

Brighton, Central Highlands, Derwent Valley and Southern Midlands Councils



Joint Land Use Planning Initiative - Stage 2 Heritage Management Plan

July 2010

John Wadsley Planning and Heritage Consultancy
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Images on cover page (from top): Bothwell Township and surrounding landscape; High Street, Oatlands; Derwent Valley Council Chambers and War Memorial, New Norfolk; Pontville village

Joint Land Use Planning Initiative - Stage 2 Heritage Management Plan

Prepared for the Brighton, Central Highlands, Derwent Valley, and Southern Midlands Councils as part of a project managed by Pitt & Sherry Pty Ltd together with Parsons Brinckerhoff.

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Executive Summary

This Heritage Management Plan (HMP) forms part of the body of work undertaken as part of the Joint Land Use Planning Initiative (JLUPI) for the Brighton, Central Highlands, Derwent Valley, and Southern Midlands Councils.

The primary aim in developing this HMP has been to provide a framework that delivers greater certainty, clarity and openness for all parties in how heritage issues should be managed at the local level. By adopting the approach and recommendations contained in this Plan, heritage management can be a positive contributor to social, economic and cultural development for local communities.

A number of key principles have been outlined for developing a framework for heritage management across the project area. These cover the following matters:

- The need for adoption of, and consistency with, existing national conventions, standards and assessment guidelines, as well as proposed legislative reforms in Tasmania;
- Councils must adopt a common and clearly articulated approach to the assessment, listing and management of heritage places and heritage precincts across the project area;
- Planning controls must provide greater flexibility in terms of approving minor works and encourage adaptive reuse which will not adversely affect the heritage values of listed places;
- Proper consultation processes need to be established that ensure local communities and landowners can be informed of local heritage management policies and the listing of heritage places and heritage precincts;
- There must be acknowledgement by the State Government that there is a need for greater resources applied to centrally based heritage policy and guidelines, state-funded support mechanisms, and specialist advisory services; and
- Councils should establish local incentive mechanisms that support landowners and users of heritage properties.

A broad overview of the historic context for each Council area has addressed the themes of settlement, access and transport, convictism, farming and land use, industrial and extractive activity and power generation. This will help to focus future research into these key themes.

National conventions, legislation and nationally accepted guidelines on the significance assessment criteria for heritage places have been discussed in order to establish a framework for heritage management across the project area.

Previous heritage studies have been reviewed to help establish the quantum of work already undertaken. Existing heritage listings for each municipality are provided at the national, state and local level (current as at 15 October 2009).

Proposed heritage precincts are discussed through the provision of draft policy statements and maps highlighting existing and proposed precinct boundaries.

A discussion on key elements of a heritage schedule for incorporation in new planning schemes to be prepared within the project area highlights a range of matters.

An outline of matters for further research and investigations is provided to assist Councils build on the work already completed.

A number of recommendations have been made to address the findings of this HMP and to ensure that heritage management across the project area can be improved. These are listed below:

Recommendations

1. Councils need to formally adopt the nationally accepted guidelines and standards for heritage management based upon the Burra Charter and the HERCON Criteria, as well as recognising the tiered approach for the management of heritage values across Australia. For consistency, councils should follow the criteria identified in the forthcoming State heritage legislation.
2. The principles and approach outlined in this HMP must be adopted by each council in order to provide a clear heritage management framework that will deliver certainty and clarity to their communities.
3. Heritage places within each municipality should be managed and conserved as a collection of places of cultural significance to the local community living within the municipality.
4. Councils should support further research, particularly where development opportunities involve heritage places and/or if Council-owned property is being considered for future development or change of use.
5. Councils should encourage local history rooms and other groups to undertake specific research for places of local heritage significance to support the preparation of detailed inventory sheets.
6. All existing heritage studies and reports, for private or public properties, should be collated and indexed at a central point for each municipality.
7. The assessment and management of heritage places of state significance will be carried out by the Tasmanian Heritage Council. Councils need to ensure that the THC clearly informs landowners of the assessment process for nominated properties, as well as the process for assessing development and building applications.
8. There should be an integrated assessment of planning and heritage matters for individual properties. Therefore, local councils must be formally involved with any heritage assessments undertaken at the state level.
9. Councils need to accept responsibility for the listing and management of places of local heritage significance.
10. Places of local heritage significance should be listed on Council planning schemes. Each listing should be supported by an inventory sheet based on a common template endorsed by Heritage Tasmania.
11. Councils should formally adopt heritage precincts for the following areas:
Brighton Municipality - Pontville,
Central Highlands Municipality - Bothwell, Hamilton,
Derwent Valley Municipality - New Norfolk: Willow Court, Arthur Square and
Esplanade/Montague Street,
Southern Midlands Council - Campania, Colebrook, Kempton, Mangalore and Oatlands.
12. Each heritage precinct should have a separate policy statement, comprising information on the location, characteristics, historic context, statement of significance, design guidelines and planning controls. More detailed assessment of these heritage precincts is required to confirm their heritage values.
13. Further investigations should be undertaken on a number of potential heritage precincts listed in this HMP before any formal recommendations are made to incorporate these in planning schemes.
14. Schedules of listed places for each planning scheme should be amended to remove places listed on the Tasmanian Heritage Register to avoid duplication and confusion for landowners. However, where places may possess a range of state and local heritage values, a protocol should be developed between the relevant council and the THC to ensure all values are identified and considered in any decision.

15. Places of local heritage significance should be listed on the relevant schedule under each planning scheme and such listings kept regularly updated as new places are approved for listing or places removed.
16. New heritage schedules should be developed as part of a new planning scheme for each Council following the key elements defined in this Plan.
17. Councils must establish open and transparent procedures for informing landowners, residents and local communities about proposed heritage listings, as well as the mechanisms by which they can contribute to the listing process, making representations and seeking professional support.
18. Councils should encourage local communities to become involved with local heritage management through cultural heritage activities, historical seminars, restoration projects and archaeological investigations.
19. Each Council should appoint a heritage officer to deal with the assessment and nomination process for heritage places of local significance, as well to provide advice and guidance to land owners and council management on the planning process when works are proposed that may impact on heritage places and values.
20. The Brighton, Central Highlands and Derwent Valley Councils should seek funding and support from the State Government to undertaken heritage projects including the development of comprehensive heritage inventories for their respective municipalities.
21. Heritage Tasmania should commit to providing a high level of guidance and support to local councils and landowners over heritage management and conservation policy and practices.



Figure 1 - The Administration Building, Willow Court, New Norfolk
A sadly neglected example of the Modernist style designed by Syd Blythe¹

¹ Sydney Wallace Thomas Blythe (1905-1985) was the Public Works Department main architect during the 1930s and 1940s

1 Introduction

1.1 *The Joint Land Use Planning Initiative*

This Heritage Management Plan (HMP) forms part of the body of work undertaken as part of the Joint Land Use Planning Initiative (JLUPI) for the Brighton, Central Highlands, Derwent Valley, and Southern Midlands Councils. Stages 1 and 2 of the JLUPI project have been managed by Pitt & Sherry together with Parsons Brinckerhoff.

A number of tasks have been undertaken through Stage 1 and Stage 2 of the JLUPI project including preparation of:

- A Land Use and Development Strategy for the four Council areas;
- A Settlement Strategy for the four Council areas excluding the township of Brighton, for which a separate document is being prepared by Aurecon consultants;
- An Open Space Strategy for the four Council areas;
- A Transport Strategy for the four Council areas; and
- An Industrial/Commercial Strategy for the four Council areas.

Stage 3 of the JLUPI project will involve the preparation of new planning scheme documentation for the four Councils based on the outcomes of Stages 1 and 2.

While many of the findings and recommendations of this HMP are standalone, it is recommended that it be read in conjunction with the other documents produced for the JLUPI project.

1.2 *Project Scope*

This plan covers the four Council areas in the sub-region; Brighton, Central Highlands, Derwent Valley, and Southern Midlands, which will be referred to in this plan as the “project area”.

The focus has been to provide a heritage management framework which will enable each Council to move forward with the assessment of its heritage places in conjunction with Heritage Tasmania.

Given that a Heritage Project has recently been completed for the Southern Midlands Council site (GHD, 2007), which provides a detailed inventory of heritage places, it is not intended to undertake any further detailed heritage assessment or historical research of the heritage values of places in that municipality, apart from the discussion on heritage precincts.

With the constraints on budget for this project this HMP has not been able to identify and assess all heritage places within the project area. However, an attempt has been made to obtain and identify existing information from a variety of sources on the history and heritage significance of heritage places across the project area, so that this provides a strong basis from which to begin a more detailed assessment and listing process.

While further investigations will be required to confirm the heritage significance of many places across the project area, every effort has been made to provide a clear direction and priority for this future work.

1.3 Project Aims

The principal aims of this Heritage Management Plan are to:

- Briefly outline the historic context of European settlement and development across the four Council areas using major themes;
- Outline the existing national guidelines and legislative instruments that apply to heritage management in Tasmania;
- Provide a framework for heritage management by the four Councils including definitions of key principles, the methodology for the creation of; heritage places and heritage precincts, conservation management policies and community involvement;
- Provide an overview of existing heritage studies and reports;
- Outline the existing heritage places listed on various registers and databases;
- Identify and recommend heritage precincts across the four Council areas where it can be shown that these will assist in management of heritage values;
- Define the key elements of a heritage schedule for inclusion in planning schemes;
- Make suggestions for further research and investigation; and
- Make recommendations for future heritage management across the project area.



Figure 2 - Shene Stables, Mangalore from the Midland Highway

A highly significant property in a classic pastoral landscape

1.4 Acknowledgements

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Unless otherwise noted, all photographs are taken by John Wadsley.

2 Structure of this Heritage Management Plan

This Plan has focussed on providing a management framework and guidelines for Councils to use in the development of their own heritage policies and inventories as well as providing guidance in preparing heritage schedules that will form part of new planning schemes.

The Heritage Management Plan has been structured in the following manner:

Historic Context - this section broadly covers the Brighton, Central Highlands and Derwent Valley municipalities across a number of historic themes including settlement, access and transport, convictism, farming and land use, industrial and extractive activity, and power generation. Note that the Southern Midlands is not included as the historic context for this municipality as it has been covered recently by the Southern Midlands Heritage Project, (GHD, 2007).

Legislation and Policy - this section identifies the national conventions, key Commonwealth and State legislative instruments and nationally accepted guidelines that govern the assessment and management of heritage places in Australia.

Heritage Management Framework - this section establishes the key principles, standards and significance assessment criteria for of heritage places and precincts upon which heritage management across the project area should be based.

Previous Heritage Studies - this section lists a number of reports that have been carried out previously and that have informed this current project.

Existing Heritage Listings - this section details the existing heritage listings for each municipality at the national, state and local level that are formally registered or identified at the time of writing. It should be noted that this project has not reviewed each listing in detail, nor has it attempted to identify potential listings at this stage.

Proposed Heritage Precincts - this section identifies those areas which are proposed to become heritage precincts under new planning schemes for the project area. The values and significance of each precinct is described. Draft policy statements for each precinct are attached in the Appendices.

Development of a Heritage Schedule - this section describes those elements which are considered crucial to be included in any heritage schedule for new planning schemes that are created within the project area.

Further Research and Investigations - this section discusses a range of matters that should be undertaken in improving the management of heritage places across the project area.

Recommendations and Conclusions - this section outlines the key recommendations to allow councils to move forward with heritage management in a clearly defined and coherent manner.

Glossary of Cultural Heritage Terminology - a listing of important terms and their definitions.

Bibliography - a listing of the heritage studies, reports and secondary historical sources reviewed and/or identified through the preparation of this Heritage Management Plan.

Appendices - all current heritage listings at the state and local level for the project area are provided by Council area. Draft policy statements for each precinct are provided by Council area.

3 Historic Context

Given the project scope it is not possible to provide a definitive history for the project area; however, the following provides an overview which is intended to highlight those themes which encapsulates much of the significant history of each municipality. A detailed bibliography is provided in Section 13.

It is hoped that further historic research can be undertaken by each Council, local history groups and/or researchers to fill gaps in the historic record as well as provide the foundation for more detailed assessment of significant heritage places.

3.1 Aboriginal Cultural Heritage

The project scope did not include a full study of Aboriginal cultural heritage; however, the following is included to provide a brief introduction to the Aboriginal history of the project area.² It has been demonstrated that a close relationship often exists between Aboriginal and historic heritage in Tasmania as historical patterns of use, settlement and tracks have often developed on top of earlier Aboriginal camps and pathways.

Across the project area, it is known that four major community tribal groups were present:

- The Oyster Bay tribal community ranged across eastern Tasmania from the Derwent Estuary and Tasman Peninsula north to the Break O'Day River, extending inland to the Derwent River, Jordan River, St Peters Pass, the headwaters of the Macquarie and Elizabeth Rivers along the Eastern Tiers. It is presumed that during winter the communities remained in coastal areas, and during summer they moved inland for hunting.
- The Big River tribal community ranged across the Midlands and Central Highlands, from New Norfolk, the Derwent River Valley and the Jordan River in the south to the Great Western Tiers in the north. They also extended as far as Cradle Valley and Surrey Hills in the northwest and Lake St Clair in the west. Outside their inland territory, they often travelled to the far north west coast, the central north, and southeast to the Derwent Estuary and Frederick Henry Bay;
- The North Midlands tribal community ranged across the northern Midlands north along the Tamar Valley to Bass Strait. Their boundaries were from St Peters Pass in the south, along the South Esk River and Pipers River to the east, and as far west as Deloraine and the slopes of the Great Western Tiers; and
- The South East tribal community ranged from New Norfolk south along the Derwent Valley to the Huon Valley, D'Entrecasteaux Channel, Bruny Island as far as Recherche Bay and the south coast. Their boundaries were the western shores of the Derwent Estuary, and as far west as the upper reaches of the Huon River.

After the initial period of European settlement from 1803, a large influx of free settlers and pastoralists in the 1820s saw a major expansion of European influence and land grants in the central and midlands areas of Tasmania.

Settlement along the Derwent, Jordan, Clyde and Ouse rivers forced local Aboriginal bands from traditional hunting grounds and increased tension between settlers and tribal groups. Conflicts flared in a number of areas, with local farmers and vigilantes attacking Aborigines and retaliation by tribal groups attacking road gangs, stockmen and homesteads.

In 1828 Governor Arthur declared martial law against Aborigines after failed attempts to divide Aboriginal lands from the "settled districts" to reduce the number of attacks by tribal groups. By 1830 the number and frequency of attacks by and on had reached such a level that Arthur decided to launch a full scale military operation against the indigenous population in the southern Central Highlands, southern Midlands and south

² This section is largely drawn from Ryan, L. (1996), *The Aboriginal Tasmanians* and Alexander, A. (Ed) (2005), *The Companion to Tasmanian History*

east areas. This became the so-called “Black Line” which was intended to round up Aborigines and move them from the settled districts.

By 1831 some hundreds of Aborigines and settlers had been killed over land occupation and dispossession of traditional tribal lands. The Aboriginal population in the Midlands and Central Highlands was by now very small, probably less than 100. Many traditional hunting areas had been cleared of tribal groups allowing further expansion of pastoral activities.

The so called “conciliation” process under George Robinson eventually saw the remaining Aborigines moved off their traditional lands to Flinders Island by 1834, and then to Oyster Cove in 1847.

3.2 Major Themes of European Cultural Heritage

There are a number of major historic themes which need to be explored in order to better understand the historic context within which an assessment of heritage places and precincts across the project area can take place. These themes are:

- Settlement;
- Access and Transport;
- Convictism;
- Farming and Land Use;
- Industrial and Extractive Activity; and
- Power Generation

Some of these themes are more relevant to one municipality than another; however, they do provide a useful framework for understanding the historic development of the project area.

3.3 Southern Midlands Municipality

The text and images in this section are reproduced from the work undertaken for the Southern Midlands Heritage Project in 2007³, with the kind permission of GHD Pty Ltd. It should be noted that while similar historic themes were used, a different referencing system was used.



Figure 3 - Bowerman's General Store, Main Street Tunbridge

A handsome two storey Georgian building harking back to times when Tunbridge was a busy settlement in the Midlands

³ GHD Pty Ltd (April 2007), *Southern Midlands Heritage Project Volume 1*

3.3.1 Settlement

Aboriginal Heritage

It is necessary to acknowledge Aboriginal occupation of the area of what is now the Southern Midlands Municipality.

The lake and lagoons and the surrounding bushland near Oatlands were a great source of food for the Aboriginal people.

After the invasion of their homeland by white settlers, the Aboriginal people were forced into the more inhospitable areas further in the interior. A number of conflicts are recorded between the Aboriginal people and the new settlers.

It was on the Eastern marshes that known captures of Aboriginal people were made during the time of the Black Line (Von Stieglitz, 1960: 65). This took place on Rowland Walpole Loane's estate, which is now known as Lemont.

European Settlement

By 1823 the European population of Van Diemen's Land first exceeded 10,000. Settlement had by this time spread along many of the major river systems, from the two main centres of Hobart and Launceston, and the route between (Morgan, 1992: 19). In the 1820s a more enterprising group of colonists moved into the colony and were granted land in more distant areas (Morgan, 1992: 19). The system of free grants was terminated in 1831 when most of the accessible land had been taken up.

The construction of the main road between the north and south of the State brought about a rapid development in the Southern Midlands district. 'The construction gangs of convicts and their military guards alone needed food and promoted trade in the township of Oatlands; however, it was the travellers of all sorts requiring lodging, and feed for their horses, who increased the volume of business, thus encouraging more tradesmen to set up their shops or ply their trade in the district' (Macleod, 1988: 8). Increased demand for food was an incentive for new settlers to take up land in the area, including the need to supply those who were working on the design and construction of the road (Macleod, 1988: 8).

The Southern Midlands area has developed around the transport routes between Hobart and Launceston, as well as being tied strongly to the pastoral farming patterns of land settlement. The main historical townships of the Southern Midlands area are Oatlands, Kempton, Tunbridge, Colebrook and Campania.

Hugh Germaine was one of the first white men to explore the interior of Van Diemen's Land. Germaine was a marine who arrived in the colony in 1804. With him he carried a copy of the Bible and the Arabian Nights, 'from which he named the places discovered alternatively out of each book' (Weeding, 1988: 2).

The following sections outline the history of the main settlement areas within the municipality, organised according to the approximate size of townships.

Oatlands



Oatlands, 1886, State Library of Tasmania, Tasmanian Images, AUTAS001126183417

The earliest known history of the Oatlands area is that of Richard Lemon, one of the first of the notorious bushrangers of Van Diemen's Land, who roamed the area between 1806 and 1808 (Weeding, 1988: 2).

Governor Macquarie is said to have been the 'real founder' of Oatlands, travelling between Hobart and the north of the colony on horseback with his wife in 1811. At this time, he saw the need for a road linking the southern and northern regions of Van Diemen's Land (Weeding, 1988: 2). Macquarie recorded the area as being a 'jungle with fine springs of fresh water' (Weeding, 1988: 2). Following this journey, Surveyor James Meehan was sent back to survey a road between Hobart and Port Dalrymple in the north.

It was during Macquarie's second visit to the area, in 1821, that Oatlands was named. It is said that the land reminded Macquarie of his native Scotland, where good crops of Oats were grown (Weeding, 1988: 3). Another theory offered by Weeding (1975: 1) for the naming of the town is that it is named after the township of that name in the County of Surrey, England.

Even before the township of Oatlands was laid out, several settlers occupied land grants in the district, including Thomas Salmon, James Weeding, Joseph Mackersey and Thomas Anstey (Weeding, 1988: 4).

Oatlands was initially established as a convict station. However, the settlement did not remain an exclusively military one, as settlers were already established in the area (Sharland, 1983: 2). The two aspects, of free and convicted, developed simultaneously in the progress of Oatlands, making it a unique feature of the township.

In 1825 the first detachment of troops was sent to Oatlands, though this was a mere handful of men from H.M 3rd Regiment Foot (Bufs) under the control of Ensign Thomas Everden (Sharland, 1983: 2).

Sharland (1983: 4) states that 'the military and central colonial administration played an extremely significant role in the early years of settlement. The military were responsible not only for the administration of the developing town, but also for the protection and discipline of the early settlers, both free men and convicts'. The primary purpose of the military was to supervise and discipline the convicts, including those who were labouring on buildings and roads, and those in chain gangs working on the main line of road between Hobart and Launceston (Sharland, 1983: 6).

The development of the military precinct at Oatlands demonstrates its perceived importance as a central capital of Van Diemen's Land (Williams, 2003: 3).

In 1826 Lt.-Gov. Arthur initiated the Police District Act, dividing up the colony into police districts. In addition to the military detachment at Oatlands, the Governor appointed a district field police force there. These men were located in the township, and were mostly emancipated or ticket of leave convicts (Sharland, 1983: 7).

At this time, Arthur 'resolved on the founding of Oatlands that Thomas Anstey should be appointed the first Police Magistrate', one of nine Police Magistrates in the district (Weeding, 1988: 4). Anstey had been in the district since 1823.

Anstey was a man of common sense with a kindly nature, which never allowed him to become cruel (Weeding, 1988: 4). Weeding (1988: 4) states that Anstey 'even succeeded in winning the trust and affection of the convicts who were assigned to him'. Anstey remained in this position until 1833, when he retired due to ill health.

The presence of the two forces of military and police force was an incentive for free settlers and their families to settle in the town and district.

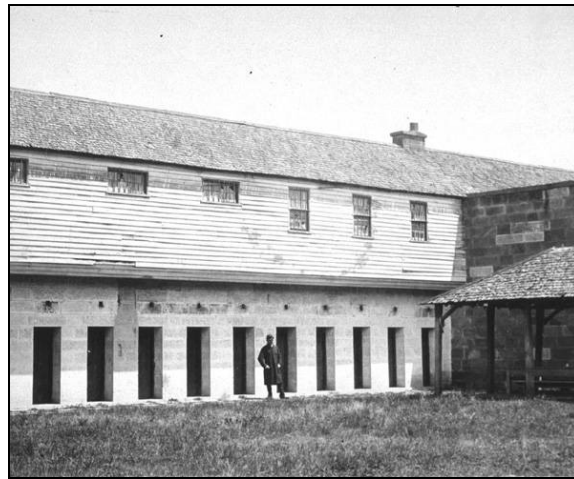
Sharland (1983: 7) states that 'perhaps the most important feature in the initial years of the township was the role that the engineer department and convicts played in its development. Through a convict workforce, the colonial administration provided an infrastructure for the island and the interior stations like Oatlands benefited considerably from the extensive programme of public works undertaken during the first decades of settlement'.

It was not until 1827 that the township of Oatlands began to develop. In this year, 35 skilled tradesmen were sent to the area to lay the foundations of the new village (Von Stieglitz, 1960: 42). During the first years of the township, Government buildings and public works were the main focus of construction (Sharland, 1983: 4). Following Macquarie's suggestion, nearly all the buildings were constructed of local stone, or brick.



Oatlands Township Main Line of Road, 1873, State Library of Tasmania, Tasmanian Images, AUTAS001124075458

A gaol was established, and buildings constructed for the gaoler and the overseer of the chain gang, which was working on the roads (Von Stieglitz, 1960: 42). Very soon, the initial barracks established were too small and a new building was built to accommodate them in 1829. By 1859 the former Barracks had been converted to a school. With the exception of the Gaol, School and Police Reserves, the precinct was sold to individuals (Williams, 2003: 3).



Oatlands, Gaol interior, State Library of Tasmania, Tasmanian Images, AUTAS001126253475

An early pioneer of the Oatlands district included Dr. Thomas Gorringe, who held church services in the district for many years, both at the old Gaol for convicts and at the first church when it was built (Macleod, 1988: 16).

Oatlands was the home of the colony's most unpopular public servant, Solomon Blay, the hang-man. It is said that if Blay was required for an execution in either Hobart, 50 miles to the south, or Launceston, 70 miles to the north, he would walk, as no coachman would take him (Weeding, 1975: 6).

Von Stieglitz (1960: 43) states that 'very respectable people had applied to the government for building blocks or, as they were called then 'locations on which to erect houses', and places to build shops, and there was plenty of good, cheap building material close at hand'. Clay, suitable for brick making, was

readily available, excellent quality freestone was being worked in the quarries, and shingles and palings were split for the new buildings.

In 1832 the Municipality of Oatlands was formed, as the third rural municipality in Tasmania to be proclaimed (Von Stieglitz, 1960: 59).



*O'Doherty's Cottage,, Oatlands,
State Library of Tasmania, Tasmanian Images, AUTAS001126253509*

The 1830s and '40s saw the main phase of development in the town, with an increase in the free population, attributed to the economic success of pastoralism (Sharland, 1983: 25). By the mid 1840s the town was well established and had made substantial progress from its beginnings in 1827.

By 1833 Oatlands, as a Government outpost, consisted of 20 dwellings, the majority of which housed officials, including the Police Magistrate, catechist, doctor, surveyor and the school teacher. By 1835, due to the fact that many tradesmen were attracted to the town, Oatlands had grown to almost 200 dwellings (Weeding, 1975: 2), including seven hotels, stores, breweries, wind and steam driven flour mills, all of which were thriving off the rural economy (Williams, 2003: 3).

In the middle of the nineteenth century, Oatlands became one of the primary wool-growing regions in Tasmania. Oatlands developed into a flourishing town in the 1870s after the Imperial Regiments had been withdrawn (Weeding, 1975: 2). By the late nineteenth century, with the development of advanced transport systems, the need for Oatlands to become a major centre had passed, and the rapid rise of the settlement began to decline (Williams, 2003: 3).

Today, Oatlands has the largest number of sandstone buildings within a township setting in Australia, comprising 138 buildings. It is also said to have the largest collection of pre-1837 buildings in Australia (Reed and Hepper, 1998: 9).

Kempton

By 1823 the European population of Van Diemen's Land first exceeded 10,000. Settlement had by this time spread along many of the major river systems, from the two main centres of Hobart and Launceston, and the route between (Morgan, 1992: 19). In the 1820s a more enterprising group of colonists moved into the colony and were granted land in more distant areas (Morgan, 1992: 19). The system of free grants was terminated in 1831 when most of the accessible land had been taken up.

The construction of the main road between the north and south of the State brought about a rapid development in the Southern Midlands district. 'The construction gangs of convicts and their military guards alone needed food and promoted trade in the township of Oatlands; however, it was the travellers of all sorts requiring lodging, and feed for their horses, who increased the volume of business, thus encouraging more tradesmen to set up their shops or ply their trade in the district' (Macleod, 1988: 8). Increased demand for food was an incentive for new settlers to take up land in the area, including the need to supply those who were working on the design and construction of the road (Macleod, 1988: 8).

The Southern Midlands area has developed around the transport routes between Hobart and Launceston, as well as being tied strongly to the pastoral farming patterns of land settlement.

Kempton was originally known as Kemp Town, named after Captain Anthony Fenn Kemp, who was the first to receive a grant of land in the district (Macleod, 1988: 7). However, it has also been suggested that the town may have been named after Kemp's son, George Anthony Kemp, who was more active in local affairs (Macleod, 1988: 7). Kemps' original land grant was on the area which is now known as Mount Vernon (Macleod, 1988: 15).



*Anthony Fenn Kemp aged 65 in 1838,
State Library of Tasmania, Tasmanian Images, AUTAS001124060955*

Tunbridge

A.W. Humphrey discovered the area of Tunbridge in 1809, though at the time it was known as Salt Pan Plains (Weeding, 1975: 29).

The town reserve at Tunbridge was leased from 1838-1842 by James Pillinger (Von Stieglitz, 1960: 88). In 1858 the survey of the town reserve had been completed, and 150 lots were advertised for sale by auction (Weeding, 1978: 8). Two of the first European settlers to introduce farming in the area were George and Thomas Nettlefold, who were anxious to seek their fortunes in the Midlands, and obtained their lease of 100 acres of land from James Pillinger (Weeding, 1978: 10).

Tunbridge was first gazetted as a town in 1866, having been previously named Tunbridge Wells.

The bridge spanning the Blackman River was begun in 1848 and completed under the supervision of John M. Grant who later became superintendent of the Main Line of Road (Weeding, 1978: 25). The stone used for its construction was quarried locally. James Maclanachan, owner of Ballochmyle, was instrumental in the founding of the Midland Agricultural and Pastoral Association (Weeding, 1978: 33).

Jericho

This township was named after the biblical town by Hugh Germaine in 1807.

Benjamin Jones, the first settler in the Jericho area took up land in 1821. In 1829 his sons, John, Robert and James were each granted 500 acres of land in the district (Weeding, 1975: 54).

Thomas Scott's map of 1824 illustrates Jericho and the settlers there - Meredith, Pike, Hudspeth, Cogle, Gregson and Page. By 1825 all the best land in the area was occupied (Weeding, 1975: 47). Furthermore, the Jericho district was comparatively well advanced by 1825, with eight established estates, a corn mill and a military station (Williams, 2003: 32).

The history of Jericho is closely linked with the pioneering era and the building of the Midland Highway. In 1870 Jericho was described as follows:

'situated in a high and hilly district, 1337 feet above sea level. The area abounds with kangaroo, snipe, quail, bronzewing pigeons, ducks and teal, fish are also plentiful in the nearby Jordan. Jericho has a population of 100 souls, a Church of England and a State School' (Weeding, 1975: 46).



*Stables, Sandhill, Jericho, 1864,
State Library of Tasmania, Tasmanian Images, AUTAS001125882266*

Bagdad

Bagdad was used for fruit growing for many years. Until the 1930s it was one of the larger apple growing areas within the State. Few of the older buildings in the area remain (MacLeod, 1933: 40).



*Bagdad, Shene Stables,
State Library of Tasmania, Tasmanian Images, AUTAS001123447989*

Parattah

The township of Parattah is built on land that once formed the Hilly Park estate, granted to Henry Bilton in 1830 (Weeding, 1975: 65). The township was established largely as a result of the main line railway in 1876, and was named the Oatlands Railway Station (Weeding, 1975: 65). In 1879 the name was changed to Parattah.

John Sawford was one of the first settlers to take up land here, after the founding of Hilly Park, in 1831 (Weeding, 1975: 65).

Colebrook

The area of Colebrook was originally named Jerusalem in 1824. By 1834 the name Colebrook Dale was in use and both names were used for many years.

In 1828 Andrew Tolmey was granted land at Colebrook Park, one of the earliest European settlers in the area, and had completed the construction of a house by 1831.

Coal was discovered in the area prior to 1820 but was not mined extensively until much later (Schaffer, 1993: 31). On Thomas Scott's 1824 chart of Van Diemen's Land was marked 'plenty of coal to be found here', north of Jerusalem Plains (National Trust of Australia Tasmania, 1976: 5). In 1878 Jerusalem had an output of 1,225 tons of coal and 2,202 the following year (Schaffer, 1993: 31).

The railway played an important role in the area until 1978.

A Probation Station was also established at Jerusalem.

Campania

The history of Campania is much more recent than that of other townships within the region. It is largely associated with the railway which ran through the town.

The bushfires of 1967 destroyed many of the buildings of both Campania and Colebrook.

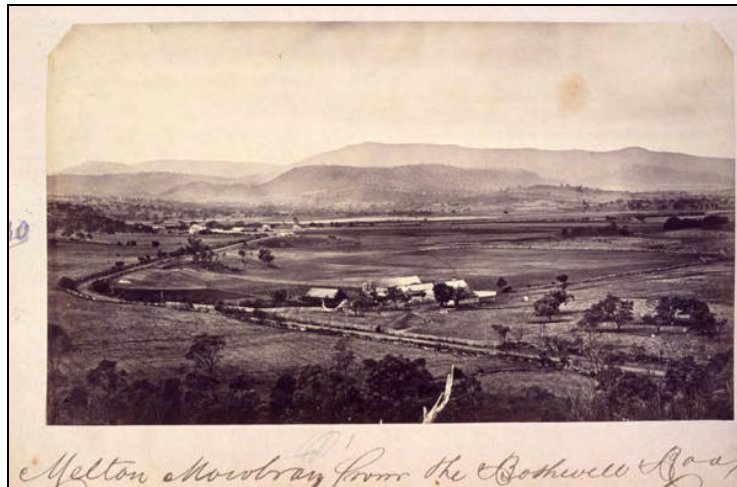
Dysart

The name Dysart is taken from a property in the area, 'Dysart Park', of Mr Edward Payne (Macleod, 1988: 7). Shepton Montacute was the original name for this township. The township of Dysart was well populated during the construction of the main road and, later, the railway (Macleod, 1988: 10). Numerous lodging-houses and hotels catered for the travelling public. At least 11 such houses have existed during the history of the township, though never more than six or seven at the one time.

Originally Dysart was at the top of Constitution Hill, and Shepton Montacute located halfway down the hill's southern slopes (Macleod, 1988: 40). Since 1875, all of this area has been known as Dysart. There were originally a large number of small holdings of land to the east of the main road, utilising pockets of rich soil and sandy loam among the very steep and sometimes rocky hills of the district. Small fruits, flowers and vegetables have been grown throughout the area though the number of people living here has diminished over the years (Macleod, 1988: 40).

Melton Mowbray

In 1849 Mr. Sam Blackwell built his hotel, and established hunting and racing stables in the township known as Melton Mowbray, named after the English town of that name (Macleod, 1988: 7).



*Melton Mowbray from the Bothwell Road, 1873,
State Library of Tasmania, Tasmanian Images, AUTAS001124850124*

Whitefoord

Whitefoord was named in 1840 to commemorate John Whitefoord, the second Police Magistrate appointed to serve at Oatlands (Weeding, 1975: 107). Whitefoord was a thriving farming centre. One early settler in the district, William Brack received land grants, one of which he named Meadowbanks and there intended to establish a hotel. However, as the road to the East Coast did not eventuate, no further action was taken in applying for a hotel licence (Weeding, 1975: 107).

The first Post Office at Whiteford was established in 1885 at the residence of Thomas Palmer, and his wife was appointed Postmistress (Weeding, 1975: 108). In 1970 the Whiteford Post Office was closed, ending almost a century of service to the community by the families of Thomas Palmer and William Powell. In 1887 a State School was opened, mainly from the efforts of Thomas Palmer, who was concerned about the lack of educational facilities (Weeding, 1975: 109).

Woodsdale

In 1864 Martin Bourke was the first European settler to take up land at Woodsdale. The next settlers did not take up land in the area until 1875 (Weeding, 1975: 110). Woodsdale was named after Mr N.A. Woods, Inspector of Roads, who laid out the road to the district in 1881 (Weeding, 1975: 110).

In 1884 the State School was established, and the first teacher would walk to Woodsdale from Whiteford every day to perform his teaching duties (Weeding, 1975: 111). The first post office was opened in 1884. In 1905 the Woodsdale hall was opened, and a foundation stone laid for St Matthias' Anglican Church in 1909 (Weeding, 1975: 111).

Prior to 1897 Woodsdale and Swanston formed part of the Spring Bay municipality.

Levendale

In the early days of settlement, Levendale was known as 'The Scrub'. In 1901 a public meeting was called to decide on a more suitable name for the area (Weeding, 1975: 113).

Woodbury (Antill Ponds)

The vast tract of open country between Antill Ponds and Mona Vale was originally named Salt Pan Plains (Weeding, 1978: 41). The name of Woodbury is attributed to the settler Robert Harrison after the township of the same name in the County of Devonshire, England (Weeding, 1978: 41). Harrison brought with him 17 fine Saxon Merino sheep, the only survivors of the 34 that left England with him (Weeding, 1978: 42). He received a land grant of 2,400 acres, naming it Woodbury. In 1828 he applied to Governor Arthur for an additional grant, after importing more ewes and rams.

St Peter's Pass

St Peter's Pass was named by Sergeant Daniel O'Connor who was dispatched to construct buildings at Oatlands. O'Connor acquired this land from Askin Morrison in 1829.

Macquarie Springs

Macquarie Springs was located about one mile north of Oatlands, an area which is now known as Red Rocks. The area was named in 1811 by Governor Macquarie, who described the place as a 'jungle with fine springs of fresh water' (Weeding, 1975: 13). Here, he ordered a military post to be set up which was soon established, and for the next 18 years Macquarie Springs was the main centre between northern and southern Van Diemen's Land (Weeding, 1975: 13).

York Plains

York Plains was named by Governor Macquarie in 1811 on his first visit through the area (Weeding, 1975: 16). The original main road passed through York Plains and rejoined today's route near Antill Ponds. As early as 1815, before the official opening up of the Oatlands district, stockmen in charge of cattle were living at York Plains in tents (Weeding, 1975: 16). Joseph Wright was the first settler to establish a home in the area, after being granted 50 acres in 1815 (Weeding, 1975: 13). This grant is now contained in the Inverell property. The stone and rubble dwelling constructed by Wright, and used as an Inn, was possibly the first substantial house to be built in the district.

Another Inn, situated near the present York Plains township supplied travellers on the main road with food and liquid refreshments (Weeding, 1975: 16).

Antill Ponds

Similarly to York Plains and Macquarie Springs, Antill Pond was named by Governor Macquarie in 1811. When the new highway by-passed the old Inn at Sorell Springs, John Pressnell constructed a new one at Antill Ponds in 1830 (Weeding, 1975: 26).

One of the first settlers on the land at Antill Ponds was Thomas Kimberley, who received a grant of 640 acres in 1819. A convict who had been transferred from Norfolk Island to Van Diemen's Land was sent to work for Mr Kimberley as a stockman (Weeding, 1975: 26).

In 1824 the following description was provided by J.H. Wedge, a surveyor on his travels north through Antill Ponds:

The country now begins to assume a different appearance and the ride to Tunbridge is over one continued open plain containing many thousand acres. Leaving the White Hart to the right are Antill Ponds, the grant of Robert Harrisson Esq. The homestead (Woodbury) stands in a pleasant valley hemmed in by numbers of sloping hills covered with herbage. Descending the hill before you come to the grant and buildings of Thomas Kimberley, one of the finest and by far the most extensive views presents itself, that of Ben Lomond and the vast country to the eastward' (Weeding, 1975: 27).

Mount Seymour

The farming history of Mt Seymour dates back to 1843 when the pioneer settler, George Wilson purchased 560 acres, which was later named Creighton (Weeding, 1975: 77). In 1863 a State School was opened here, with 25 boys and 17 girls enrolled (Weeding, 1975: 80). In December 1956 the school was closed and pupils taken to the Oatlands Area School.

Baden

Baden was an original land grant of 320 acres to William Rumney who built a hut, the only building there for many years (Weeding, 1975: 83). In 1860 a Police Station was established, and was instrumental in proclaiming law and order in the area between Oatlands and Levendale. Harry Tweedie was an early constable, and was in charge of Rumney's Hut Police Station for many years, as stock stealing was prevalent at the time (Weeding, 1975: 83-84).

In the 1870s a hotel was constructed here and obtained a licence under the name of Woodbanks Hotel (Weeding, 1975: 84). George and Thomas Nettlefold were early settlers who selected land at Baden, and named their selection The Levels.

In 1912 a cooperative Butter Factory began production at Baden and was managed by William Wilson of Mt Seymour for most of its production life (Weeding, 1975: 86).

Tunnack

Tunnack was developed from heavily timbered land, and named The Bluff (Weeding, 1975: 87). In 1866 the township was surveyed at the cross-roads to Levendale, though the actual township grew away from the official location. The location of the cemetery is one of the few markers today that remains from the original township survey.

In 1831 the first grant was made of 652 acres to James Brock. He constructed his homestead, Hillhut, in 1845, in a substantial manner to withstand attacks by bushrangers.

In 1865 a State School was established to serve the area.

Stonor

Stonor was named in 1892 after Alan Charles Stonor, Crown Solicitor for Van Diemen's Land in 1842 (Weeding, 1975: 99). When the Main Line railway opened in 1876, a railway station at Stonor served the widely scattered farming communities of Jericho, Baden, Tunnack, Whitefoord and Woodsdale. Farm produce was hauled by horse and bullock teams to be loaded onto railway trucks at Stonor (Weeding, 1975: 99). The station was also the loading depot for butter manufactured at the Baden Butter Factory during its years of operation, as well as being an important passenger terminal for the area.

Stonor House was the largest holding in the area, extending from Lake Tiberias to Parattah, covering thousands of acres.

Lake Tiberias

Originally known as Lemon's Lagoon, after the bushranger, Richard Lemon, Lake Tiberias covers an area of 3,000 acres. George Stokell was the first purchaser of land on the shores of Lake Tiberias. In 1837 Stokell established the first timber mill in southern Tasmania, on the slopes of Mt Wellington (Weeding, 1975: 101). In 1840, Stokell purchased grants of 397 and 2,500 acres of land in the vicinity of Lake Tiberias. He built Lake House, a stately homestead and outbuildings, with the assistance of convict labour.

Rhyndaston

Originally, the area known as Rhyndaston was the property of a Welsh pioneer, Charles Meredith, who lived at Cambria, Swansea (Weeding, 1975: 104). Rhyndaston was a small railway town.

Stonehenge

Stonehenge was named by Samuel Page, known as the proprietor of coaches from early times.

Page was born in 1810 and came to Van Diemen's Land with his mother in 1823. In 1837, with his wife, he moved to Oatlands where he took over the Lake Dulverton Inn. In 1839 he opened the Oatlands Hotel, and operated his first coaching service in 1845 between Oatlands and Hobart (Weeding, 1975: 114). In 1848 Page tendered for and won the mail contract between Hobart Town and Launceston. In 1849 he bought out Mary Cox's old established coaching service, and in the 1850s bought out his partner John Lord (Weeding, 1975: 114).

Page became one of the great land and stockowners in the colony and at one time was grazing 63,000 sheep (Weeding, 1975: 114).



*Stonehenge homestead in the Oatlands District, 1975,
State Library of Tasmania, Tasmanian Images, AUTAS001126254648*

Swanston

Prior to 1897, Swanston was considered part of the Spring Bay municipality. It was named after Captain Charles Swanston, who played a major role in the survey of the town that was never developed, largely due to the fact that the roads connecting Oatlands and the East Coast were never completed.

The history of Swanston dates back to the late 1820s when a grant of 5,050 acres was made to John Thomson, an early settler in the Bothwell district, who arrived from Scotland (Weeding, 1975: 119). Another early grant of 430 acres was made to George Marshall.

Located in the valley of the Little Swanport River, one of the hardships to be faced by the early settlers was that during flood periods they were almost isolated by the lack of a bridge across the Little Swanport River (Weeding, 1975: 120). In 1900 a wooden bridge was constructed.

Nearly all variety of fruit thrived in the Swanston Valley, particularly apples which were stored for the greater part of the year by spreading them out over the floors of the shearing sheds. Wheat was the main cereal grown in the area, and was harvested and ground by hand (Weeding, 1975: 122).

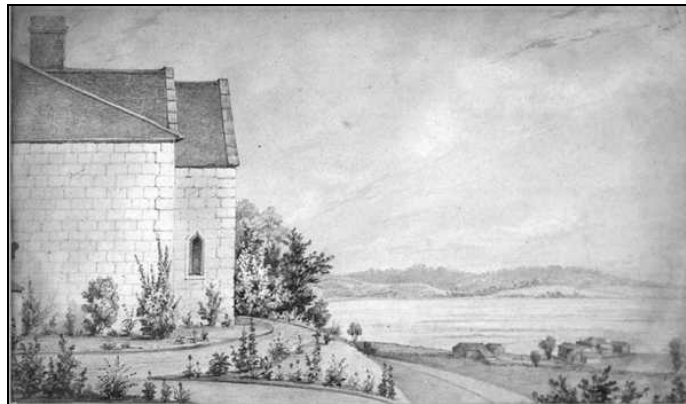
Schooling was a problem in the Swanston area, though a building was used as a school for a short time and the children learnt to read and write there. A Police Station near the Little Swanport River was manned for 30 years up until 1885 (Weeding, 1975: 122).

Andover

Andover was named by Lieutenant Francis Tabart in 1831 after his arrival in Van Diemen's Land from Andover in England.

The first recorded journey between the north and south of Van Diemen's Land was that of Lieutenant Thomas Laycock of the New South Wales Regiment. Laycock was a young soldier at the time, who left Port Dalrymple in the north of the State, with another four men, in February 1807 to travel to the south (Cantwell, 1993: 1). Their mission was to seek provisions for the almost famine stricken people of the north settlement. This party used a compass and followed rivers wherever they could, heading over the Central Plateau (Thompson, 2005: 20).

