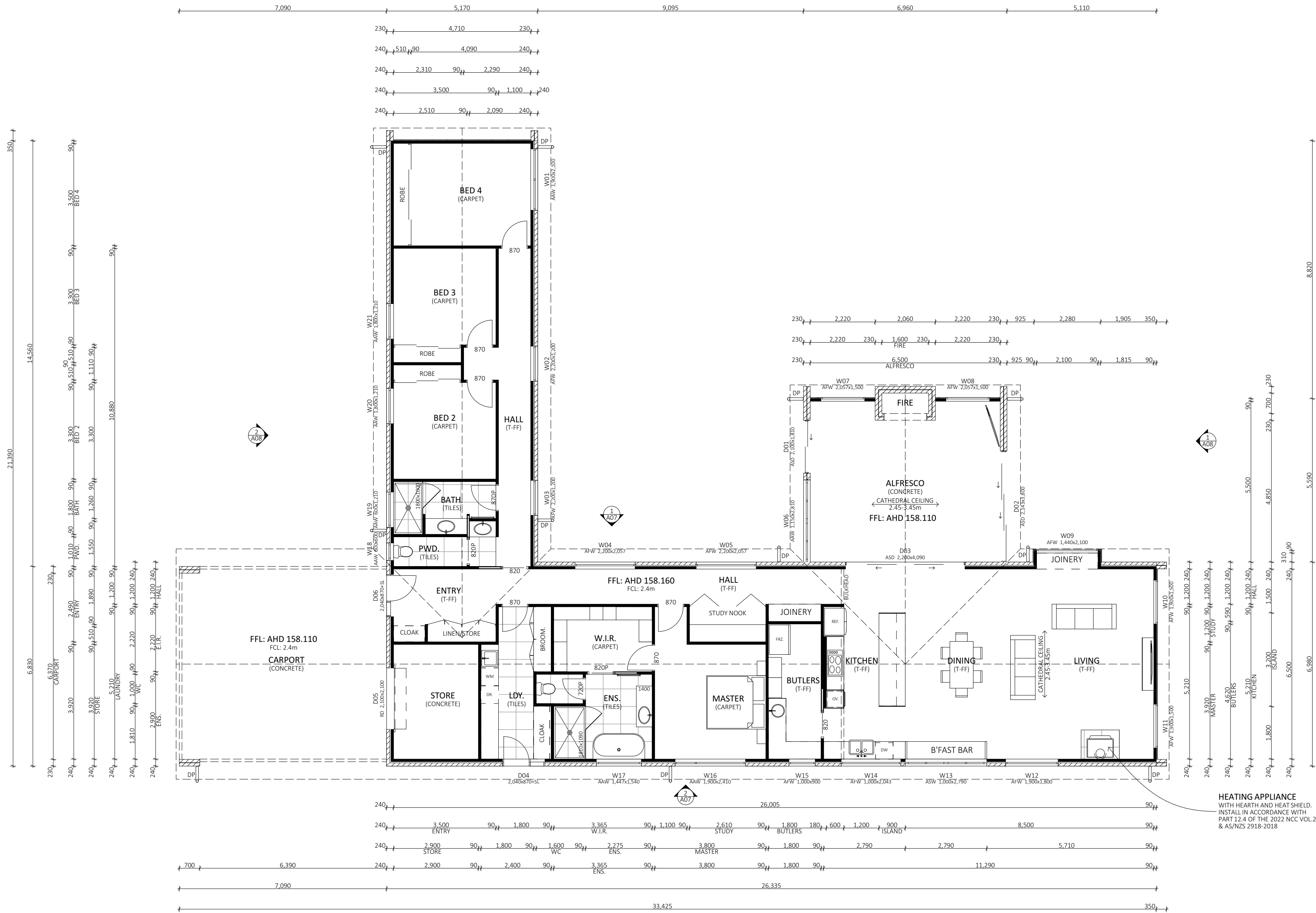
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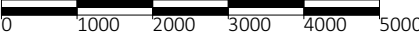


HEATING APPLIANCE
WITH HEARTH AND HEAT SHIELD.
INSTALL IN ACCORDANCE WITH
PART 12.4 OF THE 2022 NCC VOL.2
& AS/NZS 2918-2018



FLOOR PLAN

SCALE 1:100



North



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DRAWING
FLOOR PLAN

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DATE:

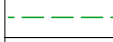
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DATE:

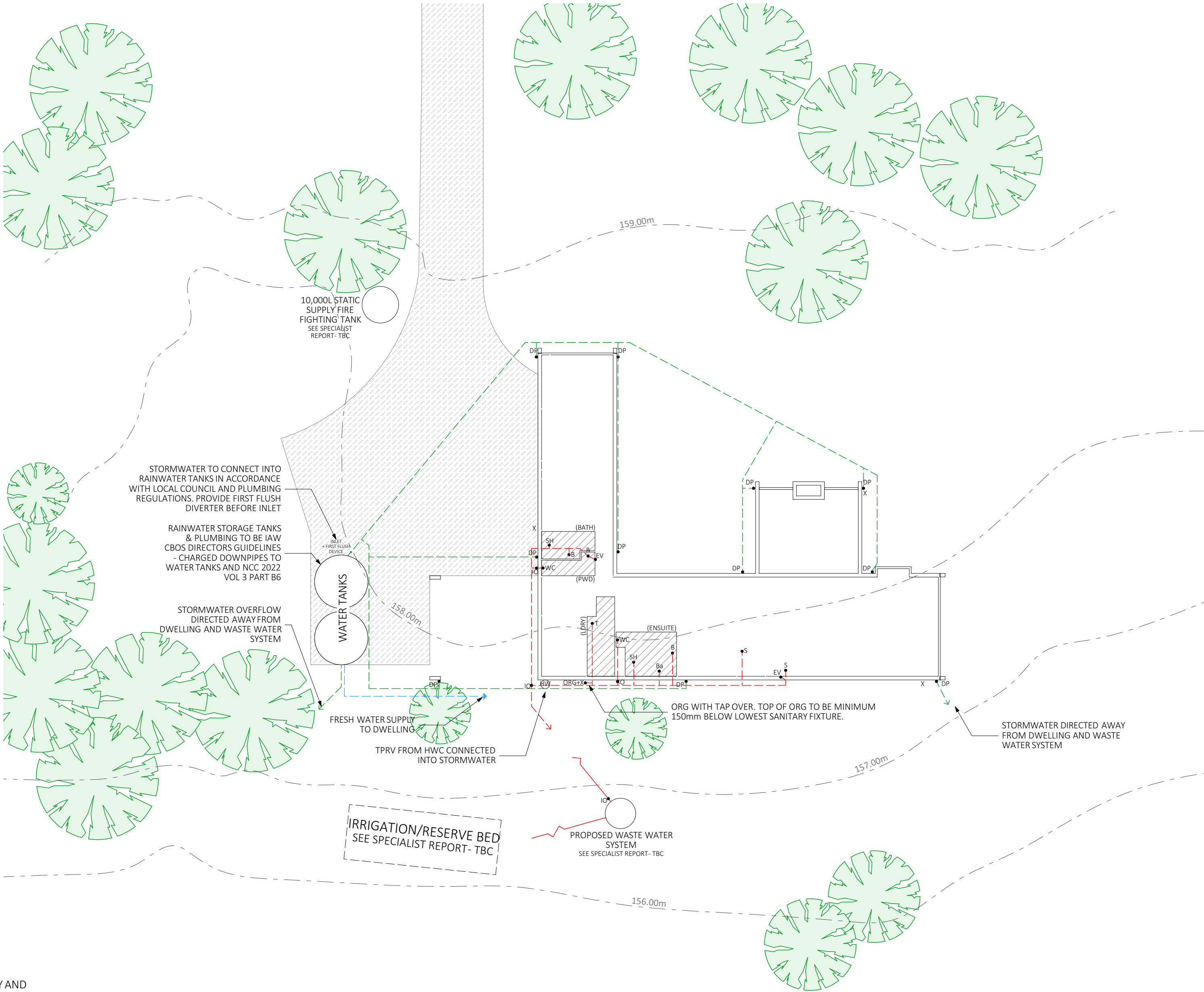
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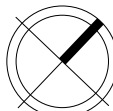
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			CHECKED	M.L.	PAGE SIZE	A2

LEGEND	
B	BASIN
Ba	BATH (POP-UP PLUG WITH REMOVABLE WASTE)
S	SINK (65Ø)
T	LAUNDRY TUB (65Ø)
SH	SHOWER
WC	WATER CLOSET
FW	FLOOR WASTE
EV	VENT (THROUGH TO ROOF)
IO	INSPECTION OPENING
ORG	O/FLOW RELIEF GULLY
RE	RODDING EYE
X	EXTERNAL TAP
P	DRAINAGE PIT (357x357x452D)
DP	DOWNPIPE (90Ø)
	WET AREAS
	STORMWATER LINE (100mm PVC)
	SEWER LINE (100mm PVC)
	AG. DRAIN

THIS PAGE IS TO BE PRINTED
AND READ IN COLOUR.



NOTES:
ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH LOCAL AUTHORITIES. ALL WORK IS TO COMPLY WITH AS-3500 AND LOCAL PLUMBING CODE AND SHOULD BE CARRIED OUT BY A LICENSED PLUMBER.



North

EXTERNAL SERVICES
SCALE 1:200



INSTALL INSPECTION OPENINGS AT MAJOR BENDS FOR STORMWATER AND ALL LOW POINTS OF DOWNPIPES.

PROVIDE SURFACE DRAIN TO BACK OF BULK EXCAVATION TO DRAIN LEVELLED PAD PRIOR TO COMMENCING FOOTING EXCAVATION.

SERVICES
THE HEATED WATER SYSTEM MUST BE DESIGNED AND INSTALLED WITH PART B2 OF THE NCC VOLUME THREE- PLUMBING CODE OF AUSTRALIA.

THERMAL INSULATION FOR HEATED WATER PIPING MUST:
A) BE PROTECTED AGAINST THE EFFECTS OF WEATHER AND SUNLIGHT; AND
B) BE ABLE TO WITHSTAND THE TEMPERATURES WITHIN THE PIPING ; AND
C) USE THERMAL INSULATION IN ACCORDANCE WITH AS/NZS 4859.1

HEATED WATER PIPING THAT IS NOT WITHIN A CONDITIONED SPACE MUST BE THERMALLY INSULATED AS FOLLOWS:

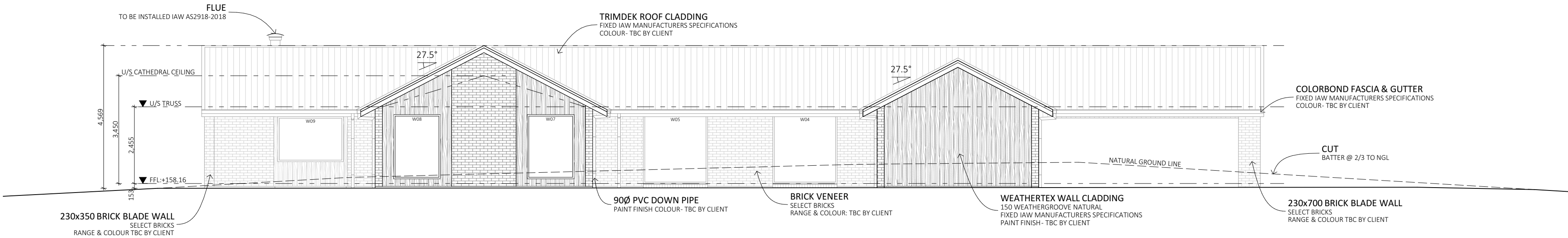
1. INTERNAL PIPING
a) ALL FLOW AND RETURN INTERNAL PIPING THAT IS-
i) WITHIN AN UNVENTILATED WALL SPACE
ii) WITHIN AN INTERNAL FLOOR BETWEEN STOREYS; OR
iii) BETWEEN CEILING INSULATION AND A CEILING
MUST HAVE A MINIMUM R-VALUE OF 0.2

2. PIPING LOCATED WITHIN A VENTILATED WALL SPACE, AN ENCLOSED BUILDING SUBFLOOR OR A ROOF SPACE
a) ALL FLOW AND RETURN PIPING
b) COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500mm OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM,
MUST HAVE A MINIMUM R-VALUE OF 0.45

3. PIPING LOCATED OUTSIDE THE BUILDING OR IN AN UNENCLOSED BUILDING SUB FLOOR OR ROOF SPACE
a) ALL FLOW AND RETURN PIPING
b) COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500mm OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM
MUST HAVE A MINIMUM R-VALUE OF 0.6

PIPING WITHIN AN INSULATED TIMBER FRAMED WALL, SUCH AS THAT PASSING THROUGH A WALL STUD, IS CONSIDERED TO COMPLY WITH THE ABOVE INSULATION REQUIREMENTS.

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										CHECKED	M.L.	PAGE SIZE	A2



1
A05

NORTH WESTERN ELEVATION

SCALE 1:100
0 1000 2000 3000 4000 5000



2
A05

SOUTH EASTERN ELEVATION

SCALE 1:100
0 1000 2000 3000 4000 5000



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CLIENT/S:
SCOTT & GEORGINA SCHILG

SITE ADDRESS:
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WESTERN JUNCTION, 7212.

**DRAWING
ELEVATIONS
NW-SE**

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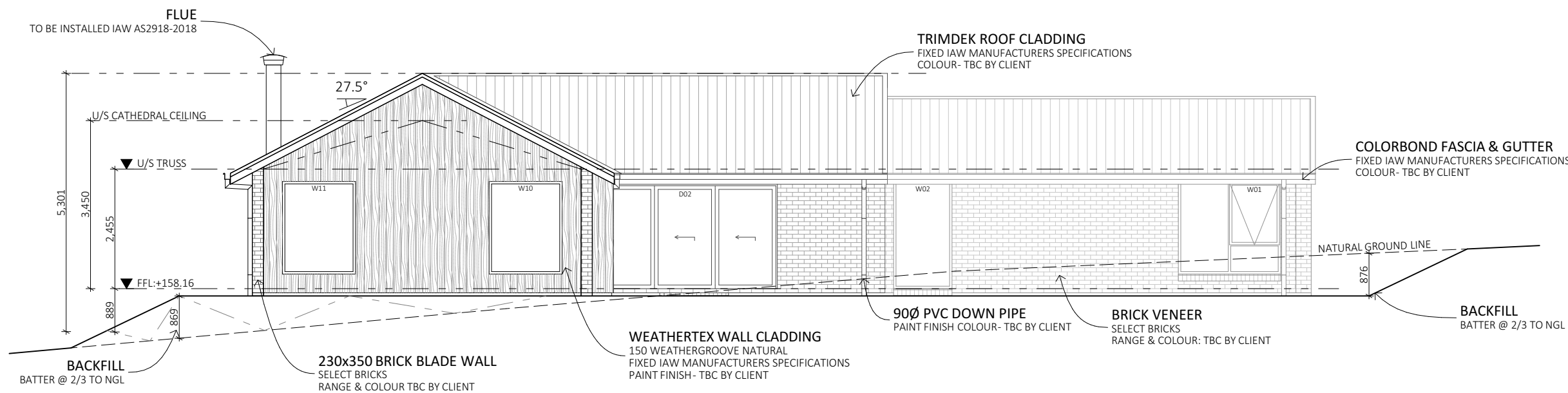
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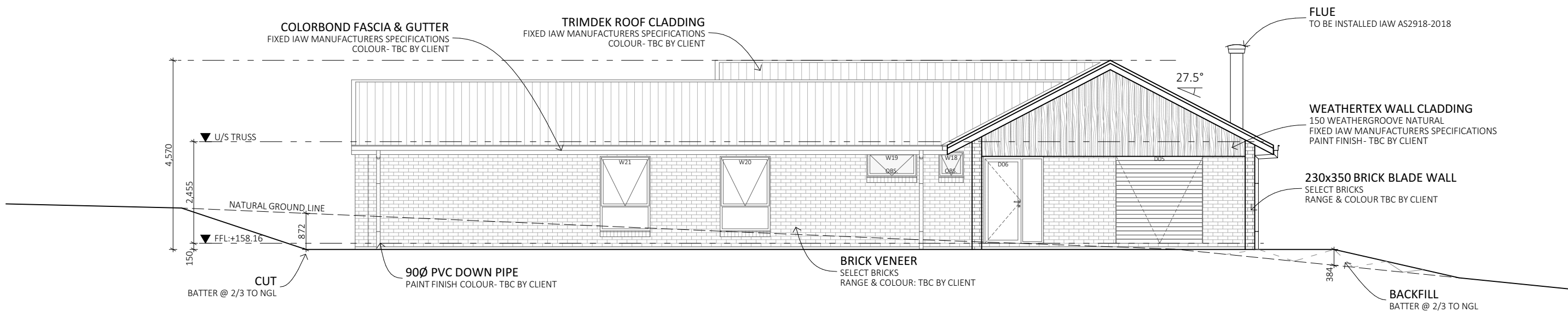
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1 NORTH EASTERN ELEVATION
SCALE 1:100
0 1000 2000 3000 4000 5000



2 SOUTH WESTERN ELEVATION
SCALE 1:100
0 1000 2000 3000 4000 5000

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SURROUNDING CONTEXT HAS BEEN REMOVED OR ALTERED FOR CLARITY.

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								CHECKED	M.L.	PAGE SIZE	A2		
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Heritage Assessment and Statement of Historical Archaeological Potential (SoHAP) 59 Perth Mill Road Perth Tasmania 7300



Figure 1: Section of the 1855 Cor2A_87 plan showing the location of Glendessary House. Source: TAHO Libraries Tasmania Ref: AG341-1-301 accessed 2026.

For:
Design to Live
Contact: Denika McDonald
202 Wellington St.,
Launceston
Email:
denika@designtolive.com.au



Archaeological and Heritage Consultants
Po Box 29
Perth
Tasmania
m: 0439 444 868
e: darren@southernarch.com.au
w: southernarch.com.au
abn: 46633920126

Study area:
Glendessary
59 Mill Rd.,
Perth

Version 1: FINAL 1

Author: Darren Watton
Assisted and
edited by John Dent

Date: 28th August 2026

1 Document control

Table 1 is the quality assurance for this report.

Item	Comment
Version	Version 1
Reason for review	Ensure standards of reporting met and approved
Status	Draft 1
Prepared by	Darren Watton Principal Archaeologist Southern Archaeology
Reviewed and recommended by	Denika McDonald (Design to Live) Darren Watton, John Dent and Sam Diprose-Adams on behalf of Southern Archaeology.
Authorised by	Denika McDonald and Darren Watton
Issued Date	Issued to John Dent and Sam Diprose-Adams for review and editing 16 th August 2026. Returned by John Dent – review completed. Request for further design information from Denika McDonald 20 th August 2026. Received 21 st August 2026. Updated and resent to Denika McDonald 28 th August 2026. Approved by Denika McDonald 28 th August 2026 and made FINAL PDF.

Table 1: Quality assurance table.

Figure 1 above is a section of the 1855 Cor2A_87 Plan showing the location of Glendessary House at that time. **Figure 2** below shows a section c1830s Cornwall 7 Plan showing the location of the study area.

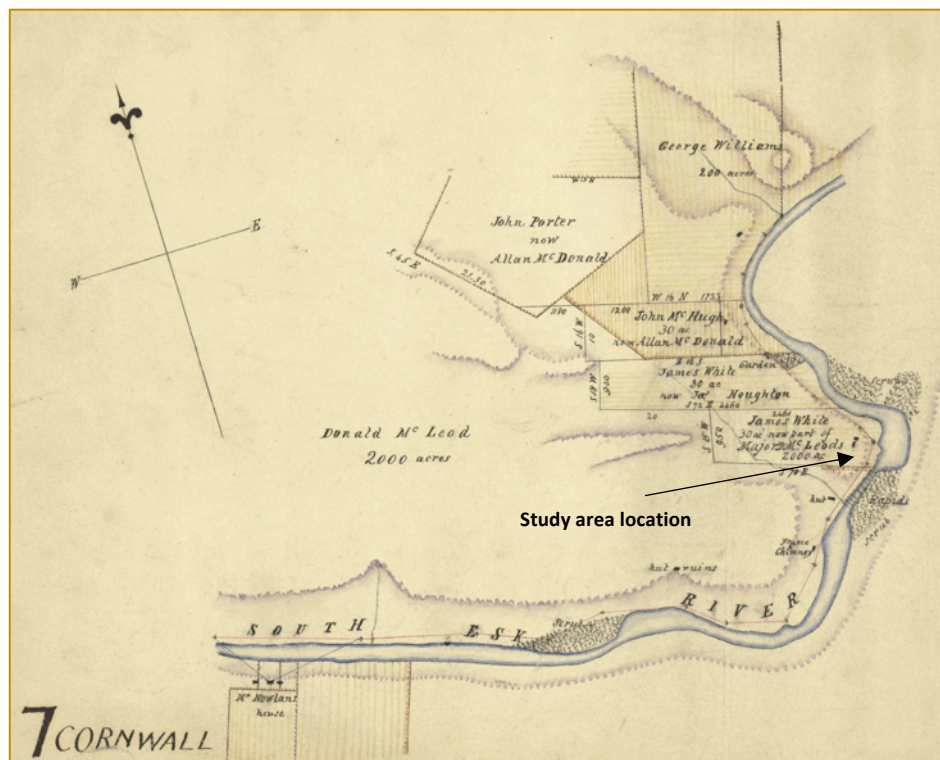


Figure 2: Section of the c1830s Cornwall 7 plan showing the study area location. Source: TAHO Libraries Tasmania Ref: AF396-1-1331 accessed 2026.



1.1 Acknowledgement of Traditional Owners

Southern Archaeology appreciates the opportunity to work at the study area and would like to thank the Aboriginal community for being able to work on their traditional lands. This area is the traditional lands of the North Midlands Nation and more specifically the Panninher Clan (Ryan 2012:19; Breen 2025).

Note: the study area is on the approximate boundary of the North Midlands Nation mapped extent and as Ryan (2012) and Breen (2025) attest, these boundaries may have been quite fluid, and a better term may not be boundary but rather transition zone.

The authors and contributors to this document are:

- Darren Watton – Principal Archaeologist (Southern Archaeology).
- John Dent – Retired Licensed Surveyor and Historian (Southern Archaeology).
- Sam Diprose-Adams – PHD Law Candidate and assistant (Southern Archaeology).

The contact for this project is Denika McDonald, Graduate Architect, Design to Live. Southern Archaeology would like to thank Denika for their time and support in this work.

Southern Archaeology also acknowledge Heritage Tasmania (HT) and Aboriginal Heritage Tasmania (AHT) for methodology advice, reporting support and the preparation and supply of information, reports and Aboriginal heritage site cards relevant to the study area.

Figure 3 shows the location of the Panninher Clan within the North Midlands Nation.

