



Development Guidelines

CORNELIAN BAY BOATHOUSES AND AQUATIC BATHS

The Cornelian Bay boathouses and former aquatic baths are widely recognised and valued as an important part of the rich historic heritage of Cornelian Bay.

This now rare collection of early 20th century boathouses reminds the community of the pursuit of boating and leisure activities associated with the River Derwent.

Listed on the Tasmanian Heritage Register, the heritage significance of these structures will be protected so that they may remain for current and future generations to use and enjoy.

These guidelines have been developed to give property owners an understanding of how best to conserve and enhance the values of their building.

The guidelines reflect the importance of the boathouses and seek to conserve and enhance the heritage values of this place.

HISTORY

The Cornelian Bay boathouses were built from the late 1890s until the mid 20th century, with most built between 1920 and 1930.

There are 33 boathouses on the southern foreshore of the bay. A building previously described as a pavilion or dance hall was built at the western end in 1936 but was seldom used. Following the hall's relocation to Lenah Valley in 1948, a boat storage shed was built on the site for a short-lived commercial operation.

The Hobart City Council built the Aquatic Baths at the eastern end of the boathouses in 1925 to provide changing rooms and other facilities for swimmers. The building was later transferred to the Aquatic Baths' club members free of charge, on 22 November 1978, becoming a private club. A slipway was also constructed in association with the baths.



STRUCTURE AND CHARACTER

The 1913 Marine Board of Hobart plan 'Regulation Type of Boat Shed' (see diagram below), shows that the dimensions for the original boathouse model were around 10x12ft (3.05mx3.66m). The structure was to be of timber construction, to have a shallow pitched gable roof clad in corrugated galvanised iron, with exposed rafter ends, a timber finial and bargeboard, and a half-timbered treatment to the gable.

While the styles of the boathouses were uniform, simple and utilitarian, none were built exactly to the regulation form (for instance, none had a central door), and owners personalised their boathouse with bright paint and ornamentation. The variety and idiosyncrasies of the individual boathouses reflect the nature of the buildings as recreational structures, demonstrating influences of the owner's creative flair and style, as well as their personal tastes and preferences.

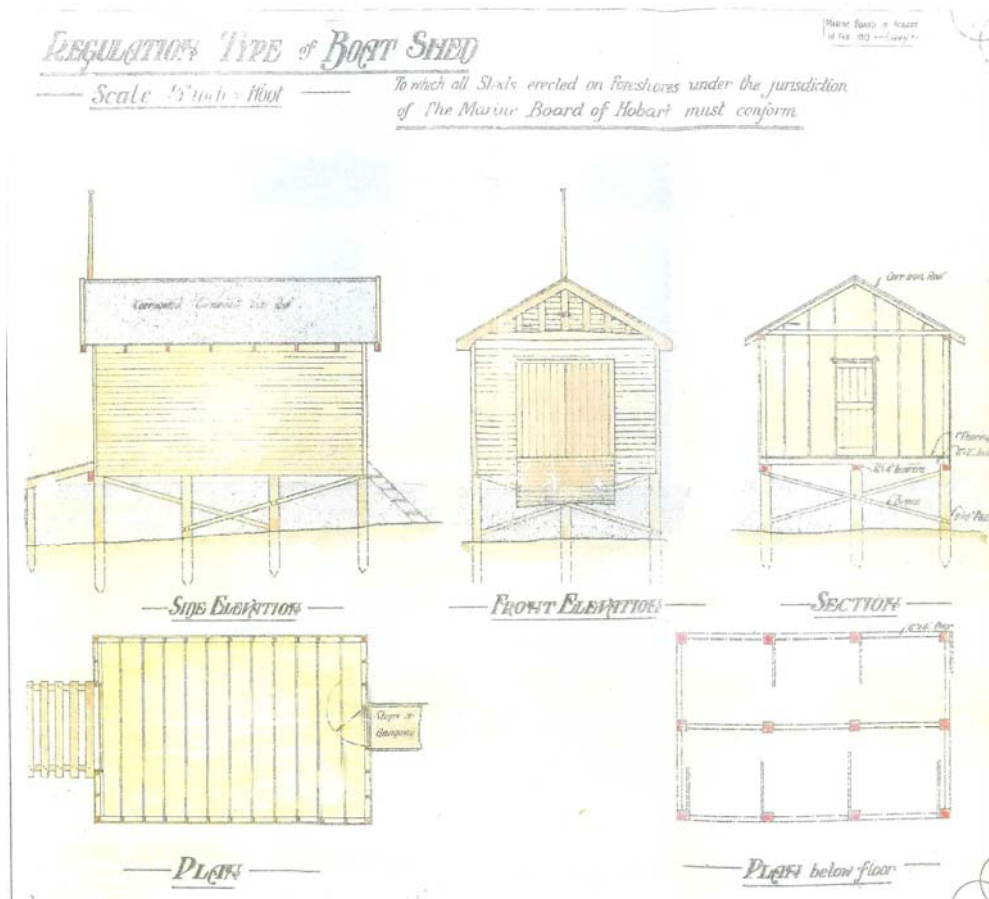
These small attributes help to reinforce the nature of the boathouses as a place for leisure and recreation.

There is also a history of additions and alterations, often without the required approvals. In some cases, these works have had a negative impact on the heritage significance of an individual boathouse, and of the group as a whole.