In the Spring of 1807 Charles Grimes pioneered the route through the midlands of Van Diemen's Land. Grimes and Lieutenant Piper set out from the Tamar, and retraced Laycock's Central Plateau route towards Hobart. On their return, upon reaching Melton Mowbray, Grimes turned northeast and discovered the Midlands Plains (Thompson, 2005: 22). Here, 'they found a grassy, park-like country which was so open that when the first cart went through in 1809 it was not necessary to fell a single tree' (Thompson, 2005: 22).



Fonthill, Andover, 184-, State Library of Tasmania, Tasmanian Images, AUTAS001126077221

3.3.2 Access and Transport

The Main Road

Governor Macquarie had seen the need for a road to join the northern and southern settlements during his first visit in 1811. In 1812, Macquarie sent the surveyor general, James Meehan, to peg out and chain the road from Port Dalrymple to Hobart (Von Stieglitz, 1960: 10). Along the way, Meehan was to mark out the four sites which Macquarie had chosen to be military posts - Brighton, Oatlands, Campbell Town and Perth (Von Stieglitz, 1960: 10).

Initially, the route north crossed the Derwent further to the south and the road went through Richmond towards Jericho. As the number of settlers in the interior grew, so too did the movement of goods, produce and stock to and from the interior farms. Entrepreneurs took advantage of this opportunity to

'set up regular ferries and inns on both sides of the river to service the trade' (Thompson, 2005: 35), some of which were operating as early as 1816.

When Major Thomas Bell arrived in Van Diemen's Land with a detachment of the 48th Regiment to take charge of the garrison at Hobart Town in June 1818, Sorell immediately appointed him Acting Engineer and Inspector of Public Works (Thompson, 2005: 3). In this role, Bell had many achievements, including the construction of the sandstone causeway to Hunter Island, and roads in the Derwent Valley, Pitt Water area and Coal River. However, his major accomplishment was 'Bell's Line of Road', the southern half of the road to Port Dalrymple which later became the Main Line of Road, the Main Road, the old narrow Midlands Highway and eventually the new Midlands Highway (Thompson, 2005: 5).

The distance from Launceston to Hobart Town in 1820 was officially listed as 121 miles, though the road covered a much greater distance, with its windings and curves.

Thomas Bell was considered as the second most influential man in Van Diemen's Land in the early 1820s, after Governor Sorell, given his position in charge of the construction of the road. The disposition of convicts was in his charge, with the skilled mechanics kept for public works and the best labourers sent to settler's farms (Stancombe, 1974: 16). Following Bell's departure, G.W. Evans was appointed Inspector of Roads and Bridges in addition to his work as the senior surveyor. Later, John Lee Archer was appointed engineer in charge of the road gangs.

In 1814 the Rev. Robert Knopwood travelled the route north towards Port Dalrymple and provided an account of the traffic and dangers en route. This included the point that soldiers would check the cart to see that they contained only what was specified on the original pass, in order to prevent the traffic in stolen goods (Newitt, 1988: 27).

By 1820 a number of 'unmade' roads also existed, including a cart-road from Melton Mowbray towards the north-west for four miles (Newitt, 1988: 39).

Under the new Governor Arthur from 1824, the making of the road continued.

In 1824 Edward Curr provided an account of his journey northwards, stating that Bagdad was 'one of the most populous settlements along the road, boasting about 20 farmhouses. These cottages were usually built of sods, logs or mud and thatched with straw' (Newitt, 1988: 33). Melton Mowbray was referred to as a beautiful verdant meadow, with 'five large farms fronting the Jordan River. This pleasant vista was succeeded by a range of lightly timbered hills, the aptly named Lovely Banks being a special delight to the passing observer. And so the arduous plodding journey proceeded through extensive fine grazing country to Jericho... Little had been cultivated, the green sward remaining almost in a state of nature' (Newitt, 1988: 34).

In 1830, the following account is given of the travel between the north and south of the State, by Mrs Prinsep: 'We soon came to the great range of hills which divides the waters that run north and south and crossed them by St. Peter's Pass, which avoids the steepest part of the hill. It was nevertheless long and tedious enough and we had thought it necessary to provide ourselves with guns against any attacks by bushrangers or natives who are easily concealed in these dark woods and could dart out upon the unsuspecting traveller' (Von Stieglitz, 1960: 85).

The main road between the north and south was not completed until 1837, with the section between Jericho and Oatlands taking 12 years, though many travellers are said to have made use of the highway long before it was complete (Weeding, 1988: 9).

In general, the Main Line of Road was of poor condition, as in dry weather the roads were of rough surface and in wet weather, 'wheels sank to the axle in mud and those on horseback had to dismount and lead their horses up the slippery banks' (Thompson, 2005: 55).

Bell's lines of road over the hills were unpopular and were eventually replaced (Thompson, 2005: 106). 'With hindsight and much greater resources, new, better made roads were built on different alignments' (Thompson, 2005: 106). It is thought (Thompson, 2005: 107) that Bell's Line of Road may still be under the Midlands Highway between Pontville and Constitution Hill. By 1835 the section of road over

Constitution Hill was replaced by the new route through Dysart. In 1837-38 a new route over Spring Hill was completed, and in the 1840s the section through Lovely Banks was altered (Thompson, 2005: 107). Most of Bell's route through Jericho to Oatlands was in use until 1844.

Land Commissioners criticised Bell's line of road, and preferred the Old Bush Road between Stoney Hut Valley and Green Ponds (Newitt, 1988: 57). It was said that Spring Hill could have been made with an easier ascent, though the section through the Oatlands township was extremely well planned (Newitt, 1988: 57). However, further north from Oatlands, a new road was planned to Hook's Farm.

It wasn't until the 1970s though that any major changes occurred to the original route pegged out by Meehan in 1812. The first of the major changes took place in Bagdad and Dysart, the old Constitution Hill section then received a 'face-lift' and a section north of Melton Mowbray received a new route over the saddle to Lovely Banks (Macleod, 1988: 9). In 1977, the Kempton bypass came into operation, followed by that of Tunbridge and Oatlands.

Coaching and Other Transport Activities

In 1832 the first coach ran from Hobart to Launceston (Weeding, 1988: 9). Weeding (1988: 38) argues that the period of the mail coach was 'one of the most fascinating in the island's history. They must have been a colourful sight as the guards and coachmen wore scarlet coats, white beaver hats, boots and breeches'. The coaching era provided transport between the north and south of the State for more than 40 years. Oatlands was a major stopping place and depot for both day and night coaches (Weeding, 1988: 38).

In 1828 a Post Office Act had been gazetted, in which provision was made for the construction of additional offices, more messengers were appointed and the service generally improved. On the first stage to Green Ponds the mailman was provided with a horse because the mail weighed so much (Stancombe, 1974: 28).

Inland mail was dispatched from Hobart on horseback every Saturday morning. The mail was then carried on foot from Green Ponds throughout the district, with one messenger taking mail to Bothwell, Shannon and the Clyde. Another messenger with mail for Port Dalrymple and other places en route would reach Mr. Guest's Inn at Lovely Banks at noon, Jericho at 3pm and Mr Pressnell's Inn at Sorell Springs at 8pm (Macleod, 1988: 19). From there, another messenger carried the mail overnight to the Ross Bridge.

The main era of coaching along the main road between Hobart and Launceston began in 1843, when the road was first good enough, until 1876 when the railway was established (Stancombe, 1974: 39). However, it is argued that the growing needs of the expanding colony, rather than the improved conditions of the roads, resulted in the coaching era, with the vehicles plying the highway for 20 years before the roads were upgraded (Stancombe, 1974: 28). By 1843 the coaching stages were altered so that horses were changed at Jericho and Campbell Town, each set of four covering 40 miles (Stancombe, 1974: 40).

Samuel Page was an important figure in the coaching days of the Midlands, with three coaches daily each way from 1853, controlling most of the transport on the main road (Weeding, 1988: 39). The pace maintained by coaches was 10 miles per hour.

Night coach was discontinued for a time, c.1844, after a hold-up by bushranger Martin Cash (Weeding, 1988: 39).

In 1902 the first motor car which was used on the main road was that of Dr. A.H. Clarke, who endeavoured to drive it from Hobart to Fingal (Stancombe, 1974: 55).

The Main Line Railway

With the advent of the railway in the 1870s came the end of prosperity of the towns along the Midlands, with trade then diverting to the cities (Weeding, 1988: 42).

The Oatlands population anticipated that the railway would run through the main town centre of Oatlands and thus provide an efficient rail service between Hobart and Oatlands. However, 'the terrain around Oatlands was such that the (Main Line) Company found it would be very uneconomical to build the line through the town' (Weeding, 1988: 43). The Oatlands Railway Station was over four miles from the centre of town. Eventually, in 1884 a tramway was sanctioned to connect the town of Oatlands with the Hobart-Launceston Railway. This was in the form of a branch line to Parattah.

The line was laid with thirty pound rail, and was constructed at a cost of a little over 2,000 pounds per mile (Weeding, 1975: 73).

In 1888, the Green Ponds Railway was established, seen as a great step forward in progress for the district: 'it was to be a great boon for passengers wanting to get to Hobart; and for visitors coming to Kempton and Melton Mowbray... for the roads were far from good in those days, passenger coaches and private vehicles... were not very numerous' (Macleod, 1988: 20). In 1948 this line was pulled up, after the availability of motorcars grew, and trucks began to carry freight and livestock. The land was leased at first to adjoining landholders and then was eventually sold.

3.3.3 Convictism

Convictism in the Southern Midlands was associated with the three main eras of convictism in the colony, that of the assignment system from the beginning of settlement in its early days, the second phase instituted by Governor Arthur (1824-1836), and the third phase of the probation system under the rule of Governor Franklin (1838-1843). Assigned labour helped to establish and provide labour for the pastoral farms in the area, road gangs formed the Main Road, and probation stations and watch houses were established at various places within the municipality.

The Assignment System

The foundation of the assignment system was laid down at the beginning of settlement with soldiers and officials encouraged to take convicts as assigned servants. Assigned male convicts worked as servants, clerks, farm hands, labourers and shepherds and the women as domestic servants.

Men would live in share huts on farms at some distance from the main homestead (Evans, 1996: 30).

Roughly half of the convicts in the colony were assigned to settlers. The practice of assigning convicts as labourers, servants and clerks to free persons grew up in New South Wales, where the public works could not absorb all the convicts (Forsyth, 1970: 89). Once assigned to private individuals, the convicts had to remain in their service. Assignees were not allowed to live away from the master's house, could not be paid wages nor were allowed spare time in which to work for themselves, and could go nowhere without a pass (Forsyth, 1970: 91).

After the visit of Governor Macquarie in 1821, he recommended the placing of a 30-man gang at each end of the Main Line of Road. As the road progressed, convict stations were erected in each district to house the working gangs, and as each station was built, so were barracks to house the military guards. Many road parties must have been established along the line of road, but little remains to suggest of many of these locations (Thompson, 2005: 38). Road gangs are known to have been established at Mint Swamp (Mangalore), Melton Mowbray, Jericho, Spring Hill and Bagdad, while it is expected that a large road party must have existed at Constitution Hill, Lovely Banks, Burbury's Hill (Oatlands), and at Green Ponds (Kempton) (Thompson, 2005: 37-42).

In 1824 with the arrival of a new Lieutenant-Governor, George Arthur, the administration of Van Diemen's Land including the convict assignment system was to change to a much harder and less humane regime. Arthur believed that the road to salvation might be found through labour, and adopted this approach in his attitude towards convicts. The rapid growth of the population during his governorship brought about the urgent need for improved communication, and for roads and bridges.

Arthur produced a system of assigning some convicts to settlers and retaining a number for the public works programme. However, this system later came under increasing pressure and criticism because of the uncertain nature of punishment and reform.

Male convicts with skills required by the Government, those who could not be assigned, or those who committed further offences in the colony were worked in gangs on building and construction projects under the rule of Arthur (Evans, 1996: 9).

From the early years of European settlement, male convicts were employed on public works, including constructing buildings, roads, clearing of land and brick-making (Evans, 1996: 33). The road and bridge parties that worked along the Main Road were housed in construction camps and huts (Thompson, 2005: 37). Bridge-building parties were established at the major river-crossings, including the Blackman River.

Those convicts who were in road gangs or public works gangs were not considered to be of the magnitude to subject them to chain gangs.

In 1826 convicts were first worked in a 'regular system' in chain gangs in Hobart. By 1830 there were 350-400 men employed throughout the colony.

With the placing of 81 men at Oatlands in 1828, the number of men working on the roads increased from 144 in 1827 to 209 in 1828 (Thompson, 2005: 91). The Oatlands Chain Gang had completed their section of the road by 1830.

Bell reported a lack of competent overseers: most were convicts and were reluctant to break the 'convict creed', and suggested that the British Government might want to send out members of the Royal Engineers to superintend colonial public works (Newitt, 1988: 32).

During Governor Arthur's period of reign, the colony was divided up into nine police districts, of which Oatlands was one. A Police magistrate was appointed for each district, as well as constables, a clerk, surgeon, a small military party and a flagellator.

In 1829 the Police Magistrate at Oatlands wrote to the Police Magistrate at Richmond, suggesting that Jerusalem would be suitable for a lock-up house for prisoners being transmitted from one part of the island to the other (Schaffer, 1993: 33). Work began on the lock-up in 1834. Residents of the area then requested a Civil Police magistrate in place of a Military Officer (Schaffer, 1993: 33).

In 1830 the Oatlands Chain Gang had completed a part of the road allotted to it at that station, and it was requested that they were moved to Blackman River, where a log gaol was built for them, until the gaol was completed for them at the Black Snake where they were to build the causeway of Bridgewater (Newitt, 1988: 135).

In 1835 the roadwork gang at Constitution Hill was preparing metal for the road at Cornelian Hill. At Spring Hill, the party was employed in taking down the summit of the hill where an abundance of excellent metal was to be had for covering the new road (Newitt, 1988: 139).

Also during this period, gaols were used to house debtors, civil offenders and convict persons who were suspected of committing misdemeanours and felonies (Evans, 1996: 72). The functions and designs of watch houses, lockups and gaols overlapped considerably. However, gaols were under the jurisdiction of the Sheriff's department whilst watch houses and lock ups were police buildings. By 1832 there were 10 gaols situated throughout the colony including one at Oatlands.

In 1832 the Oatlands Gaol consisted of three rooms and two cells. Two rooms were for the reception of females and the other room and two cells were for male prisoners (Evans, 1996: 77). The gaoler reported in 1832 that:

The log buildings of which the Gaol is composed was some years ago built in a great hurry, by unskilful hands for the reception of the chain gang; it has lately been repaired by order of the Civil Engineer; and the Colonial Architect was informed, before the repairs commenced, that a new and more secure building of freestone could be erected at as little expense as the repairs to the present one would cost (Evans, 1996: 77).

In 1834 new plans were drawn up by John Lee Archer for a new Oatlands Gaol. By November 1835 the foundations were in progress. The Gaoler's House was being built to overlook the yard, and the gaol itself had solitary cells for both sexes, as well as rooms for men and a hospital (Evans, 1996: 83).

In 1836 a list of public buildings in Van Diemen's Land cites a watch-house or lockup at Green Ponds.

The Probation System

In 1836 John Franklin arrived in the colony, replacing Governor Arthur. Within three months, Franklin pronounced the assignment system defective, seeing it as cruel, ineffectual and uncertain for reform or example (Newitt, 1988: 140). The new director of Roads, Alexander Cheyne was also opposed to the assignment system and in favour of a new system of probation (Newitt, 1988: 140). In 1838 the Secretary of State ordered Franklin to stop domestic assignment and 'arrange for all convicts to be coerced in groups', beginning the probation system, which scattered large groups of convicts in probation stations across the island.

The probation system was introduced in the late 1830s and by 1841 it had been fully commenced in a regulated manner (Evans, 1996: 98). Initially, the gangs were largely employed on road works as under the assignment system, including the main line of road from Hobart to Launceston.

The majority of these groups were housed in old accommodation, which was built for the use of earlier road parties. Activities at the probation stations varied, with farming and timber-getting two of the main activities, along with road-making.

There were seven classes of convicts under the probation system. Road workers fell into three classes and could be men of good conduct, or men under second sentence who worked in irons. Roadwork was offered as an incentive for convicts to obtain a 'ticket-of-leave' for special service and good conduct (Newitt, 1988: 132).

Each overseer had charge of 40 men, in four messes, and the best-conducted man in the best mess was appointed as sub-overseer but was not exempted from work (Newitt, 1988: 134).

Convict probation stations established in the Southern Midlands region include those at Jericho and Colebrook, as well as Oatlands. At each station there were three classes of men: 1) the best conducted and those on the shortest period of probation; 2). Well behaved men; and 3) the worst behaved (Von Stieglitz, 1960: 37). From these gangs, the officials drew their servants, bakers, cooks, shoemakers, washermen, wardsmen and gardeners, and settlers could apply for workmen.

A complex of buildings was constructed at Oatlands over a period of years for different uses and were later converted or demolished to suit Government needs. This complex included the prisoner's barracks, prison chapel, overseer's quarters, and convent (Schaffer, 1993: 33).

A public works gang was situated at Oatlands, with their barracks in 1836 described as an old log building with shingle roof and four dormitories (Evans, 1996: 43). In 1836 the barracks housed 90 convicts who were employed in constructing the Gaol (Evans, 1996: 43).

In 1838 the Oatlands Probation Station was populated with 665 male convicts and 30 convict women, many of whom were engaged conveying soil from the banks of Lake Dulverton in order to build up and enrich 'The Garden' (Weeding, 1975: 5). The garden was used in a vain plot to make the Oatlands Probation Station self-supporting.

Convicts working near Tunbridge on the road were often ordered on the Sabbath to walk miles for divine worship which was conducted in the Presbyterian Chapel situated on the old coaching road between Ballachmyle and Mona Vale (Weeding, 1978: 18).

By 1841 the Probation Station at Jerusalem had been established.

In 1843 there were approximately 200-250 men in each probation station at Jericho, Lovely Banks, and Jerusalem (Evans, 1996: 100).

The Mud Walls Probation Station at Jericho was established in 1841. The Mud Walls and the old barracks were maintained from Colonial funds (Von Stieglitz, 1960: 36). The name 'mud walls' derived from the

fact that these walls were made of rammed mud, pise, adobe and were coated with whitewash. By the 1920s the mud stone walls were all that remained of the probation station.

Between 1849-52 there was a Probation Station at the township of Picton, though the township never developed and the location of the station is unknown (Thompson, 2005: 40). At Spring Hill Bell had a road party, and a later (1832-38) road station was also established there. Later still, a Probation Station was established at Spring Hill (Thompson, 2005: 42).

Hiring depots were established at Oatlands and Jerusalem from 1845. Hiring depots were set up to set apart the pass-holders awaiting hire from other convicts. The hiring depot buildings at Oatlands could hold 228 men (Evans, 1996: 114). The Jerusalem hiring depot could accommodate 400 men, and also had two mess-rooms, cook and bake houses, sleeping places of various sizes, 104 separate apartments, solitary cells and a church (Evans, 1996: 114).

In 1847 there were road stations at Bagdad, Spring Hill, Jericho, Oatlands, Antill Ponds and Blackman's Bridge. The road stations were organised according to the class of convict. At Bagdad were pass-holders awaiting hire; at Spring Hill a new station was being fitted to receive 100 pass-holders; Jericho had a gang of convicts and some free men under magisterial sentences; the Oatlands station comprised pass-holders awaiting hire; at Antill Ponds men were also pass-holders awaiting hire; and Blackman's Bridge was to be one of the more important road stations with a bridge to be built (Evans, 1996: 107-108).

It is said (Von Stieglitz, 1960: 37) that the Probation System introduced by Lord Stanley was very ineffectual and it resulted in even making even the most willing men lazy and inefficient, 'and great numbers of them indulged in unnatural vice which was one of the reasons for the system being abandoned'.

During the 1840s a vocal body of colonists brought about the end to transportation with criticism about the number of convicts and the cost.

3.3.4 Farming and Land Use

When the first white settlers arrived in Van Diemen's Land, they brought with them their European animals. Pastoralism was intended from the beginning to be a major component of the economy (Morgan, 1992: 57), with sheep destined to become one of the most important farm animals. There were a number of natural advantages for sheep farming, including that the climate was expected to produce fine wool; sheep could lamb earlier in good seasons, meaning that they could lamb up to three times in two years; there were few natural predators to contend with; and sheep could be allowed to roam free (Morgan, 1992: 57-58).

European emigrants to the colonies were granted generous areas of land, according to their capital and possessions, with a maximum of 2000 acres. They were allowed up to six servants, appropriated to them from the prison population (Stancombe, 1974: 16). The newcomers brought with them stock from England, including Durham and Ayrshire cattle, Saxon Merinos and various British breeds (Stancombe, 1974: 16).

Hartwell (1954: 61) argues that 'the Tasmanian environment determined that agriculture and sheep-farming should be localised in certain regions, but the extent of development depended on the working population, the import of capital, and the existence of export markets for indigenous products'.

Wool-growing was important to Van Diemen's Land because it provided a staple export and an incentive for the import of capital (Hartwell, 1954: 122). Hartwell (1954: 122) argues that sheep farming was an industry particularly suited to the environment: 'it was favoured by the system of land occupancy, and required little organisation, either within itself or for the transport and distribution of its final product. It produced a raw material well prized in Great Britain, and cemented a mutual economic relationship without which the colony could not have expanded at the rate it did'.

Large land grants and leases far from ports favoured the grazing of livestock, which needed little attention for most of the year.

Wool-growing was a form of extensive exploitation of land. After the discovery of the Midlands Plains by Grimes in 1809, settlers began to take up land here. The great grassland plains were soon to be one of the causes of the Black War as European pastoralists, 'intent on replacing marsupials and emus with sheep, moved on to their land grants and claimed the ancestral Aboriginal lands for themselves' (Thompson, 2005: 23).

During the mid-nineteenth century, the Southern Midlands area became one of the primary wool-growing regions of Tasmania. However, sheep owners in the area had flocks depleted by native animals, including Tasmanian tigers, eagles, and devils (Weeding, 1975: 120).

The number of sheep in the new colony quickly grew, and by 1820 the staple commodity in Van Diemen's Land was wool (Hartwell, 1954: 107). Initially sheep were introduced as meat rather than wool. From the 1820s with the introduction of pure merinos into the colony, the potential value of wool was realised. No wool was exported from Van Diemen's Land until 1820 (Hartwell, 1954: 108).

The Colonial Government provided the first real market for Tasmanian wool, buying it at threepence per pound for stuffing mattresses (Hartwell, 1954: 109).

Interest further developed with reports in the colonial press that New South Wales wool had fetched good prices in London. Within ten years, Van Diemen's Land was exporting more wool than New South Wales (Morgan, 1992: 65). Fine-wooled sheep became the most valuable commodity in the colony.

By 1830, almost a million pounds of wool were shipped from Van Diemen's Land to England (Hartwell, 1954: 110).

From the end of the nineteenth century the wool industry declined, and the expected need for Oatlands to become Tasmania's central capital was not realised.

3.3.5 Industrial/Extractive

Industrial and extractive activity within the Southern Midlands area covers four main activities: coal mining, the salt plains, quarrying and timber-getting.

Sandstone is the main geological material extracted in the Southern Midlands district. 'Small scale quarrying of gravel at Swanston, mining of coal at York Plains and salt mining at Glen Morey have been undertaken in the district over the last 180 years, however, Oatlands certainly is most noted geologically for the availability and usage of sandstone' (Williams, 2003: 49).

Coal Mining

Coal was known to be in the Colebrook area (then known as Jerusalem) as early as early as the 1820s. In 1831, Police Magistrate James Gordon used the existence of coal for justification for the establishment of the road from Richmond to Oatlands. Coal was not mined extensively until much later (Schaffer, 1993: 31). Until 1850, although coal had been discovered at many places, and attempts had been made to mine it, there had been no successful mining enterprise (Hartwell, 1945: 153).

Coal was re- discovered by James Clare at Coalmine Bend, who was employed by the government to sink a trial shaft in the early 1840s. The mine was inspected during 1844 by the Government Surveyor, who reported a seam four-feet thick at Wallaby Creek and the Government resolved to open the Jerusalem mine. However, a Chartist named Zepheniah Williams employed to oversee the mine was critical of the quality of the coal indicating that the coal was "full of hard stone and of iron pyrites distributed throughout which in reality makes it good for nothing except for kitchen purposes as it is quite impossible, without breaking the coal to pieces to clean it...it contains some good coal...in consequence of so much stone and iron pyrites scattered through it, it is very expensive getting and we can scarcely get tools to stand the cutting".

John Alcock in 1887, reported that he discovered a good seam of coal in the district, specifically located on a property owned by John Salmon. At the time the coal was thought to be of use for steam and for gas.

There were a number of other mines in the area in 1877, but little is known about the particular locations, operations or level of success. Mr Simpson, a representative of the Launceston Coal Company visited the mines during this time.

Schaffer (1993: 31) states that during 1878, Jerusalem had an output of 1,225 tons of coal and 2,204 the following year. The Government sank this shaft, though its price was deemed too great for profitable production (Hartwell, 1954: 154). The attempts to mine coal were undertaken by a small group of colonial entrepreneurs led by Swanston who, in an effort to move the Government, maintained that there was a considerable demand in the market for coal, and that 'such as is by no means met by the supply from Port Arthur' (Hartwell, 1954: 154). The costs of mining and transport proved too great, and the demand for coal too trifling, for the Coal Company to operate profitably.

From 1892 to 1921 another area near Colebrook was also worked. Mines included Baytons (1892-97), Glen Leith (1902), Marialva 91902-1904), Colebrook (1911) and Tasmaa (former Baytons, 1919-1921) (Author unknown).

It is noted that there has been limited material published on the coalmines at Colebrook, and their locations are uncertain.

Salt Plains

A.W. Humphrey first discovered the area of Tunbridge in 1809 and at the time it was known as Salt Pan Plains (Weeding, 1975: 29). The pan was covered with fine salt and, as salt had to be brought in at great expense from Europe, the discovery of salt in Van Diemen's Land was a valuable find and was commercially used for many years (Weeding, 1975: 29). When analysed, the salt proved to be 99% pure, and formed during the summer when water evaporated from the lagoon. The salt plains are located on the Glen Morey estate and are fed by a spring. In 1854, 250 tons of water was taken from the Glen Morey lagoon. The Salt Pan Plain is said to have been the subject of much contention among the Aborigines and was the scene of fierce tribal warfare (Weeding, 1975: 29).

Quarrying

The geology of the Tasmanian Midlands has masses of Triassic/Jurassic sandstone outcrops (Williams, 2003: 48). Williams (2003: 49) states that 'its ease of acquisition meant that even prior to settlement, visitors to the region left comment on the potential of building in stone'.

From the 1830s, sandstone use increased in Van Diemen's Land, due to the abundance of convict labour, skilled supervision and growing economic confidence (Williams, 2003: 31).

The widespread use of sandstone for building was only possible where stone was the most practical alternative (Williams, 2003: 50).

The first recorded stone building in the area was a rubble dwelling and inn built by Joseph Wright at York Plains in 1815 (Williams, 2003: 34).

Early government quarries in the area were located on the shores of Lake Dulverton. The faces of these quarries are still evident on the northern end of the Esplanade and High Street (Williams, 2003: 43). There are eight significant quarries on the edge of Lake Dulverton, concentrated around its north-western, western and south-western sides, all of which are thought to be government quarries (Williams, 2003: 43).

Private quarries were often located near to the homesteads, which were built with their stone, such as Stonehenge and Woodlands (Williams, 2003: 46). The major private stonemasonry firm of the nineteenth-century at Oatlands was that of the Fish family, who quarried from the 1850s to the 1930s on the outskirts of town (Williams, 2003: 46). At times, the Fish brothers would employ up to 35 stonemasons (Wilson, 1977: 28).

Quarries in the Oatlands district consisted of two main forms - either face quarries or pit quarries. Face quarries are those where the stone has been extracted from the face of a bank or cliff, while pit quarries are those where stone has been extracted from a flat piece of land (Williams, 2003: 65).

Pit quarries leave a more identifiable scar on the landscape, and are easier to identify, with a depression in a flat area of land (Williams, 2003: 66).

There were three main ways of obtaining raw blocks of stone from the quarries in the Oatlands district, these being levering, channelling and blasting (Williams, 2003: 67). Channelling was the most common method used in the region. This method produces the best shaped and least damaged raw stone block (Williams, 2003: 72).

Stonemasonry allowed the blocks to be cut to a variety of sizes, according to their intended use, masons preference and the geology of the stone quarried (Williams, 2003: 73).

Williams (2003: 78) states that there is little evidence to suggest how the sandstone was moved, either within the quarry, to the building site, or at the building site. However, it is possible that small cranes were used for this purpose, as well as dray, cart, sledge or tram (Williams, 2003: 78-80).

The extraction of stone and the trimming of blocks resulted in waste products, which had to be disposed of in a manner which would not interfere with quarrying processes (Williams, 2003: 97). Waste mounds can be seen near to some of the quarries in the Oatlands district.

With the introduction of the Probation System in 1839, sandstone usage in Tasmania declined, as the previous convict labour was no longer available (Williams, 2003: 31).

Modern quarrying methods are employed in the area today, including at Glen Morey, Tunbridge (Williams, 2003: 41).

Many of the buildings throughout the area demonstrate the early use of sandstone quarrying.

Timber

Clearing of timbered land for pasture and to build homesteads was another industrial activity which occurred in the Southern Midlands Municipality. In addition to private owners clearing timber from their land, there was also a road station located at Tunbridge Tier, from which convicts were employed in timber-getting pursuits, as well as the construction of roads.

Timber-getting was one of the three main activities at some probation stations in the area, including Tunbridge Tier, along with farming and road making.

3.3.6 Summary

The main historic themes within the Southern Midlands area include Aboriginal and European settlement and land use, farming, access and transport, extractive industries, and convictism.

The Southern Midlands area is developed largely around the main transport route between Hobart and Launceston and is tied closely to the pastoral farming patterns of land settlement.

The Southern Midlands area was identified from the onset by European settlers as appropriate country for pastoral farming, an activity that continues to the present day.

The area has had a rich history of convictism, with probation stations situated within a number of towns, and goal and courthouse located in Oatlands. Convict labour was used for public works in the area and on private properties.

Industrial and extractive activities within the municipality included coal mining, timber getting, and salt extraction. Sandstone was taken from the region and used locally and throughout the State for building construction.

The thematic history outlined in this section sets the context for the identification of heritage places and cultural landscapes as part of the Southern Midlands Heritage Study (GHD, 2007).

3.4 Brighton Municipality⁴

3.4.1 Settlement

Following the settlement at Hobart Town in 1804, the plains around Herdsmans Cove were gradually populated with a number of farms. Early land grants included 310 acres to Daniel Stanfield in 1808 and 800 acres granted to George Brooks Forster in 1816, part of which became “Parkholme”. By 1823, the population had grown to 450 with over 26,000 acres of land granted.⁵

In 1824 the town of Brighton was surveyed at Governor Macquarie’s direction, and there was some discussion about transferring the capital to there from Hobart because of its proximity to inland areas which were being settled. This did not occur and Brighton remained a small military outpost with some inns, a gaol, barracks, cottages and a commissariat store.

In the 1830’s Pontville was laid out on the banks of the Jordan River and quickly became the major settlement in the area overtaking Brighton, well placed as it was at the new bridge crossing, on the main road to Launceston. Within a relatively short period, Pontville boasted a courthouse, gaol, watch house, barracks, churches, inns and some large private residences.

During the 1830s to 1850s, a number of large homes for the wealthier landowners were also constructed in the surrounding area, including properties such as Marlbrook, Milford, Oakwood and Shene in the Bagdad Valley, Strathallan and Torwood at Tea Tree, and Stoneyfield and Arndell at Broadmarsh.

By 1858 there were 258 buildings listed in Brighton, predominantly residences, as well as a number of churches and schools. Pontville became the seat of local government when the Brighton Municipality was declared in 1863. During the 19th Century, smaller communities grew around Bridgewater, Tea Tree, Dromedary, Old Beach and Broadmarsh. However, the whole area suffered a slump in growth similar to the rest of Tasmania from the 1850s to the 1880s. It was primarily that the main road through the district that sustained many of the towns.

With the start of the First World War, an army camp was established in August 1914 at Brighton to help train volunteers. It was considered to be a good location, close to Hobart, with road and rail access, but it lacked water. The rifle range established at Pontville in the 1890s was also used for training. However, by the end of October, a new training facility was set up at Claremont, and the Brighton camp effectively closed.

In 1933 the Brighton Council constructed new council chambers and a police office building in Pontville to replace the old Watch House which was dilapidated, and eventually demolished.

A new army camp was established in Brighton just before the start of the Second World War on the site of an old aerodrome. This became a major part of life in Brighton with accommodation for up to 3,000 troops. The camp acted as a catalyst for renewed growth in the Brighton township, with new shops, pubs and businesses all set up to take advantage of a large customer base. The camp was again used extensively during the period of National Service in the 1950s.

In post-war years, there was an expectation that Brighton would grow rapidly; however, this did not occur until the 1970s when the Housing Department constructed a large broad acre residential housing estate at Bridgewater and later at Gagebrook. By the mid 1980s some 2,000 homes had been built.

⁴ This section is largely drawn from Alexander, A. (2006), *Brighton and Surrounds* and Alexander, A., (Ed) (2005), *op. cit* and MacFie, P., Morris-Nunn, R., Dudley, J., (1995a) *Pontville Conservation Study, Part 1: A Social History of Pontville*, unless otherwise quoted.

⁵ Sheridan, G. (2008) *Assessment of the historic and present landscape values of Parkholme at North Bridgewater*

3.4.2 Access and Transport

With the need to develop a land route to Launceston from 1807, the importance of the Brighton area grew with the development of the main track leading up across the Brighton Plains into the Bagdad Valley. A number of ferries were established across to Old Beach and Green Point between 1817 and 1822⁶.

In 1820 Lieutenant Governor Sorell instructed Major Bell to make a formed road to connect Hobart with Launceston. This road crossed the Derwent River at Old Beach and generally followed the route across Brighton and up the Bagdad valley.⁷

Crossing the Derwent was a major impediment to transport, so in 1830 Lt Governor Arthur commenced construction of a causeway from Black Snake to Green Point. This was finished in 1836 with a punt used to cross the remaining gap. Finally a timber bridge on piles was completed in 1849, with a moving section to allow boats to pass through. Boats were also used to ferry people and good direct from Bridgewater to Hobart, including a steamer from 1843, as well as smaller boats using the Jordan River.

During the heyday of the coaching trade to Launceston, Pontville was a major stop to change horses, about two hours from Hobart. The hotels did very well through this, and to a lesser extent, the hotels at Bridgewater and Bagdad.

The construction of the new main line railway in 1876 saw major works at the river crossing at Bridgewater and this led to an increase in business and activity in the town. Other lines extended up the Derwent Valley past Dromedary (1887) and through the Bagdad Valley via the Apsley Line (1881), which helped many farmers in getting their goods to market.

A new road bridge was constructed over the Derwent in 1893, which was upgraded in 1907 to take the railway as well. However, there were constant problems with traffic sharing the one bridge. With the increasing use of petrol cars and trucks, the main road to Launceston was sealed in the 1920s, which also served to increase business trade along the road and included new service stations. A new combined road/rail bridge across the Derwent was also started in the late 1930s, being completed in the mid 1940s.

Air travel came in 1931 with the start of a service between Brighton and Western Junction and Melbourne. The airstrip was located near the Brighton racecourse. However, by 1935 the aerodrome at Cambridge had been constructed as the preferred site for southern Tasmania.

Major upgrading of the Midland Highway through Brighton occurred in the 1980s as well as the upgrading of the East Derwent Highway.

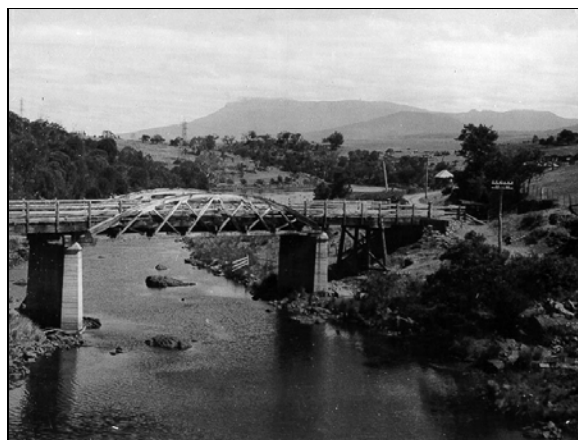


Figure 4 - Jordan River Bridge (c. late 1800s)

The crossing of the Jordan at Pontville was a crucial link on the Main Road to Launceston
(Source: State Library of Tasmania)

⁶ Alexander, A, (2006), *History of Brighton and Surrounds*

⁷ Thompson, J., (2004) *A Road in Van Diemens Land*

3.4.3 Convictism

Up to the 1840's most convicts in the Brighton district were assigned to settlers, farmers and government officials as labourers, servants and shepherds or were used by the government administration on road gangs. The assignment system enabled many land grants to be taken up and made profitable by early settlers using this free labour. Many of the major properties in the Brighton and Bagdad areas benefited from a ready source of free convict labour.

Those convicts who kept out of trouble could be granted a ticket-of-leave which enabled them to work for themselves and often these men would take up land in areas they had already been working in.

With the need to improve the road to Launceston through the Brighton area, a number of road gangs were employed based at convict stations at strategic points, such as Brighton and Bagdad. The construction of a causeway and bridge crossing at Bridgewater saw 160 convicts in a chain gang in 1831.

In the 1840s the probation system was introduced with most convicts assigned to government work gangs, many of which were road or bridge-building gangs. There were probation stations at Pontville, Bagdad and Broadmarsh which supported road gangs. The abundance of convict labour greatly improved the standard of the main road to Launceston. At the same time there were a number of smaller parties working at Dromedary and Brighton. Over time, convicts could be issued a Pass which enabled them to work for settlers.

By 1848, over half the population in the Brighton district was either convict or ex-convict. This caused many problems with local crime and unruly behaviour such as being drunk, theft, misconduct and assault. Local military stations and police were needed to maintain control. However, with the end of convict transportation in 1853 and the loss of many men to the Victorian goldfields the level of crime decreased.

3.4.4 Farming and Land Use

Farming in the Brighton area was a difficult prospect for many settlers in the early years, with lack of water and poor soil. Many of the early land grants were made to ex-convicts along the Derwent and Jordan Rivers.

Grazing cattle and sheep was predominant from the mid 1800s to the 1820s. Crop production and orcharding became more established from the 1840s, especially the latter in the Bagdad Valley. Higher rainfall around Broadmarsh and Bagdad supported greater intensification of use, but over the remainder, low rainfall was the key determinant.

During the latter half of the 19th Century the population remained steady around 3,000 people, with the vast majority engaged in agriculture. In 1870 there were 177 farms in the Brighton area. By the 1910 there were 162 farms and 44 orchards. The sale yards at Bridgewater were a major contributor to the local economy with sales held fortnightly. Increasing mechanisation helped increased production from the land, and the advent of refrigeration enabled fruit growers to access markets in England. A jam factory was also established in the Bagdad Valley in the 1880s to process the increasing variety of fruit.

The First World War saw many able-bodied men leave the district to serve overseas. This had serious impacts on the ability to farm and undertake other activities. Disruption to overseas markets was particularly difficult for fruit growers, who could not easily adapt to changing conditions.

During the Second World War there was renewed farming activity growing food for the war effort. By the 1950s most of the orchards in the area had gone, converted to grazing or cropping.

3.4.5 Industrial and Extractive Activity

In 1836 several quarries and limekilns were recorded in the Bagdad area. Local stone was quarried from Tea Tree and Pontville to build many of the homesteads in Pontville and surrounding farming properties.

However, there was never any significant extractive industry in the areas until the Readymix Quarry at Bridgewater was developed in 1962 to support its concrete production and has grown to be one of the largest and best located quarries in southern Tasmania. The Etna Sandstone Quarry was developed in Pontville in the late 1960s; however, this was only a relatively small operation.

A number of flourmills were established in the early colonial period, but they never prospered and many were abandoned to be replaced by new ventures, which also eventually closed. By 1900 there were no mills recorded.

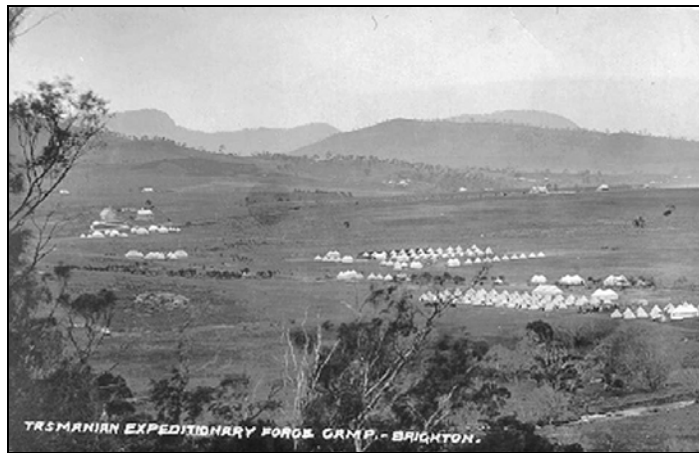


Figure 5 - Brighton Army Camp (c.1914)

At various times, military camps have brought much business to Pontville and Brighton
(Source: State Library of Tasmania)

3.5 Central Highlands Municipality

3.5.1 Settlement

Early exploration of the Central Highlands began soon after European settlement on the Derwent River in 1803, with parties exploring the areas around Gretna, Hamilton and Bothwell. The Macquarie Plains area (Hamilton) was seen as highly desirable farmland; particularly for sheep grazing and by 1815 there were a number of properties and stock runs established, including the “Lawrenny” Estate near Ouse built by Edward Lord.⁸

Lt Laycock led a party in 1807 through the Bothwell district from Launceston to Hobart seeking supplies for the northern colony. They travelled via the Lake River through the Interlaken area and then down the Clyde and Derwent Rivers to Hobart.

Hamilton was becoming established by the mid 1820s. The first church in Hamilton, St Peters, had funding approved in 1826, but it would not be until 1837 that it was completed. By then the population of the Hamilton district had reached well over 1,000 people, with many convicts working on the various properties. By 1840, there were five inns in the town, and many other buildings were constructed over the next twenty years, including the police station, post office, general stores and cottages. The school house was built by convict labour in 1858 for 700 Pounds. Half the money was raised by locals; it remained as the school until the 1930s.

Ouse was also a growing community by the 1830s, with major estates such as “Cawood” and “Dunrobin” already well established nearby. Millbrook Water Mill was constructed in the early 1840s along with the first church, St John the Baptist. By 1854 Ouse is recorded as having a chapel, post office, police station, blacksmith, schoolhouse and inn.⁹

Bothwell was already a growing town by 1824 with the two main streets, Patrick and Alexander, surveyed and laid out. The surrounding land was seen as perfect for sheep grazing and authorities encouraged settlers to take up opportunities.¹⁰ The growth of the Bothwell economy and society was evidenced by the introduction of public schooling as well as the Bothwell Literary Society which was established in 1834. The Society founded a public library, which continued successfully for over 60 years. The town also boasted a barracks, gaol, church, hotels, shops, stores and many private homes. A number of significant buildings were constructed including St Luke’s Church (1828-31), “Ratho” homestead (1830s), “Fort Wentworth” (1832), “Wentworth” (1833), “Clifton Priory” (1847) and the “Coffee Palace” (1850).¹¹

In the latter half of the 19th Century other important structures followed including the St Andrew’s Church and the Wesleyan Chapel both in 1864. By 1900, the town boasted a post office, two banks, several churches, schools, working men’s club, tannery, flourmills, brewery, cordial factory, numerous stores, shops and many homes. The population was over 1300 for the surrounding district with 384 living in the town.¹²

Across the southern highlands district, a number of small country schools were opened during the late 19th Century and early 20th Century, such as at Hollow Tree and Montacute, eventually to close or rationalised with students having to attend Bothwell school. These often reflected the changing fortunes of the rural community, and the depression years of the 1930s saw many small community based services end.