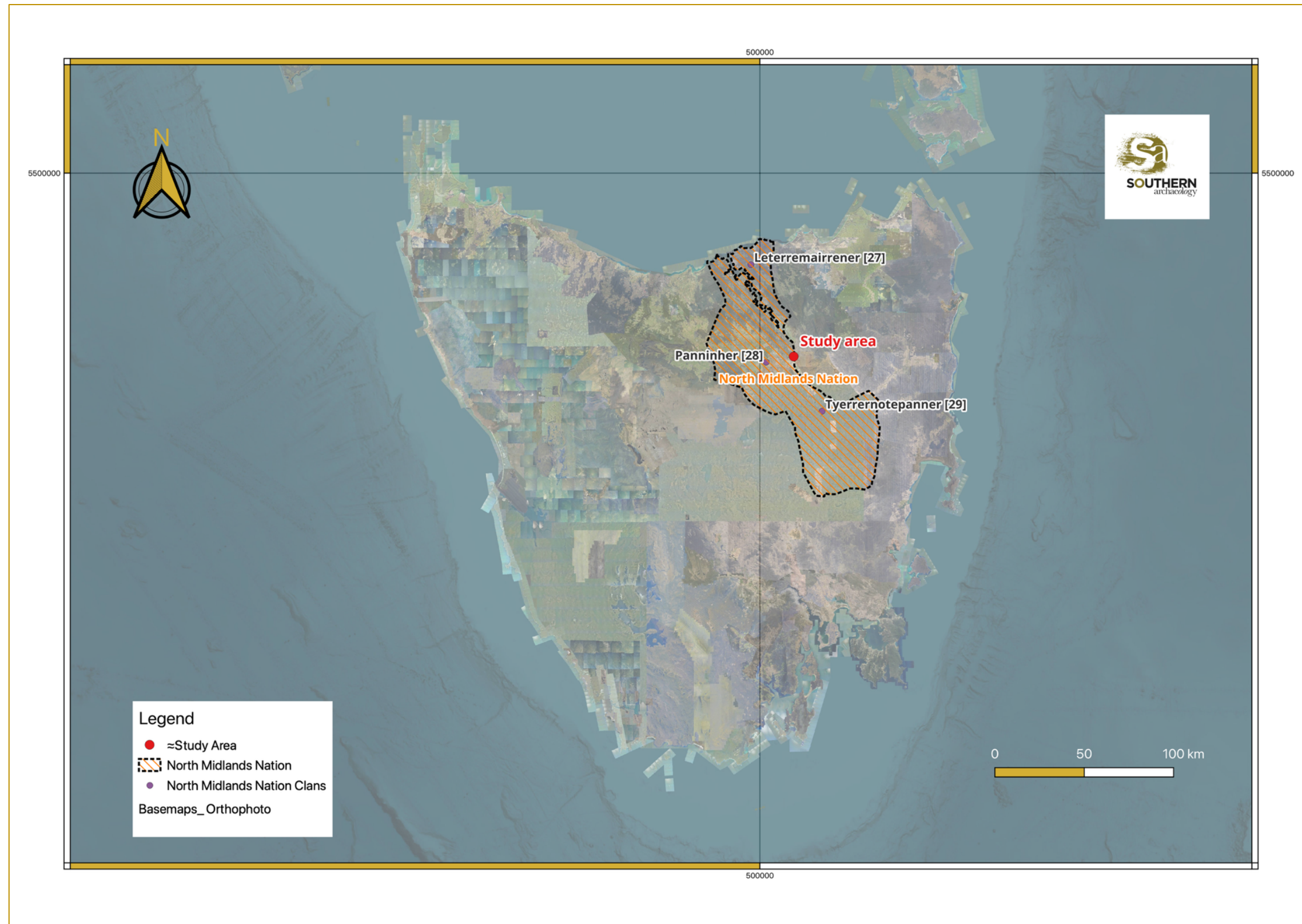


Figure 3: General location of North Midlands Nation and Panninher Clan. Compiled by Darren Watton using QGIS and adapted from Ryan 2012 and Breen 2025.



1.2 Disclaimer and scope of advice

Southern Archaeology has prepared this Statement of Historical Archaeological Potential (SoHAP) in good faith, using the information reasonably available at the time of preparation. Every reasonable effort has been made to accurately and faithfully present the available documentary, archaeological, statutory and spatial information. However, historical records, mapping, plans, databases and information supplied by third parties may be incomplete, inaccurate or subject to differing interpretations. Subsurface archaeological conditions are also inherently uncertain and cannot be fully established without physical investigation. Southern Archaeology therefore cannot warrant that this report identifies every heritage place, feature, deposit, artefact, constraint or issue that may be present within the study area.

This report is principally concerned with historical archaeological potential, significance, impacts and management. In addressing the relevant statutory and assessment guidelines, it necessarily includes some broader observations and recommendations concerning subdivision layout, building siting and design, landscape character, setting, views, curtilage, services and conservation outcomes. These comments are provided from an archaeological and general heritage-management perspective and should not be regarded as specialist architectural, landscape-architectural, engineering, planning or building-conservation advice.

The proponent should obtain additional advice from an appropriately qualified heritage architect, conservation architect, landscape architect, planner, engineer or other relevant specialist where the nature or sensitivity of the place warrants it. This may be particularly important where a proposal could affect significant buildings, built fabric, landscape elements, heritage settings, views, curtilages or the relationship between historically associated places.

The findings and recommendations are based on the project information and development plans available at the date of this report. Southern Archaeology should be consulted if the proposed subdivision, building footprints, services, landscaping, extent of ground disturbance or other relevant project details change, as these changes may alter the conclusions and management requirements. This report does not replace statutory assessment or approval by Heritage Tasmania, the Tasmanian Heritage Council, the relevant planning authority or any other responsible agency.

1.3 Report scope and level of detail

This SoHAP are necessarily thorough given the local significance and archaeological sensitivity of the place, the extensive scope of the proposed development, and the potential for works to affect significant surviving remains. The level of detail is intended to ensure that the proponent is fully informed of the place's significance, the potential heritage risks and applicable management requirements, and its responsibilities as the present custodian of the site. This information is essential to support informed decision-making, statutory assessment, appropriate project planning and the long-term protection of the place's heritage values.

1.4 Intellectual property

All material contained within this report, including all annexes, supplements, attachments, and associated documentation, is the intellectual property of Southern Archaeology. This material has

been developed through independent research, professional analysis, and accumulated expertise. Southern Archaeology reserves all rights to the content herein. No part of this report may be reproduced, transmitted, distributed, or cited without prior written permission, except where appropriate attribution is made to Southern Archaeology as the original author and source.

Figure 4 is an image by William Ashburner from c1830 show Aboriginal people possibly camped on Timtumili Minanya (the Derwent River).



Figure 4: Sketch completed by William Ashburner from c1830 showing Tasmanian Aboriginal people. Source: Libraries Tasmania Ref: 144583010_20 accessed 2024.

1.5 Glossary and Abbreviations

A glossary and abbreviations used in this report are included in **Appendix 2**.

Figure 5 shows an early photograph of Glendessary House.

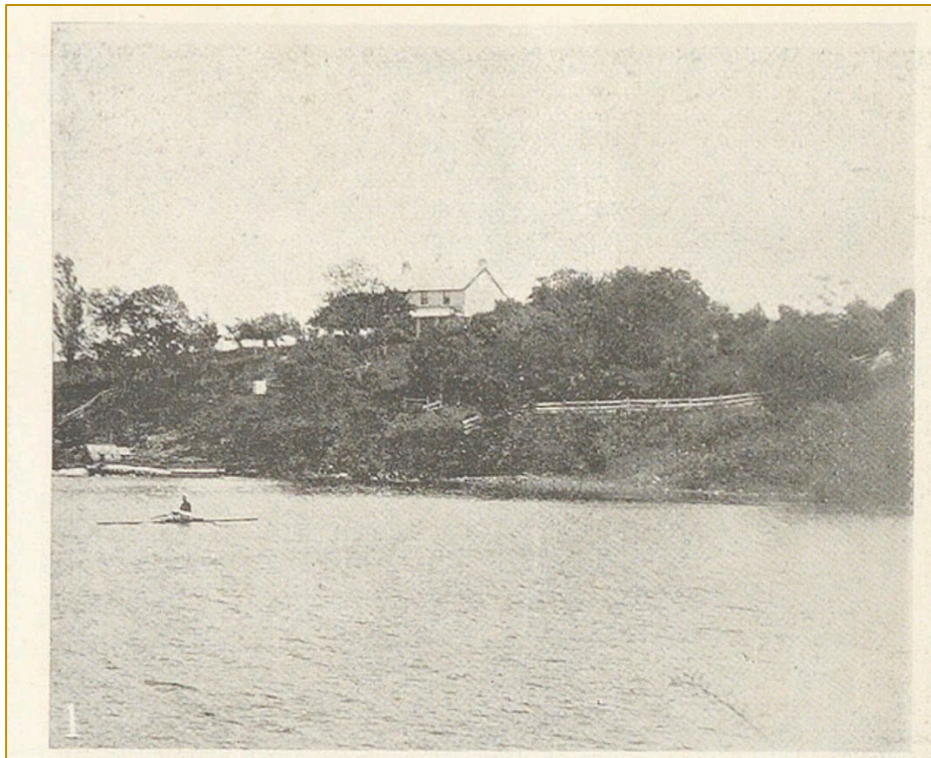


Figure 5: Image showing Glendessary House on the South Esk River. Source: Weekly Courier 2nd December 1909.

2 Executive summary

2.1 Introduction

Southern Archaeology (SA) have been engaged by Denika McDonald (Design to Live - hereafter also known as the proponent and/or the client), to provide heritage advice and prepare a Statement of Historic Archaeological Potential (SoHAP) for 59 Perth Mill Road Perth Tasmania (PID3417071). This site is not registered on the Tasmanian Heritage Register (THR) but has local significance under the Tasmanian Planning Scheme - Northern Midlands (the Scheme - Id. NOR-Table C6.1 Local Heritage Places – Ref. No. NOR-C6.1.180 – see **Appendix 3**). This local listing is relative to the historical significance of the whole property (its connections to the Macleod and Stancombe families) rather than the individual elements within its boundary. This listing requires that:

A report prepared by a suitably qualified person identifying any historic heritage values of the dwelling proposed for removal and providing an opinion as to whether demolition of the building would cause an unacceptable impact on the local historic heritage significance of the place.

This information is required under section 54 of the Land Use Planning and Approvals Act 1993. In accordance with section 54 (2) of the Act, the statutory period for determining the application will not recommence until the requested information has been satisfactorily supplied.

This report is in response to this request for a heritage assessment by the Northern Midlands Council – *Additional Information Required for Planning Application PLN-26-0130 - Demolition of existing dwelling & construction of new dwelling at Glendessary, 59 Perth Mill Road, Evandale dated 17 July 2026.*

The application is to demolish and remove a c1922 house from the place and rebuild a new house there. The demolition and the development of the area have the potential to impact this area – both the house itself and any archaeological remains within the study area.

Note: Aboriginal heritage has not been addressed in this report other than through a standard Aboriginal Heritage online search.

2.2 Location

Perth is in northern Tasmania on the eastern bank of the western bank of the South Esk River and Evandale is a township on the eastern side of the South Esk River – both are within 1-3kms of the study area located between these two townships. Perth was one of the first settlements in the north of Van Diemen's Land named a town by Governor Macquarie in 1821 and Evandale was established soon after this. Both towns are less than 18.5km south of Launceston, or around 14-17 minutes by road. While not a town as such, Western Junction, where the Launceston Airport is located and, historically, an important railway was located is also close by (within 500m-1km).



The study area itself is located at 59 Perth Mill Road and is a rural farming block. The area where development is proposed is a small section of this block with an area of $\approx 1090\text{m}^2$ ($\approx 0.1\text{ha}$). The study area is within the cadastral parcel made up of the privately owned property as follows (**Table 2**):

Table 2: Property included in this assessment.

Property address	PID
59 Perth Mill, Evandale	3417071

Importantly, this assessment defines the study area within the wider property (as shown in **Figure 6** below) and its significance to the property's history and the houses pace and significance within it but does not provide an assessment of the heritage values of the Glendessary property more broadly – this would require a separate SoHAP of a broader nature.

The area consists predominately of chromosol and vertosol soils.¹ Geologically this is within a transition area between Tertiary Basalt, Jurassic dolerite and relatively recent alluvial sands, silts and gravels.

Figure 6 below shows the study area.

¹ LIST Map accessed 2026.



Figure 6: Location of the study area. Compiled by Darren Watton using QGIS 2026.



2.3 The structure of this report

This report is divided into five key parts as follows:

1. The Executive summary which presents the key outcomes of this report (**Section 2**).
2. The heritage assessment and SoHAP in relation to the study area (**Sections 3 to 9**). This includes an introduction, the location and project description, background history and information, assessments of any PHAS Zones, assessments of disturbance, potential and significance, key legislation and approvals considerations, an assessment of the impact to archaeological remains at the place and other relevant information.
3. An Archaeological Impact Statement (see **Section 10**)
4. The key recommendations for the site (see **Section 11**).

2.4 The Tasmanian Planning Scheme – Northern Midlands (overview)

Glendessary, 59 Perth Mill Road, is identified by the Tasmanian Planning Scheme - Northern Midlands as a Local Heritage Place encompassing the entire title. Its significance therefore relates to the property as a whole and does not necessarily attribute equal significance to every building or element within it. Glendessary has important local historic heritage values associated with its early nineteenth-century establishment, agricultural development, Macleod and long-term Stancombe family associations, rural setting and potential archaeological remains.

The c1922 dwelling is a later component of this broader historic place and has some historical and associative value; however, its altered form, low architectural integrity and poor condition mean that it makes a low contribution to the overall significance of Glendessary. Its demolition is therefore not considered to cause a significant or unacceptable impact on the local historic heritage significance of the place. The principal heritage values of Glendessary will remain legible and substantially unaffected, while the replacement dwelling will represent a further phase in the continuing residential evolution of the property.

This assessment also looks at some of the broader history and the archaeological values of the study area and how they relate to the c1922 house.

2.5 Definition - Significant archaeology

Reference is made in this report to significant archaeology. The following text box specifically defines significant archaeology (and typical artefact examples) in relation to this report and usual archaeological practices (**Figure 7**). It is, of course, not a definitive definition as sometimes items of a rare, unusual, or surprising nature arise. This definition, however, is a reasonable guide to what may be recovered on Tasmanian archaeological sites.

What is significant archaeology?

Significant archaeology in terms of European heritage refers to any potential remains of human use of the land such as drains, cesspits, cellars, footings, foundations, surfaces, landscape and topographical features, materials, artefacts, post holes, road surfaces, floors, fences or the like that are of an archaeological nature. Significant archaeology requires assessment by a qualified archaeologist. Significant Archaeology in relation to materials (artefacts) in this report means over five artefacts clustered in a 2 metre by 2 metre radius – it should be noted however that any material (artefact) of a unique, rare or is completely intact should be kept by any person for analysis by a qualified archaeologist. Typical artefacts found on Tasmanian sites include but are not limited to complete and fragments of ceramics (stoneware, earthenware and porcelain), glassware (including bottles, tableware, window glass and other glass fragments), metal (barrel hoops, nails, screws, bolts, tools, harness and other metal), personal items (jewellery, buttons, buckles and clay pipes), leather (harness and belt), coins and tokens, domestic and commercial items and any other artefacts related to everyday life.

Significant archaeology in terms of Aboriginal heritage refers to any Aboriginal heritage material (or places) as all Aboriginal relics and material are protected under the *Aboriginal Heritage Act (1975)*. The most common sites in this area are generally shell middens, isolated artefacts and artefact scatters. All these sites can contain lithic or contact materials such as worked glass and ceramics.

Figure 7: Definition of significant archaeology.

2.6 Acknowledgements and consultation – this report background

As part of the background research of this project the following person has been specifically consulted in relation to the site's history:

- John Dent – Local retired licenced surveyor and historian. John has provided invaluable background research for this site and assisted in editing this report.

Also present on the survey was Sam Diprose-Adams, assistant to Southern Archaeology and PHD Law Candidate.

2.7 Background, history and Potential Historical Archaeological Sensitivity (PHAS) Zone summary

2.7.1 Overview

Glendessary is a large rural property at 59 Perth Mill Road, situated on the northern side of the South Esk River between Perth, Western Junction and Evandale. The property has been occupied and developed for approximately two centuries and retains a predominantly rural and agricultural character, with residential and agricultural development representing several phases of its history. The entire title is identified as a Local Heritage Place under the Tasmanian Planning Scheme – Northern Midlands, reflecting the heritage significance of Glendessary as a broader historic place rather than any single building within it.

The proposed development involves the demolition of the existing c1922 dwelling and construction of a new single-storey residence, together with associated carport, alfresco area, access, parking, wastewater, drainage, services, landscaping and other infrastructure. The new dwelling is

concentrated within the existing residential area of the property and largely around the location of the dwelling proposed for removal. The development therefore represents a further phase in the continuing residential occupation and evolution of Glendessary, while avoiding the known locations of the principal nineteenth-century buildings and areas identified as having greater historical archaeological potential.

2.7.2 History summary

Glendessary has a long history of European occupation extending to the early years of settlement in the Evandale - Perth district. In October 1822, Lieutenant-Governor Sorell reserved 2,000 acres on the northern bank of the South Esk River for Donald Macleod, with the grant confirmed in 1824.² Early mapping indicates that the property was already developed by the c1830s, with several buildings, huts and other structures shown across the land. By 1855, more detailed survey mapping recorded a group of buildings near the South Esk River, including the principal residence and associated outbuildings.³ Donald Macleod is understood to have constructed the original two-storey stone Glendessary House in approximately 1838, naming the property after Catherine Macleod's family home in Scotland.⁴

During the 1850s Glendessary passed into the ownership of George Stancombe, beginning a particularly long association between the property and the Stancombe family.⁵ George renovated the existing residence and developed agricultural buildings, and successive generations of the family continued to live and farm at Glendessary for well over a century. The property consequently developed as a working rural estate through successive phases of residential and agricultural expansion and adaptation. The Stancombe association is also independently reflected in historical accounts of the Evandale district.

The existing dwelling proposed for demolition represents one of these later phases of development. Historical evidence indicates that it was probably constructed for Albert Stancombe following his marriage in approximately 1922.⁶ It is therefore not the original Glendessary residence but forms part of the continuing twentieth-century occupation of the property by the Stancombe family. Other parts of Glendessary continued to change during the twentieth century, including alterations to residences, construction of new houses and the loss and rebuilding of buildings following fire.

The history of Glendessary is characterised by almost two centuries of continuing rural occupation and adaptation.⁷ Its historical importance is therefore expressed through the property as a whole, including its early settlement, Macleod and long-term Stancombe associations, agricultural use, evolving residential occupation, rural landscape, surviving historic elements and potential archaeological evidence of former nineteenth-century buildings and activities.

2.8 Statement of Historical Archaeological Potential (SHAP) and Archaeological Method Statement (AMS)

² TAHO Libraries Tasmania Ref: LSD409/1, p75 accessed 2026.

³ TAHO Libraries Tasmania Ref: AG341-1-301 (Corn 2A/87) accessed 2026.

⁴ G. Hawley Stancombe, 1982, Stancombe of Glendessary, Launceston Library Pamphlet.

⁵ Deed 4/4796.

⁶ G. Hawley Stancombe, 1982, Stancombe of Glendessary, Launceston Library Pamphlet.

⁷ G. Hawley Stancombe, 1982, Stancombe of Glendessary, Launceston Library Pamphlet.



2.8.1 Overview

This report is provided as a Heritage Assessment and Statement of Historical Archaeological Potential (SoHAP also referred to as a SHAP or SoAP). Sometimes this is accompanied by an Archaeological Method Statement (AMS) if further archaeological work is recommended in the SoHAP, or the AMS may be provided separately. An AMS has not been provided in this instance as further archaeological work is not recommended within this SoHAP.

Ordinarily a SoHAP (and sometimes with an accompanying AMS) is written in response to a THR listed property being located within a potential area of impact from a proposed development. This property is not listed on the Tasmanian Heritage Register (THR). This report has been prepared, however, at the request of the Northern Midlands Council – see **Appendix 3**.

This assessment follows the general principals set out in a SoHAP and considers other key legislation such as the *Tasmanian Planning Scheme* (2022), the *Burra Charter* (2013), the *Historic Cultural Heritage Act 1995* (Tas), the *Aboriginal Heritage Act 1975* (Tas) and local government planning scheme requirements. These additional legislative considerations are addressed in **Section 8** of this report.

The following Text Box (**Figure 8**) briefly describes the main points addressed in the SHAP and AMS.

Statement of Historical Archaeological Significance (SoHAP) – Part 1

This SHAP has been prepared for the proposed works at the study area. The main elements of this SHAP are:

- An overview of the aims and objectives of the SHAP.
- The location (including description) of the study area and details about the proposed development.
- An historical background of the site.
- An overview of the legislation relevant to historical and Aboriginal heritage in Tasmania.
- A creation of and assessment of Potential Historical Archaeological Sensitivity (PHAS) Zones to inform the excavation process proposed in the AMS (if relevant) and an identification of areas that may have specific archaeological potential.
- An Assessment of Disturbance (AoD), Assessment of Archaeological Potential (AoAP) and an Assessment of Archaeological Significance (AoAS) relevant to the study area and in accordance with general SHAP and AMS report structure.
- Recommendations for further archaeological work at the site (if required) to progress the development proposal.

Archaeological Method Statement (AMS) – Sometimes included as Part 2

An AMS is required for this project because archaeological excavation (test pitting) and archaeological monitoring (and other archaeological processes) have been recommended in this SHAP.

The AMS comprises:

- An overview of the purpose of an AMS.
- The requirements of the AMS.
- The archaeological methods used in the mechanical archaeological excavation and monitoring proposed in the AMS.
- An overview of the archaeological mechanical archaeological excavation proposed in the AMS.
- The recording methods to be employed at the study area.
- Methods of sorting, assessing, discarding, curating and interpreting any identified materials found during the archaeological work.
- Details about the preparation of the report for the study area.
- The Archaeological Research Design (ARD) questions for the study area.
- Archaeological Strategy and Methods.

The following archaeological strategy and methods have been adopted regarding this development:

- **Archaeological test excavation** - To determine if any archaeological features or material are present at the site of the development and adopt an archaeological response which best records the site regarding its significance with consideration of the impact of the proposed development.
- **Documenting archaeology** - Accurately document and account for any archaeological or historical remains or features on the site.
- **Retrieving, analysing and cataloguing** any remains or artefacts from the site that may be impacted by the development.
- **Sorting, assessing, discarding, curating and interpreting** any identified materials.
- **Archaeological reporting** - Provide a report on the site, which documents the works and the findings of the archaeological work.

Figure 8: Main points in preparing a SHAP.

2.8.2 Special considerations

Previous experience has also indicated a strong community response to sites where archaeological remains are found. Locally, there are historical interest groups and others with a keen interest in this area and the history of this area. The demolition or alteration of historical buildings and the uncovering of archaeological remains both anticipated and unanticipated can result in serious concerns regarding heritage and can result in delays for projects moving forward. Best practice is to try to anticipate and provide mitigation options for any of these issues prior to developments being undertaken.

This assessment represents due diligence and a response to legislative requirements on the part of Design to Live (representing the landholders). Design to Live (and their clients) wish to understand the potential archaeological and heritage significance of the site and any potential community



concerns regarding the assessment of this place prior to undertaking this development. Design to Live have engaged Southern Archaeology to understand any potential obligations or protection needs with regard to the study area and the associated infrastructure identified at the site.

2.9 Summary significance statement

Glendessary is of local historic heritage significance as an early and long-lived rural property associated with the nineteenth-century settlement and agricultural development of the Perth-Evandale district. Its significance derives from the property as a whole, including its early establishment and development, associations with the Macleod and particularly the long-term Stancombe family occupation, its rural landscape and agricultural use, and surviving documentary, built and potential archaeological evidence of almost two centuries of occupation.

The existing c1922 dwelling forms one later component of this broader historic place. It has some historical and associative value through its connection with Albert Stancombe and the continuing twentieth-century occupation of Glendessary - however, it is not the original Glendessary residence and has been substantially altered, has relatively low architectural integrity and is presently in poor condition. The dwelling is therefore assessed as being of low individual historic heritage significance and making a low contribution to the overall significance of Glendessary. Its removal will result in the loss of one twentieth-century phase of the property's development but will not materially diminish the principal historic heritage values or significance of Glendessary as a whole.