To prevent further adverse impacts on the heritage significance, future works must not be completed without approval from the Hobart City Council, the Tasmanian Heritage Council and Crown Land Services (see box 'Works Approval Process').

Rather than relying on existing precedents, the following guidelines are to be used when considering whether works are consistent with the character of the place.

Photographic records taken at the time of registering the boathouses (1999) will be used as the benchmark to assess any proposals for works or development.



DEVELOPMENT GUIDELINES

There are a number of general rules for works to the boathouses and former baths at Cornelian Bay:

- Do as much as necessary but as little as possible;
- Works should be in keeping with the original character; and
- Alterations to return a boathouse closer to its original form are encouraged.

Maintenance: Persons wishing to undertake maintenance using like for like replacement may be issued with an exclusion certificate, following consultation with Heritage Tasmania. Owners are encouraged to seek advice as to whether a works application is required before carrying out other forms of maintenance.

Extensions: Extensions to the water side should reinforce the existing roof line and pitch. Changing the scale of the boathouses to larger, more complex shack-like structures erodes the historic character of the place. Extending boathouses beyond the original foot print diminishes the heritage values and significance of the precinct. Side extensions are unlikely to be approved. Side wind breaks are discouraged. Second storey or additional roof towers are inconsistent with heritage values.



Decks: Decks to the water side should be consistent with the original scale and forms of the boathouse. Decks to the land side tend to reinforce a shack aesthetic rather than the simple boathouse aesthetic and are strongly discouraged.

Ramps: Plain gangways are preferred.

Handrails: Handrails should be attached to the outer side only of the ramp or jetty; be non-decorative; be constructed of timber only; and not be treated pine.

Where a handrail exists, it should extend the whole length from the boathouse to the walking path. Introducing thick, solid hand rails or posts, is inconsistent with the original simple shed architecture and is discouraged.



Porches and awnings: Porches on the land side are not part of the original architecture, other than small awnings over doorways. Awnings should be simple, utilitarian and plain. Unsympathetic or highly decorative awnings would be discouraged.



Verandahs: Verandahs to the water side, if small in scale and sympathetic in design, may be supported. Verandahs to the land side are discouraged.

External cladding: Cladding on the land side, and boathouse sides, is predominantly smooth-sawn weatherboards in bull-nosed profile. Other materials such as rough-sawn or unpainted boards are out of character and inconsistent with heritage values. Cladding on the water-side may be of rough-sawn or unpainted boards. Uniformity of weatherboards is not important. Non-uniformity reflects salvaging over time. Boathouse no. 36, which has an historical character distinct from the other boathouses, should be maintained with a cement sheet wall cladding. The Aquatic Baths should be clad in vertical boards.

External colours: Approval for paint colour schemes is not required. The ongoing use of strong colour without uniformity is encouraged. All external surfaces should be painted, except for water side ends where other options may be approved.

Window frames: Replacement or new windows should be in painted timber. New windows should be square or rectangular rather than round.

Doors: Entrance doors should be of a simple timber design, without glazing or inset panels.

Roofs: Most of the boathouses retain their original corrugated iron roofing. Only corrugated sheeting using the traditional profile will be supported for replacement work. Roof-lights and acrylic roof-sheeting are generally discouraged.



Guttering: Traditionally, the boathouses had no guttering. However, requests to add guttering sympathetic to the building may be acceptable. A simple D or ogee profile will be recommended. Down pipes, if required, should be round, with a maximum diameter of 75mm, and not PVC.

Chimneys: Simple metal flue chimneys extending a short distance from the roof are appropriate.

Flagpoles: Reinstatement of flagpoles or finial elements, as in the original 1913 Marine Board Plan, is encouraged.

Satellite dishes and other external services: Satellite dishes, solar panels and water tanks are not consistent with the heritage values and are likely to detract from the original form of the boathouses.

Ornaments: Ornamental and personal touches are encouraged as it helps to reinforce the nature of the boathouses as places of leisure and recreation. They should be removable and should add to, rather than detract from, the overall appearance of the boathouse.

Pylons: Timber pylons (i.e. stumps or piles) are the preferred choice for replacement as the traditional pylons were usually made of timber.

WORKS APPROVAL PROCESS

Under the *Historic Cultural Heritage Act 1995*, a Works Application is required for any works or development which may impact on the significance of heritage-listed property.

A Works Application and information can be obtained from the Hobart City Council or downloaded from our website.

All Works Applications need to be lodged with the Hobart City Council alongside your planning, building or plumbing application.

Where your proposed works are minor, and won't affect the significance of the place, the Heritage Council may provide you with an 'exclusion' from the normal works application process. Please contact Heritage Tasmania to check whether your works would be excluded from the normal works application process. For works that qualify as an exclusion, a certificate is issued to you and the Hobart City Council, confirming that a Works Application is not required.

How long does it take to obtain approval? The Heritage Act requires that a decision on your Works Application is required within 42 days of the date it is received by the Hobart City Council.

Are there any penalties for not abiding by the Act? Yes. However the Heritage Council tries to work proactively with owners to resolve issues through discussion and mediation; rather than by conflict, objection, and using penalties.

Other approvals: Any Development Application to be submitted to the Hobart City Council will require as a prerequisite the land-owner consent of Crown Land Services.

For further information contact

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