⁸ Van Diemen’s Land Norfolk Island Interest Group (1991), *Excursion to Hamilton July 1991*

⁹ Newitt, L. (1988), *Convicts and Carriageways - Tasmanian Road Development until 1880*

¹⁰ Ellis, S. (Ed) (2001), *Bothwell Revisited*

¹¹ Australian Heritage Commission (1983) *The Heritage of Tasmania*

¹² Ellis, S. *op.cit*

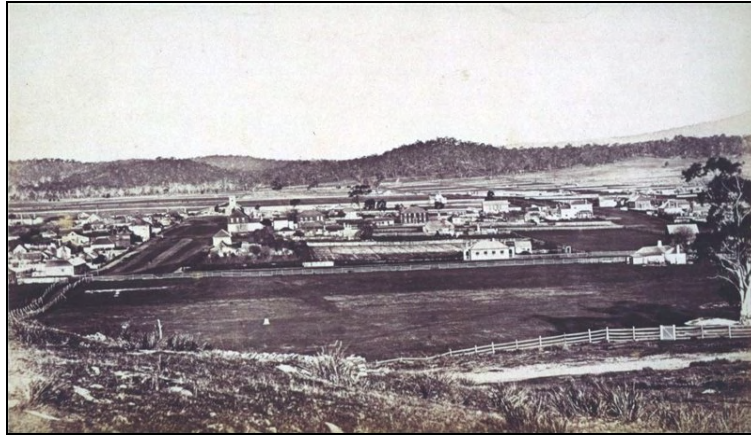


Figure 6 - Bothwell Township (c. 1878)

(Source: Allport Library)

Settlement in the highland lakes district was sparse and based around summer grazing for stock during the 19th Century. St Patricks Plains, north of Bothwell in the vicinity of the Shannon River, is recorded as having a military outstation in the late 1820s and 1830s. However, there was sufficient settlement to justify post offices at the hamlets of Great Lake and the Steppes by 1901, as well as mail services to Interlaken, Lake Sorell and Lake Crescent.¹³

Hydro-electric power schemes which commenced in the early 1910s saw the development of construction villages across the highlands at Waddamana (from 1911), Shannon (1925), Tarraleah (1934), Tickleberry Flats (1935), Butlers Gorge (1938), Bronte Park (1948) and Wayatinah (1952). As these small communities grew, schools, shops, community halls, medical facilities and offices were established. Some of these became more permanent communities (such as Tarraleah and Wayatinah), which have survived up to the present.¹⁴

Through the 20th Century there was little major development in Hamilton, Bothwell or Ouse, although these towns continued to support pastoral activities, forestry operations, construction activity related to hydro-electric developments and increasing road transport to the West Coast.

3.5.2 Access and Transport¹⁵

Early tracks into the highlands districts were often no more than roughly marked trails, and this hampered opening up land for settlement. The state of roads from Bothwell to other districts was often the source of complaint. In the late 1830s landowners petitioned Governor Franklin about improving the road to join with the main road between Hobart and Launceston. Similar petitions were lodged with subsequent Governors Eardley-Wilmot and Denison in the 1840s. There were also calls to establish roads into the Bronte Park and Hamilton districts.

In 1854 the state of the road from New Norfolk to Ouse and beyond to Victoria Valley and Bronte was described as almost impassable during rainy periods.

A bridge had been constructed across the Ouse before 1845 and was replaced in 1877. The Dunrobin Bridge over the Derwent River between Ouse and Hamilton was finally finished in 1857 after being plagued by high costs, floods and poor workmanship. A bridge over the Plenty River on the route from new Norfolk to Glenora was also constructed in the late 1870s, although progress was slow. In June 1952 both the Plenty Bridge and the Dunrobin Bridge were washed away.

¹³ Ellis, S. *op.cit*

¹⁴ Rackham, S. (1981-83) *Hydro Construction Villages*, Volumes 1-3

¹⁵ This section is largely taken from Newitt, L. (1988) *op.cit*

Further surveys sought to open up the land to the west and south west during the 1850s. A road was reported in 1856 as usable from Dunrobin to the Repulse River and on to the Florentine and Gordon Plains. However, a bridge over the Gordon River was not constructed and no further work was undertaken on a route to the west for another 80 years.

In the mid 1860s a number of roads were improved by the Board of Works from Bothwell to Melton Mowbray, Shannon and the Great Lake. This provided a new route to summer grazing areas in the Lake country. Improvements were also made on the route from Bothwell to Ouse and Hamilton. A new road on the western side of Great Lake was also underway. The Hollow Tree Road to New Norfolk was formed and metalled and the existing road to Ouse from Hamilton repaired. However, the road to Ouse passed through the Lawrenny property and was not fenced or properly defined until the late 1870s.

Through the 20th Century a number of roads were gradually improved. Once the route to the West Coast via Hamilton and Ouse was opened in the 1930s, this vastly improved connection to the mining operations in Queenstown. When the highway was first constructed, it made use of existing tracks and roads in the Victoria Valley area, directly north of Ouse, leaving the Ouse and Derwent River Valleys and climbing the hilly country through Osterley, Victoria Valley and Dee before rejoining the present highway alignment near Bronte. This route skirted Dee Lagoon and ran close to Lake Echo. As hydro-electric development expanded and works were under construction at Tarraleah in the mid 1940s, the highway was re-aligned to follow the Derwent River until it passed Tarraleah to provide better access to the area for construction vehicles. Roads across the lakes to northern Tasmania remained relatively poor and very difficult in winter. However, hydro-electric construction activity helped to improve roads in many areas.

3.5.3 Convictism

In the early years of land development many settlers had assigned convicts to use as labourers, servants and shepherds or were used on road gangs. As with other districts, the assignment system enabled many land grants to be taken up and achieve success. By the mid 1830s there were over 300 convicts in the Hamilton district, nearly half the population.¹⁶

Probation Stations were established at Hamilton and Bothwell by 1840 to provide labour for the road gangs and working in the various quarries in the area. A station was even established at the remote Victoria Valley under Governor Franklin, and by the early 1840s it housed over 200 convicts engaged in creating a self-sufficient enterprise. It was closed shortly afterwards.¹⁷ A small station was also established at Dunrobin between 1850 and 1851.

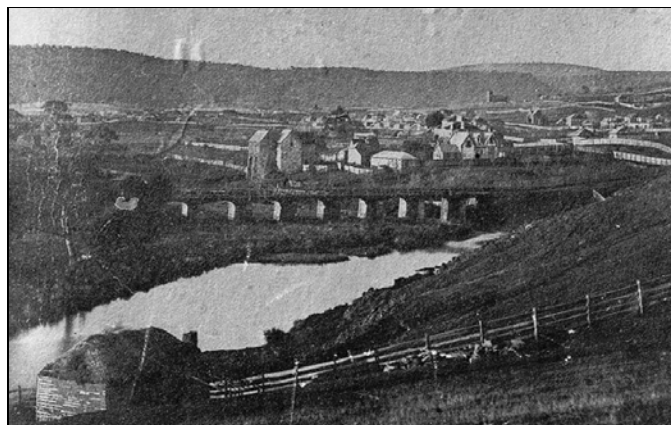


Figure 7 - Hamilton Township and Clyde River (c. late 1800s)

(Source: State Library of Tasmania)

¹⁶ Alexander, A. (Ed) (2005), *ibid*

¹⁷ Mason-Cox, M. (1993) *Lifeblood of a Colony*

3.5.4 Farming and Land Use

As a result of further land surveys ordered by Lt Governor Sorell in 1820, there was a large influx of settlers into Macquarie Plans, the Ouse and Clyde Valleys, and Hollow Tree districts to take advantage of the numerous land grants being offered, as well as using “Tickets of Occupation”, grazing licences to run stock on unallocated land. James Triffett was granted 500 acres near Hamilton in 1823¹⁸. By approximately 1840, over 3,400 acres were under cultivation, mainly wheat, in the district surrounding Hamilton, and there were some 4,000 head of cattle and 54,000 head of sheep.¹⁹

Land grants taken up around Ouse saw large grazing runs established. In 1855 a major flood occurred on the Ouse River which took a large number of sheep and cattle and affected many farming properties in the area.²⁰ Further to the north the large estate of Bronte had also been established in the Marlborough district.

By the mid 1820s the land around Bothwell was being taken up through land grants and the first properties had been established including “Nant”, “Norwood” and “Ratho”. These served to drive development of the township. However, the growth of Melbourne and later the Victorian Gold Rush saw many men leave the highland farming districts in the 1850s. This affected the ability of local farmers to manage their estates and growth slowed.

A number of properties invested in irrigation through the second half of the 19th Century to improve grazing for sheep. By 1871, there were an estimated 136,656 sheep in the Bothwell district.²¹ Crop production was at a much smaller scale and depended greatly on location and topography. Through the remainder of the 19th Century and most of the 20th Century, land use has remained focussed on grazing, although there has been some diversification into cropping or stockfeed where irrigation is available.

With the development of the timber industry in Tasmania in the 20th Century, there was increasing harvesting of timber in the Clarence Plains and some highland areas, mainly through selective logging.

Early settlement around the Central Highland Lakes was originally based on stock runs and grazing properties that were extensions to existing properties in the Bothwell and southern Midlands areas. By the mid 19th Century most available land had been taken up for grazing. By the 1880s there was a large property and homestead later called “Wihareja” on land known as St Patricks Plains near the Shannon River.

During the latter part of the 20th Century a number of large conservation areas were declared across the central highland lakes district to protect the natural values of these areas, as well as provide recreational opportunities for bushwalkers, recreational fishers and tourists. These include the Great Lake Conservation Area, Central Plateau Conservation Area and the Great Western Tiers Conservation Area along with other smaller reserves and forest reserves.

3.5.5 Industrial and Extractive Industries

A number of small flourmills were commenced on the Clyde River from the mid 1820s. In 1833 Edward Nicholas, Thomas Axford and other millers combined to build a dam at Lake Crescent to provide a reliable water supply for their mills.²² This dam also assisted with irrigation for a number of farms downstream.

Another mill was built on the Nant property in the 1850s. A mill at the Thorpe property was still operating in the 1890s and it was subsequently restored to full operations in the 1970s.

A stone quarry at Mount Adelaide near Bothwell was operating in the 1850s and 1860s which helped supply material for construction of many buildings in the township.

¹⁸ Ellis, S. *op.cit*

¹⁹ VDL NIIG, *op.cit*

²⁰ *The Argus* newspaper, 1 June 1855, National Library of Australia Website accessed 10 October 2009

²¹ Ellis, S. *op.cit*

²² Mason-Cox, M. (1993), *ibid*

There were other stone quarries to supply local building in the Hamilton area. Coal was being mined at the Langloh Mine near Lawrenny possibly as early as 1870. This mine seems to have a chequered history, but it was still being worked up to the 1960s. Other prospects were also investigated during the 20th Century.

A number of small sawmills operated through the Hamilton and Bothwell districts from the late 19th Century into the 20th Century.

3.5.6 Power Generation²³

In December 1910 construction started on the Waddamana - Great Lake Scheme under the auspices of the Hydro-Electrical Power and Metallurgical Co Ltd. After a period of great activity during 1911-12 including establishment of the Company's headquarters at Waddamana, the Company ran out of money forcing a temporary closure of the construction work.

In 1914 the Great Lake Scheme was purchased by the State Government and the Hydro-Electric Department was formed. In May 1916 the power scheme was opened; however, by 1917 additional electricity was being sought by the Electrona carbide works and the Electrolytic Zinc Works. Approval was given to extend the Waddamana Great Lake Scheme, which included raising of the Miena Dam at Great Lake, construction of the Liawenee Canal, and extension of the Waddamana Power Station.

By 1921 Waddamana was a large village and work on the road to the Great Lake highway was nearing completion. In January 1923 the second stage of the Great Lake Scheme was opened.



Figure 8 - Interior Waddamana Power Station (c.1950s)

The development of hydro electricity was an important aspect of development in the Central Highlands
(Source: State Library of Tasmania)

The Hydro-Electric Department became the Hydro-Electric Commission in 1930 followed afterwards in 1933 by the commissioning of Shannon Power Station north of Waddamana. However, the Depression caused state-wide unemployment with a reduced demand for electricity.

By the mid 1930s the Nive River Scheme with headquarters at Tarraleah was proceeding rapidly. The town had grown as well as a number of camps spread out along the canal route. In 1938 the Tarraleah Power Station was completed. Plans were also approved for the reconstruction of the Liawenee Canal and increasing the size of Waddamana Power Station. By 1939 construction work was also starting at Butlers Gorge at the southern end of Lake King William.

²³ This section is largely taken from Garvie, R. (1962), *A Million Horses*; Lupton, R. (1999), *Lifblood: Tasmania's Hydro Power*; Rackman, S. *Ibid*; and Hydro Tasmania website accessed 10 October 2009

During the war years work on the Tarraleah Scheme slowed through manpower shortages and power demand. In 1946 the Public Works Department was asked to assist in construction of a second canal as labour and materials were in short supply. And in 1951 the Clark Dam and Butlers Gorge Power Station were finally completed. In 1955 the Tungatinah Power Station, adjacent to Tarraleah Power Station, was opened, followed by Lake Echo Power Station in 1956. During the 1950s and 1960s Tarraleah township grew rapidly with more houses and community facilities. By the late 1970s Tarraleah had a population of approximately 700.

Downstream of Tarraleah, the Wayatinah Scheme saw the Liapootah and Wayatinah Power Stations and associated dams and tunnels completed between 1957 and 1960. The Catagunya, Cluny and Repulse Power Stations on the Derwent River south of Wayatinah were completed in the early 1960s, followed by Meadowbank Power Station in 1968.

In 1964 and 1965 the Shannon and Waddamana 'A' Power Stations were closed owing to the completion of the Great Lake Scheme and the consequent lack of water to those stations. The Waddamana 'B' Power Station which had been built during the war was retained for stand-by duty.

3.6 Derwent Valley Municipality

3.6.1 Settlement

Following early exploration by Captain John Hayes in 1798 and during the Risdon Cove settlement in 1803, the New Norfolk area was first settled around 1808. In 1811 Governor Macquarie inspected the New Norfolk district and approved the construction of a township to be called 'Elizabeth Town'. He was impressed with the quality of the land on surrounding farms along the Derwent River. Many *time-served* convicts and settlers from the failed Norfolk Island settlement were encouraged to settle in the New Norfolk district. A Government farm had also been developed in 1815 and Government Cottage (later "Turriff Lodge") within its grounds became the summer residence for Lt Governor Davey. Later in 1840, Governor Franklin attempted to establish a college there without success.

By 1826 a survey of Elizabeth Town showed a small church had been built with a burial ground and roads laid out. The Bush Mill Hotel was already operating as was the Kings Head Inn (later "Valleyfield") on the other side of the river. There was some discussion on New Norfolk becoming the capital, however this was rejected.

In 1827 the Military Invalid Hospital moved to New Norfolk from Hobart. The Willow Court Military Barracks and Asylum were constructed in the town in the early 1830s, the latter being the first custom built facility for the mentally ill in the Australian colonies, based around John Lee Archer's design for the hospital and asylum complex. Overcrowding was a constant problem for the hospital in the early years until all invalids not in need of medical attention were transferred to Impression Bay. With these departures New Norfolk became exclusively a mental institution. During the 1880s and 1890s construction of many new buildings followed the recommendations of a Royal Commission into conditions. More land was acquired in 1920 and a range of new buildings constructed east of the central avenue over 20 years. From 1950 a massive expansion and modernisation program saw construction to the east of Lachlan River, at what became known as the Royal Derwent Hospital. During the 1960s a number of older buildings were demolished, while other new blocks were constructed.

By 1906 when the municipality of New Norfolk was formed, the township had grown significantly with new public buildings including St Matthews which had been consecrated in 1894 alongside the Rectory (1892). New Council Chambers were constructed in the 1930s. New Norfolk grew rapidly in the 1940s after ANM constructed 400 new homes for its paper mill workers. Support industries and services soon followed.

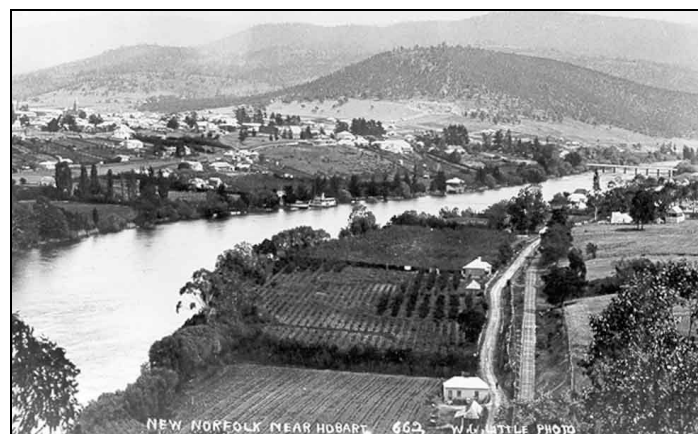


Figure 9 - New Norfolk and River Derwent (c. late 19th Century)

(Source: State Library of Tasmania)

Blake Snake (later Granton) became an important crossing point across the Derwent from the 1820s and had a number of inns. It was later associated with the first causeway and bridge crossing at Bridgewater. A convict road gang was stationed there to build the causeway.

The Maydena area was originally a small farming and logging community settled about 1900. The first school was opened in Fitzgerald in 1917. With good stands of timber in the area and the extension of the railway line, the town and surrounding area saw growth through a number of sawmills and many homes for mill employees. Fitzgerald was also the main centre of supply and communication for the Adamsfield mining centre further to the west where osmiridium was sought in the 1920s. However, by the 1930s the mining boom had finished and the township declined with the closure of some sawmills.

However, in 1949 Australian Newsprint Mills established the company township of Maydena to house its workers taking advantage of the vast timber reserves needed for the ANM paper mill located at Boyer. The township attracted many people as it was well laid out, with a school, football ground, hall, tennis courts, rifle range, and later a pavilion and swimming pool. A RSL club was also opened with active community and church groups.²⁴

Strathgordon was built as the construction township in the 1960s for the Gordon River Stage 1 hydro-electric scheme. The school opened in 1969 with an enrolment of 31 children. An indoor swimming pool, the first in Tasmania, was constructed in 1971 to complement the existing church, staff house, shopping centre, post office and sports complex with squash courts, basketball and tennis courts. By 1973 some 260 houses were occupied in Strathgordon; however, the population began to decline in later years with the completion of much of the work on the Gordon Power Station.

3.6.2 Access and Transport

Dennis McCarthy, a *time-expired* convict, constructed the first road to New Norfolk from Hobart in 1818. The first horse coach service followed in 1829, with additional services starting later in the 1830s.²⁵

Boats were used to ferry goods and passengers up and down the Derwent River, with the first steamer used on the run in the 1830s. Ferries would often make a social trip to New Norfolk from Hobart, a feature that extended into the 20th Century.

Following the establishment of New Norfolk, a bridge was seen as critical to further land development up the Derwent Valley. Finally in the 1840s legislation was passed enabling the New Norfolk Bridge Company to raise money for the project. It was completed by 1847.²⁶ A new bridge at New Norfolk was constructed in the late 1870s and opened in 1880 close to its predecessor.

The railway was extended to New Norfolk in 1887, which ended the horse drawn coach services. The railway reached Glenora in 1888 and from there reached Tyenna in 1919 and then to Kallista past Maydena. Plans to extend the railway to the West Coast were found to be impractical. However, up to the 1950s there were five trains a day carrying goods, passengers and mail.

The extension of a road route to the West Coast in the 1930s saw the need to improve the road network for freight movement, along with increased forestry activity to supply the ANM mill from the 1940s onwards.

²⁴ Maydena Online Access Centre website, accessed 10 October 2009

²⁵ Von Stieglitz, K. (1961), *A History of New Norfolk and the Derwent Valley*

²⁶ Newitt, L. (1988), *op.cit*

3.6.3 Convictism

The settlement of the Derwent Valley was made possible as much through convict labour as the will of early settlers. Assigned convicts were used as labourers, servants and shepherds as well as being on road gangs. However, while the assignment system provided ready labour, it also led to crime in the rural areas, especially sheep stealing. In the 1820s George and Robert Dixon of New Norfolk claimed that losing 200-300 sheep in one night was commonplace.²⁷

A convict road party of 127 men was working at New Norfolk in 1828. Around 1830 a chain gang of some 70 convicts was employed in cutting a new road from New Norfolk to Hamilton following the Derwent River to avoid many hills along the route. One place known as “Deep Gully” had seen many carts and stock fall into the river.²⁸ A convict road gang was stationed at Black Snake to help build the causeway and bridge across the Derwent River during the 1830s and 1840s. Convict labour was used to construct the Willow Court Barracks and the Asylum at New Norfolk as well as being used on the government farm at Turriff Lodge and other civil projects.

3.6.4 Farming and Land Use

The ability to access water resources for irrigation saw land taken up through the Derwent Valley early in the settlement period.

In 1816 Captain Read was granted land at what would become “Redlands” on the Plenty River. Some of this land was later gifted to help establish the Salmon Ponds in the 1860s to provide trout and salmon for sport fishing in Tasmania after many failed attempts to import live ova from England. This operation has successfully bred fish for release into Tasmanian rivers ever since and has helped to create a major sport fishing industry.

Hops were seen as a high value crop, in order to supply the growing local brewing industry. The Shoobridge family are generally recognised as being the first to bring hops to Tasmania in the early 1820s. In 1849 Ebenezer Shoobridge left his farm in the Coal valley for the Derwent Valley, leasing land at Turriff Lodge and building kilns at Millbrook. He also purchased Valleyfield in 1855 and the Bushy Park estate of 1,900 acres in 1864 to extend his hops plantations and developed a complex irrigation system over the next 40 years. By 1885 Bushy Park had grown to some 2,800 acres - 120 under hops and 55 of orchards. The Bushy park estate was sold to the Henry Jones Company in the 1920s and to Australian Hop Marketers in 1988.²⁹



Figure 10 - Bushy Park hopfields and hop kilns (c.1966)

(Source: State Library of Tasmania)

²⁷ Morgan, S. (1992), *Land Settlement in Early Tasmania*

²⁸ Newitt, L. (1988), *op.cit*

²⁹ Mason-Cox, M. (1993) *ibid*

The Fenton Forest estate which had been established by Abbott during the 1820s north of New Norfolk near Glenora was purchased by Shoobridge in 1878. Opposite this was the Norton Mandeville property originally granted to Lt Governor Sorell. In the early 20th Century a large irrigation scheme was begun, which is still in use today for crops and stock.

With the development of the pulp and paper industry in Tasmania in the mid 20th Century, there was increasing harvesting of timber in the Styx and Florentine valleys, as well as solid timber for the construction industry.

The first national park in Tasmania was created at Mount Field north of Maydena in 1916 after growing agitation for a national park in the Russell Falls area. This became a popular picnic and walking destination from Hobart by train and car, as well as the ski fields around Lake Dobson and Mount Field.

Further to the west, the Lake Pedder National Park was proclaimed in 1955. Over the following 35 years the park was gradually extended, and was renamed the Southwest National Park which now forms part of the Tasmanian Wilderness World Heritage Area. The flooding of Lake Pedder as part of the Gordon River Power Scheme in the 1970s saw the beginnings of the national conservation movement.

3.6.5 Industrial and Extractive Industries

The first flourmill in the district was being operated by the Terry family on the Lachlan River near New Norfolk in 1820. In the 1860s hops were being grown and dried in kilns on the land. This property was sold to William Moore in 1898 who built new kilns and added to the existing house, renaming it “Tynwald”.

Lime kilns were also developed at a number of locations in the Derwent Valley, some as early as 1815.

The Clarendon property near Norton Mandeville was granted in 1819 to William Borrodaile, who claimed to have built a flourmill and woollen mill during the 1830s.

Osmiridium was discovered at Adamsfield in 1924, which started a small rush to the area. At its peak over 1,500 people were working the ground there.

The Pioneer Woodware Company peg factory was established in New Norfolk in the 1920s, which relied on sassafras timber from the Maydena area as the best material for pegs. It continued making wooden pegs until the 1970s.

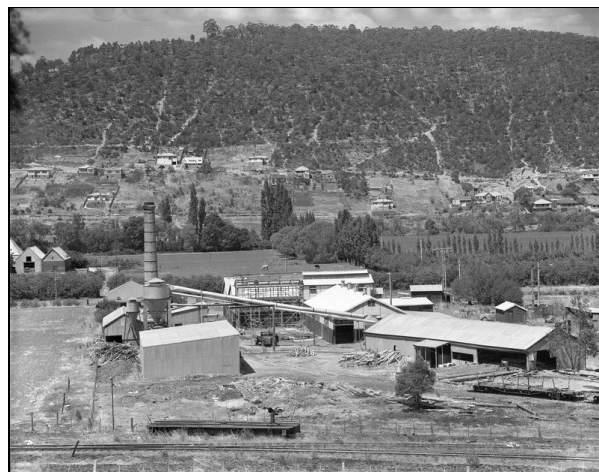


Figure 11 - Pioneer Peg Factory, New Norfolk (c.1950s)

(Source: State Library of Tasmania)

The ANM paper mill was established at Boyer on the Derwent River in 1941 as one of the first major industrial ventures in Tasmania of the modern age. This mill could make use of abundant water, cheap power and the timber resources of the Styx and Florentine valleys. It became a major employer in the Derwent Valley. By the 1960s it directly employed over 1,000 people.

3.6.6 Power Generation³⁰

In 1963 a road was commenced into the Gordon River area from Maydena as part of investigations for the Gordon River Power Development, Stage I. Construction of the scheme proper began in 1967, with the Gordon Dam completed in 1974 and the Power Station commissioned in 1978. The Gordon Power Station is the largest in Tasmania, with a third turbine commissioned in 1988.

Lake Gordon was created by building a 140 metre high concrete arch dam, across a narrow gorge in the Gordon River. Water from the two lakes is used in the Gordon Power Station, 183 metres underground.

The development created the largest water storage in Australia, Lake Pedder and Lake Gordon. Lake Pedder was formed by constructing three rockfill dams, Serpentine, Scotts Peak and Edgar. The water from Lake Pedder flows into Lake Gordon through the McPartlan Pass canal.

The flooding of Lake Pedder as part of the Gordon River Power Scheme in the 1970s saw the beginnings of the national conservation movement. Opposition to dam development reached its peak during the 1980s when the Gordon below Franklin Dam was proposed by the State Government. This project was eventually stopped by the High Court upholding the powers of the Commonwealth Government.



Figure 12 - Gordon Dam, Lake Gordon

The tallest dam in Tasmania constructed between 1969 and 1974

(Source: Hydro Tasmania)

³⁰ This section is largely taken from Lupton, R. (1999), *ibid* and Hydro Tasmania website accessed 10 October 2009

3.7 Summary

Across the project area, it can be seen that through using historic themes as a framework, a useful picture of settlement, land use and other historic activity can be developed.

The allocation of land grants from early settlement provided the impetus for opening up land around Brighton, Bagdad, New Norfolk and the Derwent Valley, Hamilton, Hollow Tree and Bothwell.

The convict assignment system, followed by the probation system, provided a cheap labour supply to take advantage of land grants, as well as providing labour for road and bridge gangs and the construction of many civil buildings during the early 19th Century.

Transport was reliant for many years on poorly made roads and river transport during the 19th Century, but in some areas was assisted with the Main Line and Derwent Valley rail lines from the 1880s.

Farming across the project area was primarily based on grazing in early years. Where water supply was good, cropping and orcharding became important, including the hop industry in the Derwent Valley. Forestry and timber harvesting became more important from the 1940s onwards to supply new processing industries.

Quarrying and mining were carried out at the local level to provide materials for building and road construction. Milling of flour was carried out, in some cases successfully, for many years.

Power generation became a major aspect of development in the Derwent Valley and Central Highlands districts during the 20th Century and this encouraged further road construction and the provision of services to local communities, particularly those directly related to the power schemes.

While there is a good range of sources available for establishing the historic context across the project area, Councils should support further research, particularly where it is related to development opportunities involving heritage places and/or if Council-owned property is being considered for future development or change of use.



Figure 13 - Llanberis Homestead, Hollow Tree (c.1870s, additions 1890s)

A Gothic Revival building that exemplifies the strength of the pastoral industry in the Central Highlands.
Listed on the THR and RNE

4 Legislation and Policy

The proper conservation and management of heritage values in the project area must fundamentally rely on a strong and coherent legislative structure. This should provide the basis for consistent Council decision-making and increased understanding by all residents and landowners with regard to the management of heritage values.

There is now general acceptance within Australia of adopting a tiered approach to managing heritage places at the national, state and local government level. This is shown through the 1997 Council of Australian Governments (COAG) Agreement. This HMP follows the principles of the COAG Agreement, adoption of the HERCON Criteria and the Burra Charter, all discussed below.

The following summary provides an outline of how the various legislative instruments are integrated and how this affects the management of heritage places in the project area. However, it should be noted the current review of Tasmanian legislation has not been completed at the date of writing and until the final legislation is approved by Parliament it is unclear what changes will be made.

4.1 National Conventions

4.1.1 Council of Australian Governments Agreement 1997

In 1997, COAG reached an agreement on Commonwealth, State and local government roles and responsibilities for heritage management. Local government, through the Australian Local Government Association, and the Tasmanian Government were both signatories to this Agreement.

The Agreement resulted in the following outcomes:

- Acceptance of a tiered model of heritage management, with the definition of places as being of either world, national, state or local heritage significance;
- Nominations of Australian places for the World Heritage List and management of Australia's obligations under the World Heritage Convention would be carried out by the Commonwealth Government;
- A new National Heritage System was created in January 2004, comprising the Australian Heritage Council (AHC), National Heritage List (NHL) and Commonwealth Heritage List (CHL);
- The Commonwealth Government, through the Australian Heritage Council would be responsible for listing, protecting and managing heritage places of national significance;
- State and Territory Governments would be responsible for listing, protecting and managing heritage places of state significance; and
- Local government would be responsible for listing, protecting and managing heritage places of local significance.

4.1.2 Environment Protection and Heritage Council of the Australian and State/Territory Governments 1998

In 1998, the National Heritage Convention proposed a set of common criteria to be used in order to better assess, understand and manage the heritage values of places.

The Environment Protection and Heritage Council of the Australian and State/Territory Governments adopted this as a national set of desirable common criteria (known as the HERCON criteria). The adoption of these criteria by Heritage Tasmania has not been formalised at the date of writing; however, it is expected that the new heritage legislation will reflect the HERCON criteria. These criteria are also based upon the Burra Charter values.

The Common Criteria (HERCON Criteria) adopted in April 2008 are as follows:

- A. *Importance to the course or pattern of our cultural or natural history.*
- B. *Possession of uncommon, rare or endangered aspects of our cultural or natural history.*
- C. *Potential to yield information that will contribute to an understanding of our cultural or natural history.*
- D. *Important in demonstrating the principal characteristics of a class of cultural or natural places or environments.*
- E. *Importance in exhibiting particular aesthetic characteristics*
- F. *Importance in demonstrating a high degree of creative or technical achievement at a particular period.*
- G. *Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.*
- H. *Special association with the life or works of a person, or group of persons, of importance in our history.*

These criteria have also been recently endorsed by the Heritage Chairs and Officials of Australia and New Zealand (HCOANZ) in the Supporting Local Government Project document, “*Protecting Local Heritage Places: A National Guide for Local Government and Communities*” (March 2009)

4.1.3 Burra Charter 1999

Australia ICOMOS (International Council on Monuments and Sites) is the peak body of professionals working in heritage conservation in Australia.

The *Burra Charter* was adopted by Australia ICOMOS in 1979 in Burra, South Australia based on other international conventions. Further revisions were adopted in 1981, 1988 and 1999 to ensure the Charter continues to reflect best practice in heritage and conservation management. The current version of the Australia ICOMOS Burra Charter 1999 is the only version that should be used.

The Burra Charter provides guidance for the conservation and management of places of cultural significance (cultural heritage places), and is based on the knowledge and experience of Australian ICOMOS members. The Charter sets a standard of practice for those who provide advice, make decisions about, or undertake works to places of cultural significance, including owners, managers and custodians.

In the Burra Charter, *cultural significance* is defined as “... aesthetic, historic, scientific, social or spiritual value for past, present or future generations”³¹. Cultural significance can be embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups. The definition of these values is linked indirectly with the assessment criteria used at the state and national level.

The Charter recognises the need to involve people in the decision-making process, particularly those that have strong associations with a place. It also advocates a cautious approach to changing heritage places: do as much as necessary to care for the place and to make it useable, but otherwise change it as little as possible so that its cultural significance is retained.

³¹ Australia ICOMOS, (1999), The Burra Charter

4.2 Commonwealth Legislation

4.2.1 Environment Protection and Biodiversity Conservation Act 1999

The *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) provides for the listing of natural, historic or indigenous places that are of outstanding national heritage value to the Australian nation as well as heritage places on Commonwealth lands and waters under Australian Government control.

Once a heritage place is listed under the EPBC Act, special requirements come into force to ensure that the values of the place will be protected and conserved for future generations. The following heritage lists are established through the EPBC Act:

- *National Heritage List* - a list of places of natural, historic and indigenous places that are of outstanding national heritage value to the Australian nation
- *Commonwealth Heritage List* - a list of natural, historic and indigenous places of significance owned or controlled by the Australian Government.
- *List of Overseas Places of Historic Significance to Australia* - this list recognises symbolically sites of outstanding historic significance to Australia but not under Australian jurisdiction.

4.2.2 Australian Heritage Commission Act 1975

The Australian Heritage Commission administered the *Register of the National Estate* (RNE) which is a list of natural, indigenous and historic heritage places throughout Australia. In 2004, the RNE was frozen and responsibility for maintaining the Register was transferred to the Australian Heritage Council, under the *Australian Heritage Council Act 2003*.

With legislative changes the RNE will cease in February 2012, by which time all States, Territories and local governments will have completed transferring places to appropriate heritage registers where necessary and to amend legislation that refers to the RNE as a statutory list. The RNE still provides substantial information on a range of heritage places and is useful as a guide to assessing the heritage significance of places.

4.2.3 Australian Heritage Council Act 2003

The Australian Heritage Council is a body of heritage experts that has replaced the Australian Heritage Commission as the Australian Government's independent expert advisory body on heritage matters when the new Commonwealth Heritage System was introduced in 2004 under amendments to the *Environment Protection and Biodiversity Conservation Act 1999*.

The Council plays a key role in assessment, advice and policy formulation and support of major heritage programs. Its main responsibilities are to assess and nominate places for the National Heritage List and the Commonwealth Heritage List, promote the identification, assessment, conservation and monitoring of heritage; and advise the Minister on various heritage matters.

4.2.4 Historic Shipwrecks Act 1976

This Act protects shipwrecks and their associated relics within Australian waters that are older than 75 years. The *Australian National Shipwrecks Database* is a register of historic shipwrecks in Australian waters. While this may not seem relevant to this HMP, both Brighton and Derwent Valley Councils border the Derwent Estuary which potentially has shipwreck sites.

4.2.5 Protection of Movable Cultural Heritage Act 1986

The PMCH Act regulates the export of cultural heritage objects from Australia. The purpose of the Act is to protect, for the benefit of the nation, objects which if exported would significantly diminish Australia's cultural heritage. Some Australian protected objects of Aboriginal, military heritage and historical significance cannot be granted a permit for export. Other Australian protected objects may be exported provided a permit or certificate has been obtained.

4.3 Tasmanian Legislation

4.3.1 Land Use Planning and Approvals Act 1993

This Act (LUPA) is the cornerstone of the State Resource Management and Planning System (RMPS). It establishes the legitimacy of local planning schemes and regulates land use planning and development across Tasmania. With regard to historic heritage, LUPAA requires that planning authorities will work ‘... to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value’ [Schedule 1 Part 2(g)].

4.3.2 Historic Cultural Heritage Act 1995

The HCH Act promotes the ‘*identification, assessment, protection and conservation of heritage places*’ in Tasmania. The Act created the Tasmanian Heritage Council (THC), which operates within the State RMPS. It gives the THC responsibility for administering the Tasmanian Heritage Register (THR), which lists all places assessed as having heritage values of state significance. The THC also assesses works that may affect the heritage significance of places and provides advice to state and local government on heritage matters.

In 2005, Richard Mackay undertook a review of heritage legislation in Tasmania and made a number of recommendations on amending the HCH Act and modifying heritage management at both the state and local government level. In September 2007 a Position Paper, “*Managing Our Heritage*”, was released by Heritage Tasmania outlining the outcomes of consultation arising from Professor Mackay’s review.

At the time of writing new legislation is being prepared for tabling in State Parliament that will address many of the issues raised during the review process and subsequent consultation.

With respect to movable heritage, a listing on the THR must reference every movable item to a historically significant site or building. Movable heritage in Tasmania thus gains its significance from an association with a significant site or building. This is not ideal as items not shown on a listing are potentially under threat. It is understood that the recommendations from the Mackay Review as well as the THC document *Movable Cultural Heritage Discussion Paper* (October 2002) will be addressed through the new legislation.

4.3.3 Resource Planning and Development Commission Act 1997

The Resource Planning and Development Commission (now referred to as the Tasmanian Planning Commission) is responsible for overseeing Tasmania’s planning system, approving planning schemes and amendments to schemes and assessing Projects of State Significance. In terms of heritage management, the TPC will consider the establishment of heritage overlays, precincts or areas as part of the creation of planning schemes.

The RPDC introduced *Planning Directive Number 1 - Common Elements Template* which came into effect in December 2003. This document requires planning authorities to use a common format and structure in the preparation of new planning schemes, including common provisions, where practicable.

In this regard a common template for a Historic Heritage Schedule is currently being prepared by the Tasmanian Planning Commission. As far as possible this HMP follows the approaches being suggested for the Schedule, although at the time of writing a final version has not been agreed.

4.3.4 Resource Management and Planning Appeal Tribunal Act 1993

The Resource Management and Planning Appeal Tribunal determines planning appeals and enforces the Acts within the RMPS. The Tribunal plays an important role in the management of heritage places through its determinations on proposed development on, or near to, places of heritage significance.

4.3.5 National Trust Act 2006

The *National Trust Act 2006* has reformed the role of the National Trust in Tasmania. Whereas previously the National Trust had created and maintained a listing of heritage places in Tasmania from the 1960s, this Act has ceased this “semi-statutory” role and the Trust no longer classifies places or imposes covenants on heritage places. This has addressed confusion about the role and responsibilities of the Trust as well as reinforcing the statutory roles of planning authorities and the Tasmanian Heritage Council.

As a result of this clarification of roles, there is a need for planning authorities to remove references to the National Trust from planning schemes, particularly where existing schedules of heritage places in planning schemes reflect listings adopted from the National Trust.

The National Trust is now seen as a heritage advocacy group as well as an owner and manager of a number of heritage properties in its own right.

4.3.6 Aboriginal Relics Act 1974

This Act protects Aboriginal relics, protected sites and protected objects. Definitions of these matters are contained in the legislation. The Act also specifies how relics are protected, through the declaration of land as a ‘protected site’. There are various offences for the destruction, damage, interference or removal of a protected object or relic.

Since 2005, the State Government has been considering new legislation to better protect and manage Aboriginal heritage in Tasmania. At the time of writing this has not be tabled in State Parliament.

It is noted that this HMP does not deal with Aboriginal heritage issues in the project area.



Figure 14 - War Memorial, Gretna

A local memorial in a striking and highly visible location

4.4 Implications for Heritage Management in the Project Area

As has been shown a tiered approach has been adopted nationally for the management of heritage values across Australia. This will lead to a more consistent and uniform approach to heritage management beginning at the national level and extending down through the State to local authorities.

The management of heritage places of state significance is now seen clearly as a matter for state bodies, such as the Tasmanian Heritage Council. For this project, all parties involved in heritage matters for a particular state-listed place; landowners, local residents, community groups, council staff, advisors etc, should have a clear understanding that assessment of such places will be undertaken by the THC and, while local councils can contribute to the assessment process, they should not have the final authority for approval or otherwise for heritage matters.

On the matter of heritage places of local significance, there is also national agreement that local councils need to accept responsibility for the listing and management of these places. Obviously this implies that local councils will have to provide resources to manage the administration of local heritage places as part of their planning framework. In many cases, these resources will be difficult to provide so Councils will look to the THC to provide expert advice on heritage matters. It is considered that the State Government will need to address the lack of resources at the local level through providing additional funding for heritage surveys and specialist assessment.

In the context of this project, this national approach will deliver the best outcomes in the longer term for the project area, as the identification of national, state and locally significant heritage places will enable a clearer demarcation of responsibility between planning authorities and provide local communities with a less confusing process. Ultimately this should improve the protection and management of heritage places across the project area, as people find it easier to work through the planning framework. It is also hoped that the new state heritage legislation will enable councils and their communities to become more involved in local heritage management.

The adoption of the HERCON Criteria for the assessment of heritage places in the project area will also ensure that there is consistency with national and state approaches. For local councils, this means that they can learn from heritage assessments in other jurisdictions and apply these directly to the practice of assessing heritage places in the project area. Over time, this will improve the flow of communication between planning authorities and hopefully the sharing of resources.



Figure 15 - Former Bothwell Post Office (c.1891)

Originally built as the Van Diemen's Land Bank and residence -an unusual timber bank that exhibits fine timber craftsmanship. Listed on the THR and RNE.

5 Heritage Management Framework

The primary aim in developing a heritage management framework must be to provide certainty in how heritage issues are managed at the local level. This has been shown to be one of the greatest concerns for residents, landowners, businesses and other land managers.

In the past, uncertainty over the listing process for heritage places, poor communication with landowners, lack of understanding of the standards being applied, and/or the lack of clear guidance and advice have contributed to a situation where many people regard heritage management as an impediment to their use of land.

In order that management of heritage issues is seen as a positive contributor to social, economic and cultural development for local communities in the future, it is critical that the management regime is seen as providing certainty, clarity and openness for all parties.

5.1 Key Principles

The key principles that need to be followed in developing a framework for heritage management across the project area are outlined in Table 1.

Table 1 - Key Principles for Heritage Management

P1 National Standards	Heritage management must be based on the adoption of national conventions and standards, in particular the HERCON Criteria and the Burra Charter.
P2 Consistency with Legislative Reform	The management framework must be consistent with legislative reforms being proposed at the state level (notwithstanding that these are yet to be finalised).
P3 Common Approach	All councils must adopt a common and clearly articulated approach to the assessment, listing and management of heritage places and heritage precincts across the project area.
P4 Reasonable Controls	Future planning schemes and associated schedules must include planning controls which are reasonable and can be understood by landowners.
P5 Flexibility in Approvals	As far as possible, planning controls must provide greater flexibility in terms of approving minor works which will not adversely affect the heritage values of listed places as well as encouraging the adaptive reuse of structures to allow better conservation outcomes;
P6 Consultation	There must be proper consultation processes established that allow local communities and landowners to be properly informed of local heritage management policies and the listing of heritage places and heritage precincts, particularly where such listings may impact on landowners;
P7 Support Mechanisms	There must be acknowledgement by the State Government that there is a need for greater resources applied to centrally based heritage policy and guidelines, state-funded support mechanisms for councils and landowners, and specialist advisory services.
P8 Incentives	All councils should establish local incentive mechanisms that support landowners and users of heritage properties in ways which enhance heritage values.

5.2 A National Standard - The Burra Charter

The *Burra Charter* is generally regarded as the national standard in best practice heritage and conservation management. It provides guidance for the conservation and management of places of cultural significance (cultural heritage places). The Charter sets a standard of practice for those who provide advice, make decisions about, or undertake works to places of cultural significance, including owners, managers and custodians.

This HMP is based upon the approach promoted through the Burra Charter.

5.3 Hierarchy of Heritage Places

A tiered approach has been adopted nationally for the management of heritage places by all levels of government across Australia, as outlined below:

- National level - heritage places listed as *World Heritage*, *National Heritage* and/or *Commonwealth Heritage* administered through the EPBC Act 1999;
- State level - in Tasmania this includes heritage places of state significance listed on the *Tasmanian Heritage Register* administered through the HCHA Act 1995; and
- Local level - heritage places of local significance listed on Council planning schemes and heritage inventories administered by individual councils.

This HMP is based upon acknowledgement of this hierarchy, and in particular that state-listed heritage places should be assessed and managed at the state level. This will help avoid duplication of effort and confusion for landowners.

However, it is critical that there should be an integrated assessment of planning and heritage matters for individual properties. Therefore, local councils must be formally involved with any heritage assessments undertaken at the state level.