For the more detailed statement see **Section 9**.

2.10 Summary archaeological potential, disturbance and significance

The following (**Table 3**) is an updated summary of the archaeological potential, disturbance, and significance for the study area. For more detail see **Section 9**.

Note: This report considers the study area only

Table 3: Archaeological potential, disturbance, and significance for the study area.

Item	Rating	Statement
Archaeological Potential	High	The site has low archaeological potential in this location
Disturbance	Moderate to high	The site has experienced moderate to high disturbance historical farming and ploughing and by the construction of the c1922 house.
Significance	Low (Local)	The c1922 is quite run down and unsafe. The house adds little value to the heritage significance of the place.

2.11 Archaeological Impact Statement (AIS)

The proposed demolition will result in the complete removal of the c1922 dwelling and therefore the loss of the surviving physical evidence of this particular phase in the twentieth-century occupation of Glendessary. While the dwelling has some historical and associative value through its connection with Albert Stancombe and the continuing occupation of the property by the Stancombe family, it has been assessed as being of low individual historic heritage significance and as making a low contribution to the significance of Glendessary as a whole. Its comparatively late construction, substantial alteration, reduced architectural integrity and poor condition further limit its heritage

contribution. Accordingly, although demolition will result in the loss of an identifiable historic component, this loss will not materially diminish the principal historical, associative, landscape or archaeological values through which the significance of Glendessary is expressed. The demolition is therefore not considered to constitute a significant or unacceptable impact on the local historic heritage significance of the place.

The proposed development will also result in extensive ground disturbance across the study area through the demolition of the c1922 house and the construction of a new house and associated driveways, parking areas, services, drainage, landscaping and other infrastructure. These works have the potential to disturb or remove any subsurface archaeological deposits or features that may survive within the development footprint.

Notwithstanding the extent of the proposed disturbance, this assessment has determined that the study area has low historical archaeological potential. Historical research and map overlays indicate that the principal nineteenth-century buildings and other known areas of archaeological sensitivity associated with the early occupation of Glendessary are located outside the proposed development footprint. The study area has also been subject to previous disturbance associated with the existing dwelling and its supporting infrastructure.

Accordingly, the proposed development is considered unlikely to result in significant impacts to historical archaeological values. No targeted archaeological investigation or monitoring is considered necessary prior to or during the proposed works. However, given the long history of occupation at Glendessary and the possibility of unanticipated archaeological remains, an Unanticipated Discovery Plan (UDP) should be implemented during all ground-disturbing works.

2.12 Recommendations summary

Table 10 is a summary of the recommendations made in this report.

Table 4: Recommendations summary.

No.	Recommendation	Executive summary
1	Demolition of existing dwelling	No objection is raised on historic heritage grounds to demolition of the c.1922 dwelling. The dwelling is assessed as having low individual historic heritage significance and making a low contribution to the overall significance of Glendessary. Its demolition is not considered to result in a significant or unacceptable impact on the local historic heritage significance of the place and is considered consistent with the intent of C6.6.1 of the Tasmanian Planning Scheme – Northern Midlands.
2	Proposed replacement dwelling	No objection is raised on historic heritage grounds to construction of the proposed replacement dwelling in the location and general form assessed. The dwelling represents a contemporary phase in the continuing evolution of Glendessary and is located within the established residential area, limiting impacts on the broader rural landscape and areas of greater archaeological potential. Substantial changes to its location, scale or footprint should be subject to further heritage review.
3	Archival recording of c.1922 dwelling	If considered warranted by Council, a basic archival photographic record of the c.1922 dwelling should be prepared by a heritage professional prior to demolition. This should document the external elevations, setting, principal internal spaces and surviving early fabric and features, providing a permanent record of this phase of Glendessary's history.
4	Historical archaeological remains	No targeted archaeological excavation or archaeological monitoring is recommended for the proposed demolition and construction works. The development footprint is assessed as having low historical archaeological potential and is located outside the identified locations of principal nineteenth-century buildings and areas of greater archaeological sensitivity. This conclusion applies only to the current study area and does not indicate that the broader Glendessary property has low archaeological potential.
5	Unanticipated Discovery Procedure	A historical archaeological Unanticipated Discovery Procedure (UDP) should be implemented during demolition and ground-disturbing works. If potentially significant archaeological remains or deposits



		are encountered, works in the immediate vicinity should cease and the discovery should be assessed by a suitably qualified historical archaeologist before works continue.
6	Aboriginal heritage	The assessment does not remove or replace obligations under the Aboriginal Heritage Act 1975. If Aboriginal heritage is identified, works in the immediate area should cease and the Aboriginal UDP in Appendix 3 should be followed. While not required by AHT, Southern Archaeology recommends that a separate Aboriginal heritage assessment be undertaken.
7	Future works within Glendessary	The assessment relates specifically to the current development footprint. The broader Glendessary property contains identified and predicted areas of historic heritage and archaeological sensitivity. Future substantial ground disturbance outside the assessed area, particularly near historically mapped residences, huts, outbuildings and other early features, should be subject to appropriate heritage consideration before works commence.
8	Heritage documentation	The property owner should retain a copy of the final historic heritage assessment and any archival photographic record as part of the permanent historical record of Glendessary and the c.1922 dwelling.



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The Heritage assessment and the Statement of Historical Archaeological Potential (SoHAP)

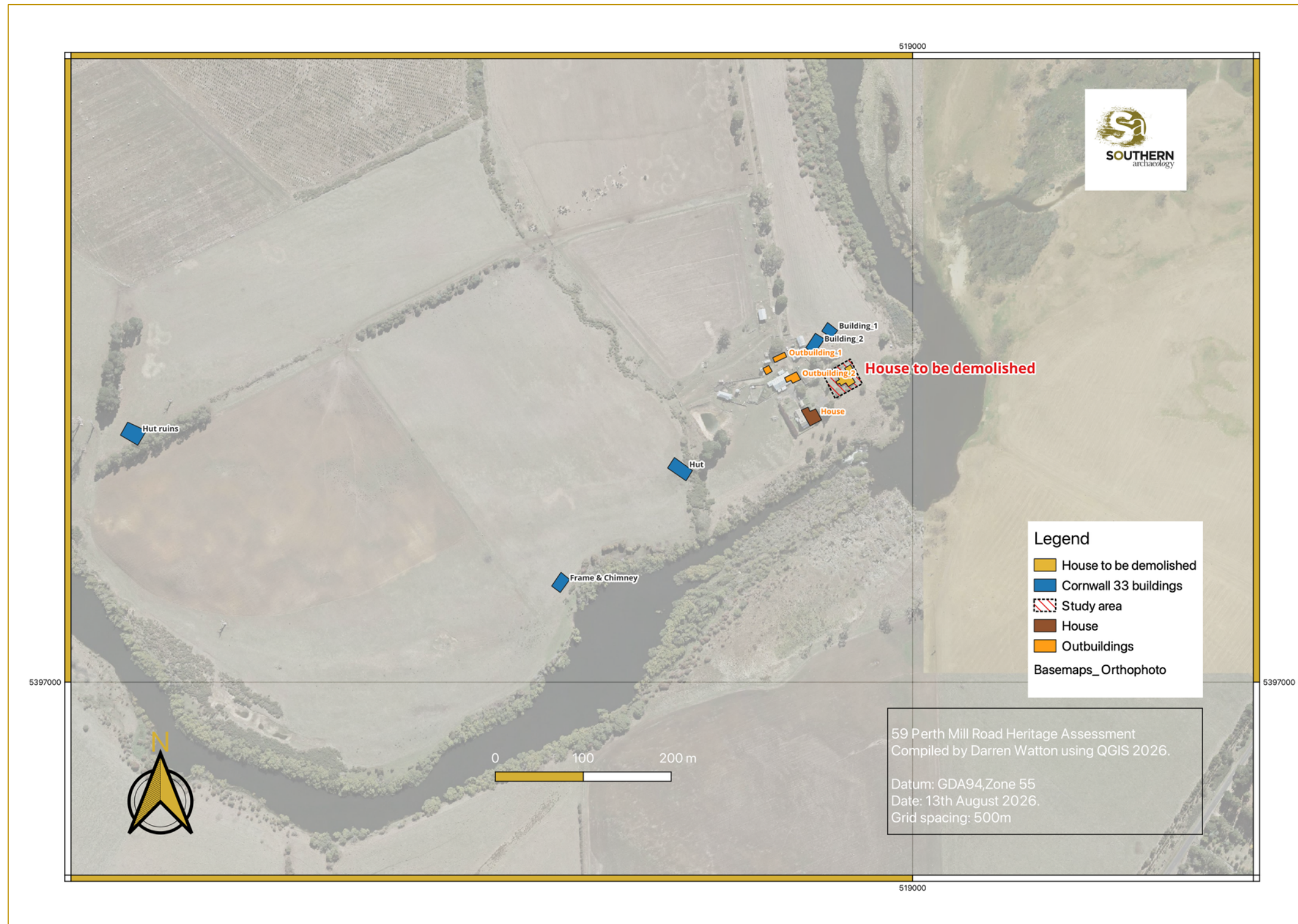


Figure 9.: Overlay of the 1855 COR2A_87 plan and the 1830s Cornwall 7 plans showing the location of the historic buildings at the study area. Compiled by Darren Watton using QGIS 2026.



3 The Heritage Assessment and Statement of Historical Archaeological Potential (SoHAP)

3.1 Introduction

A heritage assessment and Statement of Historical Archaeological Potential (SoHAP) has been prepared for the proposed development at 59 Perth Mill Road, Evandale (Glendessary). The assessment considers historical heritage values only and has been prepared to identify and assess the historic heritage and archaeological values of the study area, determine the potential impacts of the proposed development upon those values, and provide appropriate recommendations for their management.

The principal heritage matter addressed by this assessment is the proposed demolition of the existing c1922 dwelling and its replacement with a new dwelling and associated infrastructure. The entire Glendessary property is identified as a Local Heritage Place under the Tasmanian Planning Scheme – Northern Midlands. Northern Midlands Council has therefore requested further information identifying the historic heritage values of the dwelling proposed for removal and an assessment of whether its demolition would cause an unacceptable impact on the local historic heritage significance of the place. A key purpose of this assessment is consequently to establish the historic heritage values and significance of Glendessary as a whole, determine the contribution made by the c.1922 dwelling to those values, and assess the potential impact of its demolition in accordance with the relevant provisions of the Tasmanian Planning Scheme, particularly C6.6.1.

The assessment also considers the historical archaeological potential of the proposed development area. Glendessary has a long history of European occupation extending to the early nineteenth century, and historical research demonstrates that residences, outbuildings, huts and other features were formerly distributed across the broader property. The SoHAP therefore identifies areas of known or predicted archaeological and heritage sensitivity, considers the relationship of these areas to the proposed development footprint, assesses the potential for significant archaeological remains to be affected and provides recommendations for further management where necessary.

The assessment includes an overview of the study area and proposed development, its historical context and development, relevant heritage legislation and planning requirements, an assessment of the significance and contribution of the existing c1922 dwelling, and consideration of archaeological sensitivity, previous disturbance and potential development impacts. It also outlines any legislative or procedural obligations that may arise and forms part of the documentation required by Northern Midlands Council as part of the planning process.

The archaeological component of the SoHAP aims to evaluate the study area's potential to contain historical archaeological remains, assess the potential significance of any such remains under established heritage criteria, including the Tasmanian Planning Scheme (2022), The Burra Charter (2013) and the Historic Cultural Heritage Act 1995, and determine whether further archaeological investigation or management is warranted. Its objectives include documenting the history and extent of previous disturbance, identifying areas of archaeological interest and examining evidence for past European occupation and development from the early nineteenth century onwards.

Limitations to the assessment include gaps in the available historical record, potential inaccuracies inherent in early survey plans and mapping, changes to the property that may not have been historically documented, and the possibility that previously unidentified archaeological remains may survive below the ground surface. These limitations have been considered when assessing archaeological potential and heritage impacts, and appropriate heritage protocols and provisions have been developed to manage the potential for unanticipated discoveries.

Background research for this assessment draws on a range of sources, including site inspection, aerial and historic imagery, archival documentation, land-title research, previous archaeological and heritage reports, historic maps and survey plans, newspapers, local histories and other relevant documentary sources.

Table 5 provides an outline and summary of a SoHAP.

Table 5: SHAP outline and summary.

SHAP Component	Description / Purpose	Responsibility / Action
Study Area Overview	Defines the location, current condition, and proposed development.	Prepared by archaeologist; reviewed by Heritage Tasmania, the proponent and planner if relevant.
Environmental information	Provides basic environmental information to contextualise and overview the site especially in regard to what might be expected if excavation is proposed.	Based on environmental records and research. Informs disturbance, potential and significance.
Historical Background	Summarises known land use and occupation history from British settlement onwards.	Based on archival and historical research. Informs disturbance, potential and significance.
Legislative Context	Outlines relevant legislation: HCH Act 1995, Aboriginal Heritage Act 1975, Burra Charter 2013, Local Planning Schemes.	Cross-checked with statutory planning requirements.
Assessment of Disturbance (AoD)	Evaluates the degree of prior ground disturbance at the site.	Archaeological assessment and site inspection.
Assessment of Archaeological Potential (AoAP)	Identifies areas where subsurface archaeological material may be present.	Determined by site history and disturbance levels.
Assessment of Significance (AoAS)	Evaluates archaeological features against heritage criteria, especially HCH Act Criterion (c).	Informed by comparative context and research value.
PHAS Zones	Maps zones of Potential Historical Archaeological Sensitivity based on available data.	Developed using historical mapping, images and spatial analysis.
Aboriginal Heritage Consideration	Flags potential Aboriginal heritage values and recommends referral to Aboriginal Heritage Tasmania (AHT).	Cross-referenced with AHT guidelines – in this case presented as an online standard search.
Limitations & Constraints	Acknowledges data gaps, incomplete records, or uncertainties in predictive modelling.	Disclosed by archaeological consultant.
Unanticipated Discovery Protocols	Defines procedures if unexpected historical or Aboriginal heritage is encountered during works.	Must be adopted by contractors and included in work plans
Recommendations	Outlines whether further investigations (e.g., test excavation, monitoring) are required.	Finalised by consultant in liaison with Heritage Tasmania; informs planning approvals.
Submission & Endorsement	SHAP submitted to the client and/or Heritage Tasmania for comment or endorsement.	Project proponent submits; authorities review.



3.2 Location and description

Glendessary is in northern Tasmania on the northern bank of the South Esk River, close to the townships of Perth and Evandale.⁸ The property was first settled by Europeans by at least the 1820s.

Perth is in northern Tasmania on the eastern bank of the western bank of the South Esk River and Evandale is a township on the eastern side of the South Esk River – both are within 1-3kms of the study area located between these two townships. Perth was one of the first settlements in the north of Van Diemen's Land named a town by Governor Macquarie in 1821 and Evandale was established soon after this. Both towns are less than 18.5km south of Launceston, or around 14-17 minutes by road. While not a town as such, Western Junction, where the Launceston Airport is located and, historically, an important railway was located is also close by (within 500m-1km).

The study area itself is located at 59 Perth Mill Road (PID3417071 – the address is sometimes also given as Western Junction, Perth or Evandale) and is a rural farming block. The area where development is proposed is a small section of this block with an area of $\approx 1090\text{m}^2$ ($\approx 0.1\text{ha}$). The study area is within the cadastral parcel made up of the privately owned property as follows (**Table 6**):

Table 6: Property included in this assessment.

Property address	PID
59 Perth Mill, Evandale	3417071

The location of the study area is shown in **Figure 10** below.

The property is not listed on the Tasmanian Heritage Register but is listed within the Tasmanian Planning Scheme – Northern Midlands. This registration includes the whole property.

⁸ Discover Tasmania Website < <https://www.discovertasmania.com.au/regions/launceston-and-north/george-town/?utm> > accessed 2026.



Figure 10: Location of the study area. Compiled by Darren Watton using QGIS 2026.



3.3 Project activity description

3.3.1 Introduction

The following has been provided by Design to Live in regard to the proposed development:

The proposed development involves demolition of the existing dwelling and construction of a new 259.21m² dwelling, together with a 39.77m² alfresco and 48.42m² carport in the same location. The new dwelling is generally located over the existing dwelling (being demolished), with the existing driveway access retained and a bushfire turning head provided. The dwelling is of slab construction and predominantly brick veneer and Weathertex cladding, with Trimdek metal roof sheeting.

Construction impacts will principally comprise the building footprint, carport/alfresco areas, driveway/turning area, water tanks, wastewater system, and irrigation/reserve bed, together with associated service trenches. No dedicated construction laydown area is nominated on the drawings - any temporary laydown would need to be contained within an appropriate previously cleared/disturbed area of the site. The exact wastewater design and associated excavation requirements remain subject to specialist reports.

Figure 13 is an indicative image of the buildings proposed at the study area and **Figure 11** is a plan of the building's location on the block. **Figure 12** is a plan for the house.

SOUTHERN
archaeology

LOCALITY PLAN
NOT TO SCALE

ADDRESS OF WORKS
59 PERTH MILL ROAD,
WESTERN JUNCTION

EXISTING OUTBUILDING

EXISTING OUTBUILDING

EXISTING VEGETATION

EXISTING DRIVEWAY ACCESS

10,000L STATIC SUPPLY FIRE FIGHTING TANK
SEE SPECIALIST REPORT - TBC

BUSHFIRE TURNING HEAD 'Y'

APPROX. CUT LINE

WATER TANKS

APPROX. CUT & BATTER

FOOTPRINT OF DEMOLISHED DWELLING

ALFRESCO

CARPORT

PROPOSED DWELLING
FFL: AHD 158.160

APPROX. FILL & BATTER

EXISTING FENCELINE

IRRIGATION/RESERVE BED
SEE SPECIALIST REPORT - TBC

PROPOSED WASTE WATER SYSTEM
SEE SPECIALIST REPORT - TBC

AREA **m²**

DWELLING	259.21
ALFRESCO	39.77
CARPORT	48.42

SITE PLAN
SCALE 1:200

North

0 2000 4000 6000 8000 10000

CLIENT/S:
SCOTT & GEORGINA SCHILG

SITE ADDRESS:
59 PERTH MILL ROAD,
WESTERN JUNCTION, 7212.

DRAWING
SITE PLAN 1:200

I/WWE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.

SIGNATURE:

SIGNATURE:

DATE:

DATE:

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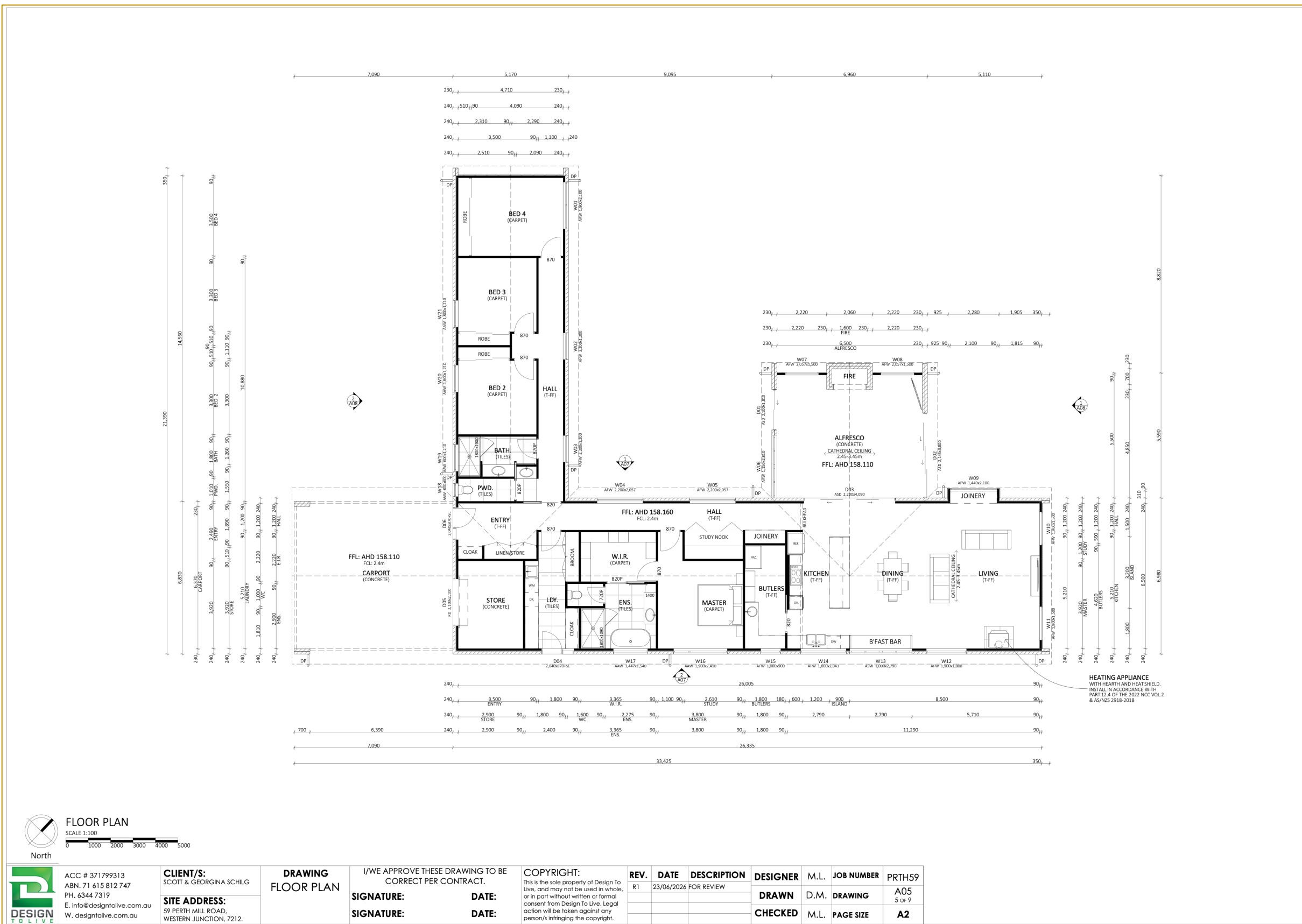


Figure 12: Landscape plan for the development. Source: Design to Live 2026.



NOTE:
ARTIST IMPRESSIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY. THEY ARE NOT TO
SCALE AND SHOULD BE RELIED UPON AS AN EXACT REPRESENTATION.
SURROUNDING CONTEXT HAS BEEN REMOVED OR ALTERED FOR CLARITY.

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		SITE ADDRESS: 59 PERTH MILL ROAD, WESTERN JUNCTION, 7212.		SIGNATURE:	DATE:								
				SIGNATURE:	DATE:								

Figure 13: Indicative images of the proposed house. Source: Design to Live 2026.

3.4 Site photographs and aerals

3.4.1 Introduction

Site photographs and aerals assist in contextualising and visualising the landscape. The following section shows the study area for visualisation and contextual purposes.

3.4.2 Site images (general)

Figure 14 to Figure 20 below are some images of the c1922 house, the South Esk River and Glendessary House taken during the on-site visit.



Figure 14: c1922 house looking south. Photograph by Darren Watton 11th August 2026.

Exhibited



Heritage Assessment and Statement of Historical Archaeological Potential (SoHAP) 59 Perth Mill Road Perth Tasmania 7300



Figure 15: c1922 house looking north. Photograph by Darren Watton 11th August 2026.



Figure 16: c1922 house looking east. Photograph by Darren Watton 11th August 2026.

Exhibited



Heritage Assessment and Statement of Historical Archaeological Potential (SoHAP) 59 Perth Mill Road Perth Tasmania 7300



Figure 17: The South Esk River in front of the house – looking south-east. Photograph by Darren Watton 11th August 2026.