Figure 16 - Oatlands Gaol

A significant building in the Oatlands Township. A restoration project is being planned.
Listed on the THR and RNE.

5.4 Significance Criteria

In assessing the potential state significance of heritage places in Tasmania, a consistent method is being adopted by the Tasmanian Heritage Council and Heritage Tasmania following the *Burra Charter* and the *HERCON Criteria*, which have been adopted nationally

The Burra Charter defines cultural significance as the ‘... aesthetic, historic, scientific, social or spiritual values for past, present or future generations’. The Charter also states that cultural significance is ‘...embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects’. This definition recognises intangible values and how relationships and landscape setting are important in assessing the cultural value of heritage places or objects.

The HERCON Criteria has been endorsed by the Heritage Chairs and Officials of Australia and New Zealand (HCOANZ) in March 2009 as the national set of desirable common criteria for heritage significance assessment. These Criteria are described in more detail in Table 2.

Table 2 - Heritage Significance Criteria

Reference	Criteria Description
A.	Importance to the course or pattern of our cultural or natural history. (Historic Value)
B.	Possession of uncommon, rare or endangered aspects of our cultural or natural history. (Rarity Value)
C.	Potential to yield information that will contribute to an understanding of our cultural or natural history. (Research Potential)
D.	Important in demonstrating the principal characteristics of a class of cultural or natural places or environments. (Representational Value)
E.	Importance in exhibiting particular aesthetic characteristics. (Aesthetic Value)
F.	Importance in demonstrating a high degree of creative or technical achievement at a particular period. (Technical Achievement)
G.	Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions. (Cultural Associational Value)
H.	Special association with the life or works of a person, or group of persons, of importance in our history. (Specific Associational Value)

These criteria have been adopted in this HMP for the assessment of local heritage places and local heritage precincts. In using these criteria for local assessments, the specific values of each heritage place must be considered in the local context rather than being applied at the state level.

For situations where places may possess a range of both state and local heritage values, (i.e. a place is listed on the Tasmanian Heritage Register for satisfying some criteria at the state level but it may also satisfy the same or other criteria at a local level), a protocol should be developed between the council and the Tasmanian Heritage Council to ensure all values are identified and considered in any decision. This would require a change of Heritage Council policy to recognise all values (both state and local) in its datasheets.

5.5 Heritage Places

5.5.1 Assessment of Significance

The identification and listing of a heritage place should be based upon an understanding of what is significant about the place, how significant it is, why it is significant and which are the significant components or features of the place. The criteria to determine such significance have been described above.

This information should be contained within a Statement of Significance, which should be prepared for all places that are to be listed at the national, state or local level. However, many existing listings do not have an adequate Statement of Significance or have none at all. Where no analysis of significance has been undertaken, further research may be necessary to establish the importance of the place so as to be able to manage any future development or works, or assess how any proposed works may impact on the significant fabric, features or associations and the overall significance of the place.

5.5.2 Identifying Boundaries for Heritage Places

It is important that the listing process for a heritage place properly identifies the appropriate boundaries for such a listing. Traditionally, listings have often been based upon the title boundary of an individual place. This may cause confusion for landowners who have a combination of old and new buildings on the property title, or if the title covers a large area of land such as a farming property. In some cases it is more appropriate to list only part of a title or seek to link titles under one listing where there is some historical, technical or associational connection.



Figure 17 - Northumbria Homestead and outbuildings, Jericho

A classic colonial farming property situated in an important landscape setting that raises the question of where boundaries should be located for such a heritage listing.

5.5.3 Formal Listing of Heritage Places of Local Significance

Places of local heritage significance should be listed on council planning schemes by the relevant council; the listing should be supported by an inventory sheet comprising information as shown in Table 3.

Table 3 - Inventory Sheet Requirements for Heritage Places

Element	Description
Identification No.	Property Identification Number (PID) and/or Title Reference (Note: the listing may include part of a title and/or multiple titles)
Name	Place name and/or property name
Address	Physical address of the heritage place
Reference No.	Formal reference number applied through the planning scheme
Location	Detailed location description (plus definition of boundary on a map or plan, particularly if the place covers more than 1 title)
History	Historic context statement outlining the history of the place and its associations (the level of detail should be appropriate to the significance of the place)
Significance	Statement of Significance (with a reference to each relevant criteria)
Guidelines	Design guidelines and planning controls, including exemptions (if relevant)
Additional information	Supporting information, maps, plans, photographs, references etc

In relation to design guidelines and planning controls, the provision of such information will normally be based upon the provisions of a formal heritage schedule within the planning scheme which covers identified local heritage places. However, in some situations the significance of the place may demand that specific design guidelines are provided to protect heritage values.

The above information will be compatible with the requirements of Heritage Tasmania for its listing processes. Thus over time it is hoped that the listing of heritage places in Tasmania, at the state or local level, will come to be based upon a common inventory template.

In terms of the layout for inventory sheets, those used in the Southern Midlands Heritage Project are considered to be a good template for use by the other Councils.

5.5.4 Conservation Management Plans

For places which have high heritage significance and/or where major works are proposed which may impact on the heritage significance, the preparation of a Conservation Management Plan (CMP) prepared by a qualified heritage practitioner in accordance with the Burra Charter will assist in better appreciating how the heritage values of the place may be affected, or even enhanced, by a proposal. This is particularly relevant for a heritage listing which contains a collection of buildings or features.

5.6 Heritage Precincts

Apart from the identification and listing of specific places of heritage significance, based on individual properties and/or buildings, it is also recognised that there are broader areas or precincts that should be identified as having heritage significance.

5.6.1 Definition and Guidelines for Identification of Heritage Precincts

Heritage precincts are usually defined on a much larger scale than individual places or individual properties, and may contain a large number of places which include a range of elements. These elements can include buildings, other structures, open space, streetscapes, gardens, property or field boundaries, and other cultural landscape features.

Precincts can include separately listed heritage places, as well as places that are not listed. However, while such precincts should impose a higher degree of planning assessment to ensure that heritage values are not diminished across the area, it is not intended that they should preclude all forms of development. Rather the designation of a heritage precinct recognises that development within the area should take account of, and responds to, the heritage values which have been identified.

For this project, a Heritage Precinct has been defined if:

- It meets one or more of the HERCON criteria for Historic, Research Potential, Aesthetic and Cultural Associational values;
- It demonstrates a cohesive approach to the identification of specific heritage values across the area that can be associated with a particular period or periods of development or use; and
- It demonstrates a rational approach to the management of those heritage values that can be understood by the local community.

The individual components of a heritage precinct will collectively form a streetscape, townscape or cultural landscape or zone of archaeological interest or potential. In order that a precinct can be fully understood, there needs to be a clear basis for its definition based on the following:

- Definition of the precinct boundary;
- Outlining the policy objectives to be achieved through defining the precinct;
- Assessment of the precinct's historic context and the factors that have created or shaped the precinct and its character;
- Identification of heritage places within the precinct that have heritage significance and should be listed separately; and
- A statement of significance based on the significant heritage characteristics within the precinct, which may include building form, architectural styles, property layout, landscape qualities and/or strong historic associations. This statement should also include assessment against the HERCON criteria (or criteria defined in the new state heritage legislation).

It should also be recognised that a heritage precinct's development may span an extended historic period and this will be reflected in its varied characteristics. This may require more detailed assessment of the different phases of such development, while at the same time demonstrating why the precinct should be seen as a whole through the unifying elements of its history or values.

Heritage precincts should be recognised as important areas with special qualities that need to be managed appropriately. Therefore they need to be clearly distinguished from the broader concept of the character of a town or rural location.

5.6.2 Formal Creation of Precincts

Precincts should be created in agreement between the relevant council and the Tasmanian Heritage Council, based on assessment of the heritage values identified through the Statement of Significance.

Heritage precincts should be incorporated into council planning schemes through the provisions of the LUPA Act 1993, using policy statements that clearly identify and explain the precinct, its boundaries and its heritage values. Precincts will normally be managed by councils, but may be included on the Tasmanian Heritage Register if they have state heritage significance.

5.6.3 Heritage Precinct Policy Statements

Each heritage precinct should have a separate policy statement described within the relevant planning scheme documentation, comprising information as shown in Table 4.

Table 4 - Policy Statement Requirements for Heritage Precincts

Element	Description
Introduction	Brief overview of the precinct
Name	Name which best describes the precinct based on existing features, community associations or its location
Reference No.	Formal reference number applied through the planning scheme
Location	Detailed location description (plus definition of boundary on a map or plan)
Policy	Defined policy objectives
Characteristics	Description of the precinct's characteristics including its setting, key buildings and structures, landscape or archaeological attributes, vistas and relationships to surrounding topographical features or other places
History	Historic context statement outlining the history of the place and its associations (the level of detail should be appropriate to the significance of the precinct and the places contained within it)
Other heritage places	Identification of separate heritage places which are located within the precinct
Significance	Statement of Significance (with a reference to each relevant criteria)
Guidelines	Design guidelines and planning controls, including exemptions
Additional information	Supporting information, maps, plans, photographs, references etc

Within this HMP, a number of heritage precincts have been identified in each of the municipalities within the project area. These are discussed in detail in 9. For each heritage precinct, basic information is provided based on the points defined above without going into detail. It is expected that information on planning controls and/or guidance on design will form part of the next stage of the JLUPI process.

5.7 Conservation Management Policies

The following policies provide a framework for helping councils and landowners in managing the heritage values of places identified across the four Council areas. Refer to the Glossary of Terms which defines specific cultural heritage terms.

General Policy

Heritage places within each municipality should be managed and conserved as a collection of places of cultural significance to the local community living within the municipality. All places that are identified as having local heritage significance should be formally listed by the relevant council and each place should be retained and conserved where possible.

Places of local heritage significance should be managed in accordance with the policies and recommendations of this Heritage Management Plan, the requirements of State and Commonwealth legislation and the guidelines of the Australia ICOMOS *Burra Charter*.

Cultural Heritage Significance

The cultural heritage significance of heritage places within each municipality is comprised of the location, buildings and structures, building fabric, construction and materials, the landscape setting in which they are found, the associations and meanings linked to each place and the historical context they provide.

Levels of Heritage Significance

Places identified as having high local heritage significance must be retained and conserved, but may be adapted to suit new usage requirements through appropriate development - i.e. having nil or minimal impact upon the features or characteristics that are significant. This policy is equivalent to that applied by the Tasmanian Heritage Council to places of state significance. Places identified as having moderate local heritage significance should be retained and conserved wherever possible, but may be adapted to suit new usage requirements through appropriate development - i.e. accepting a higher degree of change and/or moderate impact upon the features or characteristics that are significant.

Places identified as having low local heritage significance should be retained and conserved where practicable - i.e. it being prudent and feasible for them to be kept and adapted for ongoing use, and where their removal or replacement would not provide a broad compensatory benefit to the whole community.

Preservation, restoration and reconstruction (in that order) are the preferred conservation processes for places having local heritage significance.

Elements intrusive to the local heritage significance of a place should be removed or modified in a sensitive manner that enhances the cultural significance of the place.

Reconstruction of Missing Fabric and Materials

Reconstruction of missing fabric and materials should only be permitted where interpretation of the place would be considerably enhanced, it will not cause a negative impact to the place's original features, and there is documentary or physical evidence to support the reconstruction.

Works and Maintenance Program

A detailed works and maintenance program should be prepared for heritage places owned by Councils and/or State agencies based on the priorities and recommendations of appropriately qualified personnel, with appropriate approvals obtained before works commence.

Interpretation

A coordinated approach to interpretation of local heritage places and precincts should be implemented, based on the historic themes broadly developed within this HMP and more detailed location-specific contextual studies. All interpretation should seek to enhance the heritage values of local heritage places. It is expected that further historical research will be required for specific places to assist with interpretation.

5.8 *Community Involvement*

It is essential that the policies, recommendations, action and outcomes generated by the HMP are understood by the communities in which they will have an impact.

This is particularly so with regard to the process of formally listing local heritage places and precincts. Councils must ensure they establish open and transparent procedures for informing landowners, residents and local communities about proposed heritage listings, as well as the mechanisms by which they can contribute to the listing process, making representations and seeking professional support.

At the same time, it is important that local communities can become involved with local heritage management through cultural heritage activities, historical seminars, restoration projects and archaeological investigations. This helps people to develop greater understanding and appreciation of heritage within their local area and how heritage can add to community and social development.

5.9 *Heritage Management Resources*

For each Council within the project area, it is imperative that an appropriate level of resources is applied to the management and assessment of heritage places. At the very least a heritage officer should be appointed by each Council to deal with the assessment and nomination process for heritage places of local significance, as well to provide advice and guidance to land owners and council management through the planning process when works are proposed that may impact on heritage places and values.

At the same time, Heritage Tasmania and the Tasmanian Heritage Council must commit to providing a high level of guidance and support to local councils and landowners over heritage management and conservation policy and practices.



Figure 18 - Buildings in Alexander Street, Bothwell

The township of Bothwell has many heritage streetscapes that deserve protection using a heritage precinct overlay.

6 Development of a Heritage Schedule

The following elements are considered crucial to be embodied in any heritage schedule for planning schemes that fall within the project area.

6.1 Purpose and Scope of a Schedule

The purpose of a heritage schedule must be to:

- Identify places and precincts of cultural heritage significance within the planning scheme area;
- Ensure that appropriate use and development conserves buildings, areas or other places which are of scientific, aesthetic, architectural, archaeological or historical interest, or otherwise of special cultural value.

A heritage schedule should apply to use and development on, or adjacent to, places of local heritage significance and places within, or adjacent to, a heritage precinct that is listed in the planning scheme.

Use and development on places of state heritage significance that are listed in the Tasmanian Heritage Register will be dealt with through statutory processes managed by the Tasmanian Heritage Council. It should be noted that this presupposes that new heritage legislation will be enacted prior to new planning schemes being finalised for the project area. As a fallback, councils would have to include state-listed places within the heritage schedule.

A council should have the discretion to refuse or permit any proposed use or development on places covered by the schedule, having regard to best practice principles and accepted standards such as contained in the Burra Charter.

6.2 Adaptive Reuse

Many heritage places fall into disrepair because they can no longer be used for the original purpose for which they were built. Examples of this include churches, factories, shops, schools or civic buildings. This is often a problem in some towns where changes to economic activity, population decline or business failure can leave properties with little or no prospect of occupancy with their existing use.

The solution is to provide enough flexibility in planning controls to encourage adaptive reuse of heritage places, while still retaining enough of the original structure so that its heritage values are protected.

This approach offers both challenges and opportunities to the owners and developers of a heritage place to provide for a sustainable alternative use. For planning authorities, the challenge is to encourage such adaptation where it will improve the economic and social outcomes for a community.

Community expectations also need to be addressed as, in many cases, the community has existing relationships with the former use of the place. Often it is the experiences of local people that can assist with preserving elements of a place as part of the adaptation process.

It may also be appropriate to have a place's history communicated through interpretation materials. Where items can be removed from a place, these need to be assessed in terms of their own heritage significance and/or where they can inform on the heritage values of the place. Article 21 of the Burra Charter provides guidance on this matter.

6.3 Development Standards for Heritage Places and Precincts

6.3.1 General requirements

The overall objective of the schedule must be to ensure that any proposed use or development contributes to the conservation of features or characteristics which contribute to the significance of a heritage place or heritage precinct.

Issues to be considered include:

- The site location, design, and arrangement of structures;
- Types and colours of construction materials;
- Protection of existing building stock where possible and appropriate; and
- The visual impact of any development on existing heritage values.

6.3.2 Construction of new structures

New structures should be sympathetic to existing building forms, especially within or adjacent to a heritage place or heritage precinct.

Issues to be considered include:

- New structures should not dominate or seek to reduce the significance of existing heritage places;
- The height, scale, proportions and setback of existing development should be reflected in the design of new structures, particularly in relation to achieving consistency on street frontages in heritage precincts;
- The materials and colours used for new structures should be sympathetic to those already predominantly used within a heritage place or a heritage precinct; and
- New structures should not adversely impact on the visual qualities of a heritage place or precinct, particularly the vistas from identified public areas.

6.3.3 Renovations and extensions to existing structures

Renovations and extensions to existing structures should be designed to acknowledge and support the heritage significance of those structures

Issues to be considered include:

- The visual impact of the works on existing streetscapes, particularly where works are proposed to highly visible parts of the structure;
- The scale, form, materials and finishes of the renovation/extension work in relation to the existing heritage place;
- If the renovation/extension will encourage greater conservation outcomes for a heritage place by allowing for adaptive reuse which does not affect the heritage values of the place; and
- Use of the Burra Charter to guide restoration and reconstruction work as part of any renovations.

6.3.4 Demolition of existing structures

The cultural significance and character of places and heritage precincts should not be diminished by the demolition/removal of structures and features which contribute to that significance.

Issues to be considered include:

- Safety and emergency issues, where demolition is the only feasible or appropriate action;
- Partial demolition which may assist adaptive reuse or renovations on-site which would provide a better outcome for the heritage values of a place; and
- Demolition would remove unsympathetic elements which detract from the existing values of a heritage place or precinct.

6.3.5 Ancillary and outdoor structures

The construction of new outdoor structures, garages or outbuildings should not adversely impact upon the heritage values of a place or affect its significance. However, where such structures are of a minor nature (based on a set of agreed criteria) there should be provision for exemptions to avoid the need for formal approval from council.

Issues to be considered include:

- Such structures should not dominate an existing heritage place or be highly visible in the streetscape;
- The design of outbuildings should be sympathetic with the location and form of existing buildings and/or with the character of a heritage precinct (if relevant).

6.3.6 Vehicle access and parking

The construction of vehicle driveways and parking areas should not impact on the heritage values or significance of a heritage place or the existing streetscape values of heritage precincts.

Issues to be considered include:

- Ensuring any vehicle access points are appropriately located and do not dominate the streetscape or property frontage; and
- Car parking should not detract from the heritage values of a place, and
- Existing gardens where they contribute to the heritage values of a place or streetscape should not be adversely impacted by the construction of driveways or parking areas.

6.3.7 Boundary fences and walls

The conservation of original fences and walls around a heritage place or the sympathetic design of new fences/walls can add significantly to the values of a place and help maintain the character of a heritage precinct.

Issues to be considered include:

- Original fences and walls, especially of stone or rubble construction, should be conserved and maintained, where possible; and
- New fences and walls should be sympathetic in height, form, and materials to the characteristics of a heritage place or precinct, as well as to the streetscape.

6.3.8 Gardens, trees and landscape settings

Gardens and landscape settings often contribute to the heritage values of a place. Where possible significant gardens and landscape settings should be retained and protected, particularly in heritage precincts. In some cases, landscape features such as gardens or trees will be significant in their own right, requiring their protection.

Issues to be considered include:

- Gardens or landscape features that are identified as being significant should be conserved, notwithstanding the heritage values of adjacent buildings;
- Gardens, trees or landscape features that contribute to the significance of a heritage place, streetscape or heritage precinct should not be removed except for safety or emergency reasons, or where removal will assist in the preservation of other heritage values; and
- Replacement plantings should be required as part of any approval.

6.3.9 Subdivision and/or rationalisation of land

Many existing properties are based on historic land grants or boundaries which provide a connection to the history of a place. It is important that any subdivision and/or rationalisation of land is sympathetic to the historic development of a township or rural area as well as the local topography and landscape setting.

Issues to be considered include:

- An area's historic pattern of development needs to be addressed as part of any proposal, particularly in preserving the landscape setting of a heritage place or precinct;
- Historically uncharacteristic allotment shapes and sizes, particularly modern forms, should be discouraged in heritage precincts;
- Forms of building development that are unsympathetic to a heritage place or precinct should not be encouraged through subdivision or rationalisation;
- Access to lots created by subdivision should respect existing roadways and historic patterns of access;
- The landscape settings of heritage places should not be adversely impacted by subdivision and/or rationalisation of land; and
- The rationalisation of land should only take place where existing heritage structures, streetscapes and vistas of the landscape setting containing the heritage place will not be adversely affected by the works likely to be facilitated following this process.

6.3.10 Street furniture, signage and lighting

In many towns, street furniture, signage and lighting can have both a negative and positive impact on the heritage values of adjacent places or precincts.

Issues to be considered include:

- Where possible, seating, roadside structures, signage and lighting should be sympathetic to the heritage values of adjacent places; and
- Public safety must be a paramount consideration.

6.3.11 Public open spaces and commemorative structures

Often towns will have public open space or memorial structures that are integral to the values of a heritage place or precinct. These open spaces may have structures with heritage significance, or be significant because of community associations and use.

Issues to be considered include:

- Activities in parks, squares, public gardens, playgrounds and the like should not detract from the heritage values of a place or precinct;
- Commemorative structures such as war memorials, cemeteries, plaques, signs need to be identified and separately recorded as well as being recorded as part of a heritage place or precinct;
- Where possible, interpretation material should be provided to increase community awareness of the heritage significance of public open space; and
- Public amenity is a key objective.

6.3.12 Services

The location of modern infrastructure and services such as water, sewerage, electricity, gas and telecommunications can have a major impact on the appearance of heritage places and precincts.

Issues to be considered include:

- The inclusion of environmental-friendly services including solar hot water services, solar electrical panels, rainwater tanks, water recycling plants and the like is encouraged; however their installation should be designed to be reversible and otherwise be of minimal impact upon the significance of the place. For landmark places and precincts of high streetscape value, the siting of such elements should avoid being prominent to the street;
- Household use LPG cylinders, air conditioning units and heat pumps should be located in suitably screened locations, preferably not at the front of buildings and should not detract from the appearance of a heritage place; and
- Large scale infrastructure and equipment, pipes, poles and connections should be installed in a manner which is sympathetic to adjacent heritage places or precincts, particularly with regard to visual impacts.

6.3.13 Places of archaeological potential

Places of archaeological potential that have been identified need to be appropriately managed and conserved, particularly if further investigations are required to establish the significance of such places if a Development Application covers those sites. The policies and guidelines of Heritage Tasmania (Practice Note 2) should be referred to in development impact assessment on sites of potential archaeological heritage.

Issues to be considered include:

- The council should require a report by a qualified archaeologist or other suitably qualified professional to ascertain the heritage significance of such a place, covering the documented evidence of the place's history;
- If demonstrated by the site history, an archaeological site investigation should be carried out according to national best practice principles (if a state-listed place, refer to Practice Note 2); and
- Recommendations need to be provided by a qualified archaeologist or other heritage professional on future uses and development of the site based on the site investigation and findings, as well as developing archaeological zoning plans for future development.

7 Previous Heritage Studies

A number of heritage studies and reports have been undertaken on the heritage values and significance of heritage places across the four Council areas in the past. Many of these documents have been reviewed as part of this project and they have valuable information which can aid our understanding of heritage places across the project area. Some of the more recent reports are listed below.

A detailed bibliography is provided at the end of this report listing many secondary sources on the history and development of the project area, as well as other heritage studies and reports, guidance documents and general historical texts.

Despite the number of studies done within the project area, there remains a number of gaps in our knowledge, particularly in regard to archaeological sites and industrial heritage, such as hydro-electric and mining sites. Councils may need to collaborate with Heritage Tasmania on undertaking further survey work in these areas over the next 10 years.

7.1 Brighton Municipality

Many of the reports listed here were commissioned as part of road works planned for the Midland Highway, Brighton Bypass and Brighton Transport Hub, and are thus focussed on the road corridor and surrounds.

- *Pontville Heritage Study* (2009), Graeme Corney Heritage Architect
- *Midland Highway Brighton Bypass - An Investigation of Three Historic Heritage Places* (April 2009), GHD Pty Ltd
- *Assessment of the historic and present landscape values of Parkholme at North Bridgewater* (Nov 2008), G Sheridan
- *Midland Highway Brighton Bypass - Historic Heritage Desktop Study* (Nov 2008), GHD Pty Ltd
- *Midland Highway Northern Approaches - Southern Section Desktop Historic Heritage Assessment* (August 2008), Austral Archaeology Pty Ltd
- *Brighton Intermodal Transport Hub* (2008a), Austral Archaeology
- *Brighton Intermodal Transport Hub, Toll Site: Historic Heritage Assessment* (2008b) Austral Archaeology
- *A Changed Patterned Landscape: Brighton in the Nineteenth Century* (July 2000), G Sheridan
- *Midland Highway 'Brighton Lodge' Northern Interchange: Heritage Survey & Assessment* (1996a), Austral Archaeology
- *Midland Highway Black Snake Lane to East Derwent Highway: Historical Archaeological Survey Report* (1996b), Austral Archaeology
- *National Highway Approach to Hobart: Bridgewater Planning Study, Heritage Assessment* (1997), Austral Archaeology
- *Brighton Heritage Study: Listed Buildings* (1997), G Sheridan
- *Pontville Conservation Study, Part 2: Management Recommendations* (1995b), P. MacFie, R. Morris-Nunn, & J. Dudley



Figure 19 - Midland Highway at Pontville

7.2 Central Highlands Municipality

As can be seen the most recent reports are focussed on power generation facilities, which reflects the ongoing cultural heritage program undertaken by Hydro Tasmania for its sites.

- *Tungatinah Power Station Conservation Management Plan* (April 2007a), Austral Archaeology Pty Ltd
- *Tarraleah Power Station Conservation Management Plan* (April 2007b), Austral Archaeology Pty Ltd
- *Waddamana Power Stations Conservation Management Plan* (June 2006), Godden Mackay Logan Pty Ltd
- *Historical Survey of Bothwell, Tasmania 1975 - Extracts from the Conservation Study* (May 1985), Bush Parkes Shugg and Moon

7.3 Derwent Valley Municipality

Most of the reports listed here were commissioned as part of planning and development strategies for the Willow Court and Royal Derwent Hospital complex at New Norfolk.

- *Willow Court Conservation Management Plan, Stage D - Allonah, A Ward and Industrial Therapy* (January 2007), P. Johnston, R. Strating, M. Morris, S. Small
- *Willow Court Conservation Management Plan - Stage C(ii) Frescati* (August 2007), L. Scripps, M. Knaggs, P. Barwick, & K. Loveday
- *Willow Court Conservation Management Plan - Stage C(i) The Barracks and Bronte* (June 2006), L. Scripps, M. Knaggs, P. Barwick, & K. Loveday
- *Willow Court Conservation Management Plan, Stage B Oval Precinct* (2005, revised 2009 by G. Corney), L. Nelson, P. Barwick & K. Loveday
- *Willow Court Conservation Management Plan*, (2003), L. Nelson, P. Barwick, P. Slayer & K. Loveday
- *Willow Court Heritage Precinct Care and Maintenance Study*, (2002) R Vincent & P. Johnston
- *Willow Court/Royal Derwent Hospital Precinct Study - Volume 1 Historical Overview and Volume 2 Heritage Assessment* (1996), Austral Archaeology
- *Conservation Study Bushy Park Estates* (1996), Paul Davies Pty Ltd

7.4 Southern Midlands Municipality

Many of the projects are focussed on the Oatlands Township and key heritage places within the town such as the Callington Mill, Oatlands Court House and Oatlands Gaol. However, St Patricks Church at Colebrook and the 'Heritage Mile' heritage precinct are also covered.

- *Southern Midlands Council Historic Heritage Strategy 2009-13* (November 2008), Brad Williams (this document lists a number of other useful documents)
- *Oatlands Development Strategy* (2008), Pitt & Sherry/Creating Preferred Futures
- *Callington Mill Master Plan* (2007), Farley & Associates
- *Callington Mill Precinct Plan Project, Oatlands* (2007), Pitt & Sherry
- *Southern Midlands Heritage Project - Volumes 1, 2 & 3* (2007), GHD Pty Ltd
- *St Patrick's Landscape Conservation Management Plan*, (April 2007), L. Gulson
- *The Heritage Mile Overlay Planning Report for Mr & Ms Goudsouzian, Submission to the Resource Planning and Development Commission* (August 2006), JMG Pty Ltd
- *Historical Landscape Evidence to help determine the merits of the Proposed Heritage Precinct at Mangalore, Submission to the Resource Planning and Development Commission* (August 2006), G. Sheridan
- *'Heritage Mile' Precinct Overlay Mangalore - Heritage Analysis, Submission to the Resource Planning and Development Commission* (August 2006), D Scott
- *Callington Mill Precinct Strategy* (2006a), Pitt & Sherry
- *Callington Mill Precinct Plan* (2006b), Pitt & Sherry
- *Report on Archaeological Works, Oatlands Court House 2005* (2007a), B. Williams
- *Oatlands Supreme Court House Interpretation Plan: Implementation Strategy* (2007b) B. Williams
- *Oatlands Gaol Conservation Management Plan* (2006), B. Williams
- *Conservation Management Plan for St Patrick's Church, Colebrook* (Nov 2005), B. Andrews
- *Callington Mill Historic Site Conservation Management Plan* (2004), Freeman Collett
- *Oatlands Gaol Historical Report and Archaeological Survey* (2003), B. Williams, Southern Midlands Council



Figure 20 - St Patricks Church, Colebrook

This Pugin designed church has been the subject of much conservation planning.

7.5 Identifying Other Heritage Resources

It is clear there is a substantial body of professional work regarding many heritage places across the project area. Much of this is focussed where significant capital works are being planned or in the development phase such as the Brighton Bypass, Callington Mill at Oatlands and Willow Court at New Norfolk.

However, there are probably a number of other reports and studies that have been undertaken on heritage places, particularly for smaller projects or on private property that have not been identified through this HMP.

It is important that, as far as possible, all heritage studies and reports should be collated and indexed at a central point for each municipality, so that in the future planners, heritage practitioners, developers, property owners and local communities can have access to the knowledge and insight that these resources hold.

Such a resource would also fit well with the local History Rooms and other community based groups that are often the repositories of local historical information.

While the Brighton, Derwent Valley and Southern Midlands municipalities have seen a large number of heritage studies undertaken (mostly because of government funded projects), it is clear that the Central Highlands has not had the same degree of activity, although it could be claimed that the townships of Bothwell and Hamilton could justify more detailed heritage studies.

In recent years Heritage Tasmania has provided funding to local government to undertake heritage studies and inventories, such as the one completed for Southern Midlands in 2007. As a priority, it would be appropriate that Brighton, Central Highlands and Derwent Valley Councils seek to have similar projects commissioned for their own municipalities to support the recommendations and directions of this HMP. Additional studies into archaeological heritage would also be worthwhile, particularly associated with convict sites and early farming settlements.



Figure 21 - The Old School House, Hamilton

This building forms part of Hamilton's heritage, which needs to be more fully investigated

8 Existing Heritage Listings and Heritage Overlays

8.1 World Heritage List

The Tasmanian Wilderness was inscribed on the World Heritage List in 1982 (the area covered by the listing was extended in 1989).

Parts of the Tasmanian Wilderness World Heritage Area (TWWHA) are contained within the western areas of the Central Highlands and Derwent Valley municipalities. Day-to-day management of the area is the responsibility of the Parks and Wildlife Service (Department of Primary Industries, Parks, Water and Environment).

The Tasmanian Wilderness is one of the three largest temperate wilderness areas remaining in the Southern Hemisphere. The region is home to some of the deepest and longest caves in Australia. It is renowned for its diversity of flora, and some of the longest lived trees and tallest flowering plants in the world grow in the area. The Tasmanian Wilderness is home to several animal species that are either extinct or threatened on mainland Australia.

The area's cultural World Heritage values relate to Aboriginal occupation. Archaeological surveys have revealed an exceptionally rich and important collection of Aboriginal sites, including Kutikina Cave. These places, along with all of the Aboriginal sites within the listed area, are extremely important to the Tasmanian Aboriginal community for their exceptional cultural, emotional and spiritual value. Aboriginal occupation sites, which also includes rock art sites, forms one of the richest and best-preserved collections of Ice Age sites found anywhere in the world. During the periods of earliest occupation, the Aboriginal people of the region are believed to have been the most southerly people on earth.

Detailed information on the TWWHA listing can be found at the Department of the Environment, Water, Heritage and the Arts website: <http://www.environment.gov.au/heritage/places/world/tasmanian-wilderness/index.html>

8.2 National Heritage List

The Tasmanian Wilderness WHA was included in the National Heritage List on 21 May 2007. Refer to the World Heritage listing for further information at the Department of the Environment, Water, Heritage and the Arts website:

<http://www.environment.gov.au/heritage/places/world/tasmanian-wilderness/index.html>

8.3 Commonwealth Heritage List

The only place within the project area listed on the Commonwealth Heritage List is the Pontville Small Arms Range Grassland Site, Rifle Range Road, Pontville. It was listed on the Commonwealth Heritage List on 22 June 2004. The site exhibits both natural and cultural heritage values.

The site comprises some 170 hectares and is located north of the Pontville village, within the Brighton municipality. Day-to-day management of the area is the responsibility of the Department of Defence.

The site consists of a highly significant remnant of grassland and grassy woodland communities. Such communities have been largely degraded by grazing, pasture improvement, land clearance and urban development. Vegetation remnants of these types are considered rare nationally. Temperate grasslands, especially those on basalt soils, are considered one of Australia's most threatened vegetation types. The remnant grasslands and grassy woodlands of the Pontville Small Arms Range are of outstanding conservation significance and the place is considered to be one of the best remaining grasslands in south-eastern Australia, as a result of its size, species diversity and integrity.

The survival of the remnant vegetation is principally due to the continued use of the area for military training since August 1914. The Pontville Small Arms Range is important for its association with the establishment and training of the Australian Imperial Force (AIF) and the Light Horse in Tasmania, and as a focus of military training in Tasmania from 1914.

Detailed information on the Pontville Small Arms Range Grassland Site Commonwealth Heritage listing can be found at the Department of the Environment, Water, Heritage and the Arts website:

<http://www.environment.gov.au/heritage/places/commonwealth/index.html>

8.4 Register of the National Estate

As mentioned in Section 4.2, the *Register of the National Estate* (RNE) is a list of natural, indigenous and historic heritage places throughout Australia. Currently the RNE list is frozen and will cease in February 2012, when all States, Territories and local governments have completed transferring RNE places to appropriate heritage registers where necessary.

However, the RNE still provides substantial information on a range of heritage places and is useful as a guide to assessing the heritage significance of places. The heritage places currently listed on the RNE for each Council in the project area are attached at Appendix A.

More information on these RNE listings can be found by using the search facility for the Australian Heritage Places Inventory website:

<http://www.heritage.gov.au/ahpi/index.html>

8.5 Tasmanian Heritage Register

The Tasmanian Heritage Council administers the Tasmanian Heritage Register (THR), which lists all places assessed as having heritage values of state significance. The heritage places currently listed on the THR (as at 15 October 2009) for each Council in the project area are attached at Appendix B.

It should be noted that Heritage Tasmania is currently engaged in reviewing all the listing recommendations for heritage places of state significance from the Southern Midlands Heritage Project (GHD, 2007). It is understood that the review of Oatlands and Tunbridge places has largely been completed and the remainder of the municipality is due for completion by the end of 2010.

Recommendations for new listings to the THR can be made by the Tasmanian Heritage Council, on its own initiative, or on application to it by any person. The THC may decide to enter a place in the THR on a provisional basis if in its opinion it meets any one or more of the required criteria, as described in Section 5.4.

More information on the THR and its listings can be found at the Heritage Tasmania website:

<http://www.heritage.tas.gov.au/register.html>

8.6 Tasmanian Historic Places Inventory

The Parks and Wildlife Service (PWS) has maintained the Tasmanian Historic Places Inventory (THPI) records for some years. The THPI records cover about 3,000 heritage sites around Tasmania (with approximately 1,500 of them on PWS managed land).

The THPI sites include heritage features or structures such as camp sites, huts, river landings, tracks, roads, tramways, sawmill sites, discarded equipment, dump sites, mine workings, moorings, and grave sites.

THPI was originally comprised of paper records (including locations, site descriptions, photos, management plans, correspondence about sites, etc) and a computer database which included some of this information. However, as the database was very out-dated, it could not be edited, some information had not been uploaded and new sites could not be added.

Recently, the PWS has upgraded their Information Management System (IMS) to include all of the existing THPI data. The IMS is used by PWS staff around Tasmania for a variety of purposes - it includes works programs and tasks to be completed, photos, maps and general information. It is basically a data storage area for all PWS assets and related information.

Consequently all THPI site data, including information on their location, site descriptions, photos, related management information has been transferred onto the IMS. Existing digital information from the old database was transferred, and paper documents and photos have been digitally scanned and uploaded.

At this stage PWS only actively manages the 1,500 PWS sites on the THPI database. These are designated a 'heritage significance category', which allows prioritisation for management and works purposes. PWS have advised that they will continue to maintain the records of the non-PWS sites, but will not actively manage these or designate them a significance category.

Access to the THPI database can be arranged through the PWS or Heritage Tasmania.

8.7 Hydro Tasmania

Hydro Tasmania is the custodian of many places and structures that have played an important role in Tasmania's social and industrial history. Some of these sites still operate as part of Hydro Tasmania's generation system. Other sites that have long since become obsolete have been rehabilitated back to the natural environment or have been redeveloped for different uses.

The heritage values of the Hydro Tasmania system are managed through its Cultural Heritage Program, which is part of Hydro Tasmania's externally certified ISO 14001 Environment and Sustainability Management System (ESMS). Indigenous heritage is managed in accordance with the wishes of the Tasmanian Aboriginal community and the requirements of the Aboriginal Relics Act 1975 and associated guidelines.

Hydro Tasmania manages the Lake Margaret Power Scheme (in the West Coast municipality), which is permanently entered on the Tasmanian Heritage Register. Another three places, Tarraleah, Tungatinah and Waddamana Power Stations (all within the Central Highlands Municipality) will be nominated for inclusion on the THR by Hydro Tasmania in the near future.

Conservation management plans have been prepared for all four sites and are available on the Hydro Tasmania website:

<http://www.hydro.com.au/home/Our+Environment/Cultural+Heritage/Conservation+Management+Plans.htm>

It is understood that Hydro Tasmania is developing an internal listing of its heritage places as part of its Cultural Heritage Program. At this stage this list is not available publicly.

8.8 Brighton Planning Scheme 2000

Schedule 9 of the Brighton Planning Scheme 2000 includes a 'Register of Places of Cultural Significance'. The basis for this list is not stated; however, it does include places that are also listed on the Commonwealth Heritage List, Register of the National Estate, Tasmanian Heritage Register, former National Trust Tasmania lists, and other heritage studies (MacFie et al and Sheridan).

This Register is attached at Appendix C.

As far as can be ascertained, the Council does not hold a formal set of specific data sheets for the places listed on the 'Register of Places of Cultural Significance'.

The township of Pontville has a 'Pontville Village Overlay' defined in Section 7.7 of the Planning Scheme to assist in protecting the heritage character and streetscape qualities of the township. The boundaries for this Overlay are discussed in Section 8.1 of this report as part of the discussion on proposed heritage precincts.

8.9 Central Highlands Planning Scheme 1998

Schedule 4 of the Central Highlands Planning Scheme 1998 includes a 'Heritage Sites' list, 'Heritage Conservation Areas' list and 'Aboriginal Sites' list. The basis for this list is not stated; however, it does include places that are also listed on the Register of the National Estate and former National Trust Tasmania lists.

The 'Heritage Sites' list is attached at Appendix D.

All the heritage places shown on the 'Heritage Sites' list have a basic data sheet held by the Council at the Council Chambers in Bothwell. It is believed these sheets were compiled during the preparation of the planning scheme in 1998 by Michael Ball, a consultant planner from NSW. A review of these sheets suggests that information on many sites was obtained from National Trust and RNE lists. Another folder holds data sheets for properties not included on the 'Heritage Sites' list. At the time of writing it is unclear why these were not included.

The townships of Bothwell and Hamilton have 'Heritage Conservation Special Area' Overlays defined in the Planning Scheme. The boundaries for these Special Area Overlays are shown in Section 8.2 of this report as part of the discussion on proposed heritage precincts.

8.10 Derwent Valley - New Norfolk Planning Scheme 1993

Schedule 4 of the New Norfolk Planning Scheme 1993 includes a list of 'Buildings and Structures of Heritage Significance' in the municipality. The basis for this list is not stated; however, it does include places that are also listed on the Register of the National Estate, Tasmanian Heritage Register and former National Trust Tasmania lists.

This Schedule is attached at Appendix E.

The Council does hold some basic data sheets for some of the places on the 'Buildings and Structures of Heritage Significance' list. It appears that the Council did seek the help of local history groups to compile some of this information. However, as far as can be ascertained, the Council does not hold a formal set of specific data sheets for the places listed on the 'Register of Places of Cultural Significance'.

Part 9 of the Scheme refers to a 'Special Development Zone' which covers the campuses of the previous Royal Derwent Hospital and Willow Court Centre. A number of maps define areas of cultural heritage 'core sites' or 'peripheral sites', and potential Aboriginal heritage significance. These areas have been identified as sites of strategic importance for the economic development of the municipal area.

Redevelopment of these sites which capitalises upon the existing facilities and infrastructure is currently underway. The heritage values and conservation management issues for these sites has been assessed through a number of conservation management plans, as described in Section 6.3.

This Special Development Zone is discussed further in Section 8.3 of this report as part of the discussion on proposed heritage precincts.

8.11 Southern Midlands Planning Scheme 1998

Schedule 4 of the Southern Midlands Planning Scheme 2000 includes a 'Buildings and Works of Historic Significance' list. The basis for this list is not stated; however, it does include places that are also listed on the Register of the National Estate and the Tasmanian Heritage Register.

This Schedule is attached at Appendix F.

Under Part 9 - 'Special Areas' of the Planning Scheme, the towns of Oatlands, Kempton and Campania are listed as having 'Historic Precinct Special Areas' for particular parts of each town.

A 'Heritage Mile Precinct Special Area' is defined for an area generally covering the historic properties of "Oakwood", "Wybra Hall", "Marlbrook" and "Woodburn" on the western side of the Midland Highway at Mangalore and extends to the view-line of the ridge of the adjacent hills above these homesteads.

The boundaries for these Historic Precinct and Heritage Mile Precinct Special Area Overlays are shown in Section 8.4 of this report as part of the discussion on proposed heritage precincts.

With the completion of the Southern Midlands Heritage Project (GHD, 2007), the Council and Heritage Tasmania are undertaking a review of all the recommendations for places to be listed on the THR or on a local heritage inventory. This work is progressing at the time of writing.



Figure 22 - Ruins near Mount Seymour

8.12 Updating and Revising Council Heritage Schedules

For those places formally recognised through the World Heritage List, National Heritage List and Commonwealth Heritage List, Councils in the project need to make sure that their planning schemes and associated schedules clearly reflect the formal boundaries, definition, description and significance of these places.

For places listed on the Tasmanian Heritage Register, Councils in the project area need to ensure that their planning schemes and associated schedules reflect that where development or building applications are made over such places which could have an impact, or potential impact, on heritage values, the Tasmanian Heritage Council will make the final decision on the heritage aspects of such applications.

Schedules of listed places for each planning scheme should be amended to remove places listed on the THR, to avoid duplication and confusion for local communities and land owners over how the heritage values of their properties are managed.

For places of local heritage significance, these should be listed on the relevant planning scheme and schedule by Councils in the project area. Such listings need to be kept regularly updated as new places are approved for listing or places removed.



Figure 23 - Gretna Green Hotel

This popular hotel is listed on the Tasmanian Heritage Register

9 Proposed Heritage Precincts

As discussed in Section 5.6, it is also recognised that there are broader areas or precincts that should be identified as having heritage significance, which may include specific places of heritage significance that are based on individual properties and/or buildings. These broader areas may embody a cultural landscape, streetscape or townscape that has a number of significant common features or values for which a precinct can provide better overall management and protection under a planning framework. A number of heritage precincts have been recommended within this HMP for each of the municipalities within the project area. These precincts have been defined through an assessment of existing heritage precincts or heritage overlays, a review of the recommendations of other heritage studies, a review of existing heritage places in each area and consideration of the historic context.

9.1 Precinct Policy Statements

Each heritage precinct must have a detailed policy statement described within the relevant planning scheme documentation (as discussed in Section 5.6.3), comprising information on the following:

- Precinct name;
- Planning scheme reference;
- Introduction;
- Location description (plus definition of the precinct boundaries on a map or plan);
- Policy objectives;
- Precinct characteristics;
- Historic context statement;
- Identification of separate heritage places within the precinct;
- Statement of significance (based on the HERCON Criteria with a brief statement against each criteria)
- Design guidelines and planning controls, including exemptions; and
- Supporting information, plans, photographs, references etc.

Within this report each heritage precinct has had basic information provided based on the points defined above without going into detail on the characteristics, historic context, planning controls and/or guidance on design as this will form part of the next stage of the JLUPI process.

This information will need to be substantially added to as part of preparing formal precinct policy statements. In particular the statements of significance will need to be completed in greater detail, there may be other places worthy of being listed within each precinct and/or there may be other heritage values to be assessed.

Ideally more detailed assessment of these heritage precincts could be undertaken as part of the preparation of new heritage inventories for each municipality, or at the very least heritage studies for the townships within which the precincts are located.

9.2 *Proposed Heritage Precincts*

The proposed precincts in this HMP are based on existing precincts, extensions to existing precincts or are new precincts. The draft policy statements and maps relating to each of the proposed heritage precincts are attached in the appendices as follows:

- Appendix G - Brighton Council Proposed Heritage Precincts
Pontville (new expanded precinct based on recommendations from Graeme Corney)
- Appendix H - Central Highlands Council Proposed Heritage Precincts
Bothwell (expanded area on existing precinct)
Hamilton (expanded area on existing precinct)
- Appendix I - Derwent Valley Council Proposed Heritage Precincts
New Norfolk - Willow Court (new precinct)
New Norfolk - Arthur Square (new precinct)
New Norfolk - Esplanade/Montague Street (new precinct)
- Appendix J - Southern Midlands Council Proposed Heritage Precincts
Campania (expanded area on existing precinct)
Colebrook (new precinct based on recent work by Heritage Tasmania and Southern Midlands Council)
Kempton (expanded area on existing precinct)
Mangalore (expanded area on existing precinct)
Oatlands (expanded area on existing precinct)

As can be seen all these precincts (with the exception of Mangalore) are based on upon existing townships and the cultural landscapes defined by these towns. It could be argued that there are also rural landscapes that should be defined under a precinct based approach. However, it is considered that the definition of cultural landscapes in the rural setting is a matter that should be based upon a policy framework established by Heritage Tasmania before individual councils take action.

9.3 *Potential Heritage Precincts*

Through the preparation for this HMP, a number of other areas were identified as potential heritage precincts, either based on recommendations made by others or from assessment of heritage studies and site investigations. These potential precincts are shown in Table 5. It is strongly suggested these areas need to be investigated further before any formal recommendations are made.

Table 5 - Potential Heritage Precincts

Location	Potential Heritage Precinct Area	Comments
Bushy Park (DVC)	A precinct generally covering the hop fields and settlement areas of the Bushy Park Estates	The Bushy Park Estates form a significant cultural landscape which shows the development of the hop industry over the past 150 years and the influence of the Shoobridge family. More detailed investigations need to be carried out before a final recommendation is made
Valleyfield and environs (DVC)	A precinct generally covering the properties of “Glen Derwent”, “Valleyfield” and “Rosedown Gardens” along the Derwent River	These old properties are evidence of early agricultural development around New Norfolk as well as forming an important setting along the river. More detailed investigations need to be carried out before a final recommendation is made
Parattah (SMC)	A precinct covering the township of Parattah was identified in the Southern Midlands Heritage Study	The GHD report recommendation needs to be reviewed in more detail, as it is considered the area proposed may be too extensive.
Jericho (SMC)	A precinct covering the hamlet of Jericho and surrounding farmland was identified in the Southern Midlands Heritage Study	The GHD report recommendation needs to be reviewed in more detail, as it is considered the area proposed may be too extensive.
Tunbridge (SMC)	A precinct covering part of the township of Tunbridge was identified in the Southern Midlands Heritage Study	At this point the GHD report recommendation cannot be supported; however, further research may identify new matters to be considered. A number of submissions were made seeking a precinct to be defined, covering land between the Main Road and Midland Highway, including the bridge and Tunbridge Wells Inn. The SMC has supported further investigations and discussions with landowners on defining a precinct.
Mangalore (SMC)	A precinct covering the “Shene” property and its surrounds. This area could be added as an extension to the Mangalore Heritage Precinct	The “Shene” property is of high heritage significance and its landscape setting has long been recognised as having heritage value. A number of submissions were made seeking a precinct to be defined, covering land between Ballyhooly Road and Tea Tree Road, possibly linking to the Pontville heritage precinct. The SMC has supported a precinct including “Shene”, but further discussions should include Brighton Council and landowners on the definition and management of this precinct. However, any precinct boundary needs to be considered as part of the current route planning for the Bagdad Bypass. More detailed investigations need to be carried out before a final recommendation is made.

10 Further Research and Investigations

Given the scope of this project it has not been possible to undertake all the work necessary to update and provide a complete inventory of heritage places or deal with a range of other matters. However, to assist councils in determining the priority for future work the following is provided.

10.1 *Historic Context*

While this HMP has provided a basis overview of the historic context for the project area, not including the Southern Midlands which has been dealt with separately, it would be appropriate for further historic research to be undertaken.

To complement the number of existing heritage studies that have been undertaken as part of specific developments or works, it would be appropriate for Councils to facilitate further historic research on major townships and/or based around the key themes described in this report. It is fair to say that recent work has dealt in detail with Brighton Municipality (Alexander, 2006) and parts of Southern Midlands, particularly Oatlands; however, there is more that could be done on Central Highlands and Derwent Valley communities, building on other histories noted in the Bibliography.

One theme that has been identified has been that of power development, which has had a major influence on development through the Central Highlands and to a lesser degree the Derwent Valley. Hydro Tasmania's Cultural Heritage Program is the mechanism for continuing research into this aspect of Tasmania's history. However, Councils should support the assessment of early construction villages and the community aspects of hydro-electric development through the 20th Century.

10.2 *Heritage Inventories*

It is clear that each Council does not have established and up-to-date inventories of heritage places within each municipality. As noted in Section 7, Southern Midlands Council and Heritage Tasmania are currently working through the recommendations of the Southern Midlands Heritage Project (GHD, 2007), but this will take some time to complete.

For the other councils, there is an immediate need to commence compiling information on heritage places in each municipal area. This HMP has identified where information is held by Councils, but there is no formal process for researching, collating or indexing such information.

Preparing heritage inventories should be part of broader heritage studies and selected archaeological zoning plans undertaken within council areas. It would be appropriate that such studies be commissioned once the heritage management framework recommended in this HMP has been endorsed by Councils.

10.3 *Heritage Precincts*

As discussed in Section 9, a number of heritage precincts have been identified. While there is sufficient information at present to make such recommendations, there needs to be further work done for each precinct to complete the draft policy statements provided in this HMP.

In particular precinct, statements of significance, design guidelines and planning controls will need to be established as part of the next stage of the JLUPI process - the preparation of new planning schemes and schedules. There may also be other places of heritage significance within each precinct that need to be assessed.

Through the preparation for this HMP, a number of other areas were identified as potential heritage precincts, either based on recommendations made by others or from assessment of heritage studies and site investigations. It is strongly suggested these areas need to be investigated further before any formal recommendations are made.

11 Conclusions and Recommendations

The primary aim in developing this Heritage Management Plan has been to provide a framework that delivers greater certainty, clarity and openness for all parties in how heritage issues should be managed at the local level. By adopting the approach and recommendations contained in this Plan, heritage management can be a positive contributor to social, economic and cultural development for local communities in the future.

The recommendations are listed in Table 6.

Table 6- List of Recommendations arising from this Plan

Issue	Recommendations
<i>Adoption of National Heritage Standards</i>	1 Councils need to formally adopt the nationally accepted guidelines and standards for heritage management based upon the Burra Charter and the HERCON Criteria, as well as recognising the tiered approach for the management of heritage values across Australia. For consistency, councils should follow the criteria identified in the forthcoming State heritage legislation.
<i>Heritage Management Framework</i>	2 The principles and approach outlined in this HMP must be adopted by each council in order to provide a clear heritage management framework that will deliver certainty and clarity to their communities.
<i>Conservation Management Policy</i>	3 Heritage places within each municipality should be managed and conserved as a collection of places of cultural significance to the local community living within the municipality.
<i>Historic and Contextual Research</i>	4 Councils should support further research, particularly where development opportunities involve heritage places and/or if Council-owned property is being considered for future development or change of use. 5 Councils should encourage local history rooms and other groups to undertake specific research for places of local heritage significance to support the preparation of detailed inventory sheets. 6 All existing heritage studies and reports, for private or public properties, should be collated and indexed at a central point for each municipality.
<i>Management of Heritage Places of State Significance</i>	7 The assessment and management of heritage places of state significance will be carried out by the Tasmanian Heritage Council. Councils need to ensure that the THC clearly informs landowners of the assessment process for nominated properties, as well as the process for assessing development and building applications. 8 There should be an integrated assessment of planning and heritage matters for individual properties. Therefore, local councils must be formally involved with any heritage assessments undertaken at the state level.
<i>Management of Heritage Places of Local Significance</i>	9 Councils need to accept responsibility for the listing and management of places of local heritage significance. 10 Places of local heritage significance should be listed on Council planning schemes. Each listing should be supported by an inventory sheet, based on a common template endorsed by Heritage Tasmania.

Issue	Recommendations
Heritage Precincts	<p>11 Councils should adopt the heritage precincts defined in this Plan for the following towns and areas: Brighton Municipality - Pontville; Central Highlands Municipality - Bothwell, Hamilton; Derwent Valley Municipality - New Norfolk: Willow Court, Arthur Square and Esplanade/Montague Street; Southern Midlands Council - Campania, Colebrook, Kempton, Mangalore and Oatlands.</p> <p>12 Each heritage precinct should have a separate policy statement, comprising information on the location, characteristics, context, a statement of significance, design guidelines and planning controls. More detailed assessment of these heritage precincts is required to confirm their heritage values.</p> <p>13 Further investigations should be undertaken on a number of potential heritage precincts listed in this HMP before any formal recommendations are made to incorporate these in planning schemes.</p>
Planning Schemes - Heritage Schedules	<p>14 Schedules of listed places for each planning scheme should be amended to remove places listed on the Tasmanian Heritage Register to avoid duplication and confusion for landowners. However, where places may possess a range of state and local heritage values, a protocol should be developed between the relevant council and the THC to ensure all values are identified and considered in any decision.</p> <p>15 Places of local heritage significance should be listed on the relevant schedule under each planning scheme and such listings kept regularly updated as new places are approved for listing or places removed.</p> <p>16 New heritage schedules should be developed as part of new planning schemes for each Council following the key elements defined in this Plan.</p>
Community Consultation	<p>17 Councils must establish open and transparent procedures for informing landowners, residents and local communities about proposed heritage listings, as well as the mechanisms by which they can contribute to the listing process, making representations and seeking professional support.</p> <p>18 Councils should encourage local communities to become involved with local heritage management through cultural heritage activities, historical seminars, restoration projects and archaeological investigations.</p>
Local Government Heritage Management and Resources	<p>19 Each Council should appoint a heritage officer to deal with the assessment and nomination process for heritage places of local significance, as well to provide advice and guidance to land owners and council management on the planning process when works are proposed that may impact on heritage places and values.</p> <p>20 The Brighton, Central Highlands and Derwent Valley Councils should seek funding and support from the State Government to undertaken heritage projects including the development of comprehensive heritage inventories for their respective municipalities.</p> <p>21 Heritage Tasmania should commit to providing a high level of guidance and support to local councils and landowners over heritage management and conservation policy and practices.</p>

12 Glossary of Cultural Heritage Terminology

These terms have been adopted from the *Burra Charter* (Australia ICOMOS, 1999).

Adaptation:	Modifying a place or object to suit the existing use or a proposed use.
Associations:	Refers to the special connections that exist between people and a place or object.
Compatible use:	A use which respects the cultural significance of a place. Such a use involves no, or minimal, impact on cultural significance.
Conservation:	All the processes of looking after a place so as to retain its cultural significance.
Cultural Significance:	Aesthetic, historic, scientific, social or spiritual values for past, present or future generations.
Fabric:	Refers to all the physical material of a place or object including components, fixtures, and contents.
Maintenance:	The continuous protective care of the fabric and setting of a place or object. It is not the same as repair which involves restoration or reconstruction.
Place:	Means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.
Preservation:	Retaining the fabric of a place or object in its existing state and retarding deterioration.
Reconstruction:	Returning a place or object to a known earlier state and is distinguished from restoration by the introduction of new material into the fabric.
Restoration:	Returning the existing fabric of a place or object to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.
Setting:	Refers to the area around a place or object which may include the visual catchment.
Use:	Refers to the functions of a place or object, as well as the activities and practices that may occur at the place.

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**Appendix A Register of the National Estate
- Listings of places by Council area**

AUSTRALIAN HERITAGE PLACES INVENTORY

Brighton Municipality

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| 1. | <u>Brighton Army Barracks</u>
Midland Hwy, Brighton, TAS | LGA: Brighton Municipality
Source: Register of the National Estate |
| 2. | <u>Brooksby</u>
284 Midland Hwy, Pontville, TAS | LGA: Brighton Municipality
Source: Register of the National Estate |
| 3. | <u>Gagebrook House</u>
239 Old Beach Rd, Old Beach, TAS | LGA: Brighton Municipality
Source: Register of the National Estate |
| 4. | <u>Indigenous Place</u>
Brighton, TAS | LGA: Brighton Municipality
Source: Register of the National Estate |
| 5. | <u>Jordan River Road Bridge</u>
Midland Hwy, Pontville, TAS | LGA: Brighton Municipality
Source: Register of the National Estate |
| 6. | <u>Lansdowne</u>
4 Glebe St, Pontville, TAS | LGA: Brighton Municipality
Source: Register of the National Estate |
| 7. | <u>Pontville Small Arms Range Grassland Site</u>
Rifle Range Rd, Pontville, TAS | LGA: Brighton Municipality
Source: Register of the National Estate |
| 8. | <u>Post Office (former)</u>
268 Midland Hwy, Pontville, TAS | LGA: Brighton Municipality
Source: Register of the National Estate |
| 9. | <u>St Marks Anglican Church & Graveyard</u>
Midland Hwy, Pontville, TAS | LGA: Brighton Municipality
Source: Register of the National Estate |
| 10. | <u>Stonefield</u>
266 Elderslie Rd, Brighton, TAS | LGA: Brighton Municipality
Source: Register of the National Estate |
| 11. | <u>The Barracks</u>
Midland Hwy, Pontville, TAS | LGA: Brighton Municipality
Source: Register of the National Estate |
| 12. | <u>The Lodge</u>
Midland Hwy, Brighton, TAS | LGA: Brighton Municipality
Source: Register of the National Estate |
| 13. | <u>The Sheiling</u>
Queen St, Pontville, TAS | LGA: Brighton Municipality
Source: Register of the National Estate |
| 14. | <u>Woodlands House and Outbuildings</u>
793 Tea Tree Rd, Tea Tree, TAS | LGA: Brighton Municipality
Source: Register of the National Estate |
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| 18. | <u>Elizabeth House</u>
High St, Bothwell, TAS | LGA: Central Highlands Municipality
Source: Register of the National Estate |
| 19. | <u>Fort Wentworth</u>
Wentworth St, Bothwell, TAS | LGA: Central Highlands Municipality
Source: Register of the National Estate |
| 20. | <u>Glenelg and Barn</u>
Lyell Hwy, Gretna, TAS | LGA: Central Highlands Municipality
Source: Register of the National Estate |
| 21. | <u>Glycine Latrobeana Site</u>
Steppes, TAS | LGA: Central Highlands Municipality
Source: Register of the National Estate |
| 22. | <u>Gunns Lake Area</u>
Poatina, TAS | LGA: Central Highlands Municipality
Source: Register of the National Estate |
| 23. | <u>Indigenous Place</u>
Hamilton, TAS | LGA: Central Highlands Municipality
Source: Register of the National Estate |
| 24. | <u>Indigenous Place</u>
Miena, TAS | LGA: Central Highlands Municipality
Source: Register of the National Estate |
| 25. | <u>Indigenous Place</u>
Maydena, TAS | LGA: Central Highlands Municipality
Source: Register of the National Estate |
| 26. | <u>Indigenous Place</u>
Montacute via Bothwell, TAS | LGA: Central Highlands Municipality
Source: Register of the National Estate |
| 27. | <u>Indigenous Place</u>
Miena, TAS | LGA: Central Highlands Municipality
Source: Register of the National Estate |
| 28. | <u>Indigenous Place</u>
Poatina, TAS | LGA: Central Highlands Municipality
Source: Register of the National Estate |
| 29. | <u>Indigenous Place</u>
Poatina, TAS | LGA: Central Highlands Municipality
Source: Register of the National Estate |
| 30. | <u>Indigenous Place</u>
Bothwell, TAS | LGA: Central Highlands Municipality
Source: Register of the National Estate |
| 31. | <u>Indigenous Place</u>
Poatina, TAS | LGA: Central Highlands Municipality
Source: Register of the National Estate |
| 32. | <u>Indigenous Place</u>
Bronte Park, TAS | LGA: Central Highlands Municipality
Source: Register of the National Estate |
| 33. | <u>Indigenous Place</u>
Derwent Bridge, TAS | LGA: Central Highlands Municipality
Source: Register of the National Estate |
| 34. | <u>Lake Fergus - Travellers Rest River Area</u>
Derwent Bridge, TAS | LGA: Central Highlands Municipality
Source: Register of the National Estate |
| 35. | <u>Lake Sorell Wildlife Sanctuary</u>
Tunbridge, TAS | LGA: Central Highlands Municipality
Source: Register of the National Estate |

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| 36. | <u>Literary Society Library (Former)</u>
57 Alexander St, Bothwell, TAS | LGA: Central Highlands Municipality
Source: Register of the National Estate |
| 37. | <u>Llanberis</u>
1519 Hollow Tree Rd, Hollow Tree, TAS | LGA: Central Highlands Municipality
Source: Register of the National Estate |
| 38. | <u>Millbrook Water Mill</u>
Victoria Valley Rd, Ouse, TAS | LGA: Central Highlands Municipality
Source: Register of the National Estate |
| 39. | <u>Mitchells Cottage</u>
Nant La, Bothwell, TAS | LGA: Central Highlands Municipality
Source: Register of the National Estate |
| 40. | <u>Monpeelyata Fossil Flora Site</u>
Monpeelyata Rd, Shannon, TAS | LGA: Central Highlands Municipality
Source: Register of the National Estate |
| 41. | <u>Mount Field National Park</u>
National Park, TAS | LGA: Central Highlands Municipality
Source: Register of the National Estate |
| 42. | <u>North Western Corner of Lake Crescent</u>
Interlaken Rd, Interlaken, TAS | LGA: Central Highlands Municipality
Source: Register of the National Estate |
| 43. | <u>Post Office (Former)</u>
2 Patrick St, Bothwell, TAS | LGA: Central Highlands Municipality
Source: Register of the National Estate |
| 44. | <u>Rathmore</u>
2158 Hollow Tree Rd, Hollow Tree, TAS | LGA: Central Highlands Municipality
Source: Register of the National Estate |
| 45. | <u>Ratho Homestead</u>
Lake Hwy, Bothwell, TAS | LGA: Central Highlands Municipality
Source: Register of the National Estate |
| 46. | <u>Ratho Homestead and Outbuildings</u>
Lake Hwy, Bothwell, TAS | LGA: Central Highlands Municipality
Source: Register of the National Estate |
| 47. | <u>Rock Cottage</u>
94 Dennistoun Rd, Bothwell, TAS | LGA: Central Highlands Municipality
Source: Register of the National Estate |
| 48. | <u>Rose Cottage</u>
112 Elizabeth St, Bothwell, TAS | LGA: Central Highlands Municipality
Source: Register of the National Estate |
| 49. | <u>School House (Former)</u>
Franklin Pl, Hamilton, TAS | LGA: Central Highlands Municipality
Source: Register of the National Estate |
| 50. | <u>Sherwood</u>
Sherwood Rd, Bothwell, TAS | LGA: Central Highlands Municipality
Source: Register of the National Estate |
| 51. | <u>Slate Cottage</u>
High St, Bothwell, TAS | LGA: Central Highlands Municipality
Source: Register of the National Estate |
| 52. | <u>St James Church</u>
Montacute Rd, Montacute, TAS | LGA: Central Highlands Municipality
Source: Register of the National Estate |
| 53. | <u>St John the Baptist Anglican Church & Churchyard</u>
Bridge Hotel Rd, Ouse, TAS | LGA: Central Highlands Municipality
Source: Register of the National Estate |

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| 54. | <u>St Lukes Uniting Church</u>
104 Dennistoun Rd, Bothwell, TAS | LGA: Central Highlands Municipality
Source: Register of the National Estate |
| 55. | <u>St Mary the Virgin Anglican Church and Churchyard</u>
31 Church Rd, Gretna, TAS | LGA: Central Highlands Municipality
Source: Register of the National Estate |
| 56. | <u>St Michaels & All Angels Church</u>
Patrick St, Bothwell, TAS | LGA: Central Highlands Municipality
Source: Register of the National Estate |
| 57. | <u>Steppes State Reserve</u>
Lake Hwy, Steppes, TAS | LGA: Central Highlands Municipality
Source: Register of the National Estate |
| 58. | <u>Stone Cottage</u>
6 High St, Bothwell, TAS | LGA: Central Highlands Municipality
Source: Register of the National Estate |
| 59. | <u>Stone Cottage</u>
97 Dennistoun Rd, Bothwell, TAS | LGA: Central Highlands Municipality
Source: Register of the National Estate |
| 60. | <u>Stone Residence & Outbuilding</u>
8 Patrick St, Bothwell, TAS | LGA: Central Highlands Municipality
Source: Register of the National Estate |
| 61. | <u>Strathbarton House & Outbuildings</u>
Lower Marshes Rd, Apsley, TAS | LGA: Central Highlands Municipality
Source: Register of the National Estate |
| 62. | <u>Strathborough</u>
RA 1519 Hollow Tree Rd, Hollow Tree, TAS | LGA: Central Highlands Municipality
Source: Register of the National Estate |
| 63. | <u>Tannery now Residence</u>
Wentworth St, Bothwell, TAS | LGA: Central Highlands Municipality
Source: Register of the National Estate |
| 64. | <u>Thorpe Mill</u>
Dennistoun Rd, Bothwell, TAS | LGA: Central Highlands Municipality
Source: Register of the National Estate |
| 65. | <u>Two Brick Cottages</u>
63 Alexander St, Bothwell, TAS | LGA: Central Highlands Municipality
Source: Register of the National Estate |
| 66. | <u>Wentworth House</u>
Wentworth St, Bothwell, TAS | LGA: Central Highlands Municipality
Source: Register of the National Estate |
| 67. | <u>Whites Shop & Outbuildings</u>
124 Queen St, Bothwell, TAS | LGA: Central Highlands Municipality
Source: Register of the National Estate |
| 68. | <u>Wilsons Creek Fossil Flora Site</u>
Tarraleah, TAS | LGA: Central Highlands Municipality
Source: Register of the National Estate |
| 69. | <u>Wylids Craig</u>
Wayatinah, TAS | LGA: Central Highlands Municipality
Source: Register of the National Estate |

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AUSTRALIAN HERITAGE PLACES INVENTORY

Derwent Valley Municipality

1. **Back River Uniting Church**
RA 49 Lawitta Rd, Magra, TAS
LGA: Derwent Valley Municipality
Source: Register of the National Estate
2. **Bridgewater Bridge & Remains**
Midland Hwy, Bridgewater, TAS
LGA: Derwent Valley Municipality
Source: Register of the National Estate
3. **Bridgewater Causeway**
Midland Hwy, Granton, TAS
LGA: Derwent Valley Municipality
Source: Register of the National Estate
4. **Bush Inn**
51 Montagu St, New Norfolk, TAS
LGA: Derwent Valley Municipality
Source: Register of the National Estate
5. **Derwent Cliffs State Reserve**
Ferry St, New Norfolk, TAS
LGA: Derwent Valley Municipality
Source: Register of the National Estate
6. **Derwent River Rail Bridge**
Hayes, TAS
LGA: Derwent Valley Municipality
Source: Register of the National Estate
7. **Frodshams Pass Invertebrate Site**
Scotts Peak Rd, Maydena, TAS
LGA: Derwent Valley Municipality
Source: Register of the National Estate
8. **Gordon Dam and Lake Gordon**
Gordon River Rd, Via Strathgordon, TAS
LGA: Derwent Valley Municipality
Source: Register of the National Estate
9. **Granton Convict and Memorial Group**
Lyell Hwy, Granton, TAS
LGA: Derwent Valley Municipality
Source: Register of the National Estate
10. **Granton Geological Monuments**
Granton, TAS
LGA: Derwent Valley Municipality
Source: Register of the National Estate
11. **Group of Hop Kilns**
Glenora Rd, Bushy Park, TAS
LGA: Derwent Valley Municipality
Source: Register of the National Estate
12. **Hallgreen**
59 Montagu St, New Norfolk, TAS
LGA: Derwent Valley Municipality
Source: Register of the National Estate
13. **Junee Cave State Reserve**
Maydena, TAS
LGA: Derwent Valley Municipality
Source: Register of the National Estate
14. **Maddens Oast House and Pickers Cottage**
RA 3013 Lyell Hwy, Rosegarland, TAS
LGA: Derwent Valley Municipality
Source: Register of the National Estate
15. **Marriotts Falls State Reserve**
Tyenna, TAS
LGA: Derwent Valley Municipality
Source: Register of the National Estate
16. **Mount Field Invertebrate Site**
Tyenna, TAS
LGA: Derwent Valley Municipality
Source: Register of the National Estate
17. **Redlands & Outbuildings**
759 Glenora Rd, Plenty, TAS
LGA: Derwent Valley Municipality
Source: Register of the National Estate

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| 18. | <u>Salmon Ponds</u>
70 Salmon Ponds Rd, Plenty, TAS | LGA: Derwent Valley Municipality
Source: Register of the National Estate |
| 19. | <u>Scotts Peak Dam and Lake Pedder</u>
Scotts Peak Rd, Via Strathgordon, TAS | LGA: Derwent Valley Municipality
Source: Register of the National Estate |
| 20. | <u>Scottsdale</u>
Lyell Hwy, New Norfolk, TAS | LGA: Derwent Valley Municipality
Source: Register of the National Estate |
| 21. | <u>St Matthews Anglican Church Group</u>
Bathurst St, New Norfolk, TAS | LGA: Derwent Valley Municipality
Source: Register of the National Estate |
| 22. | <u>The Gordon River Splits</u>
Strathgordon, TAS | LGA: Derwent Valley Municipality
Source: Register of the National Estate |
| 23. | <u>The Grange</u>
Boyer Rd, Boyer, TAS | LGA: Derwent Valley Municipality
Source: Register of the National Estate |
| 24. | <u>The Hermitage</u>
492 Molesworth Rd, Molesworth, TAS | LGA: Derwent Valley Municipality
Source: Register of the National Estate |
| 25. | <u>Toll House Historic Site</u>
27 Boyer Rd, New Norfolk, TAS | LGA: Derwent Valley Municipality
Source: Register of the National Estate |
| 26. | <u>Turriff Lodge Hop Kilns</u>
Lyell Hwy, New Norfolk, TAS | LGA: Derwent Valley Municipality
Source: Register of the National Estate |
| 27. | <u>Valleyfield & Outbuildings</u>
120 Hamilton Rd, New Norfolk, TAS | LGA: Derwent Valley Municipality
Source: Register of the National Estate |
| 28. | <u>Willow Court Asylum Precinct</u>
Humphrey St, New Norfolk, TAS | LGA: Derwent Valley Municipality
Source: Register of the National Estate |
| 29. | <u>Willow Court Barracks Building</u>
Humphrey St, New Norfolk, TAS | LGA: Derwent Valley Municipality
Source: Register of the National Estate |

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AUSTRALIAN HERITAGE PLACES INVENTORY

Southern Midlands Municipality

1. **Anglican Parish Hall**
1 Gay St, Oatlands, TAS
LGA: Southern Midlands Municipality
Source: Register of the National Estate
2. **ANZ Bank, Residence and Stables**
50 High St, Oatlands, TAS
LGA: Southern Midlands Municipality
Source: Register of the National Estate
3. **Ballochmyle House, Cottage and Stables**
RA 160 Ballochmyle Rd, Tunbridge, TAS
LGA: Southern Midlands Municipality
Source: Register of the National Estate
4. **Baptist Church**
10 Dysart Dr, Dysart, TAS
LGA: Southern Midlands Municipality
Source: Register of the National Estate
5. **Birmingham Arms Inn (former)**
Birmingham Arms Rd, Oatlands, TAS
LGA: Southern Midlands Municipality
Source: Register of the National Estate
6. **Bowermans General Store**
Main St, Tunbridge, TAS
LGA: Southern Midlands Municipality
Source: Register of the National Estate
7. **Broadmarsh Post Office**
Elderslie Rd, Broadmarsh, TAS
LGA: Southern Midlands Municipality
Source: Register of the National Estate
8. **Callington Mill Historic Site**
Old Mill Ln, Oatlands, TAS
LGA: Southern Midlands Municipality
Source: Register of the National Estate
9. **Campania House**
261 Estate Rd, Campania, TAS
LGA: Southern Midlands Municipality
Source: Register of the National Estate
10. **Campania Mill (former)**
53 Reeve St, Campania, TAS
LGA: Southern Midlands Municipality
Source: Register of the National Estate
11. **Campbell Memorial Church & Fence**
28 High St, Oatlands, TAS
LGA: Southern Midlands Municipality
Source: Register of the National Estate
12. **Cantwells Shop**
120 High St, Oatlands, TAS
LGA: Southern Midlands Municipality
Source: Register of the National Estate
13. **Chauncy Vale House, Outbuildings and Garden**
Chauncy Vale Rd, Bagdad, TAS
LGA: Southern Midlands Municipality
Source: Register of the National Estate
14. **Chauncy Vale Wildlife Sanctuary**
Chauncy Vale Rd, Bagdad, TAS
LGA: Southern Midlands Municipality
Source: Register of the National Estate
15. **Commissariat and Guard House (former)**
Barrack St, Oatlands, TAS
LGA: Southern Midlands Municipality
Source: Register of the National Estate
16. **Dysart House & Outbuildings**
26 Main St, Kempton, TAS
LGA: Southern Midlands Municipality
Source: Register of the National Estate

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| 17. | <u>Elder Grove Cottage and Barracks</u>
York Plains Rd, York Plains, TAS | LGA: Southern Midlands Municipality
Source: Register of the National Estate |
| 18. | <u>Elm Cottage</u>
82 High St, Oatlands, TAS | LGA: Southern Midlands Municipality
Source: Register of the National Estate |
| 19. | <u>Fernleigh</u>
76 Main St, Kempton, TAS | LGA: Southern Midlands Municipality
Source: Register of the National Estate |
| 20. | <u>Fonthill, Outbuildings & Log Cabin</u>
RA 1025 Lemont Rd, Lemont, TAS | LGA: Southern Midlands Municipality
Source: Register of the National Estate |
| 21. | <u>Hardwick House</u>
RA 2495 Colebrook Rd, Colebrook, TAS | LGA: Southern Midlands Municipality
Source: Register of the National Estate |
| 22. | <u>Hilly Park Cottage, Barn & Sheep Dip</u>
RA 180 Inglewood Rd, Parattah, TAS | LGA: Southern Midlands Municipality
Source: Register of the National Estate |
| 23. | <u>Holyrood House</u>
40 High St, Oatlands, TAS | LGA: Southern Midlands Municipality
Source: Register of the National Estate |
| 24. | <u>Hutton Park Homestead Complex</u>
Muddy Plains Rd, Melton Mowbray, TAS | LGA: Southern Midlands Municipality
Source: Register of the National Estate |
| 25. | <u>Indigenous Place</u>
Elderslie, TAS | LGA: Southern Midlands Municipality
Source: Register of the National Estate |
| 26. | <u>Indigenous Place</u>
Lemont, TAS | LGA: Southern Midlands Municipality
Source: Register of the National Estate |
| 27. | <u>Indigenous Place</u>
Lemont, TAS | LGA: Southern Midlands Municipality
Source: Register of the National Estate |
| 28. | <u>Jordan House & Stable</u>
RA 622 Elderslie Rd, Brighton, TAS | LGA: Southern Midlands Municipality
Source: Register of the National Estate |
| 29. | <u>Kelvin Grove & Barn</u>
Midland Hwy, Melton Mowbray, TAS | LGA: Southern Midlands Municipality
Source: Register of the National Estate |
| 30. | <u>Lake Dulverton Wildlife Sanctuary</u>
Esplanade, Oatlands, TAS | LGA: Southern Midlands Municipality
Source: Register of the National Estate |
| 31. | <u>Lake Frederick Inn (former)</u>
99 High St, Oatlands, TAS | LGA: Southern Midlands Municipality
Source: Register of the National Estate |
| 32. | <u>Lake Tiberius Game Reserve</u>
Jericho, TAS | LGA: Southern Midlands Municipality
Source: Register of the National Estate |
| 33. | <u>Lepidium Hyssopifolium Bagdad Site</u>
Midland Hwy, Bagdad, TAS | LGA: Southern Midlands Municipality
Source: Register of the National Estate |
| 34. | <u>Little Quoin Rivulet Road Bridge</u>
Main St, Kempton, TAS | LGA: Southern Midlands Municipality
Source: Register of the National Estate |

35. **Lovely Banks Bridge**
Tedworth Dr, Melton Mowbray, TAS
LGA: Southern Midlands Municipality
Source: Register of the National Estate
36. **Mauriceton House, Stone Outbuilding & Gates**
Mauriceton La, The Hunting Ground via Kempton,
TAS
LGA: Southern Midlands Municipality
Source: Register of the National Estate
37. **Mount Vernon**
RA 3241 Midland Hwy, Melton Mowbray, TAS
LGA: Southern Midlands Municipality
Source: Register of the National Estate
38. **National Trust Cottage**
32 High St, Oatlands, TAS
LGA: Southern Midlands Municipality
Source: Register of the National Estate
39. **Northumbria Homestead and Outbuildings**
Jericho Rd, Jericho, TAS
LGA: Southern Midlands Municipality
Source: Register of the National Estate
40. **Oakwood**
1125 Midland Hwy, Mangalore, TAS
LGA: Southern Midlands Municipality
Source: Register of the National Estate
41. **Oatlands Historic Town**
Oatlands, TAS
LGA: Southern Midlands Municipality
Source: Register of the National Estate
42. **Old Gaol and High Walls**
Mason St, Oatlands, TAS
LGA: Southern Midlands Municipality
Source: Register of the National Estate
43. **Police Station (Former)**
24 Richmond St, Colebrook, TAS
LGA: Southern Midlands Municipality
Source: Register of the National Estate
44. **Presbyterian Parish Room**
44 High St, Oatlands, TAS
LGA: Southern Midlands Municipality
Source: Register of the National Estate
45. **Probation Station Ruins**
RA 405 Jericho Rd, Jericho, TAS
LGA: Southern Midlands Municipality
Source: Register of the National Estate
46. **Road Culvert**
Old Midland Hwy, Oatlands, TAS
LGA: Southern Midlands Municipality
Source: Register of the National Estate
47. **Roslyn and Outbuildings**
RA 409 White Kangaroo Rd, Campania, TAS
LGA: Southern Midlands Municipality
Source: Register of the National Estate
48. **Row of Eight Cottages and Barn**
124-138 High St, Oatlands, TAS
LGA: Southern Midlands Municipality
Source: Register of the National Estate
49. **Sandhill and Outbuildings**
140 Lower Marshes Rd, Jericho, TAS
LGA: Southern Midlands Municipality
Source: Register of the National Estate
50. **Shene and Homestead Blocks**
RA 76 Shene Rd, Pontville, TAS
LGA: Southern Midlands Municipality
Source: Register of the National Estate
51. **Shene Stables**
RA 76 Shene Rd, Pontville, TAS
LGA: Southern Midlands Municipality
Source: Register of the National Estate
52. **Spring Hill Watch House (former)**
RA 5 Tedworth Dr, Jericho, TAS
LGA: Southern Midlands Municipality
Source: Register of the National Estate

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| 53. | <u>St Annes Church</u>
Dysart Dr, Dysart, TAS | LGA: Southern Midlands Municipality
Source: Register of the National Estate |
| 54. | <u>St Marvys Anglican Church & Graveyard</u>
122 Main St, Kempton, TAS | LGA: Southern Midlands Municipality
Source: Register of the National Estate |
| 55. | <u>St Patricks Catholic Church</u>
2 Arthur St, Colebrook, TAS | LGA: Southern Midlands Municipality
Source: Register of the National Estate |
| 56. | <u>State School (former)</u>
73 High St, Oatlands, TAS | LGA: Southern Midlands Municipality
Source: Register of the National Estate |
| 57. | <u>Stockdale and Outbuildings</u>
RA 1719 Colebrook Rd, Colebrook, TAS | LGA: Southern Midlands Municipality
Source: Register of the National Estate |
| 58. | <u>Stone Fronted Brick Cottage</u>
48 High St, Oatlands, TAS | LGA: Southern Midlands Municipality
Source: Register of the National Estate |
| 59. | <u>Stone Horse Trough</u>
Blackwell Rd, Melton Mowbray, TAS | LGA: Southern Midlands Municipality
Source: Register of the National Estate |
| 60. | <u>Stonehenge & Outbuildings</u>
RA 1112 Stonehenge Rd, Stonehenge via Baden, TAS | LGA: Southern Midlands Municipality
Source: Register of the National Estate |
| 61. | <u>Strathelie & Outbuildings</u>
RA 974 Elderslie Rd, Broadmarsh, TAS | LGA: Southern Midlands Municipality
Source: Register of the National Estate |
| 62. | <u>Supreme Court House (former)</u>
Campbell St, Oatlands, TAS | LGA: Southern Midlands Municipality
Source: Register of the National Estate |
| 63. | <u>The Cottage</u>
27 Main St, Kempton, TAS | LGA: Southern Midlands Municipality
Source: Register of the National Estate |
| 64. | <u>The Manse</u>
28 High St, Oatlands, TAS | LGA: Southern Midlands Municipality
Source: Register of the National Estate |
| 65. | <u>Town Hall</u>
71 High St, Oatlands, TAS | LGA: Southern Midlands Municipality
Source: Register of the National Estate |
| 66. | <u>Township Lagoon Area</u>
Brent St, Tunbridge, TAS | LGA: Southern Midlands Municipality
Source: Register of the National Estate |
| 67. | <u>Two Stone & Brick Shops Marked Established 1833</u>
Main St, Kempton, TAS | LGA: Southern Midlands Municipality
Source: Register of the National Estate |
| 68. | <u>Uniting Church Former Congregational Church</u>
54 Main St, Kempton, TAS | LGA: Southern Midlands Municipality
Source: Register of the National Estate |
| 69. | <u>Wardour Castle Inn (Former)</u>
1 High St, Oatlands, TAS | LGA: Southern Midlands Municipality
Source: Register of the National Estate |
| 70. | <u>Waterdale</u>
RA16 Franklin St, Colebrook, TAS | LGA: Southern Midlands Municipality
Source: Register of the National Estate |

71. **Waverley House**
RA 654 Bowhill Rd, Oatlands, TAS
LGA: Southern Midlands Municipality
Source: Register of the National Estate
72. **Waverley Lodge and Outbuildings**
Bowhill Rd, Oatlands, TAS
LGA: Southern Midlands Municipality
Source: Register of the National Estate
73. **Windarra**
1447 Tea Tree Rd, Rekuna, TAS
LGA: Southern Midlands Municipality
Source: Register of the National Estate

Report produced : 10/11/2009 AHPI URL : <http://www.environment.gov.au/heritage/ahpi/index.html>

**Appendix B Tasmanian Heritage Register
- Listing of Places by Council area**

Tasmanian Heritage Register - Permanent and Provisional Listings as at 15 October 2009: Brighton Municipality

ID	PLACE NAME	PLACE ADDRESS	TOWN	P'CODE	THR STATUS	MUNICIPALITY
617	Fairfield, formerly Hayfield	14 Esplanade	Bridgewater	7030	Permanently Registered	Brighton
618	Bridgewater Bridge	Esplanade	Bridgewater	7030	Permanently Registered	Brighton
619	Parkholm	RA 288 Midland Highway	Bridgewater	7030	Permanently Registered	Brighton
620	Genappe	RA 50 Boyer Road	Bridgewater	7030	Permanently Registered	Brighton
621	Cottage	25 Sorell Street	Bridgewater	7030	Permanently Registered	Brighton
622	Parkview	11 Weily Park Road	Bridgewater	7030	Permanently Registered	Brighton
623	Cottage	32 Weily Park Road	Bridgewater	7030	Permanently Registered	Brighton
624	St Mary's Anglican Church and Cemetery	20 Old Main Road	Bridgewater	7030	Permanently Registered	Brighton
625	Coronation Hall	Old Midland Highway	Bridgewater	7030	Permanently Registered	Brighton
626	Cottage	70 Andrew Street	Brighton	7030	Permanently Registered	Brighton
627	House	88 Andrew Street	Brighton	7030	Permanently Registered	Brighton
628	Cottage	91 Andrew Street	Brighton	7030	Permanently Registered	Brighton
629	The Cottage	620 Briggs Road	Brighton	7030	Permanently Registered	Brighton
630	Stone Cottage	13 Derwent Street	Brighton	7030	Permanently Registered	Brighton
631	Cottage	RA 621 Elderslie Road	Brighton	7030	Permanently Registered	Brighton
632	House	1 Racecourse Road	Brighton	7030	Permanently Registered	Brighton
633	The Lodge	RA 508 Midland Highway	Brighton	7030	Permanently Registered	Brighton
634	Cottage	35 Midland Highway	Brighton	7030	Permanently Registered	Brighton
636	Wakefield	RA 20 Midland Highway	Brighton	7030	Permanently Registered	Brighton
637	House	RA 417 Millvale Road	Dromedary	7030	Permanently Registered	Brighton
638	Stonefield (formerly Braeside)	266 Elderslie Road	Brighton	7030	Permanently Registered	Brighton
639	Uniting Church and Cemetery	37 Briggs Road	Gagebrook	7030	Permanently Registered	Brighton
640	St George's Church	2 Briggs Road	Gagebrook	7030	Permanently Registered	Brighton
641	Gagebrook (now called Gage House)	Old Beach Road	Old Beach	7017	Permanently Registered	Brighton
642	The Pig and Whistle	41 Plymouth Road	Gagebrook	7030	Permanently Registered	Brighton
643	House	359 Baskerville Road	Gagebrook	7030	Permanently Registered	Brighton
644	Craiglea	1 Glebe Street	Pontville	7030	Permanently Registered	Brighton

Tasmanian Heritage Register - Permanent and Provisional Listings as at 15 October 2009: Brighton Municipality

ID	PLACE NAME	PLACE ADDRESS	TOWN	P'CODE	THR STATUS	MUNICIPALITY
645	Shepherd's Cottage	2 Glebe Street	Pontville	7030	Permanently Registered	Brighton
646	Glendower	6 Glebe Street	Pontville	7030	Permanently Registered	Brighton
647	Lansdowne	4 Glebe Street	Pontville	7030	Permanently Registered	Brighton
648	Turnkey's Cottage	3 Marlborough Street	Pontville	7030	Permanently Registered	Brighton
649	Prison Commandant's Cottage	8 Prince Street	Pontville	7030	Permanently Registered	Brighton
650	The Sheiling	Queen Street	Pontville	7030	Permanently Registered	Brighton
651	St Matthew's Roman Catholic Church and Cemetery	195 Midland Highway	Pontville	7030	Permanently Registered	Brighton
652	Epsom Inn	244 Midland Highway	Pontville	7030	Permanently Registered	Brighton
653	Bridge Piers	Midland Highway	Pontville	7030	Permanently Registered	Brighton
654	Lythgo's Store	Midland Highway	Pontville	7030	Permanently Registered	Brighton
655	The Barracks' Cottage	Midland Highway	Pontville	7030	Permanently Registered	Brighton
656	Former Anglican Rectory	265 Midland Highway	Pontville	7030	Permanently Registered	Brighton
657	Stace House (former Post Office)	268 Midland Highway	Pontville	7030	Permanently Registered	Brighton
658	St Mark's Anglican Church and Cemetery	High Street	Pontville	7030	Permanently Registered	Brighton
659	Brooksby	284 Midland Highway	Pontville	7030	Permanently Registered	Brighton
661	Rosewood	RA 945 Back Tea Tree Road	Tea Tree	7017	Permanently Registered	Brighton
662	Glen Quoin	765 Back Tea Tree Road	Tea Tree	7017	Permanently Registered	Brighton
663	Torwood	610 Middle Tea Tree Road	Tea Tree	7017	Permanently Registered	Brighton
664	Eastwood	739 Middle Tea Tree Road	Tea Tree	7017	Permanently Registered	Brighton
665	St Thomas' Anglican Church and Cemetery	940 Middle Tea Tree Road	Tea Tree	7017	Permanently Registered	Brighton
668	Woodlands	793 Tea Tree Road	Tea Tree	7017	Permanently Registered	Brighton
669	Alma Lodge	1347 Tea Tree Road	Tea Tree	7017	Permanently Registered	Brighton
670	Former school	1167 Tea Tree Road	Tea Tree	7017	Permanently Registered	Brighton
671	Windarra	1447 Tea Tree Road	Tea Tree	7017	Permanently Registered	Brighton
808	Strathbarton	Lower Marshes Road	Apsley	7030	Permanently Registered	Brighton
8071	Uniting Church	RA 247 Midland Highway	Pontville	7030	Permanently Registered	Brighton