Figure 18: The South Esk River in front of the house – looking south. Photograph by Darren Watton 11th August 2026.

Exhibited



Heritage Assessment and Statement of Historical Archaeological Potential (SoHAP) 59 Perth Mill Road Perth Tasmania 7300



Figure 19: Looking north from the c1922 house. Photograph by Darren Watton 11th August 2026.



Figure 20: Glendessary House. Photograph by Darren Watton 11th August 2026.

Exhibited



Heritage Assessment and Statement of Historical Archaeological Potential (SoHAP) 59 Perth Mill Road Perth Tasmania 7300

Figure 21 shows some internal images of the c1922 house along with some images of the house condition.



1. Kitchen.



2. One of the bathrooms.



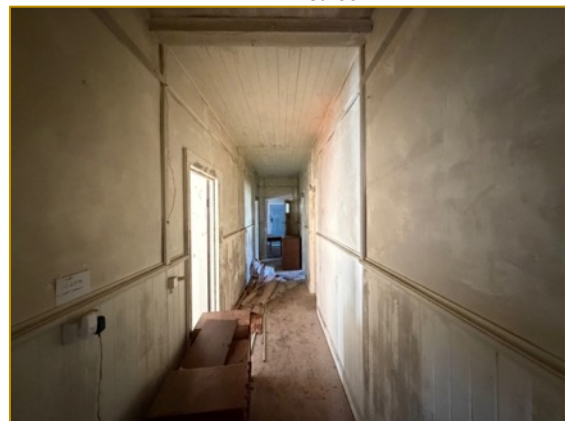
3. Second kitchen.



4. Bedroom



5. Living room.



6. Hallway.

Exhibited



Heritage Assessment and Statement of Historical Archaeological Potential (SoHAP) 59 Perth Mill Road Perth Tasmania 7300



7. Living room 2.



8. Second bathroom and storage room.



9. Weather damaged window,



10. Rotting weatherboards and windowsill.



11. Looking west to the house.



12. Rear, northern section of the house showing later extension.

Figure 21: c1922 house - internal images. Photographs by Darren Watton and Sam Diprose-Adams 11th August 2026.

3.5 Historic aerials

3.5.1 Introduction

Historical aerals assist in understanding the site and how it may have changed and contribute to discussions within this report.

It should be noted, however, that this area has been occupied, cleared and farmed by Europeans since the early 1800s and the landscapes we see in historic aerals are probably not an accurate representation of the landscape when Europeans first arrived in the area. Differences may include such things as changes in vegetation (for example, density due to clearing and types due to introduction of exotic grasses, shrubs and trees), erosion and the general silting up of rivers, creeks and lagoons due to vegetation clearing, urban development and farming practices and changes in landscape features and processes due to climate change, vegetation removal and access tracks.

3.5.2 1956 aerial (31st January Ref: Film: 0321_Frame: 123_Run 4_Scale 35,640)

Figure 22 below is a section of a 1956 aerial showing the study area – the earliest available on List Aerial Viewer accessed 2026. The aerial shows extensive gardens and vegetation across the study area. The c1922 house can be seen. No other features can be seen in the aerial which may be relevant to the study area.



Figure 22: 1956 aerial showing the study area. Source: LIST Aerial Viewer Ref: 31st January 1956 Ref: Film 0321_Frame 123_Run 4_Scale 35,640.



4 Environmental background

4.1 Introduction

To understand the location and characteristics of the study area it is necessary to provide a brief overview of the area's environmental and geographical setting. This includes an assessment of local geomorphology, geography, climatic factors, geology, soils and flora/fauna. Analysis of the local environmental and geographical features help to contextualize the location and assist in understanding where European heritage sites may be in the landscape.

Geology creates and shapes landscapes in ways that support the establishment of communities in specific places, creating ideal conditions for living, forming necessary hydrological conditions, and generating ideal locations for construction of homes and the establishment of farms. The geological conditions of a site are important in understanding environmental aspects such as landform evolution and soil formation.

Geomorphology is important in the context of European sites as it accounts for landform changes over a more recent timescale. What we see today may be quite different to a landscape at the time of European occupation. Geomorphology helps understand more specific aspects of where Europeans may become established and what changes have occurred over time, essential to the present-day understanding and interpretation of places. Geomorphology has relevance to movement and deposition of historical artefacts.

Climate change and impacts of fluvial (water) and aeolian (wind) action, and the influence of human activity can have a profound impact on geomorphological events and can significantly alter locations over time. Changes in rainfall can impact movements of sand and soils and influence lagoon, river and creek locations and flow rates, and cause erosion. Shifts in temperature and wind over time impact location of dunes and distribution, deposition, and general movement of soils. Temperature and wind can contribute to drought, alter seasonal behaviours and, most importantly, affect liveability of locations.

Archaeological analysis of landscapes considers the possible implications of these often-unseen environmental histories, and helps understand site formation and change, and the resultant movement of artefacts and changes in landscapes. Environmental analysis assists in defining landform units, to help understand and interpret larger sites by dividing them into manageable sections.

4.2 Overview

The Glendessary property at 59 Perth Mill Road is situated on the northern bank of the South Esk River, about 4km east of the township of Perth and approximately 17.7 km south of Launceston. The locality experiences a cool, relatively dry Midland's climate, with mean annual temperatures of approximately 10-11°C and annual rainfall below 750mm. Perth developed as an important crossing and communication point on the overland route between Launceston and Hobart, while the fertile Norfolk Plains supported early and extensive agricultural settlement.



The study area lies within 500m of a bedrock-confined section of the South Esk River, where basalt and dolerite restrict the channel and produces relatively steep banks bordered by elevated terraces and open plains. Immediately in front of the property are rapids caused by narrowing of the bedrock here. The wider landscape includes river floodplains, former aeolian dune systems, low hills, gullies and seasonally wet depressions. Flinty Creek enters the river west of the property, and a smaller unnamed creek also exists about 150m to the west of the Glendessary. These sources of water were both attractive for Aboriginal people and Europeans settling the area. These natural features have subsequently been modified by agricultural drainage, road construction, vegetation clearance, erosion and periodic flooding.

The property is underlain principally by Jurassic dolerite and basalt here, overlain by Quaternary aeolian sands, silts and gravels formed more recently - the dolerite and basalt form a transition zone. Chromosols, vertosols and ferrosols predominate in this area. These soils commonly support grazing and cropping, and their sandy-loam components form elevated, well-drained landforms. Soil depth and depositional conditions vary across the property, with the potential for deeper deposits in low-lying, alluvial and colluvial settings.

Before European settlement, the area probably supported dry eucalypt woodland dominated by white gum, together with she-oak forest, native grassland and wetland vegetation in poorly drained areas. The river, wetlands and open woodland would have supported diverse terrestrial and aquatic fauna. The property is now dominated by pasture, crops and introduced plants, with remnant woodland and scrub surviving principally along the riverbanks and steeper areas.

European land use has substantially altered the property through clearing, ploughing, cropping, grazing, drainage and road construction. These processes may have disturbed or redistributed shallow archaeological deposits, particularly within cultivated soils and eroding slopes. However, deeper features and deposits may survive beneath plough zones, along former fence, creek and tree lines and access routes, around building sites, and within less intensively disturbed terraces and low-lying areas. The environmental setting therefore provides an important basis for interpreting the location, preservation and condition of historical archaeological remains across Glendessary.

5 History summary for the study area

5.1 Introduction

This history has been compiled from a combination of past reports (completed by Southern Archaeology) and from various other history sources such as Libraries Tasmania. Site specific research of the property itself has been completed by John Dent with additions by Darren Watton (2026).

5.2 Overview

Probably one of the earliest plans relating to the study area is the Cornwall 42 plan shown below in **Figure 23**. On this plan Donald MacCleod has a 100-acre block shown to the west (he probably had the study area as well by this time) and three small squares, possibly huts are shown on or near the study area. This plan is probably late 1820s or early 1830s.



Figure 23: Section of the Cornwall 42 plan showing the study area. Source: TAHO Libraries Tasmania Ref: AF396-1-1366 accessed 2026.

On 24 October 1822 Lt Gov Sorell ordered 2000 acres to be reserved for Donald Macleod on the north bank of the South Esk River between Perth and Morven. This was confirmed by Lt Gov Arthur as an additional grant on 5 May 1824.⁹ This is shown on the c1830s Cornwall 52 plan shown below in **Figure**

⁹ LSD409/1, p75

24. This plan also shows a few small squares in the areas that are likely small huts. The one at the study area is probably one built by MacLeod.



Figure 24: Section of Cornwall 52 plan showing the study area. Source: Libraries Tasmania Ref: AF396-1-1376 accessed 2026.

On 1 June 1825, 30 acres on the South Esk was granted to James White – see **Figure 25** below (interestingly, no building is depicted on the study area at this time). White had arrived in NSW on the Albemarle as a convict in 1788 and had arrived in Van Diemens Land in about 1817. This was an additional grant adjacent to and south-west of a previous grant of 30 acres to James White. On 5 July 1832 Lt Gov Arthur ordered the second 30-acre grant to be removed elsewhere as the land was found to encroach upon the reserve of Donald Macleod.¹⁰

¹⁰ LSD409/1, p22



Figure 25: Section of the Cornwall 51 plan showing the study area and the grant to White. Source: TAHO Libraries Tasmania Ref: AF396-1-1375 accessed 2026.

The Cornwall 33 plan (**Figure 26**) shows this grant to White, now D. Macleod. It shows two buildings near to the river and a hut and frame chimney on Macleod's grant as well as a hut in ruins. This plan is the same as Cornwall 7 (overlaid in the report and shown in Figure 2 at the beginning of the report). It is most likely after 1832 when White's grant was cancelled but probably not too long after this say, mid 1830s.



Figure 26: Section of c1830s Cornwall 33 plan. Source: TAHO Ref: AF396-1-1331 accessed 2026.

Donald Macleod died in 1842 in Victoria and his wife Catherine and his executors transferred the 2000 acres to one of their sons John Norman Macleod on 21 January 1848.¹¹ In February 1853 he had the land surveyed to enable a new grant to be made to secure the title, see **Figure 27** below (and also overlaid in this report).¹² He was granted the land on 20 June 1856.¹³ J. N. Macleod sold 309 acres and 1 rood to George Stancombe on 14 September 1857 for £3000.¹⁴

¹¹ Deed 3/3278

¹² AG341-1-301 (plan Cornwall 2A/87).

¹³ RD1-1-34, p156

¹⁴ Deed 1/6239



Figure 27: Cornwall plan 2A/87. Source: TAHO Libraries Tasmania Ref: AG341-1-301 accessed 2026.

There are several buildings shown on the South Esk in the south-eastern corner of the land in the 1855 plan above. See below for an enlargement of this area.

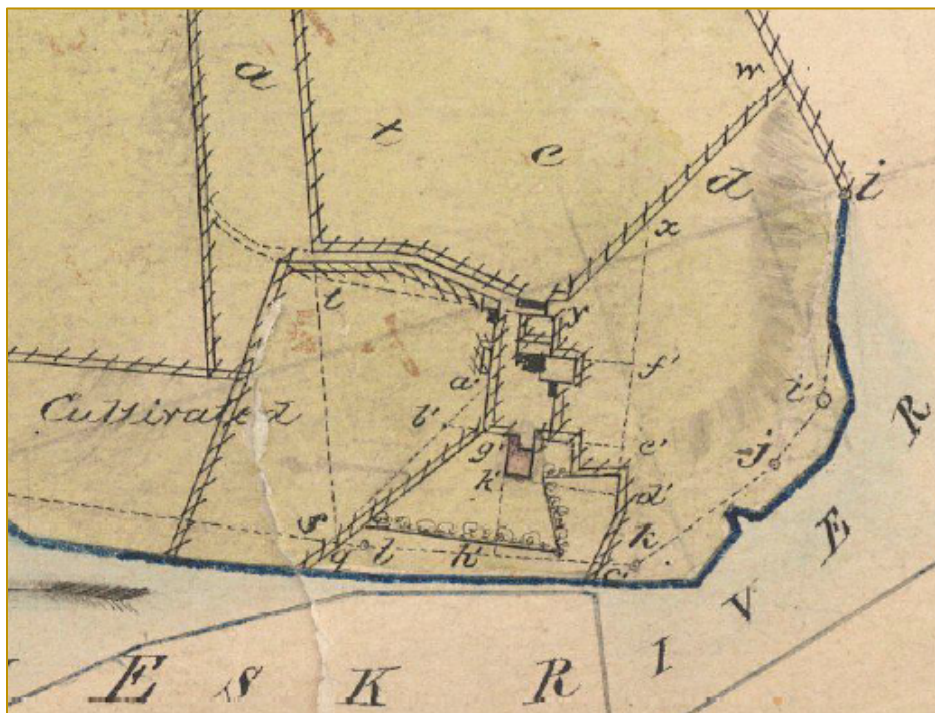


Figure 28: Close up section of the 1855 COR2A_87 plan showing the buildings on the property at that time. Source: TAHO Libraries Tasmania Ref: AG341-1-301 accessed 2026.

The survey notes attached to the plan (see **Figure 29**), show that the buildings were located accurately. Unfortunately, they are not labelled as to their use, although it is likely the house was the closest to the river. Donald Macleod built the two storey Glendessary House in about 1838 from stone according to Hawley Stancombe. The property was named Glendessary after Catherine Macleod's family home in Scotland. She was a Maclean which was part of the Cameron clan who had supported Bonnie Prince Charlie in 1745 and lost their ancestral lands. Glendessary in Scotland was near a waterfall and the sound of the South Esk rapids next to Glendessary reminded Catherine of Glendessary in Scotland.¹⁵ The road from Perth to Western Junction was built around 1852 which cut through this property. In 1947 Charles Mackenzie leased Glendessary and in that year a fire destroyed haystacks and a barn that was about 50 feet from the house – probably one of the buildings shown on the 1855 plan above.¹⁶

¹⁵ Stancombe of Glendessary, G Hawley Stancombe, c1982, Launceston Library pamphlet

¹⁶ G. Hawley Stancombe, 1982, Stancombe of Glendessary, Launceston Library Pamphlet.

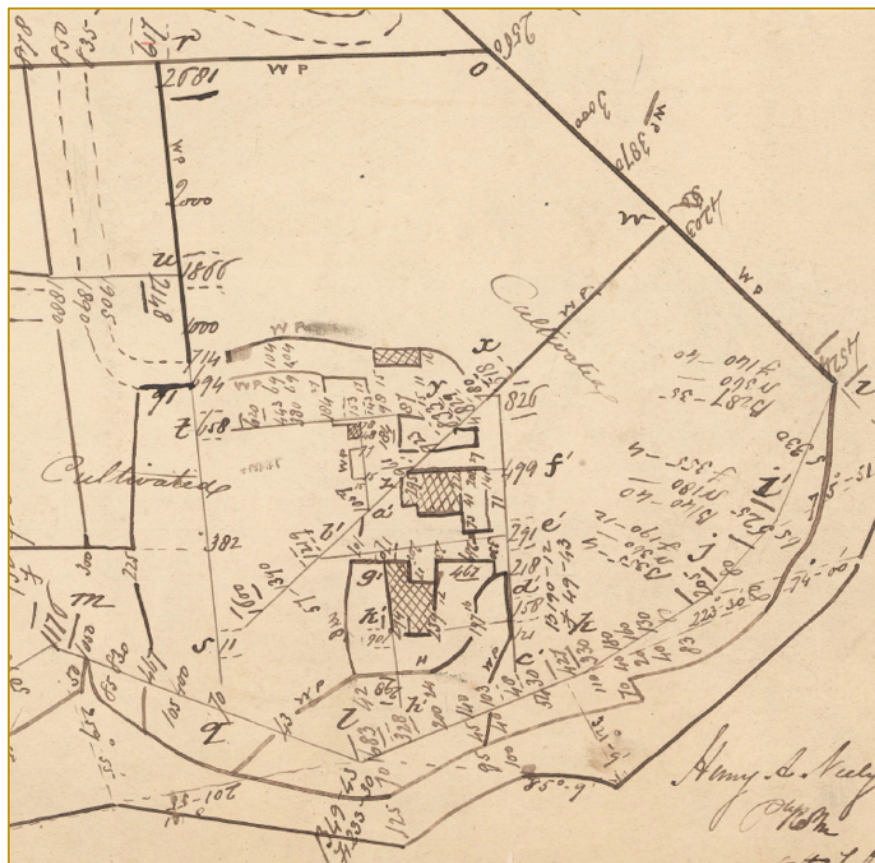


Figure 29: Survey notes from the COR2A_87 plan. Source: TAHO Libraries Tasmania Ref: AG341-1-301 accessed 2026.

George Stancombe emigrated to VDL from Devon on the *Eagle* in 1829 and in 1834 returned to bring out his wife, Susan. Their son Thomas was born on the ship on the way out. They took up farming at Snake Banks and established the Eagle's Return Inn. George purchased 1350 acres from Robert Campbell jnr at what he named Devon Hills just to the north of Glendessary in November 1850.¹⁷ George Stancombe purchased 309 acres from J. N. Macleod (Glendessary) for £3000 on 14 September 1852.¹⁸ The house at Glendessary was renovated from a 5 roomed house to include the previously outside kitchen into the house and he built a barn that later became the shearing shed.¹⁹ They moved to the Perth area in the early 1850s and the first mention of Glendessary in newspapers is from 1857 when it is described as a substantial two storey building of stone and there are convenient outbuildings.²⁰ On the 24th January 1857 it is described in the Launceston Examiner as follows:

¹⁷ Deed 3/5591

¹⁸ Deed 4/4796

¹⁹ G. Hawley Stancombe, 1982, Stancombe of Glendessary, Launceston Library Pamphlet.

²⁰ The Cornwall Chronicle, 14 January 1857, p6.

GLENDESSARY

AT present occupied by the proprietor, containing 309 acres, securely fenced, and divided into convenient paddocks, 100 acres of which is good agricultural land, portion at present in crop, and other laid down in English grass and clover. The remaining 209 acres is good grazing land, and on it there is abundance of good timber.

THE HOUSE is substantially built of stone, contains 7 rooms, and overlooks the river. The out-buildings consist of barn, stable, store, kitchen, sheds, piggeries &c. &c. Glendessary is within one mile of Evandale and three of Perth, has a frontage on the South Esk upwards of half a mile, and adjoins the properties of Messrs. Cameron, Stancombe, and Kirkby. In front of the house there is an' excellent site for a mill.²¹

George became the licensee of the Queen's Head Inn in Perth from at least 1861 until his death on 25 September 1875.²² In George's will he left Glendessary to his wife Susan for her life and then to go to his son Thomas after she died. He left other lands to his daughter Charlotte Russell.²³ Charlotte's husband, W. Russell, descendants Thomas Stancombe (1835-1898), George Stancombe (3) (1863-1933), Thomas George Stancombe (1889-1955) and George Hawley Stancombe (1914-2002) all farmed at Glendessary.²⁴ They were all direct descendants of the first George Stancombe. Over the years other Stancombe family members lived at Glendessary including Albert who built a new house at Glendessary when he married in 1922 (this is probably the house to be demolished) and Bruce Stancombe who was there from 1964 to 1968.²⁵ David Stancombe (Hawley's nephew) took over the farm at Glendessary in 1975 and built a house near the viaduct. David's wife, Jill moved to the old house when David died soon after and Jill added the verandah and did some other renovations in 1981 and continued to farm the property.²⁶

An early photograph, supposedly of the Glendessary House, is shown below²⁷. It appears to be like the burnt-out image below.

²¹ Launceston Examiner 24th January 1857, p5.

²² Hobart Town Gazette 8 Jan 1861

²³ AD960-1-11 will 1883.

²⁴ Launceston Examiner 18th November 1882, p1; 21 November 1882; For earthquake at Glendessary see Telegraph 28 May 1883, p2.

²⁵ G. Hawley Stancombe, 1982, Stancombe of Glendessary, Launceston Library Pamphlet.

²⁶ G. Hawley Stancombe, 1982, Stancombe of Glendessary, Launceston Library Pamphlet.

²⁷ Weekly Courier 2 December 1909.

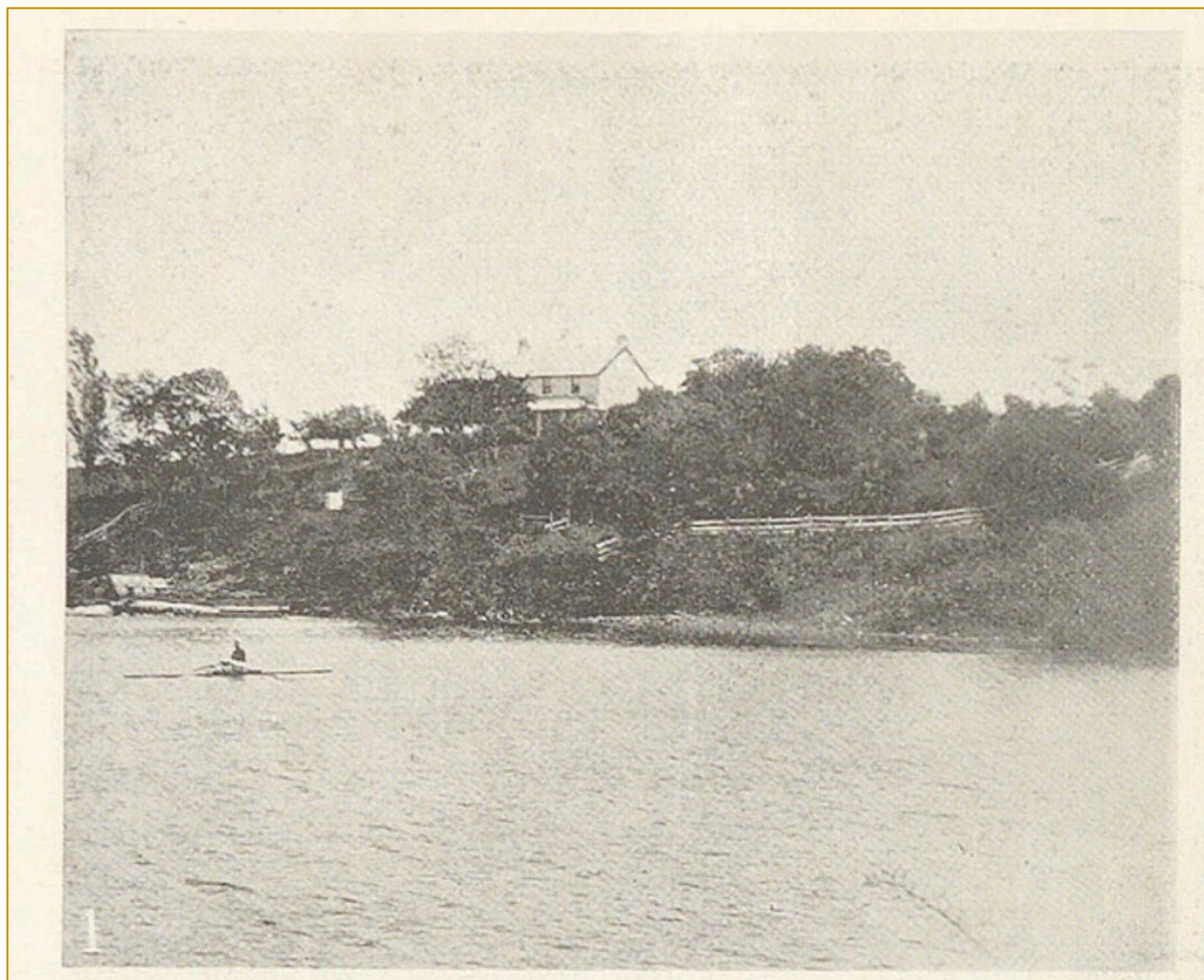


Figure 30: Early photograph of Glendessary. Source: *Weekly Courier* 2 December 1909.