Tasmanian Heritage Register - Permanent and Provisional Listings as at 15 October 2009: Brighton Municipality

ID	PLACE NAME	PLACE ADDRESS	TOWN	P'CODE	THR STATUS	MUNICIPALITY
8076	House	1 Marlborough Street	Pontville	7030	Permanently Registered	Brighton
8303	Former Commandant's Cottage	RA 935 Midland Highway	Brighton	7030	Permanently Registered	Brighton
10010	Pontville Gaol / Watch House	Prince Street	Pontville	7030	Permanently Registered	Brighton
10277	Pontville Police Station	Midland Highway	Pontville	7030	Permanently Registered	Brighton
10278	Pontville Constable's Quarters	Prince Street	Pontville	7030	Permanently Registered	Brighton

Tasmanian Heritage Register - Permanent and Provisional Listings as at 15 October 2009: Central Highlands Municipality

ID	PLACE NAME	PLACE ADDRESS	TOWN	P'CODE	THR STATUS	MUNICIPALITY
7	Batt's Cottage	23 Alexander Street	Bothwell	7030	Permanently Registered	Central Highlands
8	Twin Cottages	16-18 Alexander Street	Bothwell	7030	Permanently Registered	Central Highlands
10	Literary Society Library	19 Alexander Street	Bothwell	7030	Permanently Registered	Central Highlands
11	Town Hall	19 Alexander Street	Bothwell	7030	Permanently Registered	Central Highlands
12	Bothwell Stores	12 Alexander Street	Bothwell	7030	Permanently Registered	Central Highlands
13	Bothwell Post Office	10 Alexander Street	Bothwell	7030	Permanently Registered	Central Highlands
14	Cottage	13 Alexander Street	Bothwell	7030	Permanently Registered	Central Highlands
15	White's Shop	20 Alexander Street	Bothwell	7030	Permanently Registered	Central Highlands
16	Crown Inn (The Bothwell Grange)	15 Alexander Street	Bothwell	7030	Permanently Registered	Central Highlands
17	CWA Rooms	8 Alexander Street	Bothwell	7030	Permanently Registered	Central Highlands
20	House	1 Alexander Street	Bothwell	7030	Permanently Registered	Central Highlands
21	Mrs Gatenby's Repose	2 Arthur Crescent	Bothwell	7030	Permanently Registered	Central Highlands
22	The Falls of Clyde	8 Dalrymple Street	Bothwell	7030	Permanently Registered	Central Highlands
24	Rock Cottage	1 Dennistoun Road	Bothwell	7030	Permanently Registered	Central Highlands
25	Cottage	5 Dennistoun Road	Bothwell	7030	Permanently Registered	Central Highlands
26	Cottage	8 Dennistoun Road	Bothwell	7030	Permanently Registered	Central Highlands
27	Cottage	7 Dennistoun Road	Bothwell	7030	Permanently Registered	Central Highlands
28	Grantham	1 Elizabeth Street	Bothwell	7030	Permanently Registered	Central Highlands
30	Cottage	12 Elizabeth Street	Bothwell	7030	Permanently Registered	Central Highlands
31	Ivy Cottage	4 Elizabeth Street	Bothwell	7030	Permanently Registered	Central Highlands
32	Birch Cottage	18 Elizabeth Street	Bothwell	7030	Permanently Registered	Central Highlands
33	Rose Cottage	20 Elizabeth Street	Bothwell	7030	Permanently Registered	Central Highlands
34	Owl Cottage	16 Elizabeth Street	Bothwell	7030	Permanently Registered	Central Highlands
35	Former Manse	24 Elizabeth Street	Bothwell	7030	Permanently Registered	Central Highlands
36	Our House	30 Elizabeth Street	Bothwell	7030	Permanently Registered	Central Highlands

Tasmanian Heritage Register - Permanent and Provisional Listings as at 15 October 2009: Central Highlands Municipality

ID	PLACE NAME	PLACE ADDRESS	TOWN	P'CODE	THR STATUS	MUNICIPALITY
37	Elizabeth House	10 High Street	Bothwell	7030	Permanently Registered	Central Highlands
38	Slate Cottage	4 High Street	Bothwell	7030	Permanently Registered	Central Highlands
39	House	16 High Street	Bothwell	7030	Permanently Registered	Central Highlands
40	Barwick Cottage	8 High Street	Bothwell	7030	Permanently Registered	Central Highlands
42	Cottage	6 High Street	Bothwell	7030	Permanently Registered	Central Highlands
43	Cottage and Butcher's Shop	30 High Street	Bothwell	7030	Permanently Registered	Central Highlands
44	St Luke's Uniting Church and Cemetery	10 Market Place	Bothwell	7030	Permanently Registered	Central Highlands
45	Former Headmaster's Residence	4 Market Place	Bothwell	7030	Permanently Registered	Central Highlands
46	Former State School	6 Market Place	Bothwell	7030	Permanently Registered	Central Highlands
47	St Michael and All Angels' Anglican Church	2 Market Place	Bothwell	7030	Permanently Registered	Central Highlands
48	Queen's Square War Memorial	Patrick Street	Bothwell	7030	Permanently Registered	Central Highlands
49	House	8 Patrick Street	Bothwell	7030	Permanently Registered	Central Highlands
50	Castle Hotel	14 Patrick Street	Bothwell	7030	Permanently Registered	Central Highlands
52	House	10 Patrick Street	Bothwell	7030	Permanently Registered	Central Highlands
53	Expressions of Interest	3 Patrick Street	Bothwell	7030	Permanently Registered	Central Highlands
54	Former Post Office	9 Patrick Street	Bothwell	7030	Permanently Registered	Central Highlands
56	Atholin	4 Patrick Street	Bothwell	7030	Permanently Registered	Central Highlands
61	Rockford	16 Schaw Street	Bothwell	7030	Permanently Registered	Central Highlands
62	Wentworth House	Wentworth Street	Bothwell	7030	Permanently Registered	Central Highlands
63	Clifton Priory	Wentworth Street	Bothwell	7030	Permanently Registered	Central Highlands
64	Fort Wentworth	Wentworth Street	Bothwell	7030	Permanently Registered	Central Highlands
65	Tannery	Wentworth Street	Bothwell	7030	Permanently Registered	Central Highlands
66	Former Thorpe Mill	Dennistoun Road	Bothwell	7030	Permanently Registered	Central Highlands
67	Nant	Nant Road	Bothwell	7030	Permanently Registered	Central Highlands

Tasmanian Heritage Register - Permanent and Provisional Listings as at 15 October 2009: Central Highlands Municipality

ID	PLACE NAME	PLACE ADDRESS	TOWN	P'CODE	THR STATUS	MUNICIPALITY
69	Berriedale	357 Humbie Road	Bothwell	7030	Permanently Registered	Central Highlands
70	Ratho	Highland Lakes Road	Bothwell	7030	Permanently Registered	Central Highlands
72	Dungrove	Dungrove Road	Bothwell	7030	Permanently Registered	Central Highlands
75	Selma	1840 Meadsfield Road	Bothwell	7030	Permanently Registered	Central Highlands
809	St Andrew's Church and Cemetery	RA1063 Ellendale Road	Ellendale	7140	Permanently Registered	Central Highlands
810	Askrigg	3348 Lyell Highway	Gretna	7140	Permanently Registered	Central Highlands
811	Bella Vista	RA 3417 Lyell Highway	Gretna	7140	Permanently Registered	Central Highlands
813	Clarendon House	205 Clarendon Road	Gretna	7140	Permanently Registered	Central Highlands
817	Gretna Green Hotel	RA 3423 Lyell Highway	Gretna	7140	Permanently Registered	Central Highlands
818	Stone Kiln	RA 3427 Lyell Highway	Gretna	7140	Permanently Registered	Central Highlands
821	School house and Cottage	3338 Lyell Highway	Gretna	7140	Permanently Registered	Central Highlands
823	Former Toll House	3339 Lyell Highway	Gretna	7140	Permanently Registered	Central Highlands
824	Barfleur	3291 Lyell Highway	Gretna	7140	Permanently Registered	Central Highlands
826	Church of St. Mary the Virgin and Cemetery	31 Church Road	Gretna	7140	Permanently Registered	Central Highlands
827	Glenelg	4281 Lyell Highway	Gretna	7140	Permanently Registered	Central Highlands
829	Norton Mandeville	RA 4079 Lyell Highway	Gretna	7140	Permanently Registered	Central Highlands
830	Allanvale	RA 268 Marked Tree Road	Hamilton	7140	Permanently Registered	Central Highlands
831	Rathlyn	430 Thousand Acre Lane	Hamilton	7140	Permanently Registered	Central Highlands
832	Langdon's Cottage (Cherry Villa)	12 Arthur Street	Hamilton	7140	Permanently Registered	Central Highlands
833	Former Langdon Store	49 Franklin Place	Hamilton	7140	Permanently Registered	Central Highlands
834	Mrs Hill's Cottage	25 Franklin Place	Hamilton	7140	Permanently Registered	Central Highlands
835	Emma's Cottage	10 Franklin Place	Hamilton	7140	Permanently Registered	Central Highlands
836	Former Warder's Cottage	Tarleton Street	Hamilton	7140	Permanently Registered	Central Highlands
838	Mulberry Cottage	8 Grace Street	Hamilton	7140	Permanently Registered	Central Highlands
839	Cottage	40 Franklin Place	Hamilton	7140	Permanently Registered	Central Highlands

Tasmanian Heritage Register - Permanent and Provisional Listings as at 15 October 2009: Central Highlands Municipality

ID	PLACE NAME	PLACE ADDRESS	TOWN	P'CODE	THR STATUS	MUNICIPALITY
840	Edward's Cottage	16 Franklin Place	Hamilton	7140	Permanently Registered	Central Highlands
841	Villeneuve Cottage	18 Franklin Place	Hamilton	7140	Permanently Registered	Central Highlands
842	McCauley's Cottage	21 Franklin Place	Hamilton	7140	Permanently Registered	Central Highlands
844	Glen Clyde Hotel	2 Grace Street	Hamilton	7140	Permanently Registered	Central Highlands
845	Hamilton Hotel and stables	10 Tarleton Street	Hamilton	7140	Permanently Registered	Central Highlands
846	Hamilton Inn and barn	7 George Street	Hamilton	7140	Permanently Registered	Central Highlands
848	Kelleher's Cottage	10 Linnet Street	Hamilton	7140	Permanently Registered	Central Highlands
849	James Jackson's Emporium	13 Franklin Place	Hamilton	7140	Permanently Registered	Central Highlands
850	Old Post Office	26 Franklin Place	Hamilton	7140	Permanently Registered	Central Highlands
851	Prospect House	RA 485 Hamilton Plains Road	Hamilton	7140	Permanently Registered	Central Highlands
852	School House	39 Franklin Place	Hamilton	7140	Permanently Registered	Central Highlands
853	St Peter's Church and Cemetery	15 Ponsonby Street	Hamilton	7140	Permanently Registered	Central Highlands
855	Blanch's Hamilton Store	32 Franklin Place	Hamilton	7140	Permanently Registered	Central Highlands
856	Anglican Rectory	23 Franklin Place	Hamilton	7140	Permanently Registered	Central Highlands
858	Victoria's Cottage	14 Franklin Place	Hamilton	7140	Permanently Registered	Central Highlands
859	Council Chambers and Cottage	6 Tarleton Street	Hamilton	7140	Permanently Registered	Central Highlands
860	Katrine Vale	RA 440 Green Valley Road	Hollow Tree	7140	Permanently Registered	Central Highlands
861	Rathmore	2158 Hollow Tree Road	Hollow Tree	7140	Permanently Registered	Central Highlands
862	Strathborough	RA 1519 Hollow Tree Road	Hollow Tree	7140	Permanently Registered	Central Highlands
863	Llanberis	1519 Hollow Tree Road	Hollow Tree	7140	Permanently Registered	Central Highlands
864	Sherwood	RA 1290 Hollow Tree Road	Hollow Tree	7140	Permanently Registered	Central Highlands
865	St. James' Church & Cemetery	RA 1288 Hollow Tree Road	Hollow Tree	7140	Permanently Registered	Central Highlands
866	Interlaken	3119 Interlaken Road	Interlaken	7120	Permanently Registered	Central Highlands
868	Bridge House	7 Bridge Hotel Road	Ouse	7140	Permanently Registered	Central Highlands
869	Ouse Catholic Church of the Immaculate Conception and Cemetery	RA 7001 Lyell Highway	Ouse	7140	Permanently Registered	Central Highlands

Tasmanian Heritage Register - Permanent and Provisional Listings as at 15 October 2009: Central Highlands Municipality

ID	PLACE NAME	PLACE ADDRESS	TOWN	P'CODE	THR STATUS	MUNICIPALITY
870	St John the Baptist Church and Cemetery	4 Bridge Hotel Road	Ouse	7140	Permanently Registered	Central Highlands
871	Sexton's Cottage	4 Bridge Hotel Road	Ouse	7140	Permanently Registered	Central Highlands
872	Cleveland	R A 7619 Lyell Highway	Ouse	7140	Permanently Registered	Central Highlands
873	Cluny	Dawson's Road	Ouse	7140	Permanently Registered	Central Highlands
875	Hunter's Hill Barn	167 Tor Hill Road	Ouse	7140	Permanently Registered	Central Highlands
877	Lawrenny	RA 6485 Lyell Highway	Ouse	7140	Permanently Registered	Central Highlands
878	Listowel	101 Victoria Valley Road	Ouse	7140	Permanently Registered	Central Highlands
879	Ousedale	RA 1100 Tor Hill Road	Ouse	7140	Permanently Registered	Central Highlands
881	Dunrobin	2069 Ellendale Road	Ouse	7140	Permanently Registered	Central Highlands
882	Lientwardine	7138 Lyell Highway	Ouse	7140	Permanently Registered	Central Highlands
883	Kenmere	261 Lanes Tier Road	Ouse	7140	Permanently Registered	Central Highlands
884	Cawood	167 Tor Hill Road	Ouse	7140	Permanently Registered	Central Highlands
885	Ashton	978 Victoria Valley Road	Ouse	7140	Permanently Registered	Central Highlands
886	Rotherwood	342 Victoria Valley Road	Ouse	7140	Permanently Registered	Central Highlands
887	Millbrook Water Mill	RA 82 Victoria Valley Road	Ouse	7140	Permanently Registered	Central Highlands
8054	House	5 Alexander Street	Bothwell	7030	Permanently Registered	Central Highlands
8061	Cottage	3 Alexander Street	Bothwell	7030	Permanently Registered	Central Highlands
8063	Cottage	4 Dalrymple Street	Bothwell	7030	Permanently Registered	Central Highlands
8744	Cottage	5 Queen Street	Bothwell	7030	Permanently Registered	Central Highlands
9924	Pump House Point	<No Entry>	Lake St Clair	7140	Permanently Registered	Central Highlands
10038	Montacute	1288 Montacute Road	Hollow Tree	7140	Permanently Registered	Central Highlands
10174	Steppes Hall	RA 5813 Highland Lakes Road	Steppes	7030	Permanently Registered	Central Highlands
10298	St Colman's Catholic Church & Cemetery	RA 931 Ellendale Road	Ellendale	7140	Permanently Registered	Central Highlands
10308	St James the Less Anglican Church & Cemetery	79 Church Road	Osterley	7140	Permanently Registered	Central Highlands

Tasmanian Heritage Register - Permanent and Provisional Listings as at 15 October 2009: Central Highlands Municipality

ID	PLACE NAME	PLACE ADDRESS	TOWN	P'CODE	THR STATUS	MUNICIPALITY
10794	Sandstone paving & kerbing	Queen, Alexander, Patrick & Dalymple Streets	Bothwell	7030	Permanently Registered	Central Highlands
10801	Mitchel's Cottage	Blair, Nant Lane	Bothwell	7030	Permanently Registered	Central Highlands
11002	O'Meagher's Cottage	Dogs Head Point	Lake Sorell		Provisionally Registered	Central Highlands

Tasmanian Heritage Register - Permanent and Provisional Listings as at 15 October 2009: Derwent Valley Municipality

ID	PLACE NAME	PLACE ADDRESS	TOWN	P'CODE	THR STATUS	MUNICIPALITY
1156	Hawthorn Lodge	1733 Glenora Road	Bushy Park	7140	Permanently Registered	Derwent Valley
1157	Bushy Park Estate	Glenora Road	Bushy Park	7140	Permanently Registered	Derwent Valley
1161	Former Uniting Church	Kenmore Road	Glenora	7140	Permanently Registered	Derwent Valley
1162	St. Augustine's Church	388 Gordon River Road	Macquarie Plains	7140	Permanently Registered	Derwent Valley
1165	Roslyn	233 Uxbridge Road	Bushy Park	7140	Permanently Registered	Derwent Valley
1166	Cemetery	60 Uxbridge Road	Bushy Park	7140	Permanently Registered	Derwent Valley
1167	Bryn Estyn	RA 68 Glenfern Road	Glenfern	7140	Permanently Registered	Derwent Valley
1172	Coniston House	635 Gordon River Road	Glenora	7140	Permanently Registered	Derwent Valley
1173	House	611 Gordon River Road	Glenora	7140	Permanently Registered	Derwent Valley
1174	Fenton Forest	910 Gordon River Road	Glenora	7140	Permanently Registered	Derwent Valley
1177	Forest Lodge	639 Gordon River Road	Glenora	7140	Permanently Registered	Derwent Valley
1178	Commandant's Cottage	RA 4 Forest Road	Granton	7030	Permanently Registered	Derwent Valley
1180	Rathbone's Lime Kilns	Lyell Highway	Granton	7030	Permanently Registered	Derwent Valley
1181	Mount Nassau	RA 329 Lyell Highway	Granton	7030	Permanently Registered	Derwent Valley
1182	Watch House	RA 1 Lyell Highway	Granton	7030	Permanently Registered	Derwent Valley
1185	Mayfair	2020 Lyell Highway	Lawitta - Macquarie Plains	7140	Permanently Registered	Derwent Valley
1186	Rosendale	1916 Lyell Highway	Lawitta	7140	Permanently Registered	Derwent Valley
1187	Slateford	2454 Lyell Highway	Hayes	7140	Permanently Registered	Derwent Valley
1189	Shooters Hill	2626 Lyell Highway	Hayes	7140	Permanently Registered	Derwent Valley
1190	Ringwood	154 Ringwood Road	Lachlan	7140	Permanently Registered	Derwent Valley
1191	Highpark	309 Ironstone Gully Road	Lachlan	7140	Permanently Registered	Derwent Valley
1192	St George Chapel-of-Ease	530 Lachlan Road	Lachlan	7140	Permanently Registered	Derwent Valley
1193	Cotswold	176 Lachlan Road	Lachlan	7140	Permanently Registered	Derwent Valley
1194	Hillcot	14 Moores Road	Lachlan	7140	Permanently Registered	Derwent Valley

Tasmanian Heritage Register - Permanent and Provisional Listings as at 15 October 2009: Derwent Valley Municipality

1196	Old School House	650 Lachlan Road	Lachlan	7140	Permanently Registered	Derwent Valley
1197	Forest Hill	365 Lachlan Road	Lachlan	7140	Permanently Registered	Derwent Valley
1199	House	RA 9 Lawitta Road	Lawitta	7140	Permanently Registered	Derwent Valley
1200	The Priory	1905 Lyell Highway	Lawitta	7140	Permanently Registered	Derwent Valley
1201	Railway bridge No. 3	<No Entry>	Macquarie Plains	7140	Permanently Registered	Derwent Valley
1202	Station and Water Tower	<No Entry>	Macquarie Plains	7140	Permanently Registered	Derwent Valley
1203	Denmark Hill	43 Black Hills Road	Magra	7140	Permanently Registered	Derwent Valley
1204	Stanton	504 Back River Road	Magra	7140	Permanently Registered	Derwent Valley
1205	Methodist Chapel and Cemetery	RA 49 Lawitta Road	Magra	7140	Permanently Registered	Derwent Valley
1206	School House	Back River Road	Magra	7140	Permanently Registered	Derwent Valley
1207	Glen Dhu	418 Glen Dhu Road	Molesworth	7140	Permanently Registered	Derwent Valley
1208	Hermitage	492 Molesworth Road	Molesworth	7140	Permanently Registered	Derwent Valley
1209	Kanandah Lodge	221 Molesworth Road	Molesworth	7140	Permanently Registered	Derwent Valley
1211	Belchers	RA 2166 Gordon River Road	National Park	7140	Permanently Registered	Derwent Valley
1212	St. Matthew's Church	Bathurst Street	New Norfolk	7140	Permanently Registered	Derwent Valley
1213	The Sunday School Hall	Bathurst Street	New Norfolk	7140	Permanently Registered	Derwent Valley
1214	The Rectory	2 Bathurst Street	New Norfolk	7140	Permanently Registered	Derwent Valley
1215	Millstones	Bathurst Street	New Norfolk	7140	Permanently Registered	Derwent Valley
1216	Cottage	46 Blair Street	New Norfolk	7140	Permanently Registered	Derwent Valley
1217	Toll House	27 Boyer Road	New Norfolk	7140	Permanently Registered	Derwent Valley
1218	Chatsworth	85 Boyer Road	New Norfolk	7140	Permanently Registered	Derwent Valley
1219	The Grange	Boyer Road	New Norfolk	7140	Permanently Registered	Derwent Valley
1220	Woodbridge	6 Bridge Street	New Norfolk	7140	Permanently Registered	Derwent Valley
1221	Old Bridge Buttress	Bridge Street	New Norfolk	7140	Permanently Registered	Derwent Valley
1222	St Paul's Uniting (former Methodist) Church	Burnett Street	New Norfolk	7140	Permanently Registered	Derwent Valley

Tasmanian Heritage Register - Permanent and Provisional Listings as at 15 October 2009: Derwent Valley Municipality

1223	House	45 Burnett Street	New Norfolk	7140	Permanently Registered	Derwent Valley
1224	Conjoined House	49 Burnett Street	New Norfolk	7140	Permanently Registered	Derwent Valley
1225	Conjoined House	51 Burnett Street	New Norfolk	7140	Permanently Registered	Derwent Valley
1226	Conjoined House	2 - 12 Charles Street	New Norfolk	7140	Permanently Registered	Derwent Valley
1230	House	20 Charles Street	New Norfolk	7140	Permanently Registered	Derwent Valley
1231	Oddfellows Hall	14 Circle Street	New Norfolk	7140	Permanently Registered	Derwent Valley
1232	Conjoined House	12 George Street	New Norfolk	7140	Permanently Registered	Derwent Valley
1233	Conjoined House	14 George Street	New Norfolk	7140	Permanently Registered	Derwent Valley
1235	House	18 George Street	New Norfolk	7140	Permanently Registered	Derwent Valley
1236	House	20 George Street	New Norfolk	7140	Permanently Registered	Derwent Valley
1238	Conjoined House	44 George Street	New Norfolk	7140	Permanently Registered	Derwent Valley
1239	Conjoined House	46 George Street	New Norfolk	7140	Permanently Registered	Derwent Valley
1240	House	56 George Street	New Norfolk	7140	Permanently Registered	Derwent Valley
1241	House	58 George Street	New Norfolk	7140	Permanently Registered	Derwent Valley
1242	Former King's Own Hotel	1 Hill Street	New Norfolk	7140	Permanently Registered	Derwent Valley
1243	St. Peter's Roman Catholic Church	Hillside Crescent	New Norfolk	7140	Permanently Registered	Derwent Valley
1244	Sweetwater Farm	Lachlan Road	New Norfolk	7140	Permanently Registered	Derwent Valley
1245	House	21 Humphrey Street	New Norfolk	7140	Permanently Registered	Derwent Valley
1246	Tynwald	Hobart Road	New Norfolk	7140	Permanently Registered	Derwent Valley
1247	Tynwald Hop Kiln, Mill and Mill Race	Hobart Road	New Norfolk	7140	Permanently Registered	Derwent Valley
1249	Royal Derwent Hospital - Garden Shed	Lyell Highway	New Norfolk	7140	Permanently Registered	Derwent Valley
1250	Turiff Lodge Hop Kiln	Lyell Highway	New Norfolk	7140	Permanently Registered	Derwent Valley
1251	Valleyfield	120 Hamilton Road	New Norfolk	7140	Permanently Registered	Derwent Valley
1253	Glen Derwent	44 Hamilton Road	New Norfolk	7140	Permanently Registered	Derwent Valley
1255	Hopfields Cottage	107 Hamilton Road	New Norfolk	7140	Permanently Registered	Derwent Valley

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1256	Rosedown	134-140 Hamilton Road	New Norfolk	7140	Permanently Registered	Derwent Valley
1257	Peg factory and Chimney	51-55 Hamilton Road	New Norfolk	7140	Permanently Registered	Derwent Valley
1258	Old Colony Inn	21 Montagu Street	New Norfolk	7140	Permanently Registered	Derwent Valley
1259	House	25 Montagu Street	New Norfolk	7140	Permanently Registered	Derwent Valley
1261	Bush Inn	51 Montagu Street	New Norfolk	7140	Permanently Registered	Derwent Valley
1262	Hallgreen	59 Montagu Street	New Norfolk	7140	Permanently Registered	Derwent Valley
1263	House	74 Montagu Street	New Norfolk	7140	Permanently Registered	Derwent Valley
1264	House	32 Pioneer Avenue	New Norfolk	7140	Permanently Registered	Derwent Valley
1265	Former St. Stephen's Church of England Cemetery	Stephen Street	New Norfolk	7140	Permanently Registered	Derwent Valley
1266	House	Stephens Street and Pioneer Avenue	New Norfolk	7140	Permanently Registered	Derwent Valley
1267	House	14 Tank Street	New Norfolk	7140	Permanently Registered	Derwent Valley
1268	House	15 Tank Street	New Norfolk	7140	Permanently Registered	Derwent Valley
1270	Salmon Ponds Complex	70 Salmon Ponds Road	Plenty	7140	Permanently Registered	Derwent Valley
1276	Redlands	759 Glenora Road	Plenty	7140	Permanently Registered	Derwent Valley
1277	Church of St. John the Evangelist & Cemetery	930 Glenora Road	Plenty	7140	Permanently Registered	Derwent Valley
1278	Kinvarra	1211 Glenora Road	Plenty	7140	Permanently Registered	Derwent Valley
1282	Derwent View Hop Kiln (aka Belmont)	RA 2925 Lyell Highway	Rosegarland	7140	Permanently Registered	Derwent Valley
1286	Scottsdale	1041 Lyell Highway	Sorell Creek	7140	Permanently Registered	Derwent Valley
1287	Railway Station	Gordon River Road	Westerway	7140	Permanently Registered	Derwent Valley
1288	House	RA 2082 Gordon River Road	Westerway	7140	Permanently Registered	Derwent Valley
1611	Duke of York Hotel	Main Road	Granton	7030	Permanently Registered	Derwent Valley
1612	Former Black Snake Inn	650 Main Road	Granton	7030	Permanently Registered	Derwent Valley
7052	House	5 Humphrey Street	New Norfolk	7140	Permanently Registered	Derwent Valley
7091	Royal Derwent Hospital Complex	Lyell Highway	New Norfolk	7140	Permanently Registered	Derwent Valley

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7159	The Esplanade/ New Norfolk	Esplanade	New Norfolk	7140	Permanently Registered	Derwent Valley
8138	Revolving Kiln	Part of Bushy Park Estate	Bushy Park	7140	Permanently Registered	Derwent Valley
8139	Text Kiln	Part of Bushy Park Estate	Bushy Park	7140	Permanently Registered	Derwent Valley
8140	Red Kiln	Part of Bushy Park Estate	Bushy Park	7140	Permanently Registered	Derwent Valley
8142	Bakery	Part of Bushy Park Estate	Bushy Park	7140	Permanently Registered	Derwent Valley
8143	Cottage 3 (opp Red Kiln ref 78B Heritage Map)	Part of Bushy Park Estate	Bushy Park	7140	Permanently Registered	Derwent Valley
8144	Kentdale House	Part of Bushy Park Estate	Bushy Park	7140	Permanently Registered	Derwent Valley
8146	Sunbury House	RA 1653 Glenora Road	Bushy Park	7140	Permanently Registered	Derwent Valley
8159	Aqueduct (behind chemical store)	Part of Bushy Park Estate	Bushy Park	7140	Permanently Registered	Derwent Valley
8160	Pickers Hut (At Jungle)	Part of Bushy Park Estate	Bushy Park	7140	Permanently Registered	Derwent Valley
8174	Denmark Hill	Uxbridge Road	Bushy Park	7140	Permanently Registered	Derwent Valley
8179	Hobart Walking Club Hut	66 Lake Dobson Road	Mt Field National Park	7140	Permanently Registered	Derwent Valley
8212	Upper Derwent United Hall	RA 513 Gordon River Road	Bushy Park	7140	Permanently Registered	Derwent Valley
9937	Granton (fmr South Bridgewater) Convict Site	RA 19 Tarrants Road	Granton	7030	Permanently Registered	Derwent Valley
9939	Granton (fmr South Bridgewater) Convict Site	RA 6 Forest Road	Granton	7030	Permanently Registered	Derwent Valley
9942	Old St Peter's Cemetery, Granton	612 Main Road	Granton	7030	Permanently Registered	Derwent Valley
10334	Former Pumping Station, woodwool factory and chimney	130 Hamilton Road	New Norfolk	7140	Permanently Registered	Derwent Valley
10387	Plenty Park Hedges and Windbreaks	1010 Glenora Road	Plenty	7140	Permanently Registered	Derwent Valley
10521	Churchill's Hut	Adamsfield Track	Florentine Valley	7140	Permanently Registered	Derwent Valley
10991	Ward 7, Royal Derwent Hospital	Upper Road	New Norfolk	7140	Permanently Registered	Derwent Valley
11003	Granton Lime Kilns	Lyall Highway	Granton	7030	Permanently Registered	Derwent Valley
11026	Derwent River Bridge	Gordon River Road	Macquarie Plains	7140	Permanently Registered	Derwent Valley

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ID	PLACE NAME	PLACE ADDRESS	TOWN	P'CODE	THR STATUS	MUNICIPALITY
5369	Ashgrove	RA 877 Inglewood Road	Andover	7120	Permanently Registered	Southern Midlands
5370	Wash Cottage	RA 1031 Inglewood Road	Andover	7120	Permanently Registered	Southern Midlands
5371	Hilly Park	RA 180 Inglewood Road	Andover	7120	Permanently Registered	Southern Midlands
5372	Inglewood	RA 1332 Inglewood Road	Andover	7120	Permanently Registered	Southern Midlands
5375	Rose Cottage	Tunnack Road	Baden	7120	Permanently Registered	Southern Midlands
5376	Woodside	RA 1648 Tunnack Road	Baden	7120	Permanently Registered	Southern Midlands
5377	Milford	76 Goodwins Road	Bagdad	7030	Permanently Registered	Southern Midlands
5379	Sayes Court	RA1546 and RA1552 "Sayes Court" Midland Highway	Bagdad	7030	Permanently Registered	Southern Midlands
5380	Congregational Church and Cemetery	Midland Highway	Bagdad	7030	Permanently Registered	Southern Midlands
5381	Bangalor	1811 Midland Highway	Bagdad	7030	Permanently Registered	Southern Midlands
5382	Hilton Cottage	15 Quarrytown Road	Bagdad	7030	Permanently Registered	Southern Midlands
5383	Sunnyside	RA 1657 Midland Highway	Bagdad	7030	Permanently Registered	Southern Midlands
5384	House	RA 11 Eddington Road	Bagdad	7030	Permanently Registered	Southern Midlands
5385	Chauncy Vale	RA 345 Chauncy Vale Road	Bagdad	7030	Permanently Registered	Southern Midlands
5386	St Michael's and All Angels'	RA 42 School Road	Bagdad	7030	Permanently Registered	Southern Midlands
5388	Jordan House	RA 622 Elderslie Road	Elderslie	7030	Permanently Registered	Southern Midlands
5389	Black Brush School	592 Elderslie Road	Elderslie	7030	Permanently Registered	Southern Midlands
5390	Strathlea	RA 974 Elderslie Road	Broadmarsh	7030	Permanently Registered	Southern Midlands
5392	The Mansion (now Stoneyhurst)	1175 Elderslie Road	Elderslie	7030	Permanently Registered	Southern Midlands
5393	Uniting Church (aka Congregational Church)	RA 1497 Elderslie Road	Broadmarsh	7030	Permanently Registered	Southern Midlands
5394	St. Augustine's Anglican Church	1457 Elderslie Road	Broadmarsh	7030	Permanently Registered	Southern Midlands
5395	Probation Station Invercarron	1290 Elderslie Road	Broadmarsh	7030	Permanently Registered	Southern Midlands
5396	Former Bush Inn (Creamvale)	756 Elderslie Road	Broadmarsh	7030	Permanently Registered	Southern Midlands

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5397	Leeswood	RA 1242 Elderslie Road	Broadmarsh	7030	Permanently Registered	Southern Midlands
5398	Brooklyn	RA 1206 Elderslie Road	Broadmarsh	7030	Permanently Registered	Southern Midlands
5400	Somerset	RA 1236 Elderslie Road	Broadmarsh	7030	Permanently Registered	Southern Midlands
5404	Roslyn	RA 409 White Kangaroo Road	Campania	7026	Permanently Registered	Southern Midlands
5405	Bird In Hand	RA 1029 Colebrook Road	Campania	7026	Permanently Registered	Southern Midlands
5406	Colebrookdale	RA 1478 Colebrook Road	Campania	7026	Permanently Registered	Southern Midlands
5407	Stockdale	RA 1719 Colebrook Road	Campania	7026	Permanently Registered	Southern Midlands
5408	Sunnyside	RA 336 Mud Walls Road	Colebrook	7027	Permanently Registered	Southern Midlands
5409	Campania House	261 Estate Road	Campania	7026	Permanently Registered	Southern Midlands
5411	Campania Tavern	85 Reeve Street	Campania	7026	Permanently Registered	Southern Midlands
5412	Shop	58 Reeve Street	Campania	7026	Permanently Registered	Southern Midlands
5413	Campania Mill	53 Reeve Street	Campania	7026	Permanently Registered	Southern Midlands
5414	St. James' Anglican Church	7 Main Road	Colebrook	7027	Permanently Registered	Southern Midlands
5416	Hardwick House, formerly Brooklyn Mill	RA 2495 Colebrook Road	Colebrook	7027	Permanently Registered	Southern Midlands
5417	Jerusalem Probation Station, former hospital	38 Maconochie Street	Colebrook	7027	Permanently Registered	Southern Midlands
5418	Nichol's Store	34 Richmond Street	Colebrook	7027	Permanently Registered	Southern Midlands
5420	St. Patrick's Roman Catholic Church	2 Arthur Street	Colebrook	7027	Permanently Registered	Southern Midlands
5421	The Chimneys	28 Richmond Street	Colebrook	7027	Permanently Registered	Southern Midlands
5422	Waterdale	RA16 Franklin Street	Colebrook	7027	Permanently Registered	Southern Midlands
5423	former Police Station and Colebrook Courthouse	24 Richmond Street (Main Road)	Colebrook	7027	Permanently Registered	Southern Midlands
5426	Baptist Church	10 Dysart Drive	Dysart	7030	Permanently Registered	Southern Midlands
5427	Arndell	RA 37 Andersons Road	Elderslie	7030	Permanently Registered	Southern Midlands
5428	Blackbrush	RA 558 Black Brush Road	Elderslie	7030	Permanently Registered	Southern Midlands
5429	Royden	58 Clifton Vale Road	Elderslie	7030	Permanently Registered	Southern Midlands
5430	Kellie	Clifton Vale Road	Elderslie	7030	Permanently Registered	Southern Midlands

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5431	Allwright family Vault	Elderslie Road (Off)	Elderslie	7030	Permanently Registered	Southern Midlands
5433	Clifton Vale	RA 1049 Clifton Vale Road	Dysart	7030	Permanently Registered	Southern Midlands
5436	Rose Cottage	Jericho Road	Jericho	7030	Permanently Registered	Southern Midlands
5438	Former School House	470 Jericho Road	Jericho	7030	Permanently Registered	Southern Midlands
5440	Jordan River Road Bridge	Jericho Road	Jericho	7030	Permanently Registered	Southern Midlands
5441	Ellesmere	RA 187 Ellesmere Road	Jericho	7030	Permanently Registered	Southern Midlands
5442	Grove House	405 Jericho Road	Jericho	7030	Permanently Registered	Southern Midlands
5443	Former Probation Station	RA 405 Jericho Road	Jericho	7030	Permanently Registered	Southern Midlands
5444	St. James' Anglican Church	Jericho Road	Jericho	7030	Permanently Registered	Southern Midlands
5445	Northumbria	400 Jericho Road (Off)	Jericho	7030	Permanently Registered	Southern Midlands
5446	Sandhill	140 Lower Marshes Road	Jericho	7030	Permanently Registered	Southern Midlands
5447	Cottage	Lower Marshes Road	Jericho	7030	Permanently Registered	Southern Midlands
5448	Park Farm	Midland Highway	Jericho	7030	Permanently Registered	Southern Midlands
5449	Bowsden	RA 1741 Mud Walls Road	Jericho	7030	Permanently Registered	Southern Midlands
5450	Huntworth	RA 79 Stonor Road	Jericho	7030	Permanently Registered	Southern Midlands
5451	Court House and Offices	85 Main Street	Kempton	7030	Permanently Registered	Southern Midlands
5452	Glebe House	107 Main Street	Kempton	7030	Permanently Registered	Southern Midlands
5453	Roman Catholic Graveyard	Louisa Street	Kempton	7030	Permanently Registered	Southern Midlands
5454	Congregational Church Manse	29 Main Street	Kempton	7030	Permanently Registered	Southern Midlands
5455	Former Royal Oak Hotel	Main Street	Kempton	7030	Permanently Registered	Southern Midlands
5456	Commercial Retail Buildings	37 Main Street	Kempton	7030	Permanently Registered	Southern Midlands
5457	St. Mary's Anglican Church and Cemetery	122 Main Street	Kempton	7030	Permanently Registered	Southern Midlands
5458	Former Wilmot Arms Hotel	120 Main Street	Kempton	7030	Permanently Registered	Southern Midlands
5459	Congregational Church and Cemetery	54 Main Street	Kempton	7030	Permanently Registered	Southern Midlands
5460	The Cottage	27 Main Street	Kempton	7030	Permanently Registered	Southern Midlands

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5461	Dysart House	26 Main Street	Kempton	7030	Permanently Registered	Southern Midlands
5462	Fernleigh	76 Main Street	Kempton	7030	Permanently Registered	Southern Midlands
5463	Oakmore	195 Main Street	Kempton	7030	Permanently Registered	Southern Midlands
5465	Fonthill	RA 1025 Lemont Road	Lemont	7120	Permanently Registered	Southern Midlands
5467	Barn	RA 954 Lower Marshes Road	Lower Marshes	7030	Permanently Registered	Southern Midlands
5471	Mangalore Farm	292 Black Brush Road	Mangalore	7030	Permanently Registered	Southern Midlands
5472	Hopevale	RA 38 Hopevale Road	Mangalore	7030	Permanently Registered	Southern Midlands
5473	Milford House	RA 1708 Midland Highway	Bagdad	7030	Permanently Registered	Southern Midlands
5474	Woodburn (Woodbourne) House	RA 1007 Midland Highway	Pontville	7030	Permanently Registered	Southern Midlands
5475	Marlbrook	1063 Midland Highway	Mangalore	7030	Permanently Registered	Southern Midlands
5476	Wybra Hall	1091 Midland Highway	Mangalore	7030	Permanently Registered	Southern Midlands
5477	Oakwood	1125 Midland Highway	Mangalore	7030	Permanently Registered	Southern Midlands
5478	Cornelian Hill	1358 Midland Highway	Mangalore	7030	Permanently Registered	Southern Midlands
5479	Stone bridge at Melton Mowbray	Blackwell Road	Melton Mowbray	7030	Permanently Registered	Southern Midlands
5480	Former Congregational School	RA 9 Blackwell Road	Melton Mowbray	7030	Permanently Registered	Southern Midlands
5483	Melton Mowbray Hotel	21 Blackwell Road	Melton Mowbray	7030	Permanently Registered	Southern Midlands
5484	Stone trough at "Melton Mowbray Hotel"	21 Blackwell Street	Melton Mowbray	7030	Permanently Registered	Southern Midlands
5485	Mount Vernon	RA 3241 Midland Highway	Melton Mowbray	7030	Permanently Registered	Southern Midlands
5486	Woodlands	Midland Highway	Melton Mowbray	7030	Permanently Registered	Southern Midlands
5487	All Saints' Chapel/School	Midland Highway	Melton Mowbray	7030	Permanently Registered	Southern Midlands
5489	School House	RA 1418 Tunnack Road	Mount Seymour	7120	Permanently Registered	Southern Midlands
5490	Crichton	Crichton Road	Mount Seymour	7120	Permanently Registered	Southern Midlands
5493	Ceres	RA 123 Ceres Road	Crichton	7120	Permanently Registered	Southern Midlands
5494	South Rhodes	South Rhodes Road	Stonehenge	7120	Permanently Registered	Southern Midlands
5495	Spring Valley	RA 259 Bowhill Road	Oatlands	7120	Permanently Registered	Southern Midlands

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5498	Waverley	RA 654 Bowhill Road	Oatlands	7120	Permanently Registered	Southern Midlands
5499	Waverley Cottages	Bowhill Road	Oatlands	7120	Permanently Registered	Southern Midlands
5502	Dulverton Park	RA 5 Interlaken Road	Oatlands	7120	Permanently Registered	Southern Midlands
5503	Wallace	RA 284 Interlaken Road	Oatlands	7120	Permanently Registered	Southern Midlands
5504	Lemon Springs	RA 5705 Midland Highway	Oatlands	7120	Permanently Registered	Southern Midlands
5505	Weedington	Midland Highway	Oatlands	7120	Permanently Registered	Southern Midlands
5507	St Peters Pass (formerly Springfield)	RA 6820 Midland Highway	Oatlands	7120	Permanently Registered	Southern Midlands
5508	Former Birmingham Arms Inn	203 Birmingham Arms Road	Oatlands	7120	Permanently Registered	Southern Midlands
5509	Belle Vue	291 Tunnack Road	Oatlands	7120	Permanently Registered	Southern Midlands
5510	Commissariat	79 High Street	Oatlands	7120	Permanently Registered	Southern Midlands
5511	Wall of Former Gaol	Campbell Street	Oatlands	7120	Permanently Registered	Southern Midlands
5512	Watch House	1 Albert Street	Oatlands	7120	Permanently Registered	Southern Midlands
5513	Court House	Campbell Street and Esplanade	Oatlands	7120	Permanently Registered	Southern Midlands
5514	The Square	7 Gay Street	Oatlands	7120	Permanently Registered	Southern Midlands
5515	St Paul's Roman Catholic Church	Gay Street	Oatlands	7120	Permanently Registered	Southern Midlands
5516	Community Hall	1 Gay Street	Oatlands	7120	Permanently Registered	Southern Midlands
5518	Wardour Castle	1 High Street	Oatlands	7120	Permanently Registered	Southern Midlands
5519	Campbell Memorial Church (including Manse)	28 High Street	Oatlands	7120	Permanently Registered	Southern Midlands
5520	House	32 High Street	Oatlands	7120	Permanently Registered	Southern Midlands
5521	Holyrood House	40 High Street	Oatlands	7120	Permanently Registered	Southern Midlands
5522	Former Girls School	44 High Street	Oatlands	7120	Permanently Registered	Southern Midlands
5523	House	48 High Street	Oatlands	7120	Permanently Registered	Southern Midlands
5524	House, Bank and Stables	50 High Street	Oatlands	7120	Permanently Registered	Southern Midlands
5525	Shop	54 High Street	Oatlands	7120	Permanently Registered	Southern Midlands
5527	Town Hall	71 High Street	Oatlands	7120	Permanently Registered	Southern Midlands

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5528	Old School	73 High Street	Oatlands	7120	Permanently Registered	Southern Midlands
5529	Inglis Store	78 High Street	Oatlands	7120	Permanently Registered	Southern Midlands
5530	Elm Cottage	82 High Street	Oatlands	7120	Permanently Registered	Southern Midlands
5531	House	87 High Street	Oatlands	7120	Permanently Registered	Southern Midlands
5532	Midland Hotel	88 High Street	Oatlands	7120	Permanently Registered	Southern Midlands
5533	Oatlands Lodge	92 High Street	Oatlands	7120	Permanently Registered	Southern Midlands
5534	Former Lake Frederick Inn	99 High Street	Oatlands	7120	Permanently Registered	Southern Midlands
5536	Amelia Cottage	104 High Street	Oatlands	7120	Permanently Registered	Southern Midlands
5537	Cantwell's Shop and House	120 High Street	Oatlands	7120	Permanently Registered	Southern Midlands
5538	Cottage	124 High Street	Oatlands	7120	Permanently Registered	Southern Midlands
5539	Cottage	126 High Street	Oatlands	7120	Permanently Registered	Southern Midlands
5540	Cottage	128 High Street	Oatlands	7120	Permanently Registered	Southern Midlands
5541	Cottage	130 High Street	Oatlands	7120	Permanently Registered	Southern Midlands
5542	Cottage	132 High Street	Oatlands	7120	Permanently Registered	Southern Midlands
5543	House	134 High Street	Oatlands	7120	Permanently Registered	Southern Midlands
5544	Cottage	136 High Street	Oatlands	7120	Permanently Registered	Southern Midlands
5545	Dulverton Cottage	138 High Street	Oatlands	7120	Permanently Registered	Southern Midlands
5546	Gaoler's residence	Mason Street	Oatlands	7120	Permanently Registered	Southern Midlands
5547	Callington Mill Complex	Old Mill Lane	Oatlands	7120	Permanently Registered	Southern Midlands
5548	St. Peter's Anglican Church and Cemetery	Williams Street	Oatlands	7120	Permanently Registered	Southern Midlands
5550	Parattah Hotel	RA 642 Tunnack Main Road	Parattah	7120	Permanently Registered	Southern Midlands
5552	Springfield	81 Baileys Road	Parattah	7120	Permanently Registered	Southern Midlands
5554	Shene	RA 76 Shene Road	Pontville	7030	Permanently Registered	Southern Midlands
5559	London Inn (Tedworth Hall)	Tedworth Drive	Spring Hill	7030	Permanently Registered	Southern Midlands
5560	Guard House	RA 5 Tedworth Drive	Spring Hill	7030	Permanently Registered	Southern Midlands

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5561	Stonehenge	RA 1112 Stonehenge Road	Stonehenge	7120	Permanently Registered	Southern Midlands
5562	Burrill's house and barn	1061 Stonor Road	Stonor	7119	Permanently Registered	Southern Midlands
5563	Stonor House	RA 832 Stonor Road	Stonor	7119	Permanently Registered	Southern Midlands
5567	Langtoft	RA 233 Grices Road	Tea Tree	7017	Permanently Registered	Southern Midlands
5568	Merriworth	236 Merriworth Road	Tea Tree	7017	Permanently Registered	Southern Midlands
5572	Barn	199 Williams Road	Tea Tree	7017	Permanently Registered	Southern Midlands
5574	Stuartfield House	101 Tunnack Square Road	Tunnack	7120	Permanently Registered	Southern Midlands
5576	Former Methodist Church & Cemetery	Old Main Road	Tunbridge	7120	Permanently Registered	Southern Midlands
5579	Tunbridge Manor	103 Old Main Road	Tunbridge	7120	Permanently Registered	Southern Midlands
5580	Tunbridge Wells Inn	11 Victoria Street	Tunbridge	7120	Permanently Registered	Southern Midlands
5582	Rosemere and Shop	48 Main Road	Tunbridge	7120	Permanently Registered	Southern Midlands
5583	Former School	66 Scott Street	Tunbridge	7120	Permanently Registered	Southern Midlands
5584	Ballochmyle	RA 160 Ballochmyle Road	Tunbridge	7120	Permanently Registered	Southern Midlands
5586	Bowermans General Store	51 Old Main Road	Tunbridge	7120	Permanently Registered	Southern Midlands
5588	Post Office	RA 3171 Woodsdale Road	Whitefoord	7120	Permanently Registered	Southern Midlands
5589	The Braes (Stables)	Glen Morey Road	Woodbury	7120	Permanently Registered	Southern Midlands
5592	Lowes Park	235 Glen Morey Road	Woodbury	7120	Permanently Registered	Southern Midlands
5593	Rockwood	7661 Midland Highway	Woodbury	7120	Permanently Registered	Southern Midlands
5594	Woodbury House	RA 7849 Midland Highway	Woodbury	7120	Permanently Registered	Southern Midlands
5595	Cottage	Woodsdale Road	Woodsdale	7120	Permanently Registered	Southern Midlands
5603	Kewstoke	RA 1173 York Plains Road	York Plains	7120	Permanently Registered	Southern Midlands
5604	Mount Pleasant House	RA 845 York Plains Road	York Plains	7120	Permanently Registered	Southern Midlands
5607	Dunalley Hotel	Arthur Highway	Dunalley	7177	Permanently Registered	Southern Midlands
5608	Fulham	Fulham Road	Dunalley	7177	Permanently Registered	Southern Midlands
5609	House	20 Constance Street	Dunalley	7177	Permanently Registered	Southern Midlands

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7040	House	32 Maconochie Street	Colebrook	7027	Permanently Registered	Southern Midlands
7041	House	30 Maconochie Street	Colebrook	7027	Permanently Registered	Southern Midlands
7042	Barn	Franklin Street	Colebrook	7027	Permanently Registered	Southern Midlands
7047	Cottage	RA 683 Mudwalls Road	Colebrook	7027	Permanently Registered	Southern Midlands
7054	Shop	62 Reeve Street	Campania	7026	Permanently Registered	Southern Midlands
7186	St Peter's Rectory	Williams Street	Oatlands	7120	Permanently Registered	Southern Midlands
9864	Inglewood School	1089 Inglewood Road	Andover	7120	Permanently Registered	Southern Midlands
9889	Former Bank	81 High Street	Oatlands	7120	Permanently Registered	Southern Midlands
10188	St George's Anglican Church	RA 669 Tunnack Road	Parattah	7120	Permanently Registered	Southern Midlands
10196	Lake House	RA 158 Tiberias Road	Tiberias	7120	Permanently Registered	Southern Midlands
10198	Western Tiers Convict Road Party Site	Tunbridge Tier Road (Crown land title 5/4159)	Tunbridge	7120	Permanently Registered	Southern Midlands
10202	Former Tunbridge Police & Convict Road Station	132 Main Road	Tunbridge	7120	Permanently Registered	Southern Midlands
10389	Former Mill Bakery	93 High Street	Oatlands	7120	Permanently Registered	Southern Midlands
10391	Stratford	RA 68 Stratford Road	Campania	7026	Permanently Registered	Southern Midlands
10455	St Joseph's Church	671 Tunnack Road	Parattah	7120	Permanently Registered	Southern Midlands
10492	Former Eldon School	661 Eldon Road	Eldon	7027	Permanently Registered	Southern Midlands
10545	Commercial building	102 High Street	Oatlands	7120	Provisionally Registered	Southern Midlands
10743	Oatlands Roadhouse, Conjoined Cottage & Outbuildings	47 High Street	Oatlands	7120	Permanently Registered	Southern Midlands
10759	House	37 High Street	Oatlands	7120	Permanently Registered	Southern Midlands
10844	Springvale	785 Rhyndaston Road	Rhyndaston	7120	Permanently Registered	Southern Midlands
10881	St Joseph's Catholic Church	617 Tunnack Road	Parattah	7120	Permanently Registered	Southern Midlands
11031	Oatlands Military Complex		Oatlands	7120	Provisionally Registered	Southern Midlands
11034	Albert Street stone cottages	3 and 5 Albert Street	Oatlands	7120	Provisionally Registered	Southern Midlands
11038	Cottage	4 SOUTH PDE	Oatlands	7120	Permanently Registered	Southern Midlands

Tasmanian Heritage Register - Permanent and Provisional Listings as at 15 October 2009: Southern Midlands Municipality

11041	Former Commercial Bank	64 HIGH ST	Oatlands	7120	Permanently Registered	Southern Midlands
11042	Former Shop	66 HIGH ST	Oatlands	7120	Permanently Registered	Southern Midlands
11043	Cottage	86 HIGH ST	Oatlands	7120	Permanently Registered	Southern Midlands
11048	Shop (former)	110 HIGH ST	Oatlands	7120	Provisionally Registered	Southern Midlands
11049	Conjoined brick cottages	116-118 HIGH ST	Oatlands	7120	Provisionally Registered	Southern Midlands
11065	Cottage	39 STANLEY ST	Oatlands	7120	Provisionally Registered	Southern Midlands
11066	Cottage	40 STANLEY ST	Oatlands	7120	Provisionally Registered	Southern Midlands
11067	Cottage	43 STANLEY ST	Oatlands	7120	Provisionally Registered	Southern Midlands
11068	Cottage	74 STANLEY ST	Oatlands	7120	Provisionally Registered	Southern Midlands
11069	Cottage	75 STANLEY ST	Oatlands	7120	Provisionally Registered	Southern Midlands
11071	Cottage	103 HIGH ST	Oatlands	7120	Provisionally Registered	Southern Midlands
11072	Former Midland Hotel, Stables & Carriage House	88-90A-90 HIGH ST	Oatlands	7120	Provisionally Registered	Southern Midlands
11080	House	31 HIGH ST	Oatlands	7120	Provisionally Registered	Southern Midlands
11355	The Stables	85 HIGH ST, OATLANDS, 7120	Oatlands	7120	Provisionally Registered	Southern Midlands
11379	House	47 WELLINGTON ST	Oatlands	7120	Provisionally Registered	Southern Midlands

**Appendix C Brighton Planning Scheme 2000
- Schedule 9 'Register of Places of
Cultural Significance' List**

Table S9.1 - Register of Places of Cultural Significance

Place		Description	Source
Bridgewater			
Genappe	50	Boyer Road	A two-storey vernacular Georgian farmhouse built from brick. It has a centrally placed door with flanking windows and is three bays wide. Also includes a brick barn.
Parkholm	288	Midland Highway	A farm group of buildings, including main house and outbuildings. The main house is two storeys with a surrounding verandah. There is a single storey section to the rear with a hip roof.
Bridgewater Bridge		Midland Highway	Ashlar sandstone abutments and piers for original 1849 timber bridge.
Bridgewater Bridge		Neilson Esplanade	Remains of 1893 bridge, consisting of a low ashlar stone wall set into the level of the ground and slightly more than 1 metre high.
Fairfield formerly Hayfield	14	Neilson Esplanade	This is a single storey weatherboard house with a protruding wing to the side, central door, flanking double hung windows and a side return verandah with slender posts and cast iron brackets.
St. Mary's Anglican Church and Cemetery	20	Old Main Road	A small rural church built in the Old English Gothic style. It is intact in every respect and is an excellent example of the style. The site also includes a graveyard.
Coronation Hall	25	Old Main Road	An unusual single storey weatherboard building with a combination gable, a pair of projecting hipped roofs and half-timber decoration in gable ends. On each of the projecting hips, which are either side of a covered entry, there is a fixed window of three squares high. There is a diamond motif with a vent in it in the centre of the gable end.

Cottage	25	Sorell Street	An early weatherboard cottage with two doors to the street and three windows. It has a hipped roof with no eaves and a skillion to the rear. The weatherboard walls have no paint and are heavily weathered.	RNE, THR, NT(C)
Bridgewater Railway Station		Wallace St	Bridgewater Station features an island platform with railway lines intact and Semaphore Signals in working condition. It is understood that these signals, dating from earlier this century, are the last remaining signals of this type in Tasmania in working order. The Station is solid brick and intact. Internal rooms feature the original varnished hardwood lining around the walls. The Station features a signal cabin made of concrete and plaster, which operates the Bridgewater Bridge. The Station has original signs.	RNE
Parkview	11	Weily Park Road	A house with a projecting gable out each side and a verandah between. It is detailed with paired columns on the verandah and finials on the gable ends.	RNE, THR, NT(C)
Cottage	21	Weily Park Road	A small timber cottage located next to the Bridgewater Sports Grounds. It features a central door and flanking windows with a hip roof over.	RNE, THR, NT(R)
Brighton				
Cottage	70	Andrew Street	This is a weatherboard cottage with a central door, flanking double hung windows and hipped roof with narrow boxed eaves. The verandah on the street facade has timbered ends and single posts with a timber decorative valance.	RNE, THR, NT(C)
House	88	Andrew Street	This is a single storey building with an original Georgian section featuring a central door and flanking double hung windows. To this there has been added several weatherboard additions which feature a verandah with a timber decorated valance.	RNE, THR, NT(C)
Cottage	91	Andrew Street	This is a weatherboard cottage with a central door, flanking windows and gabled roof with narrow boxed eaves. The verandah on the street facade has hipped ends, cast iron brackets and single posts. There is a gable addition to the rear.	RNE, THR, NT(R)

The Cottage, formerly known as Pensioners' Row	620	Briggs Road	This is a masonry cottage with a central door, flanking double hung windows and hipped roof with narrow boxed eaves. The verandah on the street facade has timbered ends, timber brackets and single posts. There is a skillion addition to the rear.	RNE, THR, NT(C)
Stone Cottage	14	Derwent Street	This is a small stone cottage building in similar style to a Crofters cottage. It is a floor and half high, three bays wide with a central front door and twelve paned double hung windows on the ground floor and six paned windows on the half floor. There is a skillion addition to the rear. This is an unusual building in this context.	RNE, THR, NT(C)
Stonefield (formerly Braeside)	266	Elderslie Road	This is a two-storey sandstone building of three bays wide with a central door featuring a semi circular fanlight. The windows are twelve paned double hung. There are some stone buildings to the rear.	RNE, THR, NT(C)
Wakefield	24	Midland Highway	This is a single storey weatherboard house with a return verandah to a cant bay on the street facade and a square bay on the side facade. The roof is hipped with an internal gutter, the verandah now has steel treillage posts.	RNE, THR, NT(C)
Cottage	35	Midlands Highway	This is a weatherboard cottage with a central door, flanking double hung windows and hipped roof with narrow boxed eaves. The skillion verandah, on the street facade, has single posts and a timber valance.	RNE, THR, NT(R)
The Lodge	508	Midland Highway	This is a group of buildings conjoined around a courtyard space. The house is of single storey with attic, steep pitched roof clad in corrugated iron, decorated barge boards and finials in the Victorian Rustic Gothic style, a central doorway with a modern flat-roofed open porch with two verandah posts. Windows are 4 paned. To the side of the courtyard there is a verandah, central door and flanking double hung windows. The verandah continues to link with the conjoined outbuildings. There is also a modern timber gable roofed building with vertical boards, of no significance.	RNE, THR, NT(C)
Brighton Army	P0105	Midland Hwy	The camp hospital building was erected by December 1939 and is constructed	RNE

Barracks

in weatherboard and corrugated, galvanised iron that retains its original 'H' form plan as extended in 1944 to accommodate 65 patients. Steel clad P-1 huts No 716, 723, 730 remain in place to illustrate the original character and sequential uses of the site from 1939 to closure in 1998. The design idiom of the Hospital and P-1 huts is characterised by simple rectangular forms and pitched roofs with generous eaves. The entrance gates are constructed in welded steel supported on concrete gateposts with stepped profiles reflecting the Inter-War Art Deco style. Lille and Menin Roads and the associated linking roads clearly illustrate the layout of the camp in 1939. The landscape elements on the Midland Highway boundary link with the short Memorial Avenue Cupressus arizonica near the Jordan River. The Cupressus species adjacent to the entrance gates have additional symbolic value for their association with the Brighton Barracks. Plantings of Pinus species (radiata), which define the alignments of Menin and Lille Roads, are also significant elements within the site.

House	417	Millvale Road	This is a weatherboard cottage with a central door, flanking double hung windows, hipped roof with narrow boxed eaves and a dormer window. The skillion verandah, on the street facade, has single posts a vertical board rail and glazed ends.	RNE, THR, NT(C)
Cottage	621	Millvale Road	This is a single storey weatherboard cottage with a projecting hipped roof from a main hipped roof. The projecting section has a bay window and timber detailing. There is a verandah over the main entry door that features timber detailing.	RNE, THR, NT(C)
House	1	Racecourse Road	This is a weatherboard cottage with a central door, flanking double hung windows and steeply pitched hipped roof with narrow boxed eaves. There is a verandah on three sides with single posts and is convex in form.	RNE, THR, NT(C)

Gagebrook			
St. George's Church	2	Briggs Road	This is a small sandstone and weatherboard church. The chancel is constructed from sandstone and the body of the building is weatherboard. All roofs are gables and there is a vestry wing constructed from concrete blocks, a recent addition. RNE, THR, NT(C)
The Pig and Whistle	50	Briggs Road	This is an Old Colonial Georgian building of a vernacular nature featuring a half gabled roof, a central panelled door and flanking double hung windows. There is an attic window in each gable end. The walls are sandstone rubble construction. There is also a weatherboard building and a timber barn associated with this site. RNE, THR, NT(C)
Old Beach			
Purdonville	359	Baskerville Road	This is a sandstone cottage with a central door, flanking double hung windows and a hipped roof with narrow boxed eaves and a single dormer window. The verandah on the street facade has hipped ends and single posts featuring decorative timber brackets. RNE, THR, NT(C)
Uniting Church and Cemetery	37	Briggs Road	This is a small sandstone church with a gabled roof and eaves and bargeboards at each end. There are two blind lancet windows in the front facade and a central door with a lancet top. There is a small lancet vent in the peak of the gable end. There are two windows down the side of the building and an addition to the rear. The churchyard contains a cemetery. RNE, THR, NT(C)
Gagebrook (formerly Tivoli) & barns	239	Old Beach Road	This is a single storey stone house in Victorian style with a slate roof. There are pale stone quoins and surrounds to openings and honey colour stone to walls. The building features French doors and double hung windows and two paned transom lights and there is a dentil-course to the cornice. There is a rear terrace with stone paving and reconstructed verandah. RNE, THR, NT(C)

Pontville			
Craiglea	1	Glebe Street	This is a two-storey sandstone house with iron hip roof, 12-paned windows to RNE, THR, the upper storey, and 24-paned windows with jalousies to the lower storey. NT(C) The verandah is supported by slender iron columns with cast-iron brackets and shades a central four-panel front door with transom light.
Shepherd's Cottage	2	Glebe Street	This is a single-storey conjoined sandstone cottage with an iron gabled roof RNE, THR, and single chimney. The facade features 12-paned sash windows and transom NT(C) lights to both front doors.
Lansdowne	4	Glebe St	Single-storey ashlar stone house. Iron hip roof. Four pane windows with RNE, THR, narrow two pane windows on each side and stone mullions between quoins. NT(C) House has verandah to three sides with twin columns and diagonal pattern baluster-panels. Prominent hillside location. Large garden.
Glendower	6	Glebe Street	This is a single-storey sandstone house with a hipped tile roof and pedimented RNE, THR, dormers. Windows are 12-pane with jalousies and rendered sills. There are NT(C) sidelights and a transom to the front door. Three dormers at the rear may be a later modification.
Cottage	1	Marlborough Street	A single storey timber Victorian Georgian style cottage with hip roof, boxed THR(P), eaves and simple brick chimneys. An attached skirt verandah at the front with BCHS a façade containing double-hung windows and offset door.
Turnkey's Cottage	3	Marlborough Street	This single-storey brick house with 12-pane sash windows has an iron bell- RNE, THR, cast roof over the verandah on two sides. NT(C)
St. Matthew's Roman Catholic Church and Cemetery	195	Midland Highway	This stone church in the Gothic Picturesque style has an iron roof, entry porch RNE, THR, with parapeted gable and sandstone bellcote. There is a group of three lancet NT(R) windows to the front of the church. Buttresses divide bays with single lancet windows to the sides and plate traceried windows with quatrefoils to the rear. The churchyard includes a cemetery.

War Memorial Hall	236	Midland Highway	Two storey rendered building in art-deco/moderne style with parapets. Front is stepped with central doors with side lights and a large window either side on ground floor and small first floor. Matching addition on northern side.	BCHS
Epsom Inn	244	Midland Highway	This is a large two-storey stone building with an iron hip roof. The facade features a central portico with fluted Tuscan columns.	RNE, THR, NT(R)
Uniting Church	247	Midland Highway	This is a Victorian Gothic church of sandstone construction. It has a steeply pitched gabled roof clad with corrugated iron. There are a group of three lancet windows set within one end of the main gable section. Sandstone buttresses are located at the corners of the main structure. There is a sandstone entry porch with steeply pitched gabled roof. A cemetery connected with this church is located on the opposite bank of the Jordan River.	RNE, THR
The Stables	251	Midland Highway	Ashlar sandstone dwelling with gable roof and single dormer with attached front verandah and modern skillion addition at rear. Front façade has three 6-pane windows with 2 doors between.	NT(C), BCHS
The Barracks	253	Midland Hwy	Also known as Lythgo's Store, a two-storey ashlar stone. Built in two well integrated stages. North end built first- now is three conjoined cottages of two bays with roof dormers. South section is full two storey with two x three bay conjoined cottages. Iron hip roof to complete building. Now situated below road. Twelve pane windows.	RNE, THR, NT(R)
The Barracks' Cottage	253	Midland Highway	This is a small weatherboard cottage with an iron gabled roof, 12-pane double-hung sash windows to the side, and a truncated verandah with separate roof.	RNE, THR
The Crown Inn	256	Midland Highway	Two storey stone, brick and wood Colonial/Victorian hotel dating from 1843, with corrugated iron hipped roofs and dormers on front façade. Several undated additions and modifications.	BCHS

Former Police Station	257	Midland Highway	A single storey interwar style timber cottage built about 1930 with a hip roof with boxed eaves and a decorative offset gable and a lower hip roofed porch. Includes pair of separate lockup cells.	BCHS
Mr Well's Cottage	259	Midland Highway	A single storey Georgian/Victorian timber cottage built about 1870-80 with a gabled roof with closed eaves and a skillion roofed addition at the rear. Front façade has central door with large replacement double-hung windows either side.	BCHS
Sydney's Bakery	261	Midland Highway	A single storey Victorian timber building with hipped roof and closed eaves constructed as a bakery about 1880.	BCHS
Pontville Gaol / Watch House	262	Midland Highway	Gaol/Watch House remains	RNE, THR
Pontville Constable's Quarters	262	Midland Highway	Remains of cottage associated with the Gaol/Watch House.	THR(P)
Former Council Chambers	262	Midland Highway	Single storey 1934 red brick building with sandstone foundations from earlier goal and recent additions. Façade consists of a decorative Dutch gable parapet with an offset projecting porch with 4 decorative brick and cement render piers with a hip roof.	BCHS
Kimberly (former Anglican Rectory)	265	Midland Highway	This is a single-storey sandstone building with an iron gabled roof, 12-paned windows, half sidelights and transom to the main entry and verandah with vertical timber balustrades. The attic dormer to the rear appears to be a later addition.	RNE, THR, NT(C)
Stace House (former Post Office)	268	Midland Highway	This apparently single-storey (two-storeys at the rear) stone building is in fact three storeys, with cellar rooms under the street frontage and attic rooms. It has an iron hip roof, 12-pane windows and five bays to the street.	RNE, THR, NT(C)

Brooksby	284	Midland Highway	This is a two-storey stone building, roughly shaped. Each section has a stone chimney and iron gable roofing with simple decoration to some barges. The bay window on the main facade is unusual because of its door, and there is a light iron canopy over the main entrance. There is a detached stone stable with a loft to the rear.	RNE, THR, NT(C)
St. Mark's Anglican Church and Cemetery	P0059	Midland Highway	Unusual ashlar stone church in Romanesque style. Built of local white freestone. Four bay gabled nave with pilasters dividing bays and round head window central to each bay. Four square corner towers, front two containing a central entry with miniature baking colonnades - two central Tuscan columns. Historic graveyard contains several Butler family graves and Cedar of Lebanon tree.	RNE, THR, NT(C)
Jordan River Road Bridge		Midland Highway	The bridge is old for an Australian bridge (1842) and although the deck is new, the massive nature of the piers, together with their fine detailing means that the bridge has retained much of its original character. It is on the old Hobart to Launceston road and forms part of an historic town. The bridge has five spans of from 6.1-7.6m in length, a height of approximately 6m, stone piers and long stone abutments. The original roadway had a width of 7.6m and was supported on timber decking and timber girders.	RNE, THR, NT(R)
Prison Commandant's Cottage	8	Prince Street	This single-storey stuccoed building has a bell-cast roof over a verandah on two sides. There is a separate sandstone rubble stable with an iron hipped roof, casement windows and timber lean-to.	RNE, THR, NT(C)
The Sheiling	2	Queen St	Two small conjoined stone cottages - now one dwelling - single storey with attics. Truncated iron gable roof with dormers. One shared central chimney. Windows altered and shutters added. Landscaped garden.	RNE, THR, NT(C)

Pontville Small Arms Range Grassland Site P0051 Rifle Range Rd

The Pontville Small Arms Complex is a Commonwealth property that has been used primarily for small arms practice. It comprises approximately 170 Ha of west-facing hillside with contains remnant vegetation that is largely intact from the valley floor to the crown of the hill. Rifle Hill, at the centre of the range, with the rifle range and a series of firing mounds created at 100m intervals by addition of soil and sowing of non-native grassy species is the dominant expression of the area's use for small arms training. One section in the mid-slope area is used as a classification range. There is a small brick magazine for the storage of ammunition that relates to the Second World War era. The place contains a range of vegetation communities including woodlands dominated by *Eucalyptus viminalis* (white gum), *E. globulus* (blue gum) and *Allocasuarina verticillata* (she-oak) and grasslands dominated by *Themeda triandra* (kangaroo grass), *Stipa* spp. (spear grass) and *Danthonia* spp. (wallaby grass). The woodlands and grasslands provide a species refuge for native fauna.

Tea Tree

Glen Quoin

765 Back Tea Tree Road

This single storey weatherboard building is in the Victorian style. The facade is asymmetrical with a projecting gable with bay window. The roof (which is bracketed) is covered with corrugated iron, and there are two brick chimneys. The projecting gable is decorated with bargeboards and finial. A verandah with bull-nosed roof shelters part of the facade. There is a modern front addition located on the east side of the house.

Rosewood	945	Back Tea Tree Road	This two-storey sandstone rendered house is in the Victorian style. It has an asymmetrical front with a projecting two-storey wing (with bow window). The hipped roof is covered with corrugated iron, and there are three chimneys. Part of the facade is sheltered by a two storey verandah that is decorated with cast iron brackets and panelling. The windows are mostly double hung and single paned. There are three outbuildings, two are of weatherboard construction and the other is sandstone.	RNE, THR, NT(R)
Torwood	610	Middle Tea Tree Road	Also known as Tallwood, is a single storey brick building with a hipped roof, double hung windows, moulded architraves and quoins. There is a verandah with timber posts to three sides of the building and a weatherboard addition to the rear.	RNE, THR, NT(R)
Eastwood	739	Middle Tea Tree Road	It is a single storey weatherboard building with a gabled roof, attic window and a verandah to three sides. There is a single-storey sandstone and gable roofed dairy attached.	RNE, THR, NT(R)
St. Thomas' Anglican Church and Cemetery	940	Middle Tea Tree Road	This timber framed weatherboard church (with porch) is in the Victorian Carpenter Gothic style. The steeply pitched gabled roof is covered with corrugated iron. The entrance is obtained through the porch. The windows are segmented arches. The site includes the gravestones of early families.	RNE, THR, NT(R)
Maiden Erleigh	451	Tea Tree Road	Single storey stone house with hipped roof with boxed eaves. The front has a central timber door with fanlight and large 12 pane windows either side. Glassed in addition at rear.	NT(C), BCHS
Strathallan	503	Tea Tree Road	Single storey stone house with hipped roof with boxed eaves and return verandah on three sides. The front has 3 bays separated by pilasters, a central 4-panel timber door with fanlight and half sidelights and large 12 pane windows either side. Includes stone barn and stables.	NT(C), BCHS

Willowbrook	555	Tea Tree Road	Timber house on stone foundations with hip roof and boxed eaves with attached bullnose verandah. The front has a central timber door with fanlight and windows either side with half glassed wall on verandah side. Ashlar stone gable roof barn from original house.	NT(C), BCHS
House	729	Tea Tree Rd	Single storey Victorian Georgian timber cottage with hipped roof with closed eaves and front verandah with wrought iron fringe and crossed timber balustrade. The front has a central modern door and windows either side. Skillion addition at rear.	NT(R), BCHS
Woodlands House and Outbuildings	793	Tea Tree Rd	Single Storey, sandstone, with three attic rooms. Constructed between 1839 and 1842 in the Georgian, English Colonial style. Two original sandstone cottages also intact.	RNE, THR, NT(C)
Alma Lodge		Tea Tree Road	It is a single storey sandstone building with a hipped roof and joined verandah. There are 12-paned windows flanking a central 4-panelled door, as well as two dormer windows in the roof.	RNE, THR
Notes	CHL	Commonwealth Heritage List		
	RNE	Register of the National Estate		
	THR	Tasmanian Heritage Register		
	THR(P)	Tasmanian Heritage Register (Provisional entry)		
	RFA	Tasmanian Comprehensive Regional Assessment/Regional Forest Agreement (RFA) process		
	NT(C)	National Trust Tasmania (Classified)		
	NT(R)	National Trust Tasmania (Registered)		
	BCHS	MacFie P, Morris -Nunn R & Dudley J: Pontville Historic Environment Study, A National Estate Project for the Brighton Council, 1995 Sheridan, G: Brighton Heritage Study Listed Buildings, Brighton Council, 1997		

**Appendix D Central Highlands Planning Scheme 1998
- Schedule 4 'Heritage Sites' List**

SCHEDULE 4 - HERITAGE SITES

(refer to Part 5)

Classification	Street	Identification	Municipal Register No.
		APSLEY	
RNE	Lower Marshes Road	Strathbarton, farm buildings, railway shed	1
		BOTHWELL	
NTC	Alexander Street	Timber house, federation style	2
NTC	Alexander Street	Checkerboard brick cottage	3
NTC	Alexander Street	Single storey brick cottage (former Sunday School) now known as the CWA Rooms	4
NTC	Alexander Street	Two storey brick former Crown Hotel or Inn currently known as the Bothwell Grange	5
RNE	Alexander Street	White brick building, former Literary Society Building, now known as the Central Highlands Municipal Office	6
RNE	Alexander Street	Two storey brick building, known as the Original Bothwell Store	7
RNE	Alexander Street	Former VDL Bank 1891, now known as the Post Office and residence	8
NTC	Alexander Street	Brick cottage, painted white, 2 chimneys	9
NTC	Alexander Street	Sandstone building known as the Town Hall	10
NTC	Alexander Street	Single storey brick cottage known as one of the Twin Cottages	11
NTC	Alexander Street	Single storey brick cottage known as one of the Twin Cottages	12
NTC	Alexander Street	Whites Cottage	13
NTC	Alexander Street	Wooden single storey house, two window bays	14
NTC	Alexander Street	Single storey brick cottage with timber addition	15
RNE	Dalrymple Street	Two storey building, former Coffee Palace now known as The Falls of Clyde	16
RNE		Township of Bothwell	17
NTC	Dennistoun Road	Single storey brick cottage	18
NTC	Dennistoun Road	Single storey timber cottage former Good Templars Hall	19
RNE	Dennistoun Road	Single storey stone cottage known as Rock Cottage	20
RNE	Dennistoun Road	Single storey stone cottage (cnr Elizabeth St)	21
RNE	Dennistoun Road	Thorp Mill	22
RNE	Dennistoun Road	Nant Homestead, outbuildings and mill	23

RNE	Dennistoun Road	Mitchell's Cottage, Nant Lane	24
RNE	Elizabeth Street	Grantham barn on Steddles	25
NTC	High Street	Single storey stone with attic known as Barwick Cottage	26
RNE	High Street	Bothwell stone cottage, large stone chimney both sides	27
NTC	High Street	Single storey brick, 3 chimneys, white picket fence known as Slate Cottage	28
NTC	High Street	The Keep Cottage	29
NTC	High Street	The Keep Barn and stone table	30
RNE	High Street	Two storey brick, 2 chimneys, white picket fence (AD 1839)	31
RNE	Lake Highway	Two storey stone dwelling, 2 window bays known as "Cluny Park"	32
RNE	Lake Highway	Single storey brick known as "Ratho", outbuildings, golf course	33
RNE	Lake Highway	Steppes Homestead - Wilson's Cottage 1882, Steppes State Reserve	34
NTC	Market Place	Single storey stone building former Headmasters House	35
RNE	Market Place	St Lukes Uniting Church	36
RNE	Patrick Street	Castle Hotel and Assembly Rooms (Hall)	37
RNE	Patrick Street	Single storey stone house including coach house	38
NTC	Patrick Street	Timber dwelling with large front bay known as the "Lamont Weaving Studio"	39
RNE	Patrick Street	St Michael's of All Angels Church	40
NTC	Patrick Street	War Memorial Sundial	41
NTC	Patrick Street	Stone Georgian building former Post Office and group of buildings adjoining	42
RNE	Queen Street	Whites Store	43
NTC	Schaw Street	Single storey dwelling known as "Rockford", outbuildings and trees	44
RNE	Wentworth Street	Two storey Tudor Gothic dwelling, milky grey ashlar stone, multi gable iron roof known as "Clifton Priory"	45
NTC	Wentworth Street	Fort Wentworth Graffiti	46
RNE	Wentworth Street	Group of 3 single storey vernacular buildings known as "The Tannery"	47
RNE	Wentworth Street	Two storey Georgian dwelling known as "Wentworth House" (1833)	48
		ELLENDALE	
RNE	Ellendale Road	Single storey Georgian dwelling known as "Dunrobin homestead" with outbuildings	49
NTC	Main Road	St Andrews Church	50
		GRETNA	
NTC	Lyell Highway	Stone dwelling, 2 chimneys, 2 attic windows known as "Bella Vista"	51
RNE	Lyell Highway	Clarendon, including stables, hop kiln, barn and walled yard	52
RNE	Lyell Highway	St Mary the Virgin Church, graveyard and walls	53

RNE	Lyell Highway	Two storey house, Victorian villa known as “Glenelg” and barn	54
NTC	Marked Tree Road	“Rosevale”	55
		HAMILTON	
NTC	George Street	Old Hamilton Inn (this building was often referred to as Langdon’s Pub)	56
NTC	Grace Street	Glen Clyde House (formally known as Tasmania Lass)	57
RNE	Hamilton Plains Road	Prospect House	58
NTC	Linnet Street	Single storey stone cottage known as Kelliers Cottage	59
NTC	Lyell Highway	Emma’s Cottage (corner Lyell Highway and Arthur Street)	60
NTC	Lyell Highway	Old Post Office - now private residence	61
RNE	Lyell Highway	Two storey ashlar stone “collegiate” style building, iron gable roof, known as the Former School House (1856)	62
NTC	Lyell Highway	“Greenwich” single storey federation style dwelling	63
NTC	Lyell Highway	Single storey stone dwelling known as “The Rectory”	64
NTC	Lyell Highway	St Peter’s Church	65
NTC	Lyell Highway	Sandstone cottage - currently used for accommodation known as “Edwards”	66
NTC	Lyell Highway	Sandstone cottages - currently used for accommodation known as George & Victoria	67
RNE	Tarleton Street	Single storey building known as the Central Highlands Council Chambers, cottages and outbuildings	68
		HOLLOW TREE	
RNE	Hollow Tree Road	Single storey stone dwelling, iron roof known as “Rathmore” & outbuildings	69
RNE	Hollow Tree Road	Two storey sandstone dwelling, twin gable known as “Llanberis” and stables	70
RNE	Hollow Tree Road	Montacute house precinct, school	71
RNE	Hollow Tree Road	St James Church (Montacute)	72
RNE	Hollow Tree Road	Two storey stone dwelling known as “Strathborough”	73
NTC	Off Green Valley Road	Katrine Vale stone house	74
RNE	Sherwood Road	“Sherwood”, near Clyde River, house, cottage, barn	75
		OUSE	
NTC	Bridge Street	Bridge Hotel and stables	76
RNE	Bridge Street	St John the Baptist Anglican Church and graveyard	77
NTC	Lyell Highway	Catholic Church	78
NTC	Lyell Highway	Lawrenny	79
NTC	Off Cluny Street	Double storey dwelling known as “Lachlan Vale”	80
NTC	Off Lanes Tier Road	Kenmere	81

NTC	Off Lyell Highway	Cleveland	82
NTC	Off Tor Hill Road	Hunters Hill (Barn only) - Part of Cawood	83
RNE	Off Tor Hill Road	Two storey Georgian stone dwelling known as "Cawood" with outbuildings	84
NTC	Victoria Valley Road	"Ashton", including original shearing shed	85
NTC	Victoria Valley Road	Dwelling known as "Listowel"	86
RNE	Victoria Valley Road	Millbrook Water Mill (rear of Millbrook house)	87

**Appendix E New Norfolk Planning Scheme 1993
- Schedule 4 'Buildings and Structures of
Heritage Significance' List**

Derwent Valley Council – New Norfolk Planning Scheme 1993

SCHEDULE 4

BUILDINGS AND STRUCTURES OF HERITAGE SIGNIFICANCE

BUSHY PARK (DISTRICT)

Bushy Park Estate (group of hop kilns and buildings), Glenora Road
Bushy Park Estate (water mill), Glenora Road
Bushy Park Uniting Church, Kenmore Road
Red Hills Cemetery, off Uxbridge Road
"Hawthorn Lodge", cnr. Uxbridge and Glenora Roads
House, Ruin, Sunbury Lane (Bushy Park Estate)
"Roslyn", Uxbridge Road, 2.5 km from Glenora Road
Kiln (old red colour), Bushy Park Estate
Oast House (by Kentdale), Bushy Park Estate
Macquarie Plains Church (Anglican - 1910)

GLENORA

"Fenton Forest" (house), Gordon River Road
"Fenton Forest" (farm cottages), Gordon River Road
"Fenton Forest" (hop kiln), Gordon River Road
"Fenton Forest" (millrace, sluice gate and water wheel), Gordon River Road
"Forest Lodge" (incl mature trees), Glenora Road
House, (40m N.W. of Styx River Bridge)

GRANTON

Commandant's Cottage, Cnr. Tarrants Road and Lyell Highway
House, Cnr. Turners Road and Lyell Highway
Lime kiln (opposite side of highway to Mount Nassau), Lyell Highway
"Mount Nassau" (2 houses), Lyell Highway approx 3.5 kms west of Granton

HAYES

"Mayfair" (incl former apple shed), Lyell Highway
"Rosendale" (random rubble house) next to "Mayfair", Lyell Highway
"Slateford", north side Lyell Highway
"Sunnybanks" and remains of mud walls, opposite "Apple Pip", Lyell Highway
"Shooters Hill", house and hop kiln, 8.6 kms N.W. of New Norfolk bridge, Lyell Highway

LACHLAN

Old School House, Lachlan Road
"Bournbank" (incl coach house), Lachlan Road approx 1.5 kms from Lachlan Bridge
"Ringwood" (1860), weatherboard house, Ringwood Road
"Forrest Hill" (1905), weatherboard house, Lachlan Road approx 4.5 kms from Lachlan Bridge
House (freestone construction), Ironstone Gully Road
"Cottswold", Lachlan Road (incl barn)
"Hillcot", Hop Kiln, Lachlan Road
St George of Ease graveyard, off Lachlan Road

LAWITTA

Barn, including ruins, Lawitta Road
2 conjoined cottages close to "The Priory", Lyell Highway
Cottage and barn, Cnr. Lawitta Road and Lyell Highway
House, Lyell Highway, (before Lawitta/Valleyfield railway crossing), painted brick
"The Priory", Lyell Highway

MACQUARIE PLAINS

Hop kiln at "Arundel", turn off Lyell Highway at "Derwent View"
Railway Bridge No 3
Water tower (cast iron water tank) where railway station was located

MAGRA

"Denmark Hill" House, Cnr Black Hills Road and Daniels Road
Methodist Church & grave (Elizabeth King - nee Thackerly) reputedly first white woman to land in Australia, Lawitta Road, Back River
"Stanton" (house and ruin), Back River Road
School and conjoined house (1890), Cnr Saddle & Back River Roads
Church of St John, Saddle Road

MOLESWORTH

"The Hermitage" (incl hop kiln and outbuildings), Molesworth Road, approx 3 kms from Lyell Highway
"Glen Dhu", off Glen Dhu Road

MOUNT LLOYD

"Leesons Hill", off Crosswells Road

NATIONAL PARK

"Belchers" (steel & timber construction) now part of golf course facility, Gordon River Rd

NEW NORFOLK (DISTRICT)

Lyell Highway

"Glen Derwent" (originally "King of Prussia Inn"), Lyell Highway, New Norfolk (including coach house, cooling cellar and outbuildings)

Oast House (near Tynwald), including water mill, ruins and race. Originally Lachlan River Mill

"Tynwald", originally part of Lachlan River Mills (incl flour mill ruins)

Turiff Lodge Hop Kiln (formerly Government Farm)

"Valleyfield", house, cottages, kiln and convict prison (1822), coach house and gardens

Water Mill (later Woodwool Factory) and mill race, Lyell Highway

Peg Factory (including chimney), Lyell Highway prior to Lawitta

Hop fields cottage, RMB 1004, Lyell Highway prior to Lawitta

Hop fields cottage - "Rosedown", Lyell Highway prior to Lawitta

Royal Derwent Hospital Complex

"Frescati"

Ward C

Ward J

Ward O

Iron Gates (Royal Derwent)

Perimeter Wall (Royal Derwent)

Wooden Hall (Industrial Therapy)

"Willow Court" (1830)

NEW NORFOLK (TOWNSHIP)

Bathurst Street

St. Matthew's Church (1823), the oldest church in Tasmania

Sunday School "The Close" (1866) and Rectory (1892) also the oldest Church in Australia still in use.