The Stancombe family remained on Glendessary until recently. George Hawley Stancombe OAM (known as Hawley) wrote *Highway in Van Diemen's Land* as well as several other historical pamphlets and lived at Glendessary.²⁸ His house was described as a cottage when on 28 November 1972 it was destroyed by fire resulting in the loss of all his historical research and other material. Hawley moved into the shearing shed for 5 months until a new house built into the stone walls of the original house was ready to be occupied in April 1873. Eric Ratcliffe helped to design the new house.

The image below (**Figure 31**) is of the remains of the cottage presumably after the fire of 1972. **Figure 32** is also purported to be a photograph of Glendessary but it is unclear when it is from.

²⁸ Libraries Tasmania biography file Launceston library.



Figure 31: Cottage at Glendessary. Source: TAHO Libraries Tasmania Ref: NS2267-1-457 accessed 2026.



Figure 32: Photograph of Glendessary. Source: TAHO Libraries Tasmania Ref: Glendessary 1960-1992 NS2267-1-456 accessed 2026.

Hawley Stancombe published Highway in Van Diemen's Land in 1968 under the name Glendessary Press accompanied by an image of a house which is probably a rear-view sketch of the Glendessary House or Cottage (below).²⁹



²⁹ Highway in Van Diemen's Land, National Trust 1986.



6 Overlays and hillshade grey imagery

6.1 Introduction

Overlays involve the analysis of historic plans, maps and aerals to discover potential archaeological features and buildings in the field. These can be very useful in locating places especially when there are no surface indications of potential archaeological features. There are, however, some difficulties (limitations and constraints) in this especially when relying on historic plans and maps – some of these limitations and constraints are overviewed in the text box in **Figure 33** below.

The following sections overview the overlays used in this report and presents the results of the overlay analysis.

Special note on overlays

Southern Archaeology uses QGIS software for all overlays and GIS work. This is the most updated version at the time of writing this report. Datum relates to GDA94, Zone 55. Maps and development plans have been provided by researching Libraries Tasmania and finding historic aerals on LIST Aerial Viewer.

There are considerations (limitations and constraints) in relation to the use of overlays and historic plans.

Early plans can be difficult to overlay and rely upon various georeferenced points that are consistent with known points in modern times. The main points, in order of preference, used in overlays are:

1. Common boundaries – these are the most accurate especially if correctly surveyed on old plans.
2. Coastal or other known landscape features – these may, however, vary over time.
3. Common houses and other structures – these may, however, vary over time and may not have been correctly surveyed at the time being placed as a general feature for identification by the surveyor on old plans.
4. Other features such as fences and wells etc as may appear on plans.

It must also be remembered that survey conditions in the 1800s were not always ideal and mistakes were made (as they can be today). For this reason, overlays are treated as a guide only (albeit often a very good guide).

Figure 33: Summary of the use of overlays.

Hillshade grey imagery is lidar imagery available through LIST. Hillshade grey imagery is useful in seeing where potential archaeology may be located as it shows subtle changes in the surface. This imagery is also provided and discussed in this section.

6.2 Overlays used

Two historic plans have been used in overlays for this project as follows – the 1855 COR2A_87 plan and the c1830s Cornwall 7 (and the Cornwall33 plan). These plans are shown in **Figure 2, Figure 26 and**

Figure 27 previously. The purpose of these overlays was to establish if any earlier buildings shown on the plans were within the potential impact area of this development.

Note: the overlay of the COR 2A_87 noted that the main (original) house was potentially ≈9-10m east of the current Glendessary House location. This may be due to inaccuracy within the original survey, the overlaying procedure or a change in location of the building from this period (i.e., the original being demolished then rebuilt. Given that the historical record suggests that the rebuild after the fire used the same stone structure, it is likely that there is an issue with either the original survey or the overlay. This has not been corrected as all overlays are outside the study area. However, potential 9-10m this discrepancy should be considered in any future building at the place.

Using the images described above the following overlay plans for the study area have been achieved as follows:

1. Overlay using the Cornwall 7 plan (see **Figure 2** above). This overlay is shown in **Figure 34** (the wider property view) and **Figure 35** (a closer image of the study area) below.

Impression statement and accuracy rating: This overlay shows several buildings on the property (coloured blue in the plans below). Shows two buildings near the study area (likely ≈locations of the original house), a hut near the creek to the west and not far from the main house (≈133m), a frame and chimney near the river (central area) and a hut on the properties south-west boundary. Confidence in the plan's accuracy in terms of building locations is considered low to medium for this plan.

Accuracy: Considered 30% due to this being based upon a wider area map which most likely had the locations drawn in by the survey in their approximate position. This was common in the early period.

Predicted value of this overlay: Extremely useful in showing that buildings were in this location by at least the 1830s. Shows other potential archaeological sites on the property outside the immediate house location. Good for future management of heritage at the place especially as while somewhat inaccurate, the locations are probably within 10s of metres of the locations.

Significance: High – It is likely some of these buildings remain archaeologically in the area and that, if this plan shows an original house on the block, it may pre-date the Glendessary House.

Response: All buildings shown on this plan are outside the current study area noting that care should be taken given the potential inaccuracies of the overlays.

2. An overlay using the COR 2A_87 plan (orange and brown buildings in the overlays) dating to 1855 – shown in **Figure 27** above. This overlay is shown in **Figure 34** (the wider property view) and **Figure 35** (a closer image of the study area) below.

Impression statement and accuracy rating: It is Southern Archaeology impression that this plan's accuracy is moderate despite known differences.



Accuracy: Considered ≈70% due to potential but slight inaccuracies in the original plan and the potential ≈9-10m difference discussed above. Despite this difference the plan can be adjusted if required as the difference is known.

Predicted value of this overlay: This plan shows four buildings (coloured orange and brown in the overlays) interpreted as the main house (brown) and three outbuildings (orange). As this is a survey plan it may be considered reasonably accurate for 1855.

Significance: High – this plan is probably the best for determining approximate locations of early buildings.

Response: All buildings shown on this plan are outside the current study area noting that care should be taken given the potential inaccuracies of the overlays.

Figure 34 and Figure 35 are the overlays completed in this assessment.

Exhibited



Heritage Assessment and Statement of Historical Archaeological Potential (SoHAP) 59 Perth Mill Road Perth Tasmania 7300

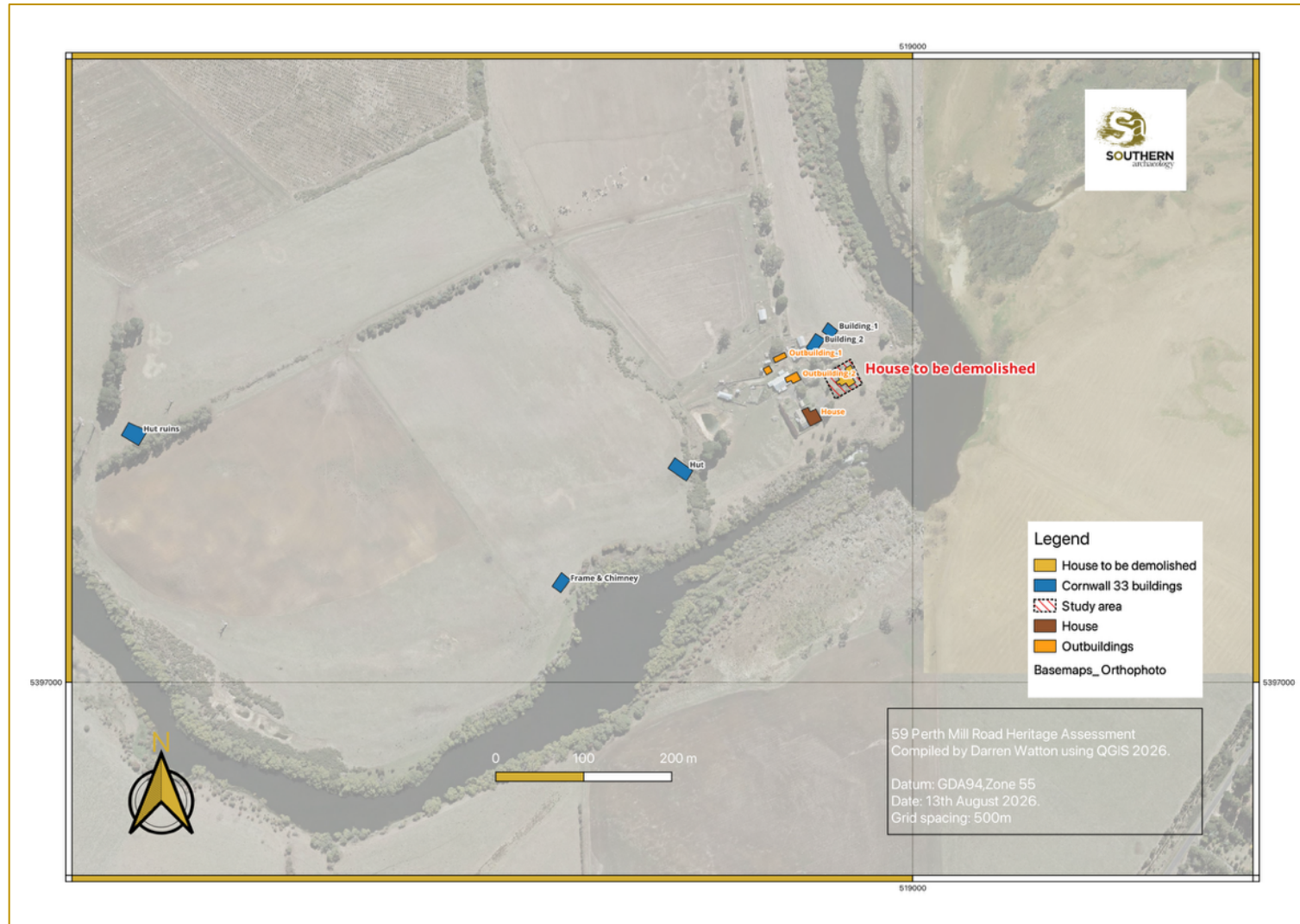


Figure 34: Wider property overlay based on the c1830s Cornwall 7 (blue buildings) and 1855 COR 2A_87 (brown and orange buildings) plans showing the location of the houses, huts and outbuildings. Compiled by Darren Watton using QGIS 2026.

Exhibited



Heritage Assessment and Statement of Historical Archaeological Potential (SoHAP) 59 Perth Mill Road Perth Tasmania 7300

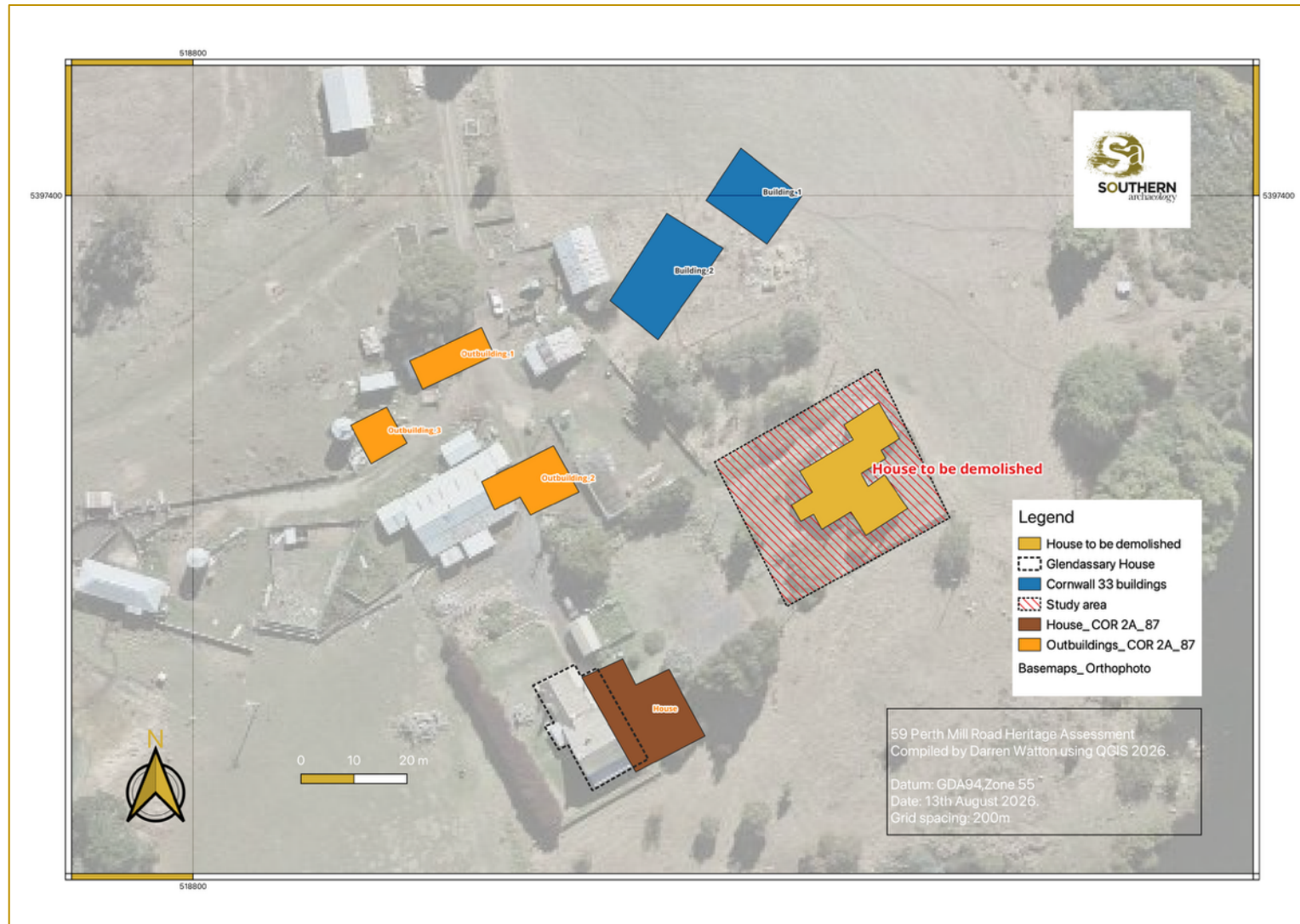


Figure 35: Closer study area overlay based on the c1830s Cornwall 7 (blue buildings) and 1855 COR 2A_87 (brown and orange buildings) plans showing the location of the houses, huts and outbuildings. Compiled by Darren Watton using QGIS 2026.



SOUTHERN
archaeology

Heritage Assessment and Statement of Historical Archaeological Potential (SoHAP) 59 Perth
Mill Road Perth Tasmania 7300

6.3 Hillshade grey imagery

Figure 36 shows the hillshade grey imagery for the site. The imagery clearly indicates extensive disturbed ground in this area which is expected given the infrastructure there. This imagery helps little with the study area but does show some curious anomalies associated with the hut beside the creek and building_2 shown in the overlays above (these are on the 1830s Cornwall 7 plan). These anomalies are circled below.

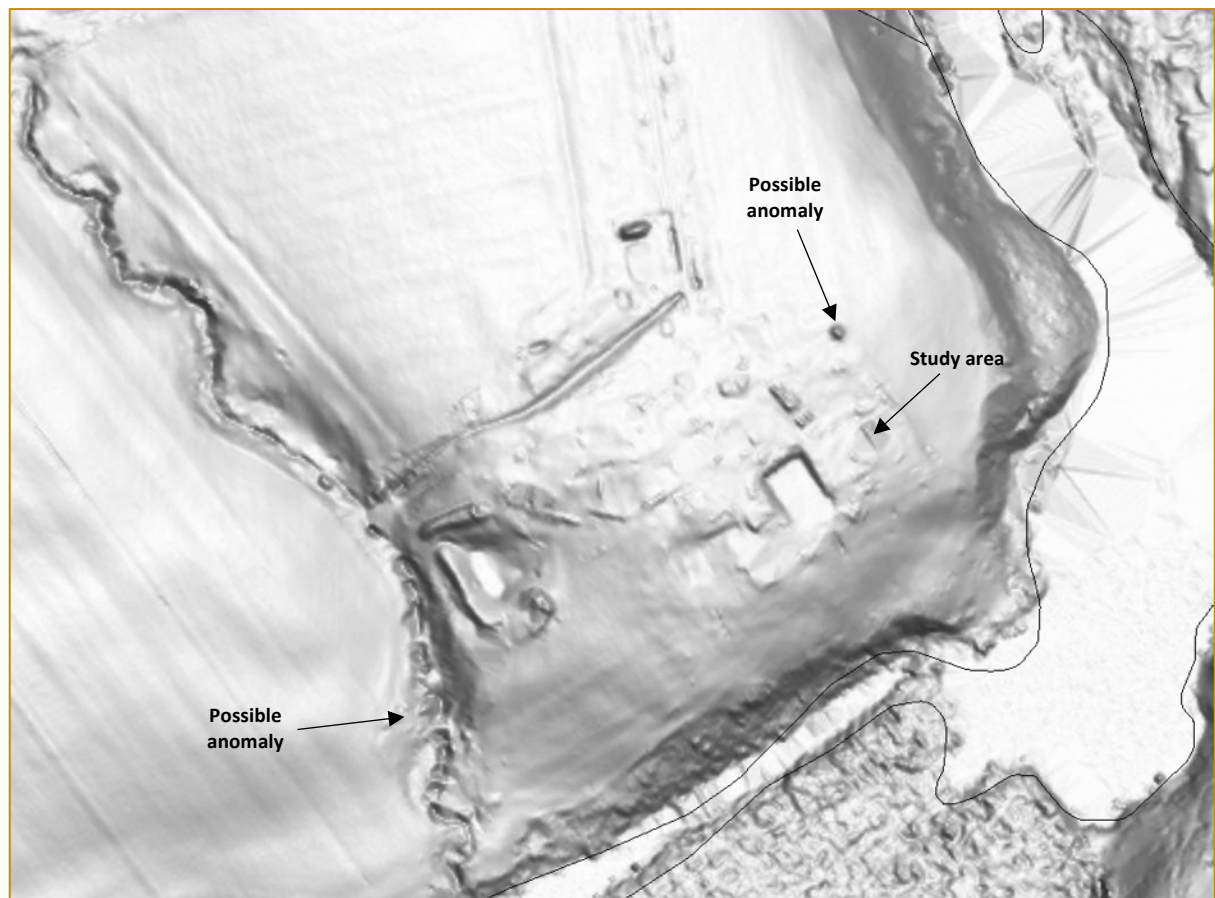


Figure 36: Hillshade grey image of the study area site. Source: LIST Map accessed 2026.



7 Potential Historical Archaeological Sensitivity (PHAS) Zones

7.1 Introduction

As part of the historical assessment process, archaeologists may identify areas within or around a study area that have the potential to contain subsurface remains of past human activity. These areas are referred to as Potential Historical Archaeological Sensitivity (PHAS) Zones.

PHAS Zones are identified through a predictive and interpretive process that draws on a range of documentary, visual, and observational sources. The overlays completed in the section above also inform this analysis.

These include archival research, historic mapping and plans, aerial imagery, photographic records, oral history, and field observation. Professional archaeological judgement also plays a key role in recognising patterns of past occupation and landscape modification that may not be immediately visible on the ground.

Designation of PHAS Zones is based on multiple lines of evidence, such as:

- Historical documents including land titles, parish maps, estate plans, and early survey records.
- Comparisons between historic and current aerial photography or map overlays to identify changes in land use.
- Photographs or drawings that depict past structures, gardens, tracks, or other features.
- Oral histories and recollections from residents, descendants, or community stakeholders.
- Physical indicators in the landscape such as mature, introduced trees, ground depressions, terracing, or soil discolouration.
- Professional knowledge of regional land use patterns, settlement history, and the typical archaeological footprint of past activities.

PHAS Zones assist in identifying areas where buried archaeological deposits may survive. These may include structural remains, postholes, artefact scatters, refuse pits, roads or paths, fence alignments, or other evidence of historical activity. Not all PHAS Zones will necessarily contain intact archaeology, but they represent areas where the likelihood is sufficient to warrant further consideration before disturbance occurs.

The primary purpose of PHAS designation is to guide archaeological risk management. These zones support informed planning decisions, help avoid or mitigate damage to heritage values, and can trigger requirements for further archaeological investigation, monitoring, or conservation action under relevant legislative frameworks.



PHAS Zones are therefore a practical tool for heritage management. They help integrate archaeological considerations into the planning and development process and ensure that places of potential historical value are appropriately acknowledged, protected, and, where necessary, investigated.

7.2 PHAS Zones at the study area

One PHAS Zone has been identified in this assessment as follows (see **Figure 37** below):

1. This assessment has determined that most of the area around the house site and some of the wider area such as locations associated with the outbuildings, the hut beside the creek, the frame and chimney and the south-western hut, all identified in the overlays above have some archaeological potential either suspected or unanticipated. Southern Archaeology suggest that the area should be considered a low (areas outside known sites) to medium (areas within 400m² of known sites) PHAS Zone. For general purposes this corresponds with ≈200-300m of the South Esk River.

It is noted that this designation of the PHAS has little bearing on the current development other than to guide where potential archaeology may be found in terms of unanticipated discoveries – the study area is believed to have low potential for archaeological remains (see **Section 9** further on). This analysis has more relevance for future planning and understanding where potential archaeology may be located.

Figure 37 shows the location of the PHAS at the study area.

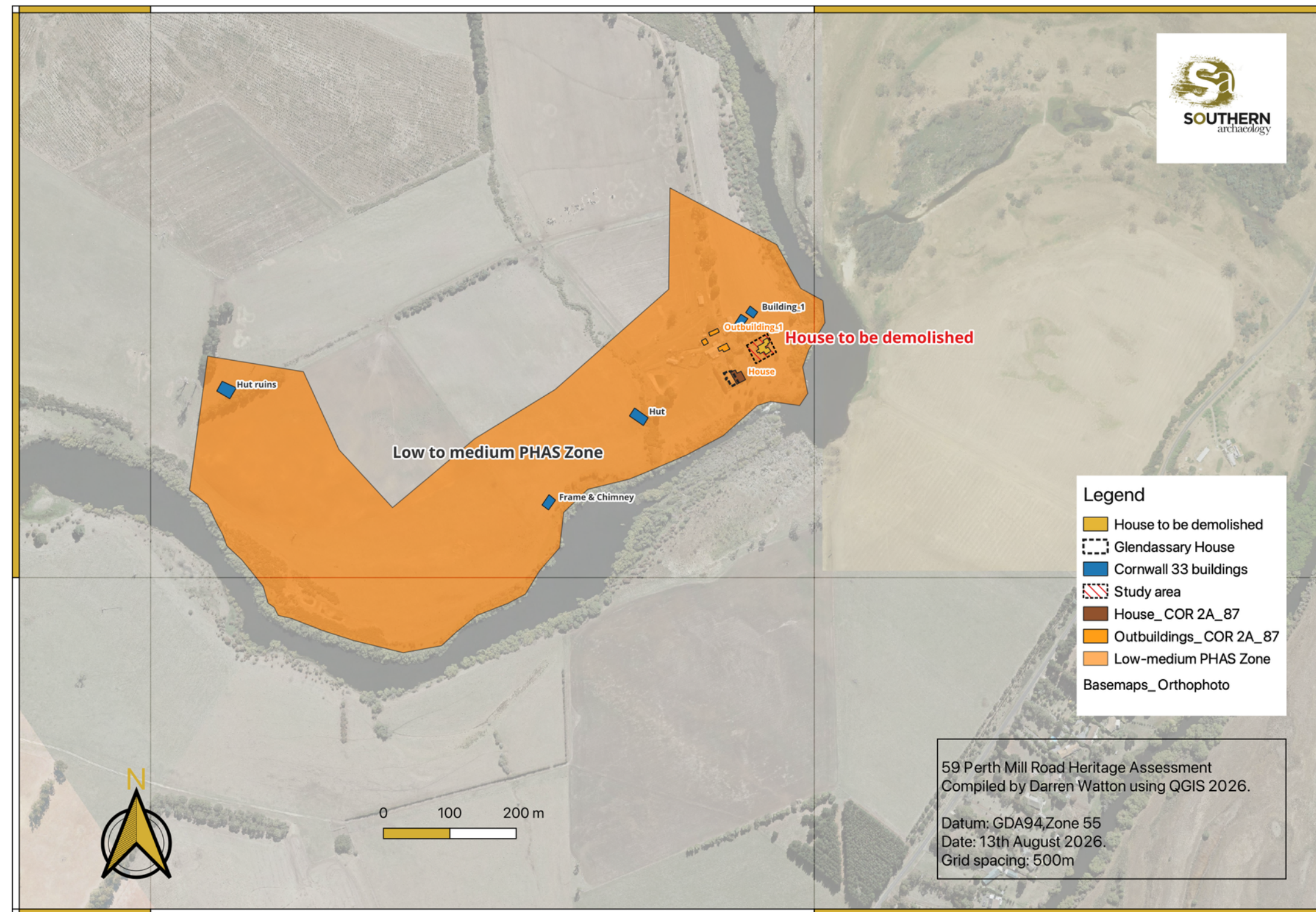


Figure 37: Location of PHAS_1 and the overlaid buildings at the study area. Compiled by Darren Watton using QGIS 2026.



8 Legislation and approvals

8.1 Introduction

This location is not listed on the Tasmania Heritage Register but is listed within the Tasmanian Planning Scheme - Northern Midlands (known as the Scheme). The following is an overview of the legislation and approvals relevant to the study area.

Some areas outside any listed areas may also be of interest and contain archaeological material as suggested by the previous overlays.

Note: While this area is not listed on the THR, the accepted method of assessment for listed properties is applied as it is the most appropriate mechanism for this process, forming the basis for all reviews in Tasmania, provisions within Planning Schemes and following guidelines outlined in the Burra Charter (2013).

8.2 The Burra Charter (2013)

8.2.1 Overview

In 1964, an international conference of architects and others interested in the conservation of heritage places drew up a Charter which became known as the Venice Charter. This followed from an earlier document, the Athens Charter 1931, which aimed to 'provide guidance on the care of historic monuments'.³⁰ In 1977, the Australian ICOMOS (International Council on Monuments and Sites) met in the historic mining town of Burra in South Australia to review the applicability of the Venice Charter in Australia, resulting in the Australia ICOMOS *Guidelines for the Conservation of Places of Cultural Significance* or the Burra Charter as it is now widely known.³¹

8.2.2 The Concept of Significance

The Burra Charter is the document that underpins heritage management in Australia, and all Australian commonwealth and state heritage acts use listing criteria based on the five values identified in the Burra Charter.³² The five values identified in the Burra Charter are based on the concept of cultural significance.³³ Cultural significance is defined within the Burra Charter as meaning 'the aesthetic, historic, scientific, social or spiritual value (the five values) for past, present or future generations'.³⁴ According to the Burra Charter cultural significance is 'embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects'.³⁵ Furthermore, the charter

³⁰ Burra Charter, 1999:6 and 2013, Byrne et al., 2003:77; Logan, 2004:2-3.

³¹ Burra Charter 1999:6 and 2013; Byrne et al., 2003:4; Logan, 2004:3-4; Sullivan, 2008:109

³² Burra Charter 1999:80 and 2013; Byrne et al., 2003: 87-102

³³ Burra Charter 1999:80.

³⁴ Burra Charter 1999: 11 and 2013.

³⁵ Burra Charter 1999; 2013.



suggests that ‘places may have a range of values for different individuals or groups’.³⁶ A key concept in this Charter is that, when managing a heritage place, it is important to understand its cultural significance and to prepare a statement of significance based on the place’s aesthetic, historic, scientific, social or spiritual values.³⁷

8.2.3 Tangible and Intangible Heritage

Tangible heritage is those features or things that are material and/or visible (physical traces and touchable elements) within the landscape. Tangible heritage is usually clear and definable and are readily seen (observed) or discoverable (as is the case with archaeological remains often not directly visible in the landscape).

Intangible heritage is a little more difficult to define. The Burra Charter defines intangible heritage as.³⁸

The non-material aspects of culture that are valued. Expressions of intangible heritage include traditions, practices, performance, use, knowledge and language. Place and objects are tangible expressions.

Cultural significance and heritage values encompass both intangible and tangible heritage, especially through consideration of social and spiritual values. Methods of assessing cultural heritage must go beyond ‘purely physical traces (the sites and artefacts), to also incorporate the intangible traces of people’s attachments to place’.³⁹ Intangible heritage might include an Aboriginal person or communities’ spiritual attachment to a place, a cultural landscapes or associations to convictism.

³⁶ Burra Charter, 1999:11 and 2013.

³⁷ Logan, 2004:4.

³⁸ Burra Charter 2013.

³⁹ Burke and Smith, 2004:245.



8.3 The *Historical Cultural Heritage* (HCH) Act 1995 – Tasmania

The *Historic Cultural Heritage Act 1995* is Tasmania's principal legislation for identifying, assessing, protecting and conserving places of State historic cultural heritage significance. The Act establishes the Tasmanian Heritage Council (THC) and the Tasmanian Heritage Register (THR) and provides the statutory framework through which significant places are entered in the Register and proposed changes to those places are assessed. The Act binds the Crown and operates in conjunction with Tasmania's land-use planning system.

Under section 16, a place may be entered in the Register where it satisfies one or more statutory criteria. These criteria recognise places that are important to the course or pattern of Tasmania's history; possess uncommon or rare characteristics; have archaeological or other potential to yield information; demonstrate the principal characteristics of a class of place; demonstrate creative or technical achievement; have important community, cultural or spiritual associations; have associations with significant people or groups; or exhibit particular aesthetic characteristics.

The Act defines "works" broadly as per Section 3:

works includes –

(a) any development; and

(b) any physical intervention, excavation or action which may result in a change to the nature or appearance of the fabric of a place; and

(c) any change to the natural or existing condition or topography of land; and

(d) any removal of vegetation or topsoil.

It includes development, physical intervention, excavation, actions that may change the nature or appearance of historic fabric, changes to the existing condition or topography of land, and the removal of vegetation or topsoil. Where such activities are undertaken to or in relation to a registered place or declared heritage area, they constitute heritage works and must receive heritage approval before proceeding. Approval may take the form of a minor works approval where impacts would be absent or negligible, or a discretionary permit where more than negligible impacts may occur.

Section 35 of the Act relevantly states:

35. Heritage works require heritage approval

(1) A person must not carry out any heritage works unless those heritage works have heritage approval.

Penalty: Fine not exceeding –



(a) 10,000 penalty units for a body corporate; or

(b) 5,000 penalty units for an individual.

From 1 July to 2026 to 30 June the value of one penalty point unit is \$213.

Minor works applications are lodged through the relevant planning authority and referred to the Heritage Council. In determining its involvement, the Heritage Council considers the likely effects of the proposal on the significance of the registered place and any adjoining registered place, together with the relevant Works Guidelines. It may consent to the proposal, impose conditions or require refusal. Conditions may include requirements for appropriately qualified supervision, archaeological management, curation and storage of recovered items, and photographic or other recording.

The Act also provides mechanisms for heritage agreements, stop-work orders, repair notices and other protective actions, as well as penalties for undertaking unapproved heritage works. Section 90A enables the Heritage Council to issue guidelines establishing appropriate standards for works, including the *Works Guidelines for Historic Heritage Places* (2025). For the study area this refers directly to the THR listed site (Datasheet Id. No. 11931).

Figure 38 provides a summary of the process.

Historic Cultural Heritage Act, 1995 ([HCH Act] Tasmania)

State and local Acts are based on Burra Charter principles. The HCH Act in Tasmania is a typical example (Byrne et al., 2003:93-94).

Assessing cultural significance is the key to management and inclusion on the Tasmanian Heritage Register (THR). Alternatively, a place can be listed on a local planning scheme e.g. The Hobart Interim Planning Scheme 2015 or the Sullivans Cove Planning Scheme (1997). To be registered on the THR, sites must generally be of state significance (that is significant to the whole of Tasmania) and assessment of this is based on meeting one or more of eight criteria (Tasmanian Heritage Council: 2016). The Criteria are as follows:

- Criteria (a): The place is important to the course or pattern of Tasmania's history.
- Criteria (b): The place possesses uncommon or rare aspects of Tasmania's history.
- Criteria (c): The place has potential to yield information that will contribute to an understanding of Tasmania's history.
- Criteria (d): The place is important in demonstrating the principal characteristics of a class of place in Tasmania's history.
- Criteria (e): The place is important in demonstrating a high degree of creative or technical achievement.
- Criteria (f): It has strong or special association with a particular community or cultural group for social meaning for social or spiritual reasons.
- Criteria (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.
- Criteria (h): the place is important in exhibiting particular aesthetic characteristics.

The general process of assessing a place is 1) Identify the historic heritage place 2) Investigate the place 3) assess and determine the level and nature of significance of the place 4) Enter on the THR or a heritage schedule of a local planning scheme to manage the significance of the place. The level of significance (threshold) is generally determined by geographical reach and the criteria identified as having significance. When development is proposed the SHAP and AMS can further assess these criteria to provide specific advice for a site and the impact that the development may have on it.

Figure 38: HCH Act 1995 summary.

8.4 Works Guidelines for Historic Heritage Places October 2025

8.4.1 Overview

The Tasmanian Heritage Council's *Works Guidelines for Historic Heritage Places* (Version 2, October 2025) provide the principal guidance for planning and undertaking works at places entered on the Tasmanian Heritage Register (THR). Issued under section 90A of the *Historic Cultural Heritage Act 1995*, the guidelines are the standard measure used by the Heritage Council when assessing whether proposed works are acceptable. They apply to a broad range of activities, including maintenance, farming, subdivision, demolition, excavation, archaeological investigation, new buildings, alterations, services, access works and changes to landscapes and outdoor spaces.



The guidelines distinguish between minor works approvals and discretionary permits. Minor works approvals apply where proposed works would have no impact or only a negligible impact on the heritage significance of a registered or adjoining registered place. A discretionary permit is required where works are likely to have more than a negligible impact. Even where works appear eligible for minor works approval, an application must still be submitted for determination by the Heritage Council. The guidelines also note that separate planning, building, plumbing or other statutory approvals may be required.

The document is underpinned by principles that require the significance of a place to be understood before changes are planned; significant fabric, settings, views and relationships to be retained; adverse impacts to be avoided or minimised; and heritage places to be maintained and allowed to evolve without unnecessarily diminishing their values. Proposed works should retain original fabric wherever practicable, use compatible materials and techniques, and undertake only as much intervention as necessary. Complex or potentially adverse proposals may require supporting documentation such as a Heritage Impact Statement or Conservation Management Plan.

The guidelines are directly relevant to the area is partially entered on the Tasmanian Heritage Register and contain identified areas of archaeological sensitivity.

8.4.2 Managing Historic places process

The *Works Guidelines for Historic Heritage Places* (2025) establish a staged process for assessing proposed works at places entered on the Tasmanian Heritage Register (THR). The process begins by confirming the registered boundary and understanding the heritage significance of the place, including its buildings, archaeological resources, landscape, setting, significant views and relationship with any adjoining registered place. The proposed works must then be clearly defined so their physical and visual effects can be assessed and opportunities to avoid or minimise adverse impacts identified. The likely level of impact determines the applicable heritage approval pathway. Works that would have no impact or only a negligible impact on the heritage values of the registered or adjoining registered place may be eligible for minor works approval. Works likely to have more than a negligible impact require a discretionary permit. Eligibility under the guidelines does not itself constitute approval: an application must still be submitted for determination. Minor works applications are generally made directly to Heritage Tasmania, while discretionary permit applications are lodged through the relevant planning authority and referred to the Tasmanian Heritage Council.

Supporting information must be proportionate to the nature and potential impact of the proposal. This may include plans, photographs, a Heritage Impact Statement, Conservation Management Plan, Landscape Management Plan or specialist technical advice. Where excavation or ground disturbance may affect archaeological remains, a Statement of Historical Archaeological Potential should be prepared during the planning phase. If moderate to high archaeological potential is confirmed, an Archaeological Method Statement may also be required to explain how investigation, recording, artefact management and reporting will be undertaken.

Early consultation with Heritage Tasmania is encouraged, particularly for complex proposals or works affecting significant archaeological deposits, landscapes, settings or views. The assessment process



should occur early enough for heritage findings to influence project design rather than being addressed after layouts and construction footprints have been fixed. This approach establishes a hierarchy of understanding significance, avoiding impacts where practicable, minimising unavoidable impacts and appropriately investigating or recording heritage evidence where disturbance is necessary.

8.4.3 Archaeological works

8.4.3.1 Overview

Section 7 specifically addresses excavation and archaeological investigation. Where a registered place has been assessed as having archaeological research potential, or is otherwise known to contain significant archaeological remains, the Heritage Council may require a Statement of Historical Archaeological Potential (SoHAP) to be prepared during the planning phase. This assessment determines the likelihood, nature and significance of surviving remains and informs whether an Archaeological Method Statement (AMS) is also required. Where moderate to high archaeological potential is confirmed, planned ground disturbance or investigation likely to affect significant deposits generally requires a discretionary permit and must be undertaken or supervised by a suitably qualified and experienced historical archaeologist.

An Archaeological Method Statement (AMS) must explain how archaeological impacts will be investigated and managed, including provisions for recording, analysis and the curation, storage or display of recovered artefacts. Initial investigation involving the removal of recent or non-significant deposits may be eligible for minor works approval where it is undertaken under archaeological supervision and does not disturb significant remains. Test excavation may similarly be acceptable where significant deposits are not removed. Research excavation or other ground disturbance affecting areas of moderate to high archaeological value requires a more detailed methodology, appropriate research questions and provision for reporting and dissemination of results. Where historical evidence indicates that human remains may be encountered, an appropriate unanticipated-discovery protocol must also be provided.

8.4.3.2 Archaeological works and the study area

The *Works Guidelines for Historic Heritage Places* (2025) recognise that archaeological remains may include buried structures, features, artefacts, occupation deposits and other evidence capable of contributing to the significance of a registered place. Where a place is registered partly because of its potential to yield important information under criterion (c), or is otherwise known to contain significant archaeological remains, archaeological potential must be assessed during the planning phase and before development footprints are finalised.

This guidance is only relevant to this site in principle and as a guide to how it should be assessed as this place is not listed on the THR.



8.5 Local constraints

8.5.1 Tasmanian Planning Scheme – Northern Midlands (overview)

The key legislation applicable to this assessment is the Tasmanian Planning Scheme – Northern Midlands.

The Tasmanian Planning Scheme – Northern Midlands identifies Glendessary, 59 Perth Mill Road, as a Local Heritage Place, with the specific extent encompassing the entire title. Accordingly, the heritage significance recognised by the Scheme applies to Glendessary as a place, rather than necessarily attributing equivalent heritage significance to every individual building, structure or component within the property. The relevant consideration under the Local Historic Heritage Code is therefore the contribution that individual elements make to the overall local historic heritage significance of the place and whether their alteration or removal would cause an unacceptable impact upon that significance.

This assessment confirms that Glendessary has important local historic heritage values, particularly through its early nineteenth-century establishment and agricultural development, its associations with the Macleod and long-term Stancombe family occupation, its rural setting, and surviving documentary, landscape and potential archaeological evidence of occupation extending from at least the 1830s. The existing dwelling proposed for demolition is one component of this much broader historic place.

Probably constructed for Albert Stancombe in approximately 1922, the dwelling has some historical and associative value as evidence of the continuing twentieth-century occupation of Glendessary. However, it is not the original Glendessary residence, represents a comparatively late phase in the property's history, has been substantially altered, retains relatively low architectural integrity and is presently in poor condition. It is consequently assessed as making a low contribution to the overall local historic heritage significance of Glendessary.

On this basis, the proposed demolition is not considered to constitute a significant or unacceptable impact on the local historic heritage significance of the place. The removal of this individual, relatively low-contributing component will not materially diminish the ability of Glendessary to demonstrate its principal historical associations, development, rural character or surviving heritage values. The proposed replacement dwelling represents a further phase in the continuing residential evolution of the property, while the principal heritage values and more significant historical and potential archaeological elements of Glendessary will remain legible and substantially unaffected.

8.5.2 Full assessment

59 Perth Mill Road forms part of the historic property known as Glendessary, which has substantial local historic heritage value arising from its early nineteenth-century establishment, its long-term agricultural use, and its associations with the Macleod and particularly the Stancombe families. Historical mapping records buildings within the property from at least the c1830s, while the original Glendessary House is



understood to have been constructed in approximately 1838. The property subsequently remained associated with several generations of the Stancombe family and continued to develop and change in response to its agricultural and residential use. These broader historical associations and the surviving evidence of early occupation are considered to constitute the principal historic heritage values of the place.

The dwelling proposed for demolition forms part of this history but represents a substantially later phase in the development of Glendessary. Historical research indicates that it was probably constructed for Albert Stancombe following his marriage in 1922 and therefore has some historical and associative value as evidence of the continuing twentieth-century occupation of the property by the Stancombe family. However, it is not the original Glendessary residence and post-dates the principal nineteenth-century establishment and development of the property by approximately 80 years. Inspection of the dwelling also demonstrates that it has been altered and extended over time and now comprises a mixture of building forms, fabric and finishes. While some early twentieth-century fabric survives (and there may be some value in salvaging some of these items), including weatherboards, timber linings and joinery, and brick fireplaces and chimneys, the cumulative alterations have reduced its architectural integrity and its ability to clearly demonstrate its original form and period of construction. The building is also presently in poor and deteriorating condition, with extensive deterioration to external and internal fabric, evidence of water ingress and damaged finishes. Accordingly, while the dwelling has some historical interest, it is assessed as making a low contribution to the overall local historic heritage significance of Glendessary.

The proposed demolition is therefore not considered to cause an unacceptable impact on the local historic heritage significance of the place. The removal of the dwelling will not result in the loss of the principal nineteenth-century historical values or associations of Glendessary, nor will it affect the identified locations of the principal early buildings and archaeological features. Historical overlay analysis indicates that known nineteenth-century structures occur outside the proposed development area, and the immediate development footprint has been assessed as having low archaeological potential. The deteriorated condition of the existing dwelling also means that it presently makes a limited positive contribution to the immediate visual setting of the place. Its removal will eliminate deteriorated fabric and facilitate the continued viable residential occupation and management of Glendessary without materially diminishing the ability of the property to demonstrate its significant historical development and associations.

The proposed replacement dwelling is contemporary in design but is considered compatible with the continuing residential and agricultural evolution of Glendessary. It is concentrated substantially within and immediately around the established residential area rather than introducing development into a previously undeveloped or identified archaeologically sensitive part of the property. The proposed dwelling is single-storey and incorporates pitched roof forms and a restrained palette of brick, profiled wall cladding and metal roofing. It does not attempt to imitate or reproduce an earlier historic building and will remain readily identifiable as a contemporary phase in the development of the property. On balance, the demolition of the existing c1922 dwelling and its replacement with the proposed residence are considered compatible with the retention of the local historic heritage significance of Glendessary and satisfy the intent of C6.6.1 P1, particularly when considered against the building's condition, limited architectural integrity, relatively low contribution to the significance of the broader place, and the



retention of the more important historical, landscape and potential archaeological values of Glendessary.

Table 7 provides a summary of the considerations based upon this assessment.

Table 7: Considerations summary.

C6.6.1 P1 consideration	Item to address	Response
(a) Physical condition	Current condition of the dwelling; integrity; alterations; surviving original fabric; structural condition.	The existing dwelling is in poor overall condition and displays substantial deterioration internally and externally. Surviving early fabric includes weatherboard cladding, timber wall and ceiling linings, timber joinery, brick fireplaces and chimneys; however, the dwelling has been altered and extended over time and now comprises a composite of different construction phases and finishes. These changes have reduced its architectural integrity and its ability to clearly demonstrate its original c1920s form. The visible condition of external cladding, joinery, internal finishes and areas affected by moisture is generally degraded. While no structural engineering assessment has been undertaken as part of this heritage assessment, the physical condition of the building is considered poor, and its integrity is comparatively low.
(b) Extent/rate of deterioration	Level and significance of deterioration.	Deterioration is evident across a substantial proportion of the dwelling and includes weathered external fabric, peeling and failing finishes, damaged joinery and linings, water staining and evidence of moisture ingress. The deterioration compounds the loss of integrity already resulting from previous alterations and additions. Although some early fabric survives, the condition and cumulative modification of the dwelling reduce the extent to which it can meaningfully demonstrate its original architectural character. The deterioration therefore further limits the building's contribution to the broader historic heritage significance of Glendessary.
(c) Safety	Structural or other safety issues – to be supported by building/engineering evidence if being relied upon.	The poor and deteriorated condition of the dwelling raises reasonable ongoing maintenance and safety considerations, particularly in relation to degraded building fabric and areas affected by moisture. However, no structural engineering or building-condition report has been reviewed as part of this assessment and the dwelling is therefore not specifically characterised as structurally unsafe. Safety is not relied upon as the principal justification for demolition. Rather, the condition of the dwelling is one factor which supports the conclusion that its retention would require substantial intervention and ongoing maintenance for a building assessed as making only a low contribution to the significance of the broader place.
(d) Streetscape or setting	Visibility from Perth Mill Road; relationship to Glendessary's historic setting; contribution of dwelling to landscape/streetscape; relationship with other historic elements.	The dwelling occupies an established residential location within the broader rural property but does not appear to be a principal historic landmark within the wider Glendessary landscape. Its contribution to the historic setting is limited by its comparatively late date, altered form and deteriorated condition. The broader significance of the property is more strongly expressed through its rural setting, long agricultural use, historical associations and surviving or potential evidence of nineteenth-century occupation. Removal of the dwelling is therefore not expected to materially diminish the broader historic setting. The proposed replacement remains concentrated within the established residential area rather than extending residential development into a previously undeveloped part of the property.
(e) Historic heritage values	Establish through historical research, overlays, physical inspection and comparative analysis, and in turn determine whether the dwelling contributes to those values.	Historical research demonstrates that Glendessary has clear local historic heritage significance arising from its early nineteenth-century establishment, association with Donald Macleod and the long-term Stancombe family occupation, its agricultural development and the documentary, landscape and archaeological evidence of occupation from at least the 1830s. The existing dwelling probably dates to c1922, when Albert Stancombe constructed a new house following his marriage, and therefore has some historical and associative value as evidence of the continuing twentieth-century occupation of Glendessary. However, it is not the original Glendessary residence and post-dates the principal nineteenth-century development of the property by approximately 80 years. Its altered form, relatively limited architectural distinction and poor integrity further reduce its contribution. The dwelling is therefore assessed as making a low contribution to the overall local historic heritage significance of Glendessary.
(f) Options to reduce/mitigate deterioration	Can the place be renovated and will this compliment or add to the heritage values of the place	Retention and repair of the dwelling would be technically possible in principle but would require substantial works to deteriorated fabric and would not restore the building to a level of significance comparable with the principal nineteenth-century heritage values of Glendessary. Because the dwelling is assessed as making only a low contribution to the significance of the place, its conservation is not considered essential to retaining the local historic heritage significance of Glendessary as a whole. The historical and associative values of the dwelling can be appropriately retained through the documentary research, photographic record and heritage assessment completed prior to demolition.
(g) Demolition as a reasonable option to secure long-term future	Consider whether removal enables conservation/reinstatement/continued viable use of the significant elements of Glendessary.	Demolition is considered a reasonable heritage-management outcome because it facilitates the continued viable residential occupation and use of Glendessary without removing the principal heritage values of the place. The proposed replacement dwelling is located substantially within the established residential area and does not affect the mapped locations of the principal nineteenth-century buildings identified through historical research. The development therefore allows the property to continue functioning as a lived and managed rural place while retaining the more important historical associations, landscape setting and areas of potential archaeological sensitivity. Continued occupation is itself consistent with the long history of adaptation and residential use of Glendessary.
(h) Economic considerations	Is the cost of retaining the dwelling warranted or is it more economically viable to demolish the dwelling – this is not a principal consideration within a heritage assessment but has some relevance on this occasion given the low significance of the building.	No detailed economic or quantity-surveyor assessment has been provided as part of this heritage assessment and economic considerations are not relied upon as the principal justification for demolition. It is nevertheless reasonable to recognise that substantial repair, upgrading and adaptation of a deteriorated and significantly altered dwelling would involve considerable investment. Given the building's assessed low contribution to the overall heritage significance of Glendessary, requiring extensive conservation expenditure would provide comparatively limited heritage benefit. The heritage case for demolition therefore rests principally on the dwelling's limited significance and integrity, its poor condition, and the absence of an unacceptable impact upon the significance of the broader place.



8.5.3 Conclusion

Taken together, these considerations support the conclusion that demolition of the existing dwelling would not cause an unacceptable impact on the local historic heritage significance of Glendessary. The building has some historical association with the Stancombe family and should therefore be documented prior to removal, but its comparatively late construction, extensive alteration, low integrity and poor condition mean that it is not a principal element through which the significance of Glendessary is expressed. The more important nineteenth-century historical, landscape and potential archaeological values of the property will remain substantially intact.



8.6 The Coroners Act (1995)

The *Coroners Act* 1995 requires that:

1. A person who has reasonable grounds to believe that a reportable death, other than a reportable death referred to in subsection (4), has not been reported must report it as soon as possible to a coroner or a police officer.

This includes Aboriginal remains and in this case the coroner has the following obligations:

1. The Attorney General may approve an Aboriginal organisation for the purposes of this section.
2. If, at any stage after a death is reported under section 19 (1), a coroner suspects that any human remains relating to that death may be Aboriginal remains, the coroner must refer the matter to an Aboriginal organisation approved by the Attorney General.
3. If a coroner refers a matter to an Aboriginal organisation approved by the Attorney General –
 - a) The coroner must not carry out any investigations or perform any duties or functions under this Act in respect of the remains; and
 - b) The Aboriginal organisation must, as soon as practicable after the matter is referred to it, investigate the remains and prepare a report for the coroner.
4. If the Aboriginal organisation in its report to the coroner advises that the remains are Aboriginal remains, the jurisdiction of the coroner under this Act in respect of the remains ceases and this Act does not apply to the remains.
5. If the Aboriginal organisation in its report to the coroner advises that the remains are not Aboriginal remains, the coroner may resume the investigation in respect of the remains.

Human burials or remains are not expected on this site. However, as a matter of course, a Cease Work Protocol (CWP) applies in the unlikely event that human remains or burials are found during works.

8.7 National legislation and registers (Department of Energy and Environment (DEE) website 2018)

8.7.1 Introduction

In 1997 the Council of Australian Governments agreed that heritage listing, and protection should be the responsibility of the level of government best placed to deliver agreed outcomes.⁴⁰ It was agreed that the Commonwealth's involvement in environmental matters should focus on matters of national environmental significance, including World Heritage properties and places of national significance. Each state, territory and local government has a similar responsibility for its own heritage.

⁴⁰ DEE website accessed 2026.

This led to the creation of two new heritage lists in 2003 – the National Heritage List and the Commonwealth Heritage List.⁴¹ Under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) the National Heritage List includes places of outstanding heritage value to the nation (both historical and Indigenous), and the Commonwealth Heritage List includes heritage places (both historical and Indigenous) owned or controlled by the Commonwealth.

The protection of heritage places for which the Australian Government is responsible continues under the EPBC Act.⁴² The EPBC Act not only protects heritage from actions by the Commonwealth, but it also protects places in the National Heritage List, in the Commonwealth Heritage List, and on Commonwealth land. All proponents, not just the Commonwealth, are required to seek approval for actions that could have a significant impact on the heritage values of these places.

Table 8 provides a summary of this in relation to the study area.

Table 8: Summary of the relevant legislation applicable to the study area.

Heritage Framework	Description	Heritage Focus	Listing Criteria / Significance	Current Status of the Site
Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)	Central Australian environmental legislation providing a national framework for protecting flora, fauna, ecological communities, and heritage places.	Nationally and internationally significant natural and cultural heritage, including Aboriginal heritage.	Applies to Matters of National Environmental Significance (MNES), including National Heritage places and World Heritage properties.	The site is subject to the EPBC Act but is not a listed MNES.
National Heritage List	A list of natural, historic, and Indigenous places of outstanding national significance.	Protects places with exceptional value to the nation's cultural or natural history.	Inclusion based on national significance and assessment under the EPBC Act.	The site is not listed on the National Heritage List.
Commonwealth Heritage List	List of heritage places owned or controlled by the Commonwealth Government.	Focuses on properties associated with government activities, including defence, customs, and communications.	Criteria reflect importance to Australia's development and government heritage.	The site is not listed on the Commonwealth Heritage List.
World Heritage List	International listing administered by UNESCO; identifies the world's most valuable cultural and natural heritage.	Global cultural and natural significance, including Aboriginal and natural landscape features.	Requires rigorous international assessment and nomination; Australia has 19 World Heritage properties.	The site is not listed on the World Heritage List.
Register of the National Estate (Archived)	Former national heritage register, closed in 2007 and now non-statutory	Previously listed places of heritage value (natural, Indigenous, and historic)	No longer has legal effect; used as a historical reference	The site does not appear on the archived Register of the National Estate.

⁴¹ DEE website accessed 2026.

⁴² DEE website accessed 2026.



8.8 *Aboriginal and Torres Strait Islander Heritage Protection Act 1984 (ATSIHP Act)*

Generally, Australia's state and territory governments are responsible for the protection of Australia's Indigenous heritage places.⁴³ All states and territories have laws that protect various types of Indigenous heritage.

The *Aboriginal and Torres Strait Islander Heritage Protection Act 1984* (ATSIHP Act) can protect areas and objects that are of particular significance to Aboriginal people. The ATSIHP Act allows the environment minister, on the application of an Aboriginal person or group of persons, to make a declaration to protect an area, object or class of objects from a threat of injury or desecration.

8.9 Other Commonwealth Legislation

Other legislation that may be relevant in certain circumstances but not likely to affect this development are⁴⁴

- Aboriginal Land Act 1995.
- National Parks and Reserves Management Act 2002.
- Crown Lands Act 1976.
- Living Marine Resources Management Act 1995.
- Museums (Aboriginal Remains) Act 1984.

8.10 The Aboriginal Heritage Act (AHA) 1975

8.10.1 Overview

Aboriginal heritage sites, places or objects, whether on private or public land in Tasmania are governed and protected by the *Aboriginal Heritage Act 1975*. The Department of Premier and Cabinet (DPAC), through Aboriginal Heritage Tasmania (AHT), administer this Act. This government department is responsible for enforcing the Act and providing liaison between the public, developers, Aboriginal groups, the Government and other parties.

8.10.2 The AHA Act 1975

The *AHA 1975* was reviewed and amended in August 2017. The following points were the key changes made to the Act.⁴⁵

- The Act was previously named the *Aboriginal Relics Act 1975*.

⁴³ DEE website accessed 2026.

⁴⁴ AHT-Website 2026.

⁴⁵ AHT-Website 2026.

- References to 1876 being a 'cut-off' point for what is considered as Aboriginal heritage have been removed.
- Increased penalties for damage to Aboriginal heritage.
- Introduction of scaled offences, in association with the removal of the ignorance defence.
- Removal of the 6-month time limit for prosecuting offences.
- Establishment of a statutory Aboriginal Heritage Council of Aboriginal people to advise the Minister, and
- Setting a statutory timeline for further review of the Act.

It is a requirement under s14 (1) of the *AHA 1975* to obtain a permit if Aboriginal heritage sites or materials (relic, for definition under the *AHA 1975*) are impacted by a proposed development.

8.10.3 The AHA 1975 requirements

The *Aboriginal Heritage Act 1975* is the key Tasmanian Act for the preservation of Aboriginal 'relics'. The Act defines a 'relic' as (Section 2 (3)):

(3) For the purposes of this Act, but subject to the following provisions of this section, a relic is –

- (a) Any artefact, painting, carving, engraving, arrangement of stones, midden, or other object, made or created by any of the original inhabitants of Australia or the descendants of any such inhabitants, which is of significance to the Aboriginal people of Tasmania; or
- (b) Any object, site, or place that bears signs of the activities of any such original inhabitants or their descendants, which is of significance to the Aboriginal people of Tasmania; or
- (c) The remains of the body of such an original inhabitant or of a descendant of such an inhabitant that is not interred in–
 - (i) Any land that is or has been held, set aside, reserved, or used for the purposes of a burial-ground or cemetery pursuant to any Act, deed, or other instrument; or
 - (ii) A marked grave in any other land.

Section 14 of the *AHA 1975* sets out the provisions for the protection of 'relics':

- (1) Except as otherwise provided in this Act, no person shall, otherwise than in accordance with the terms of a permit granted by the Minister on the recommendation of the Director –
 - (a) Destroy, damage, deface, conceal, or otherwise interfere with a relic.
 - (b) Make a copy or replica of a carving or engraving that is a relic by rubbing, tracing, casting, or other means that involve direct contact with the carving or engraving.
 - (c) Remove a relic from the place where it is found or abandoned.
 - (d) Sell or offer or expose for sale, exchange, or otherwise dispose of a relic or any other object that so nearly resembles a relic as to be likely to deceive or be capable of being mistaken for a relic.
 - (e) Take a relic, or cause or permit a relic to be taken, out of this state; or
- (f) Cause an excavation to be made or any other work to be carried out on Crown land for the purpose of searching for a relic.

8.10.4 The Aboriginal Heritage Act 1975 and the study area

A standard Aboriginal heritage online search was undertaken for this site and no known risk of impacting Aboriginal heritage was identified. The results of the search are shown below in **Figure 39**.

It should, however, be noted that there are many known sites in this area and the location is considered by Southern Archaeology to be highly sensitive (it is located within 200m of a reliable water source and within a well-drained location) for Aboriginal material despite the above result. Therefore, while there is currently no requirement for an assessment according to AHT, Southern Archaeology highly recommend that an assessment be undertaken for the location to provide some confidence during works. However, if this recommendation is not to be considered the developers should retain a copy of the UDP contained in **Appendix 2**, on site always during any works and follow the provisions within it if suspected Aboriginal heritage is encountered.

Aboriginal Heritage Register

SEARCH RECORD

This search for
59 PERTH MILL ROAD, WESTERN JUNCTION, TAS, 7212 - 3417071
**has not identified any registered Aboriginal relics or apparent risk of
impacting registered Aboriginal relics.**

This Search Record has been requested for Darren Watton.
at 06:21AM on 06 August 2026 and delivered to darren@southernarch.com.au.
This Search Record expires on 06 February 2027.
Your personal Search Identification Number is PS487520.

Please be aware that the absence of records on the [Aboriginal Heritage Register](#) for the nominated area of land does not necessarily mean that the area is devoid of Aboriginal relics. If at any time during works you suspect the existence of Aboriginal relics, cease works immediately and contact Aboriginal Heritage Tasmania for advice.

It is also recommended that you have the Unanticipated Discovery Plan on hand during any ground disturbance or excavation activities, to aid you in meeting requirements under the Aboriginal Heritage Act 1975 should Aboriginal relics be uncovered. There are requirements that apply under the [Aboriginal Heritage Act 1975](#). It is an offence to destroy, damage, deface, conceal or otherwise interfere with relics without a permit granted by the Minister. There is an obligation to report findings of relics as soon as practicable.

This Search Record is confirmation that you have checked the Aboriginal Heritage Property Search website for this property. This Search Record will expire in six months from the search date.

If you have any queries please do not hesitate to contact <https://www.aboriginalheritageregister.tas.gov.au> on 1300487045 or at aboriginal@heritage.tas.gov.au.

Aboriginal Heritage Tasmania
Department of Natural Resources and Environment



Tasmanian
Government

Figure 39: Record of standard Aboriginal heritage online search for the study area. Source: AHT Website < <https://www.aboriginalheritageregister.tas.gov.au/index.html> > accessed 2026.



9 The AoAP, AoD and AoAS

9.1 Assessment of Archaeological Potential (AoAP)

9.1.1 Overview

An AoAP is a desktop assessment (usually part of the SHAP) with the purpose of:⁴⁶

- Understanding in more detail the archaeological values of the place, including its potential to contain significant archaeological features and deposits.
- Providing guidance on the appropriate course of action to protect those values.
- Assisting in preparing Potential Historical Archaeological Sensitivity (PHAS) Zones which outline areas where potential archaeology may be focused at a site.

The AoAP provides an analysis of whether archaeological features or deposits are likely to exist within the development area and an appraisal as to the level of intactness of these features or deposits within the study area. This is linked to the level of understanding and research value (Criteria C of the *HCH Act 1995*) of the archaeology and how it can contribute to knowledge not available from other sources such as early plans, maps, historic sources, written records and previous work. These items provide the preliminary matter for research. Determination of the intactness and extent of the potential archaeology and historical research is an intricate part of historical archaeological potential.⁴⁷ In turn, this determines archaeological significance (**Section 9.3**). For example, an archaeological site that has high research value or potential and can provide new or further knowledge to the historical understanding of a place is therefore of high archaeological significance and vice versa.

Conversely, places of high archaeological potential (high level of intactness) may have little archaeological significance because they are common, highly disturbed or destroyed or well-known through documentation. However, because historical records and documents are often created for a specific purpose, have inherent biases, or do not document the lives of the specific individuals, groups or activities within history they often leave enormous gaps within our understanding of the past⁴⁸. It is possible that sites with low archaeological potential to be of high archaeological significance because they provide rare insight into the past. An example of this may include a burial site. Because of this it is necessary to document each site individually and to determine a level of archaeological potential (intactness) and significance.

An AoAP provides an opportunity to:⁴⁹

- Redesign or reconsider any proposals at an early stage, in order not only to avoid identified zones of historical archaeological potential or sensitivities.
- Minimise or eliminate the capacity for later delays to critical path timetables.

⁴⁶ THC 2014.

⁴⁷ Burke and Smith 2004:164.

⁴⁸ Burke and Smith 2004:166.

⁴⁹ THC 2014.



- Identify areas of low significance.

Determining archaeological potential can be difficult because many sites are obscured by subsequent development or changes in use of the area (see **Section 0** – Assessment of Disturbance (AoD)). The archaeologist is particularly trained in the assessment of archaeological sites and best placed to determine archaeological potential or intactness through documentary research, field study and the collecting of oral histories and other community information.⁵⁰ The *Practice Note No. 2* (THC 2014) document requires an AoAP (within a SHAP) be completed by a qualified archaeologist or, in the case of a large project or development at a highly significant site, a multi-disciplinary team.

9.1.2 AoAP for the study area

Archaeological potential at the study area is determined in this report to be **low**. Around the study area it is assessed as **low to medium** in the wider area depending on the location as per **Section 7** above.

9.2 Assessment of Disturbance (AoD)

9.2.1 Overview

If a site is assessed, as having ‘archaeological significance, sensitivity and/or potential’ and has been disturbed over time it is useful to assess the nature and extent of the disturbance so that a satisfactory method of archaeological work can be advised by the archaeologist. Disturbance is established by analysis of the historical record, a site survey, liaison with the client and other relevant people, comparison with other relevant archaeological sites and by professional experience. It generally compliments the Assessment of Archaeological Potential (AoAP) to assist in determining the level of intactness.

9.2.2 Disturbance at the study area

Disturbance at the study area has occurred through historical farming and ploughing and through the construction of the c1922 house and other infrastructure around the area. The area is assessed as being of **medium to high disturbance** within and around the study area.

Note: Despite urban development and other practices, it is known that many archaeological sites can remain intact or still provide important information.

9.3 Assessment of Archaeological Significance (AoAS)

9.3.1 Overview

The AoAS is an integral part of the process of assessing a site and determining whether it requires further archaeological work. Through research and assessment by the archaeologist it is possible to

⁵⁰ Burke and Smith 2004:166.

determine an understanding of the site and its archaeological potential (and intactness). The level of archaeological potential and the sites' ability to contribute to the understanding of history influence the level of significance assigned. Disturbance is also an important consideration and informs the level of potential and significance.

The Heritage Council of Tasmania uses the principles of the Burra Charter 2013 as a guide in defining cultural significance. This has informed the criteria outlined in the *HCH* Act 1995 and the main criteria used to determine archaeological significance is Criteria (c), which is based on the potential of the site (via research) to contribute to Tasmania's history. Planning schemes also rely upon this document and the guidelines of the Heritage Council to determine significance.

The AoAS is also used to determine a sites' ability to contribute to local, state, national and possibly international historical contexts. Understanding the importance of a site at these levels helps to understand how significant the site is. The archaeologist determines the local, state, national and international significance by assessing the site using the criteria in the *HCH* Act 1995 and the criteria in other relevant legislation such as local planning schemes. For example, the Local Planning Schemes, (which often mirrors the criteria in the *HCH* Act 1995), the sites inclusion on the Tasmanian Heritage Register (THR) and/or whether it has World Heritage Listing or National Heritage Listing.

9.4 Significance Statement for the study area based upon established provisions

The existing dwelling at Glendessary is assessed as having some local historic heritage significance as a component of the twentieth-century development and occupation of the property. Historical research indicates that the dwelling was probably constructed for Albert Stancombe following his marriage in 1922 and therefore forms part of the long and important association between the Stancombe family and Glendessary. Its principal heritage value is consequently historical and by association, providing evidence of the continuing residential occupation and evolution of the property during the twentieth century.

The dwelling is not an original Glendessary residence or outbuilding and represents a comparatively late phase in the history of a property that had already been occupied and developed for approximately a century. It was constructed around 80 years after the original Glendessary House, which is understood to have been built in approximately 1838. The c1922 dwelling should therefore be understood as one component within a much longer sequence of residential and agricultural development at Glendessary rather than as a principal element associated with the establishment or early development of the place.

The dwelling retains some fabric characteristic of its early twentieth-century construction, including timber weatherboard cladding, timber internal linings and joinery, and brick fireplaces and chimneys. However, inspection indicates that the building has been altered, extended and adapted during its occupation, resulting in a composite building containing fabric and finishes from several periods. These changes have reduced the integrity and legibility of its original c1922 form. The dwelling does not appear to possess architectural rarity or distinction, and its heritage significance is considered to derive primarily from its historical association with the Stancombe family rather than its architectural qualities.

The dwelling is also presently in poor and deteriorating condition. Extensive weathering and deterioration are evident to external and internal fabric, together with moisture-related damage, deteriorated finishes and other evidence of prolonged decline. Its condition, combined with previous alterations, further reduces its ability to demonstrate its original architectural character and limits its contribution to the visual and architectural values of Glendessary.

The c1922 dwelling is assessed as being of low individual historic heritage significance and as making a low contribution to the overall local historic heritage significance of Glendessary. Its association with Albert Stancombe and the continuing twentieth-century occupation of the property provides some historical and associative value and warrants appropriate documentation prior to demolition. However, its comparatively late construction, altered form, limited architectural distinction, reduced integrity and poor condition mean that it is not considered a principal or defining heritage element of Glendessary. Its removal would result in the loss of one identifiable twentieth-century phase in the development of the property but would not materially diminish the ability of Glendessary to demonstrate its principal historic heritage values.

Additionally, background research suggests that there were no previous dwellings, buildings, outbuildings or other significant features within the study area (the c1922 house footprint and immediate surrounds) that may survive here archaeologically.

9.5 Archaeological significance of the study area

9.5.1 Overview

Southern Archaeology as part of this assessment process have provided an archaeological significance rating. This is aimed at the study area and the individual features and materials that may be associated with the site or sites. The study area is rated by Southern Archaeology as being of **low significance** at a local level.

9.5.2 Summary archaeological potential, disturbance and significance for the study area only

The following (**Table 9**) is a summary of the archaeological potential, disturbance, and significance for the study area only (does not include the wider area assessment) based upon the findings of this report.

Table 9: Archaeological potential, disturbance, and significance for the study area.

Item	Rating	Statement
Archaeological Potential	High	The site has low archaeological potential in this location
Disturbance	Moderate to high	The site has experienced moderate to high disturbance historical farming and ploughing and by the construction of the c1922 house.
Significance	Low (Local)	The c1922 is quite run down and unsafe. The house adds little value to the heritage significance of the place.



10 Archaeological Impact Statement (AIS)

The proposed development will result in extensive ground disturbance across the study area through the demolition of the c1922 house and the construction of a new house and associated driveways, parking areas, services, drainage, landscaping and other infrastructure. These works have the potential to disturb or remove any subsurface archaeological deposits or features that may survive within the development footprint.

Notwithstanding the extent of the proposed disturbance, this assessment has determined that the study area has low historical archaeological potential. Historical research and map overlays indicate that the principal nineteenth-century buildings and other known areas of archaeological sensitivity associated with the early occupation of Glendessary are located outside the proposed development footprint. The study area has also been subject to previous disturbance associated with the existing dwelling and its supporting infrastructure.

Accordingly, the proposed development is considered unlikely to result in significant impacts to historical archaeological values. No targeted archaeological investigation or monitoring is considered necessary prior to or during the proposed works. However, given the long history of occupation at Glendessary and the possibility of unanticipated archaeological remains, an Unanticipated Discovery Plan (UDP) should be implemented during all ground-disturbing works.



11 Recommendations

Based on the results of this historic heritage assessment, the following recommendations are made for the proposed demolition of the existing c.1922 dwelling and construction of a new dwelling at Glendessary, 59 Perth Mill Road.

Recommendation 1 – Demolition of the existing dwelling

No objection is raised on historic heritage grounds to the proposed demolition of the existing c1922 dwelling.

The dwelling has been assessed as being of low individual historic heritage significance and as making a low contribution to the overall local historic heritage significance of Glendessary. Although the dwelling has some historical and associative value through its probable construction for Albert Stancombe in approximately 1922 and its association with the continuing occupation of the property by the Stancombe family, it is not a principal or defining heritage element of Glendessary.

Its demolition is not considered to cause a significant or unacceptable impact on the local historic heritage significance of the place and is considered consistent with the intent of C6.6.1 of the Tasmanian Planning Scheme - Northern Midlands.

Recommendation 2 – Proposed replacement dwelling

No objection is raised on historic heritage grounds to construction of the proposed replacement dwelling in the location and general form shown on the plans assessed in this report.

The proposed dwelling represents a contemporary phase in the continuing residential development and evolution of Glendessary. Its location within the established residential area limits impacts upon the broader rural landscape and avoids the known locations of the principal nineteenth-century buildings and areas identified as having greater historical archaeological potential.

Any substantial alteration to the approved location, scale or footprint of the proposed dwelling should be reviewed to determine whether the conclusions of this assessment remain applicable.

Recommendation 3 – Archival recording of the c1922 dwelling

Prior to demolition the council may request:

- A basic archival photographic record of the existing dwelling be completed and retained with the project heritage records.

This should be undertaken by a heritage professional but only if deemed warranted by Council. If undertaken, the record should include photographs of all external elevations, the general setting of the



dwelling, principal internal spaces, surviving early fabric, fireplaces and chimneys, joinery and other features that assist in documenting the building's c1922 origins and subsequent alteration.

This record will ensure that evidence of this twentieth-century phase in the occupation of Glendessary is retained following removal of the physical building.

Recommendation 4 – Historical archaeological remains

No targeted archaeological excavation or archaeological monitoring is recommended for the proposed demolition, and construction works based on the currently available evidence.

Historical research, map overlays, field observations and assessment of the development footprint indicate that the proposed works are located outside the identified locations of the principal nineteenth-century buildings and other known areas of higher archaeological potential. The immediate development area is therefore assessed as having low historical archaeological potential.

This conclusion applies to the development footprint assessed in this report (the study area only) and should not be interpreted as indicating that Glendessary has low archaeological potential overall or in other areas. The broader property contains known and predicted locations associated with nineteenth-century occupation that may retain significant archaeological remains.

Recommendation 5 – Unanticipated Discovery Procedure

Due to the long history of occupation at Glendessary and the recognised limitations in accurately locating nineteenth-century structures from historic mapping, an Unanticipated Discovery Procedure (UDP) should be implemented during demolition and ground-disturbing works. This is as follows.

If potentially significant historical archaeological remains or deposits are encountered, including structural foundations, concentrations of historic artefacts, wells, cesspits, drains or other substantial subsurface features, works in the immediate vicinity should cease and the discovery should be assessed by a suitably qualified historical archaeologist before disturbance continues.

Some standard provisions to guide this are provided below in **Section 12**.

Recommendation 6 – Aboriginal heritage

This assessment relates to historic heritage and does not remove or replace any obligations that may apply under the *Aboriginal Heritage Act 1975*.

If Aboriginal heritage material is identified during the works, activity in the immediate area should cease and the relevant Aboriginal Unanticipated Discovery Plan (UDP) procedures should be followed as per **Appendix 3**. Some standard provisions to guide this are also provided below in **Section 12**.

Note: While not required by AHT, Southern Archaeology recommends that a separate assessment for Aboriginal material be undertaken.

Recommendation 7 – Future works within Glendessary

The conclusions and recommendations of this assessment relate specifically to the proposed development assessed in this report.

The broader Glendessary property contains areas of identified and predicted historic heritage and archaeological sensitivity associated with its nineteenth-century occupation and development. Future substantial ground disturbance outside the current development footprint, particularly in the vicinity of historically mapped residences, huts, outbuildings and other early features, should be subject to appropriate heritage consideration before works commence.

Recommendation 8 – Heritage documentation

A copy of this final historic heritage assessment and any associated archival photographic record should be retained by the property owner as part of the historical record of Glendessary. This will provide a permanent record of the c1922 dwelling, its relationship to the broader history of the property and the basis upon which its demolition was assessed.

Overall, subject to implementation of the recommendations above, the proposed demolition and replacement dwelling are considered capable of proceeding without causing a significant or unacceptable impact on the local historic heritage significance of Glendessary.

11.1 Recommendations summary

Table 10 is a summary of the recommendations made in this report.

Table 10: Recommendations summary.

No.	Recommendation	Executive summary
1	Demolition of existing dwelling	No objection is raised on historic heritage grounds to demolition of the c.1922 dwelling. The dwelling is assessed as having low individual historic heritage significance and making a low contribution to the overall significance of Glendessary. Its demolition is not considered to result in a significant or unacceptable impact on the local historic heritage significance of the place and is considered consistent with the intent of C6.6.1 of the Tasmanian Planning Scheme – Northern Midlands.
2	Proposed replacement dwelling	No objection is raised on historic heritage grounds to construction of the proposed replacement dwelling in the location and general form assessed. The dwelling represents a contemporary phase in the continuing evolution of Glendessary and is located within the established residential area, limiting impacts on the broader rural landscape and areas of greater archaeological potential. Substantial changes to its location, scale or footprint should be subject to further heritage review.
3	Archival recording of c.1922 dwelling	If considered warranted by Council, a basic archival photographic record of the c.1922 dwelling should be prepared by a heritage professional prior to demolition. This should document the external elevations, setting, principal internal spaces and surviving early fabric and features, providing a permanent record of this phase of Glendessary's history.



4	Historical archaeological remains	No targeted archaeological excavation or archaeological monitoring is recommended for the proposed demolition and construction works. The development footprint is assessed as having low historical archaeological potential and is located outside the identified locations of principal nineteenth-century buildings and areas of greater archaeological sensitivity. This conclusion applies only to the current study area and does not indicate that the broader Glendessary property has low archaeological potential.
5	Unanticipated Discovery Procedure	A historical archaeological Unanticipated Discovery Procedure (UDP) should be implemented during demolition and ground-disturbing works. If potentially significant archaeological remains or deposits are encountered, works in the immediate vicinity should cease and the discovery should be assessed by a suitably qualified historical archaeologist before works continue.
6	Aboriginal heritage	The assessment does not remove or replace obligations under the Aboriginal Heritage Act 1975. If Aboriginal heritage is identified, works in the immediate area should cease and the Aboriginal UDP in Appendix 3 should be followed. While not required by AHT, Southern Archaeology recommends that a separate Aboriginal heritage assessment be undertaken.
7	Future works within Glendessary	The assessment relates specifically to the current development footprint. The broader Glendessary property contains identified and predicted areas of historic heritage and archaeological sensitivity. Future substantial ground disturbance outside the assessed area, particularly near historically mapped residences, huts, outbuildings and other early features, should be subject to appropriate heritage consideration before works commence.
8	Heritage documentation	The property owner should retain a copy of the final historic heritage assessment and any archival photographic record as part of the permanent historical record of Glendessary and the c.1922 dwelling.



12 Standard provisions

12.1 Call Back Protocol (Unanticipated Discovery Plan for Historical Heritage Features or Objects)

A Call Back Protocol (Unanticipated Discovery Plan for European Heritage Features or Objects) has been developed for the study area. This applies to any archaeological remains or material discovered during works within the study area.

If archaeological remains, materials or other unanticipated discoveries are made during works at the study area the contractor or worker should:

1. Cease work in that area.
2. Notify, Heritage Tasmania or a qualified historical archaeologist of the find.
3. Heritage Tasmania and/or a qualified archaeologist should then visit the site to identify and/or record the find and make recommendations on how to proceed.

12.2 Aboriginal Heritage Protocol (Historical and other Contexts)

An Unanticipated Discovery Plan (UDP - **Appendix 3**) is to be kept onsite during any sub-surface work and followed if suspected unanticipated Aboriginal heritage finds are encountered. Aboriginal Heritage Tasmania (AHT) is to be notified if Aboriginal heritage is suspected.

12.3 Cease Work Protocol (Human Remains and Burials)

A Cease Work Protocol (CWP) Human Remains and Burials has also been developed in the unlikely event that human burials are encountered at the site.

A Cease Work Protocol (CWP) Human Remains and Burials will come into force where excavation or works identify human remains or human burials or other related significant archaeology. The CWP will involve and require:

- The cessation of works in that location.
- Human remains within graves must not be exposed or exhumed at this point.
- Notification is to be given to the relevant Coroner and/or the Tasmania Police of the discovery (as per legislative requirements).
- Notification is to be given to Aboriginal Heritage Tasmania and Heritage Tasmania of the discovery.
- A site meeting with the above groups for the purposes of determining what if any modifications to the proposed development and/or the AMS methodology will be required to minimise

impacts to defined graves and avoid impacts to possible human remains within the grave. A decision will be made at this point as to how best to proceed.

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14 Appendix 1: Unanticipated Discovery Plan – Aboriginal heritage

Unanticipated Discovery Plan

Procedure for the management of unanticipated discoveries of Aboriginal relics in Tasmania

For the management of unanticipated discoveries of Aboriginal relics in accordance with the *Aboriginal Heritage Act 1975* and the *Coroners Act 1995*. The Unanticipated Discovery Plan is in two sections and is issued alongside advice from Aboriginal Heritage Tasmania (AHT) and should not be relied upon in isolation without accompanying advice.

If in doubt, please contact AHT for advice: call **1300 487 045** or email aboriginal@heritage.tas.gov.au

Discovery of Aboriginal Relics other than Skeletal Material

Step 1:

Any person who believes they have uncovered Aboriginal relics should notify all employees or contractors working in the immediate area that all earth disturbance works must cease immediately.

Step 2:

A temporary 'no-go' or buffer zone of at least 10m should be established around all visible Aboriginal relics to protect the suspected Aboriginal site, where practicable. No unauthorised entry or works should be allowed within this 'no-go' zone until the suspected Aboriginal relics have been assessed by a consulting archaeologist, Aboriginal Heritage Officer or AHT staff member.

Step 3:

Contact AHT on **1300 487 045** as soon as possible but no later than 48hrs from the discovery of the relic and inform them of the discovery. Documentation of the find should be emailed to aboriginal@heritage.tas.gov.au as soon as possible. AHT will then provide further advice in accordance with the *Aboriginal Heritage Act 1975*.

Discovery of Skeletal Material

Step 1:

Call the Police (or if practical, a coroner) immediately. Under no circumstances should the suspected skeletal material be touched or disturbed. It is advisable to immediately treat the area as a potential crime scene, and remove all personnel and equipment that may contaminate the area.

Step 2:

Any person who believes they have uncovered skeletal material should notify all employees or contractors working in the immediate area that all earth disturbance works cease immediately.

Step 3:

A temporary 'no-go' or buffer zone of at least 50m should be established to protect the suspected skeletal material, where practicable. No unauthorised entry or works will be allowed within this 'no-go' zone until the suspected skeletal remains have been dealt with under the *Coroners Act 1995* or the *Criminal Code Act 1924*.

Step 4:

Should the skeletal material be determined to be Aboriginal, the Coroner will contact the Aboriginal organisation approved by the Attorney-General, as per the *Coroners Act 1995* and Aboriginal Heritage Tasmania as per the *Aboriginal Heritage Act 1975*.

Guide to Aboriginal site types

Stone Artefact Scatters

A stone artefact is any stone or rock fractured or modified by Aboriginal people to produce cutting, scraping or grinding implements. Stone artefacts are indicative of past Aboriginal living spaces, trade and movement throughout Tasmania. Aboriginal people used hornfels, chalcedony, spongelite, quartzite, chert and silcrete depending on stone quality and availability. Stone artefacts are typically recorded as being 'isolated' (single stone artefact) or as an 'artefact scatter' (multiple stone artefacts).

Shell Middens

Middens are distinct concentrations of discarded shell that have accumulated as a result of past Aboriginal camping and food processing activities. These sites are usually found near waterways and coastal areas, and range in size from large mounds to small scatters. Tasmanian Aboriginal middens commonly contain fragments of mature edible shellfish such as abalone, oyster, mussel, warrener and limpet, however they can also contain stone tools, animal bone and charcoal.

Rockshelters

An occupied rockshelter is a cave or overhang that contains evidence of past Aboriginal use and occupation, such as stone tools, middens and hearths, and in some cases, rock markings. Rockshelters are

usually found in geological formations that are naturally prone to weathering, such as limestone, dolerite and sandstone.

Quarries

An Aboriginal quarry is a place where stone or ochre has been extracted from a natural source by Aboriginal people. Quarries can be recognised by evidence of human manipulation such as battering of an outcrop, stone fracturing debris or ochre pits left behind from processing the raw material. Stone and ochre quarries can vary in terms of size, quality and the frequency of use.

Rock Marking

Rock marking is the term used in Tasmania to define markings on rocks which are the result of Aboriginal practices. Rock markings come in two forms; engraving and painting. Engravings are made by removing the surface of a rock through pecking, abrading or grinding, whilst paintings are made by adding pigment or ochre to the surface of a rock.

Burials

Aboriginal burial sites are highly sensitive and may be found in a variety of places, including sand dunes, shell middens and rock shelters. Despite few records of pre-contact practices, cremation appears to have been more common than burial. Family members carried bones or ashes of recently deceased relatives. The Aboriginal community has fought long campaigns for the return of the remains of ancestral Aboriginal people.

Further information on Aboriginal heritage is available from:

Aboriginal Heritage Tasmania
Heritage Strategic Business Unit
Department of Natural Resources and Environment Tasmania
GPO Box 44 HOBART TAS 7001

Telephone 1300 487 045
Email aboriginal@heritage.tas.gov.au
Web www.aboriginalheritage.tas.gov.au

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15 Appendix 2: Glossary and abbreviations

15.1.1 Glossary of terms

Table 11 is a glossary of terms used in this report.

TERM	DESCRIPTION
Aboriginal community consultation	communication between the proponent and the Aboriginal community (usually via the Aboriginal Heritage Officer or AHO) in relation to any potential impact/s of a proposed development on Aboriginal heritage site/s, and how they might be avoided, mitigated or managed.
Aboriginal Heritage Assessment Report (AHAR)	an AHAR aims to determine whether Aboriginal heritage sites are present in a proposed area. Aboriginal heritage assessment reports are usually carried out by Aboriginal Heritage Officer (AHO) and qualified Archaeologist.
Aboriginal heritage	refers to everything covered by the term “relics” as defined in Section 2(3) of the Aboriginal Heritage Act 1975.
Aboriginal Heritage Council (AHC)	the Aboriginal Heritage Council is established under Part 2 of the Act to advise the Minister on Aboriginal heritage issues. One of its key roles is to provide advice on new permit applications, development or research proposals, and relevant documentation including policies and the Guidelines. The Council anticipates discussion with proponents regarding significant proposals.
Aboriginal Heritage Officer (AHO)	a Tasmanian Aboriginal community member who is recognised by the Tasmanian Aboriginal community as being able to liaise with the community on Aboriginal heritage matters and who also possesses the skills and knowledge required to carry out Aboriginal heritage assessment reports.
Aboriginal Heritage Register (AHR)	the Aboriginal Heritage Register (AHR) was launched in November 2014 to replace several internal systems, including the Tasmanian Aboriginal Site Index (AH). The AHR records information about Aboriginal Heritage (AH) sites and supports many of Aboriginal Heritage Tasmania’s business processes. Information recorded for an AH site may include site recording forms/site cards, photographs, slides, spatial data, site composition and associated Aboriginal heritage assessment reports.
Aboriginal heritage site	any site that bears signs of the activities of the original inhabitants of Australia or their descendants. This includes, but is not limited to, any artefact, painting, carving, engravings, arrangement of stones, midden, modified landscape, and human remains within the site.
Aboriginal Heritage Tasmania (AHT)	Aboriginal Heritage Tasmania is part of the Department of Premier and Cabinet Industries and is responsible for administering the Aboriginal Heritage Act 1975 and maintaining the Aboriginal Heritage Register (AHR). Aboriginal Heritage Tasmania also provides secretariat support to the Aboriginal Heritage Council.
Aboriginal Heritage Act 1975	this is the new title of the Aboriginal Relics Act 1975 and is sometimes referred to in this report as ‘the Act’. The Act provides the legislative basis for the protection and management of Aboriginal heritage in Tasmania.
Archaeological Method Statement (AMS)	An AMS is a document that outlines the processes and methodology to be adopted when further archaeological works (such as archaeological monitoring and/or excavation) are proposed or recommended at a site. This document usually accompanies a SHAP which provides the background to the place and why further archaeological work may be required. It can also include other things such as what to do if unanticipated archaeological material is found during works.
Artefact	an object made by a human being, typically one of cultural or historical interest.

Best Practice	commercial or professional procedures that are accepted or prescribed as being correct or most effective.
Cultural (or Aboriginal) heritage	heritage relating to Aboriginal people or created by Aboriginal people, i.e., stone artefacts, middens, art sites etc.
Due Diligence	means the detailed investigations of a proposed site to confirm its suitability for development.
Geophysical sensor work (or survey)	Geophysical survey is used to create maps of subsurface archaeological features. Features are the non-portable part of the archaeological record, whether standing structures or traces of human activities left in the soil. Geophysical instruments such as ground penetrating radar (GPR) can detect buried features when their physical properties contrast measurably with their surroundings. Readings taken in a systematic pattern become a data set that can be rendered as image maps. Survey results can be used to guide excavation and to give archaeologists insight into the patterning of non-excavated parts of the site. Unlike other archaeological methods, geophysical survey is neither invasive nor destructive. For this reason, it is often used where preservation (rather than excavation) is the goal, and to avoid disturbance of culturally sensitive sites such as cemeteries or Aboriginal sites that are in the same location as historic (European) sites.
GIS	a geographic information system (GIS) is a system that creates, manages, analyses, and maps all types of data. GIS connects data to a map, integrating location data (where things are) with all types of descriptive information (what things are like there). This provides a foundation for mapping and analysis that is used in science and almost every industry. GIS helps users understand patterns, relationships, and geographic context. The benefits include improved communication and efficiency as well as better management and decision making.
Ground surface visibility (GSV)	an assessment of how much of the ground surface in a survey area is visible and what other factors, like introduced gravel or leaf litter, might limit the detection of artefacts (Burke and Smith 2006:79).
Historical Development	refers to changes in the unfolding of history.
Historical Heritage	means places of significance to people on account of historical, physical (i.e., technological, archaeological, architectural) and cultural values. Historic heritage is often referred to as cultural and historic heritage or simply 'historic places'.
Historic Cultural Heritage Act 1995	an Act to promote the identification, assessment, protection and conservation of places having historic cultural heritage significance and to establish the Tasmanian Heritage Council
lutruwita	Tasmania - in palawa kani, the language of Tasmanian Aborigines.
Potential Area of Sensitivity (PAS)	these are areas considered by the AHO and Archaeologist to have increased sensitivity for Aboriginal heritage material and is generally based upon landform considerations (such as availability or access to water and other resources), location (such as discrete rises and ridges that may have increased drainage etc) and proximity to workable stone sources, proximity to hunting and forging areas, predictive analysis and other factors. While (low) GSV is not generally considered a determining factor, it is an important consideration especially in locations where all other factors suggest increased sensitivity.
Potential Historical Archaeological Sensitivity (PHAS) Zone	Like PAS above, these areas are where historical archaeology is more sensitive. This is often based upon professional experience, background research and primary sources, plans, maps, aeriels, sketches and photographs.
Permit	under Section 14 of the Aboriginal Heritage Act 1975, permits may be granted by the Minister, (at the recommendation of the Director of Parks and Wildlife) to "destroy, damage, deface, conceal or otherwise interfere with a relic" (s14(1)(a)). Permits may be granted for other actions such as research. Avoidance is the preferred course of action when Aboriginal heritage sites are under threat. If avoidance is not possible, mitigation is required to demonstrate all possible consideration has been given to minimising the impact of the project activity on Aboriginal heritage before a permit is considered by the Minister.
Project investigation area or Study Area	the project area subject to an Aboriginal Heritage Assessment Report. A development footprint (see Project Activity Area) may be within an assessed investigation area.
Proponent	means the person or entity which has commissioned the assessment. This may be the client, landowner or their agent.

Qualified Archaeologist	Archaeologist with at least two years' experience and/or holds a minimum of Honours at a recognised University.
QGIS software	QGIS is a GIS program. The latest update is 2023.
Significant archaeology	Significant archaeology in terms of European heritage refers to any potential remains of human use of the land such as drains, cesspits, cellars, footings, foundations, surfaces, landscape and topographical features, materials, artefacts, post holes, road surfaces, floors, fences or the like that are of an archaeological nature. Significant archaeology requires assessment by a qualified archaeologist. Significant Archaeology in relation to materials (artefacts) in this report means over five artefacts clustered in a 2 metre by 2 metre radius – it should be noted however that any material (artefact) of a unique, rare or is completely intact should be kept by any person for analysis by a qualified archaeologist. Typical artefacts found on Tasmanian sites include but are not limited to complete and fragments of ceramics (stoneware, earthenware and porcelain), glassware (including bottles, tableware, window glass and other glass fragments), metal (barrel hoops, nails, screws, bolts, tools, harness and other metal), personal items (jewellery, buttons, buckles and clay pipes), leather (harness and belt), coins and tokens, domestic and commercial items and any other artefacts related to everyday life. Significant archaeology in terms of Aboriginal heritage refers to any Aboriginal heritage material (or places) as all Aboriginal relics and material are protected under the Aboriginal Heritage Act (1975). The most common sites in this area are generally isolated artefacts and artefact scatters. All these sites can contain lithic or contact materials such as worked glass and ceramics.
Site and cultural site	means the part of the allotment of land on which an historic site, archaeological site or Aboriginal site is located or where a building stands, or a development is to occur or is proposed. It may also refer to an area that is being assessed or surveyed in response to a particular outcome. A Cultural site means a site of archaeological, historical, cultural, or ceremonial significance.
Statement of Historical Archaeological Potential (SHAP)	A SHAP is an historical report that provides details about a study area and the potential of there to be historical archaeological remains at the place. It also assesses disturbance, impact and, critically, the significance of the site in terms of the HCH Act (1995). From this analysis, recommendations may be made for or against further archaeological work (or other requirements) at the site. It is often accompanied by an Archaeological Method Statement (AMS).
Study Area	refers to the entire area within the boundary of the assessment area and includes the proposed development area.
Taphonomic processes	the processes that contribute to the formation of an archaeological site over time. These processes include: Cultural processes (resulting from human activity) essentially involving two types: - the formation of the site itself by humans, i.e., the occupation of the site and the material laid down by this occupation. - the mechanical (physical) processes undertaken by humans that contribute to the site after its establishment such as changes in technological processes or methods over time (for example improvements or changes in mining techniques), road building, urban expansion, agriculture, changes in grazing intensity etc. Natural processes which include: - physical processes from agents such as water, wind and gravity. The degree to which the landform is active geomorphologically plays a large part in this. For example, high energy or exposed coastlines may be more influenced by weathering, erosion, sea level rise and storm surges than low energy or less exposed coastlines. - biological processes – include the influence on a site of organisms and can range from macroscopic (animals burrowing or grazing on a site) to microscopic (insects and other small animal action). - chemical processes which include the interaction between chemical components of an artefact or feature and the context in which it occurs. A good example is the rusting of ferrous metal artefacts within soils or the breakdown of bone or shell within acidic soils.
Unanticipated discovery plan (UDP)	an Unanticipated Discovery Plan (UDP) is a plan that the Aboriginal heritage practitioner provides in the Aboriginal Heritage Assessment Report (AHAR). It is a contingency plan detailing the process



	and procedures that should be followed if Aboriginal heritage including skeletal material is located during any stage of project works.
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Table 11: Glossary of terms used in this report.

15.1.2 Abbreviations

Table 12 is a list of abbreviations used in this report.

ABBREVIATION	DESCRIPTION
AHT	Aboriginal Heritage Tasmania
AHAR	Aboriginal Heritage Assessment Report
AHC	Aboriginal Heritage Council
AHR	Aboriginal Heritage Register
AIS	Archaeological Impact Statement
AMS	Archaeological Method Statement
GPR	Ground penetrating radar
HT	Heritage Tasmania
THC	Tasmanian Heritage Council (historic)
LIST	Land Information System Tasmania
LU	Landform unit
PAS	Potential Areas of Sensitivity (Aboriginal)
PHAS	Potential Historic Archaeological Sensitivity Zones
SA	Southern Archaeology
SHAP (sometimes SoHAP)	Statement of Historical Archaeological Potential
THR	Tasmanian Heritage Register
HHAR	Historical Heritage Assessment Report

Table 12: Abbreviations used in this report.