Millstones (Terry's), in front of "The Close"

Boyer/Rocks Road

Toll House, adjacent to old New Norfolk bridge

"Chatsworth", (house, store and garden wall), 85 Boyer Road, New Norfolk

"The Grange", formerly "Kilburn Grange", near Boyer

Bridge Street

"Woodbridge" (circa 1825), 6 Bridge Street, New Norfolk

Old Bridge Foundations (Remnants), Bridge Street

Burnett Street

Methodist Church (1836) - now St Pauls Uniting Church

House, 45 Burnett Street

Conjoined cottages, 49-51 Burnett Street

Blair Street

House, 42 Blair Street

Charles Street

Gray's Cottages, 6 Charles Street

Gray's Cottages, 20 Charles Street

Circle Street

Oddfellows Hall (1891), Circle Street

Hill Street

House (1826), Cnr. Hill Street and Hillside Crescent (1 Hill Street)

Hillside Crescent

St. Peter's Roman Catholic Church (1887)

Humphrey Street

Sweetwater Farm, first house on right after Lachlan bridge

House, 21 Humphrey Street

George Street

Conjoined cottages, 12-14 George Street

Cottages, 16-22 George Street

Conjoined cottages, 44&46 George Street

House, 56 George Street

House, 58 George Street

Montagu Street

Old Colony Inn, 21 Montagu Street,

House, 25 Montagu Street,

"Bush Inn" (1815), the oldest continually licensed hotel in Australia (from 1825), (first telephone installation in Tasmania, possible Australia), 51 Montagu Street,

"Hallgreen", 59 Montagu Street

"Corrumbene", 41 Montagu Street

"Corrumbene" Convent, Cnr Montagu Street & Lyell Highway

Pioneer Avenue

House and stable, 32 Pioneer Avenue

"Montagu Court", Cnr. Pioneer Avenue and Stephens Street

Stephens Street

Graveyard, many early graves and family vaults

Tank Street

Weatherboard cottage, 15 Tank Street

Brick cottage, 14 Tank Street

PLENTY

"Atherfield", Glenora Road

"Bryn Estyn" (incl outbuildings), Glenfern Road

Sandstone piers of old bridge over Plenty River, Glenora Road

Barn, Plenty Valley Road

Cluan, off Glenora Road

"Glenleith", house, Glenora Road

"Glenleith", hop kiln, Glenora Road

"Glenleith", stables, Glenora Road

"Brightsides", house, Plenty Valley Road

House, Whites Road, Plenty

Railway Bridge No 1, off Glenora Road

Railway Bridge No 2

"Redlands", homestead and outbuildings, including hop kilns, Glenora Road

St. John the Evangelist Church and cemetery, Glenora Road, Plenty

Salmon Ponds complex (first rainbow and brown trout in southern hemisphere, raised here in 1864)

"Kinvarra", house, barn and dome, off Glenora Road

ROSEGARLAND

"Askrigg", stone and brick house, and outbuildings, Lyell Highway/Gordon River Road intersection

Hop kiln, "Belmont", 2.3 km south east of Rosegarland, Lyell Highway

House and stable, Lyell Highway

"Rosegarland House" (ruin), Gordon River Road

School, Lyell Highway, near Gretna

School House, Lyell Highway, near Gretna

SORELL CREEK

"Scottsdale", Lyell Highway

WESTERWAY

Railway Station

House (2 storey timber), opposite Railway Station on other side of line

**Appendix F Southern Midlands Planning Scheme 1998
- Schedule 4 'Buildings and Works of
Historic Significance' List**

SCHEDULE 4

BUILDINGS AND WORKS OF HISTORIC SIGNIFICANCE

ABBREVIATIONS:

RNE: Register of the National Estate

THR Tasmanian Heritage Register

ANDOVER

Description / Title	Other Listings	Address / Locality
“Ashgrove”	THR	877 Inglewood Road
“Wash Cottage”	THR	RSD 1530 Inglewood Road
“Hilly Park”	THR	Inglewood Road
“Inglewood”	THR	Inglewood Road

BADEN

Description / Title	Other Listings	Address / Locality
“Rose Cottage”	THR	Tunnack Road
“Woodside”	THR	1648 Tunnack Road”

BAGDAD

Description / Title	Other Listings	Address
“Bangalor”	THR, RNE	Midland Highway
Chauncy Vale House	THR, RNE	Chauncy Vale Road
Congregational Church	THR	Cnr. Midland Highway & Chauncy Vale Road
“Hilton Cottage”	THR	Midland Highway
“Milford”		1708 Midland Highway
“Sayes Court” and Barn		1546 (off) Midland Highway
St Michael and All Angels Church	THR	School Road
“Sunnyside”	THR	1657 Midland Highway

BROADMARSH / ELDERSLIE

Description / Title	Other Listings	Address / Locality
“Arndell”		54 Anderson Road
Allwright Family Vault	THR	(off) Elderslie Road
Black Brush	THR	558 Black Brush Road
Black Brush School	THR	592 Elderslie Road
“Brooklyn”	THR	1206 Elderslie Road
Congregational (Uniting) Church	THR	1497 Elderslie Road
“Invercarron” (former Probation Station)		1290 Elderslie Road
“Jordan House” & Stable	THR	622 Elderslie Road
“Kellie”	THR	Clifton Vale Road
“Leeswood”	THR	1242 Elderslie Road
Post Office (formerly Stonyhurst Estate)	RNE	1175 Elderslie Road
“Roydon”	THR	58 Clifton Vale Road
St. Augustine's Church	THR	1457 Elderslie Road
Schoolhouse		1439 Elderslie Road
“Somerset”	THR	1236 Elderslie Road
“Strathelie”	THR, RNE	974 Elderslie Road
“Valleyfield”		1828 Elderslie Road
The Sand Hill Site (Aboriginal)	RNE	Clifton Vale Road

CAMPANIA

Description / Name	Other Listings	Address / Locality
“Bird in Hand”	THR	1029 Colebrook Road
“Campania House”	THR, RNE	261 Estate Road
“Colebrookdale”	THR	1478 Colebrook Road
“Darlington”		683 Mudwalls Road
“Fernihurst”		503 Brown Mountain Road
Campania Tavern	THR	85 Reeve Street

Campania Mill	THR, RNE	53 Reeve Street
“Roslyn”	RNE	409 White Kangaroo Rivulet Road
Shop	THR	58 Reeve Street
“Stockdale”	THR, RNE	1719 Colebrook Road
“Stratford”		White Kangaroo Rivulet Road
“Ticehurst”		135 Brown Mountain Road
“Torrieburn”		700 White Kangaroo Rivulet Road
“Windarra” (formerly “Fairfield”)		1447 Tea Tree Road, Rekuna

COLEBROOK

Description / Title	Other Listings	Address / Locality
Coal Mine site		West of Colebrook
“Hardwick House” (formerly Brooklyn Mill)	THR, RNE	2459 Colebrook Road
House (former Nicholas Store)	THR, RNE	34 Richmond Street
House (former Police Station and Courthouse)	THR, RNE	24 Richmond Street
Jerusalem Probation Station	THR, RNE	38 Maconochie Street
St. James Anglican Church	THR	7 Richmond Street
St. Patricks Catholic Church	THR, RNE	2 Arthur Street
“The Chimneys”	THR, RNE	28 Richmond Street
Waterdale	THR, RNE	16 Franklyn Street
“Sunnyside”		336 Mudwalls Road

DYSART

Description / Title	Other Listings	Address / Locality
Baptist Church	THR, RNE	10 Dysart Drive
House next to Church		12 Dysart Drive
St. Ann's Church	RNE	5 Church Street
Mauriceton		80 Mauriceton Lane
Clifton Vale		1049 Clifton Vale Road
Dysart Park		2391 Clifton Vale Road

ELDON

Description / Title	Other Listings	Address / Locality
Eldon School	THR	Eldon Road

JERICHO (and district)

Description / Title	Other Listings	Address / Locality
“Bowsden”	THR	1741 Mudwalls Road
“Ellesmere”	THR	187 Ellesmere Road
Lemon Springs		5705 Midlands Hwy
Former Stage Coach Inn, well		off Midland Highway, Jericho
St. James Church	THR	old Midland Highway, Jericho
Trough		200 m Nth of “Bath Inn”, Jericho
“Northumbria”	RNE	400 Jericho Road
“Sandhill”	RNE	140 Lower Marshes Road
Probation Station Ruins (“mud walls”)	RNE	off Jericho Road
“Grove House”	THR	405 Jericho Road
“Rose Cottage”	THR	Jericho Road
Former School House	THR	470 Jericho Road
Bridge	THR	Jericho Road

KEMPTON

Description / Title	Other Listings	Address / Locality
Barn		Old Midland Highway (south of Kempton)
“Dysart House”	THR, RNE	26 Main Road
Congregational Church	THR, RNE	54 Main Road
“Fernleigh”	THR, RNE	76 Main Road
“Uplands”		86 Main Road
Bakery		112 Main Road

“Wilmot Arms”	THR	120 Main Road
St. Mary's Church of England	RNE	122 Main Road
House		Main Road
Timber house		Main Road
“The Cottage”	THR, RNE	27 Main Road
Congregational Church Manse	THR	29 Main Road
Stone house, former shop		35 Main Road
House and Barn (Ellis' Store)	THR	37 Main Road
House		79 Main Road
Council Chambers and Clock Tower	THR, RNE	85 Main Road
Post Office and Residence		97 Main Road
Timber house and former shop		99 Main Road
“Glebe House”	THR	107 Main Road
Timber shop (former blacksmiths)		Main Road
St. Marks Catholic Church		111 Main Road
Kent Cottage		121 Main Road
House		123 Main Road
House and stone outbuildings (former blacksmiths)		125 Main Road
House, former shop		131 Main Road
House (The Watch Makers Cottage)		147 Main Road
Catholic Cemetery	THR	21 Louisa Street
“The Elms”		49 Louisa Street
Baptist Cemetery		30 Erskine Street
“Glenfern”		Midlands Highway, Kempton (now part of “Oakmore”)
“Lonsdale”	RNE	Burnett Street, Kempton (now part of “Oakmore”)
“Oakmore”		Main Road
Stone Bridge, Little Quoin Rivulet	RNE	Main Road (north end of Kempton)

LAKE TIBERIAS

Description / Title	Other Listings	Address / Locality
"Lake View"		158 Tiberias Rd

LEMONT

Description / Title	Other Listings	Address / Locality
Crown Lagoon Area, (Aboriginal)	RNE	2 km North East of Lemont
Marshalls Creek Sites (Aboriginal)	RNE	Lemont
"Fonthill"	THR, RNE	1025 Lemont Road

LOWER MARSHES

Description / Title	Other Listings	Address / Locality
Barn	THR	954 Lower Marshes Road

MANGALORE

Description / Title	Other Listings	Address / Locality
"Cornelian Hill"	THR, RNE	1358 Midland Highway
"Hopevale"	THR	38 Hopevale Road
Hopevale Road		292 Blackbrush Road
"Marlbrook"	THR	1063 Midland Highway
"Milford"	THR, RNE	76 Goodwins Road
"Oakwood"	THR, RNE	1125 Midland Highway
"Shene"	RNE	Shene Road
"Wybra Hall"	THR	1091 Midlands Highway

MELTON MOWBRAY (and district)

Description / Title	Other Listings	Address / Locality
Former Congregational School	THR	9 Blackwell Road
Church of England	THR	11 Blackwell Road

Melton Mowbray Hotel	THR	21 Blackwell Road
Stone Horse Trough	RNE	21 Blackwell Road
Stone Bridge	RNE	Blackwell Road
“Belgrove”		3121 Midland Highway
“Kelvin Grove”	RNE	3353 Midland Highway
“Mount Vernon”	THR, RNE	3241 Midland Highway
“Woodlands”	THR	Midland Highway
“Lovely Banks”		3997 Midland Highway
“Hutton Park”	RNE	638 Muddy Plans Road
“Tedworth”	RNE	24 Tedworth Drive
“Sunnybanks” former Guard House	RNE	5 Tedworth Drive

MOUNT SEYMOUR

Description / Title	Other Listings	Address / Locality
“Ceres”	THR	Tunnack Road
School House	THR	1418 Tunnack Road
“Crichton”	THR	Crichton Road

OATLANDS (Township)

Description / Title	Other Listings	Address / Locality
Commissariat Guardhouse	THR, RNE	Barrack Street
Court House	THR, RNE	Cnr Campbell St & Esplanade
Gaol and high walls	THR, RNE	Cnr Campbell St & Esplanade
Two Stone Cottages		Chatham St, adjacent to lake
St Pauls Catholic Church	THR	Gay Street
Anglican Parish Hall	RNE	Gay Street
St Peters Anglican Church	THR	Gay Street
School (formerly Catholic)		Gay Street
“The Square”	THR	7 Gay Street
Wardour Castle	THR, RNE	1 High Street

Row of Stone Cottages		14 - 20 High Street
Stone Building		26 High Street
Uniting Church Manse	THR, RNE	28 High Street
Uniting Church	THR, RNE	30 High Street
Weatherboard Cottage & stone pavement		31 High Street
Stone Cottage	THR, RNE	32 High Street
Stone Cottage		37 High Street
Stone building and wall recess area off High Street		38 High Street
“Holyrood House”	THR, RNE	40 High Street
“Mayno”		41 High Street
Parish Room	THR, RNE	44 High Street
Stone Shop, residence		47 High Street
Stone and brick cottage	THR, RNE	48 High Street
Bank, House, Stables	THR, RNE	50 High Street
“Roxy Talkies”, Shop	THR	54 High Street
Residence, Formerly Shop		58 High Street
Kentish Hotel		60 High Street
Stone toilet at rear & stone wall		62 High Street
Town Hall	THR, RNE	71 High Street
Former School	THR, RNE	73 High Street
Inglis Store	THR	78 High Street
Elm Cottage	THR, RNE	82 High Street
House	THR	87 High Street
Former Midland Hotel	THR	88 High Street
Early School	THR	92 High Street
Lake Frederick Inn	RNE	99 High Street

OATLANDS (Township) continued

Description / Title	Other Listings	Address / Locality
“Thimble Cottage”	THR	101 High Street
“Amelia Cottage”	THR	104 High Street
Cantwells Shop	THR, RNE	120 High Street
Cottage	THR, RNE	124 High Street
Cottage	THR, RNE	126 High Street
Cottage	THR, RNE	128 High Street
Cottage	THR, RNE	130 High Street
Cottage	THR, RNE	132 High Street
House	THR, RNE	134 High Street
Cottage	THR, RNE	136 High Street
“Dulverton Cottage”	THR, RNE	138 High Street
Cottage		140 High Street
Cottage		142 High Street
Stone residence		Cnr. High St & Dudley St
Scout Hall		Cnr. High St & Dudley St
Stone cottage		8 Marlborough Street
Stone cottage		15 Marlborough Street
Stone cottage		Marlborough Street opposite Tunnack Road junction
Callington Mill Complex	THR, RNE	Old Mill Lane
Stone House		35 Stanley Street
Stone House, hewn stone pavement, steps and wall		39 Stanley Street
Cottage against stone outcrop		40 Stanley Street
Rendered cottage		43 Stanley Street
Stone cottage		44 Stanley Street
Stone cottage		69 Stanley Street
Stone cottage		72 Stanley Street
Stone cottage		75 Stanley Street

Stone cottage		77 Stanley Street
Shop & residence		37 Wellington Street
Stone cottage		43 Wellington Street
Brick residence		45 Wellington Street
Stone cottage (rendered)		51 Wellington Street
Stone house		57 Wellington Street
Road Culvert	RNE	Sandy Lane

OATLANDS (District)

Description / Title	Other Listings	Address / Locality
Road culvert		Midland Highway, 2 km NW of Oatlands.
“Lemon Hills” (former Birmingham Arms Inn)	RNE	Midland Highway
“Spring Valley”	THR	Bowhill Road
“Waverley Lodge”	THR, RNE	654 Bowhill Road
“Waverley House”	THR, RNE	Bowhill Road
Buckingham Arms		Oatlands
“Drayton”	THR	Interlaken Road
“Dulverton Park”	THR	Interlaken Road”
“Wallace”	THR	Interlaken Road
“Weedington”	THR	Midland Highway

PARATTAH

Description / Title	Other Listings	Address / Locality
“Hilly Park Cottage”	RNE	Ingelwood Road
Parattah Hotel		Adjacent railway

RUNNYMEDE

Description / Title	Other Listings	Address / Locality
“Runnymede House”,	THR, RNE	30 Woodsdale Road

RHYNDASTON

Description / Title	Other Listings	Address / Locality
Buildings, split bush timber		

ST. PETERS PASS

Description / Title	Other Listings	Address / Locality
Pass House		Midlands Highway

STONEHENGE

Description / Title	Other Listings	Address / Locality
“South Rhodes”	THR, RNE	South Rhodes Road
“Stonehenge”	THR	112 Stonehenge Road

STONOR

Description / Title	Other Listings	Address / Locality
“Burrill’s House”	THR	1061 Stonor Road
“Stonor”	THR	Stonor Road

TEATREE

Description / Title	Other Listings	Address / Locality
Barn	THR	199 Williams Road
“Landgroft”	THR	233 Grices Road
“Merriworth”	THR	236 Merriworth Road
“Windarra”	RNE	Tea Tree Road (Rekuna)

TUNBRIDGE (and district)

Description / Title	Other Listings	Address / Locality
Bridge over Blackman River	RNE	North end of Tunbridge

Tunbridge Manor	THR	23 Main Road
Rosemere and Shop	THR	48 Main Road
Bowermans General Store	THR, RNE	51 Main Road
Methodist Church		Main Road
Two Stone Cottages (Sth end)		Tunbridge
Tunbridge Wells Inn	THR	11 Victoria Street
Former School	THR	66 Scott Street
“Ballochmyle House”	RNE	160 Ballochmyle Road

WHITEFORD

Description / Title	Other Listings	Address / Locality
Post Office	THR	3171 Woodsdale Road

WOODBURY

Description / Title	Other Listings	Address / Locality
“The Braes” (Stables)	THR	Glen Morey Road
“Rockwood”	THR	Midlands Highway
“Woodbury House”	THR	7849 Midlands Highway

WOODSDALE

Description / Title	Other Listings	Address / Locality
Cottage	THR	Woodsdale Road

YORK PLAINS

Description / Title	Other Listings	Address / Locality
“Elder Grove”	RNE	Greggs Road
“Kewestoke”	THR	Lemont Road
“Mount Pleasant House”	THR	Lemont Road
“York House”	RNE	Headlams Road

Appendix G Brighton Council - Proposed Heritage Precincts

Pontville Heritage Precinct Draft Policy Statement

Introduction

Pontville is a substantially intact village established in the mid 19th Century, characterised by a collection of small sandstone and timber Georgian/Victorian buildings and some early 20th century structures, located on a highly visible hillside and the Midland Highway.

Location description

The precinct is located at the historic village of Pontville. The boundaries are shown on Map 1. The heritage precinct extends from the municipal boundary in the northwest from the Jordan River to Rifle Range Road, then turns south east and follows the alignment of the old railway formation before swinging south west along the railway and heading in a straight line towards the Jordan River. From there it follows the course of the river to just downstream of the bridge where it then follows the rear boundaries of properties abutting the Midland Highway south west to the Catholic Church. It then proceeds on the other side of the Midland Highway from the Pontville Hall back along properties abutting the Midland Highway to the river and then following the river back to the start point.

The definition of this precinct is largely based on work undertaken by Graeme Corney and David Young through the Pontville Heritage Study (2009). Corney's proposed boundary is shown on Map 1. However, the recommended precinct includes a further area to the northeast beyond the ridgeline above the township. This additional area provides for protection of the ridgeline as seen from the proposed alignment of the Brighton Bypass to the northeast. It is understood a recent Tasmanian Planning Commission ruling has not adopted this precinct boundary in full.

The two churches that define each extremity of the precinct along the Midland Highway offer useful markers to the boundaries of the existing village as well as its history.



Figure 24 - View of Pontville Village



Figure 25 - St Marks Church, Pontville

Policy objectives

The policy objectives of the precinct should be:

- To conserve and protect the cultural heritage significance of the Pontville Heritage Precinct;
- To ensure that new buildings, renovations and extensions can be accommodated within the area without adversely affecting the area's heritage significance;
- To follow the recommendations of the Corney study as far as possible; and
- To provide improved certainty to landowners and community about planning controls for managed future development within the precinct.

Precinct characteristics

Pontville "... is predominantly a 19th century early Victorian picturesque village, but retains important layers of colonial occupation as well as important early 20th century layers. While many of the buildings are of moderate rather than high significance, it is the overall assembly of buildings, structures, fences, roads, plantings, boundaries and artefacts that makes Pontville Village a striking cultural landscape."³²

The township is highly visible to traffic travelling along the Midland Highway. The presence of a hotel in the centre of the village offers a focal point for local community activity, along with the former Council Chambers.

Historic context

In the 1830's Pontville was laid out on the banks of the Jordan River and quickly became the major settlement in the area overtaking Brighton, well placed as it was at the new bridge crossing on the main road to Launceston. Within a relatively short period, Pontville boasted a courthouse, gaol, watch house, barracks, churches, inns and some large private residences.

In the 1840s the probation system was introduced with most convicts assigned to government work gangs, many of which were road or bridge-building gangs. There was a probation station at Pontville which provided labour for work on the main road and bridge.

The original bridge was replaced in the 1840s with a new bridge of timber girders on masonry piers and abutments. Four piers were rebuilt in 1847 and the bridge reopened in 1848. During the heyday of the coaching trade to Launceston in the mid 19th Century, Pontville was a major stop to change horses, about two hours from Hobart.

Pontville became the seat of local government when the Brighton Municipality was declared in 1863. In 1933 the Brighton Council constructed a new council chambers and police office building in Pontville to replace the Old Watch House which was by now very dilapidated, and eventually demolished.



**Figure 26 - Brighton Memorial Hall,
Pontville**



Figure 27 - Epsom House, Pontville

Heritage places with the precinct

There are a number of heritage places within the Pontville Heritage Precinct currently listed on Schedule 9 of the Brighton Planning Scheme 2000 (see **Error! Reference source not found.**). It should be noted that this list does not include all buildings that may have heritage significance or identified in other studies.

³² Corney, G., (draft 20/4/2009) Pontville Village Heritage Protection Overlay

Places listed on Planning Scheme within proposed Pontville Heritage Precinct

Place Name	Location	Type of Place
“Craiglea”	1 Glebe Street	Two-storey sandstone house
Shepherd's Cottage	2 Glebe Street	Single-storey conjoined sandstone cottage
“Lansdowne”	4 Glebe Street	Single-storey ashlar stone house
“Glendower”	6 Glebe Street	Single-storey sandstone house
Cottage	1 Marlborough Street	Single storey timber cottage
Turnkey's Cottage	3 Marlborough Street	Single-storey brick house
St. Matthew's Catholic Church	195 Midland Highway	Stone church in Gothic Picturesque style
War Memorial Hall	236 Midland Highway	Two storey rendered art-deco/moderne style hall
Epsom Inn	244 Midland Highway	Large two-storey stone building
Uniting Church	247 Midland Highway	Victorian Gothic sandstone church
The Stables	251 Midland Highway	Ashlar sandstone building
The Barracks (Lythgo's Store)	253 Midland Highway	Two-storey ashlar stone building
The Barracks' Cottage	253 Midland Highway	Small weatherboard cottage
The Crown Inn	256 Midland Highway	Two storey stone, brick and wood Colonial/Victorian hotel
Former Police Station	257 Midland Highway	Single storey interwar style timber cottage built about 1930
Mr Well's Cottage	259 Midland Highway	Single storey Georgian/Victorian timber cottage
Sydney's Bakery	261 Midland Highway	Single storey Victorian timber building
Pontville Gaol / Watch House	262 Midland Highway	Gaol/Watch House remains
Pontville Constable's Quarters	262 Midland Highway	Remains associated with the Gaol/Watch House
Former Council Chambers	262 Midland Highway	Single storey 1934 red brick building, sandstone foundations
Anglican Rectory	265 Midland Highway	Single-storey sandstone building
Stace House (former Post Office)	268 Midland Highway	Single-storey (two-storeys at the rear) stone building
“Brooksby”	284 Midland Highway	Two-storey stone building
St. Mark's Anglican Church	Midland Highway	Unusual ashlar stone church in Romanesque style.
Jordan River Road Bridge	Midland Highway	Bridge of five spans, stone piers and abutments.
Prison Commandant's Cottage	8 Prince Street	Single-storey stuccoed building
“The Sheiling”	2 Queen Street	Two small conjoined stone cottages

Summary statement of significance

Pontville is important in demonstrating the development of a colonial village focussed on the main line of road from Hobart to Launceston. It contains an assembly of small sandstone and timber Georgian/Victorian buildings and some early 20th century structures, located on a highly visible hillside along the Midland Highway. It is the overall collection of these buildings, bridge and other structures, property boundaries, fences, trees that has created a striking cultural landscape.³³ Pontville has strong associations with early coaching transport and the use of convict labour for road and bridge works.

Design guidelines and planning controls

To be defined during preparation of new planning schemes.

Supporting information

Corney, Graeme, (draft 2009), *Pontville Heritage Study*, Brighton Council, Gagebrook

GHD Pty Ltd, (Nov 2008), *Midland Highway Brighton Bypass, Historic Heritage Desktop Study*, Department of Infrastructure Energy and Resources, Hobart

Brighton Planning Scheme 2000, Brighton Council

Sheridan, G. (July 2000), *A Changed Patterned Landscape: Brighton in the Nineteenth Century - Volumes 1, 2 &3*, Brighton Council, Hobart

MacFie, P., Morris-Nunn, R., Dudley, J., (1995a), *Pontville Conservation Study, Part 1: A Social History of Pontville*, Brighton Council

MacFie, P., Morris-Nunn, R., Dudley, J., (1995b), *Pontville Conservation Study, Part 2: Management Recommendations*, Brighton Council, Brighton

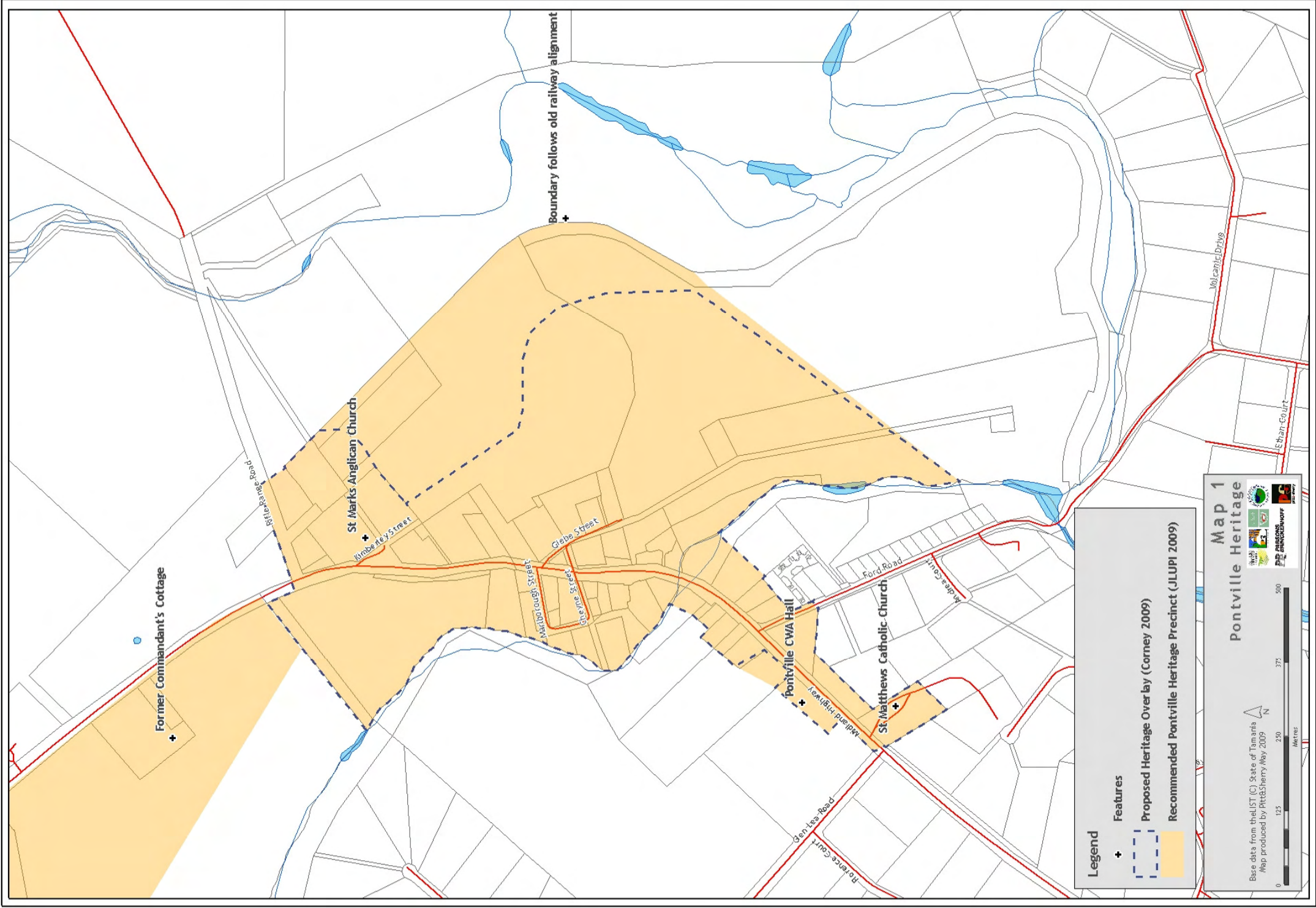


Figure 28 - St Matthews Church, Pontville



Figure 29 - The Barracks (Lythgo's Store)

³³ Corney, G. , (2009) *Pontville Heritage Study*



Former Commandant's Cottage

St Marks Anglican Church

Pontville CWA Hall

St Matthews Catholic Church

Boundary follows old railway alignment

Legend

- + Features
- - - Proposed Heritage Overlay (Corney 2009)
- Recommended Pontville Heritage Precinct (JLUP1 2009)

Map 1
Pontville Heritage

Base data from the LIST (C) State of Tasmania
 Map produced by Ptt&Sherry May 2009

0 125 250 375 500
 Metres

Logos for the State of Tasmania, Ptt&Sherry, and other organizations.

Appendix H Central Highlands Council - Proposed Heritage Precincts

Bothwell Heritage Precinct Draft Policy Statement

Introduction

Bothwell is an agricultural village on the Clyde River, set in a broad open grazing landscape, surrounded by low naturally vegetated hills. It contains a high number of Georgian/ Victorian buildings. A number of important homesteads are located near the town, particularly on the western side of the river. Queen's Square is a key focal point for the village surrounded by churches, homes and businesses.

Location description

The precinct is located at the historic village of Bothwell. The boundaries are shown on Map 2. The heritage precinct extends from Mary Street in the east westward between Patrick and Franklin Streets and from George Street it extends to generally take in the whole township as far west as the western side of Barrack Hill (Mount Adelaide reserve).

The definition of this precinct is largely based on the existing historical precinct boundary defined in the Central Highlands Planning Scheme. This boundary is shown on Map 2. However, the recommended precinct includes additional areas as follows:

- Residential land bounded by Patrick, Michael, High and William Streets;
- Residential land facing onto Franklin Street between Michael and William Streets;
- Land south of Logan Street between the Clyde River and Schaw Street;
- Land to the north including the road reserve and river frontage around the junction of Wentworth Street and Barrack Street (Highland Lakes Road);
- Land north of Elizabeth Street from Barrack Street to Dennistoun Road using a line 200m north of and parallel to Elizabeth Street.

These additions ensure that the road entrances and fringes to the town are included in the heritage precinct, so that the qualities of the township and its immediate landscape are not degraded through inappropriate development, as well as giving protection to heritage places in those areas.



Figure 30 - Panorama of Bothwell from Barrack Hill



Figure 31 - former Coffee Palace



Figure 32 - Cottages, Bothwell

Policy objectives

The policy objectives of the precinct should be:

- To conserve and protect the cultural heritage significance of the Bothwell Heritage Precinct;
- To ensure that new buildings, renovations and extensions can be accommodated within the area without adversely affecting the area's heritage significance; and
- To provide improved certainty to landowners and community about planning controls for managed future development within the precinct.

Precinct characteristics

The township of Bothwell is set in a broad open grazing landscape on the River Clyde. It is laid out in a systematic grid pattern which gives a formal structure to the town, emphasising its early development. It contains a high number of Georgian/ Victorian buildings. Queen's Square is a key focal point for the village surrounded by churches, homes and commercial premises. The town has a very tranquil feel which adds to the character of a small farming community. The town centre is little changed over the past century.

Historic context

The Bothwell area was first explored in the early years of European settlement. By 1824 much of the town had been surveyed. The growth of Bothwell was largely based on the pastoral industry and this saw many large estates established in the district in the 1820s and 1830s. Town building construction during through the 19th Century saw a number of important public and private structures including a public library, barracks, gaol, churches, hotels, shops, stores and many private homes. By 1900, the town boasted a post office, two banks, several churches, schools, working men's club, tannery, flourmills, brewery and a cordial factory, numerous stores and shops and many homes.



Figure 33 - White's Store, Queen Street, Bothwell



Figure 34 - Bothwell Store, Alexander Street

Heritage places with the precinct

There are a number of heritage places within the Bothwell Heritage Precinct currently listed on Schedule 4 of the Central Highlands Planning Scheme 1998 (see **Error! Reference source not found.**). It should be noted that this list does not include all buildings that may have heritage significance.

Places listed on Planning Scheme within proposed Bothwell Heritage Precinct

Place Name	Location	Type of Place
Township of Bothwell	Township	Whole town and part of surrounding area
House	Alexander Street	Timber house, federation style
Cottage	Alexander Street	Checkerboard brick cottage
CWA Rooms (former Sunday School)	Alexander Street	Single storey brick cottage
Bothwell Grange (former Crown Hotel or Inn)	Alexander Street	Two storey brick building
Central Highlands Municipal Office (former Literary Society Building)	Alexander Street	White brick building
Original Bothwell Store	Alexander Street	Two storey brick building
Post Office and residence (former VDL Bank 1891)	Alexander Street	Unusual Victorian timber bank building
Cottage	Alexander Street	Brick cottage
Town Hall	Alexander Street	Large sandstone building with ornamentation on façade
Twin Cottages	Alexander Street	Single storey brick cottage
Twin Cottages	Alexander Street	Single storey brick cottage
Whites Cottage	Alexander Street	Single storey weatherboard cottage
House	Alexander Street	Wooden single storey house
Cottage	Alexander Street	Single storey brick cottage with timber addition
Former Coffee Palace now known as The Falls of Clyde	Dalrymple Street	Two storey building
Cottage	Dennistoun Road	Single storey brick cottage
Former Good Templars Hall	Dennistoun Road	Single storey timber cottage
Rock Cottage	Dennistoun Road	Single storey stone cottage
Cottage	Dennistoun Road	Single storey stone cottage
Grantham	Elizabeth Street	Barn on steddles
Barwick Cottage	High Street	Single storey stone building with attic
Cottage	High Street	Stone cottage, large stone chimney both sides

Place Name	Location	Type of Place
Slate Cottage	High Street	Single storey brick, 3 chimneys
The Keep Cottage	High Street	Cottage
Keep Barn	High Street	Barn and Stone table
House	High Street	Two storey brick dwelling, 2 chimneys
Former Headmasters House	Market Place	Single storey stone building
St Lukes Uniting Church	Market Place	Colonial stone church with square tower
Castle Hotel and Assembly Rooms (Hall)	Patrick Street	Two storey sandstone building
House	Patrick Street	Single storey stone house including coach house
Lamont Weaving Studio	Patrick Street	Timber dwelling
St Michael's of All Angels Church	Patrick Street	Stone church in Victorian Academic Gothic style
War Memorial Sundial	Patrick Street	Memorial feature in Queens Square
Former Post Office	Patrick Street	Stone Georgian building and group of buildings adjoining
Whites Store	Queen Street	Single storey brick building opposite Queens Square
"Rockford"	Schaw Street	Single storey dwelling, outbuildings and trees
"Clifton Priory"	Wentworth Street	Two storey Tudor gothic dwelling of milky grey ashlar stone
"Fort Wentworth"	Wentworth Street	Single storey dwelling
"The Tannery"	Wentworth Street	Group of 3 single storey vernacular buildings
"Wentworth House"	Wentworth Street	Two storey Georgian dwelling

Summary statement of significance

Bothwell is an important agricultural settlement laid out in the 1820s which clearly demonstrates the connection between European settlement and the opening up of land for pastoral uses in Tasmania. The general Georgian/Victorian character of the town has been retained with consistent architecture generally in good condition. The township is important for its formal layout which is emphasised by continuing conservation of its buildings and cultural landscape. Bothwell has strong associations with the Tasmanian pastoral industry.

Design guidelines and planning controls

To be defined during preparation of new planning schemes.

Supporting information

Central Highlands Planning Scheme 1998, Central Highlands Council

Bush Parkes Shugg and Moon, (May 1985), *Historical Survey of Bothwell, Tasmania 1975 - Extracts from the Conservation Study*, Municipality of Bothwell, Bothwell

Bothwell Historic Town, Place ID 11561, Register of the National Estate (registered 21/10/1980), Australian Heritage Database, Department of Environment, Water, Heritage and the Arts website accessed 15 October 2009

Bush Parkes Shugg and Moon, (1975), *Conservation Study of Bothwell*, Municipality of Bothwell, Bothwell

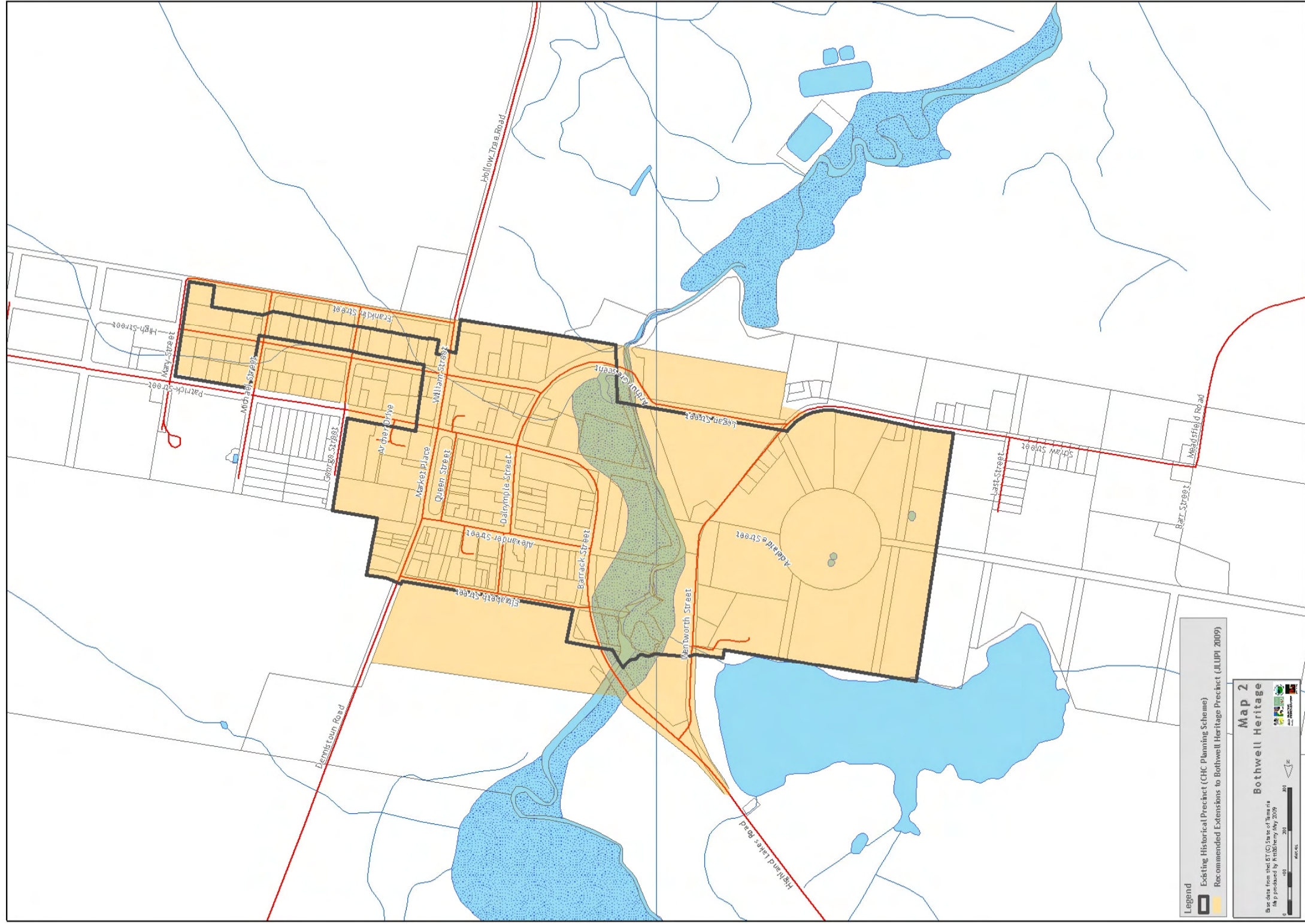
Further investigations will be required to identify other sources.



Figure 35 - Wentworth House, Wentworth Street



Figure 36 - Council Chambers (former Literacy Society Library), Alexander Street



Legend

- Existing Historical Precinct (CHC Planning Scheme)
- Recommended Extensions to Bothwell Heritage Precinct (JLUP, 2009)

Map 2
Bothwell Heritage

Base data from the BTG State of Towns
 Map produced by A122 Henry May 2019

0 100 200 300 400
 metres

Hamilton Heritage Precinct Draft Policy Statement

Introduction

Hamilton is a small country village established in the early-mid 19th Century, characterised by a collection of sandstone Georgian/Victorian buildings, located along the Clyde River.

Location description

The precinct is located at the historic village of Hamilton. The boundaries are shown on Map 3. The heritage precinct extends from George and Linnet Streets in the north including the area around St Peters Church, generally taking in the whole township between Ponsonby and River Streets extending south as far as the Hamilton Plains Road and the Clyde River Bridge.

The definition of this precinct is largely based on the existing historical precinct boundary defined in the Central Highlands Planning Scheme. This boundary is shown on Map 3 in Appendix G. However, the recommended precinct includes additional areas as follows:

- A block of land bounded by Linnet Street to the north and Ponsonby Street to the west opposite St Peters Church
- Land to the east of Franklin Place (Lyell Highway) extending up the slope including an old cemetery, as far south as a creek next to Hamilton Plains Road

These additions ensure that the road entrances and hillside above the town are included in the heritage precinct, so that the qualities of the township and its immediate landscape are not degraded through inappropriate development. This is particularly important for the view of the village and hillside when travelling south down the Lyell Highway.

The church and bridge that define each extremity of the precinct along the Lyell Highway offer useful markers to the boundaries of the existing village as well as its history.



Figure 37 - St Peter's Church



Figure 38 - Former Council Chambers, Tarleton Street

Policy objectives

The policy objectives of the precinct should be:

- To conserve and protect the cultural heritage significance of the Hamilton Heritage Precinct;
- To ensure that new buildings, renovations and extensions can be accommodated within the area without adversely affecting the area's heritage significance; and
- To provide improved certainty to landowners and community about planning controls for managed future development within the precinct.

Precinct characteristics

Hamilton is set in a valley on the River Clyde. The township is generally laid out along the Lyell Highway with many Georgian/ Victorian buildings immediately adjacent to the roadside. The town's early commercial buildings reflect more prosperous times during the 19th Century when the pastoral industry was the backbone of the economy and there was a relatively large local working population. The township is highly visible to traffic travelling along the Lyell Highway, and its setting between the hills and the river add to its charm. The presence of a hotel along with the former council offices and school house in the centre of the village links back to the time when the town was a more vibrant centre for local community activity.

Historic context

Hamilton was becoming established by the mid 1820s. The first church, St Peters, was completed by 1837. By then the population of Hamilton had reached well over 1,000 people, with many convicts working on the various properties. By 1840, there were five inns in the town, and many other buildings were constructed over the next twenty years, including the police station, school house, post office, general stores and cottages. It became the centre for supporting pastoral development in the surrounding district through the 19th Century.

Heritage places with the precinct

There are a number of heritage places within the Hamilton Heritage Precinct currently listed on Schedule 4 of the Central Highlands Planning Scheme 1998 (see **Error! Reference source not found.**). It should be noted that this list does not include all buildings that may have heritage significance.

Places listed on Planning Scheme within proposed Hamilton Heritage Precinct

Place Name	Location	Type of Place
Old Hamilton Inn	George Street	Single storey sandstone building with double storey brick barn
Glen Clyde House	Grace Street	Two Storey stone building
Kellier's Cottage	Linnet Street	Single storey sandstone cottage
Emma's Cottage	Cnr Lyell Highway and Arthur Street	Single storey sandstone cottage
Former Post Office	Lyell Highway	Single storey sandstone building
Former School House	Lyell Highway	Two storey ashlar stone "collegiate" style building
"Greenwich"	Lyell Highway	Single storey federation style dwelling
"The Rectory"	Lyell Highway	Single storey stone dwelling known as
St Peter's Church	Lyell Highway	Stone church with square tower
Edwards cottage	Lyell Highway	Sandstone cottage
"George & Victoria"	Lyell Highway	Sandstone cottages
Former Council Chambers	Tarleton Street	Single storey building, cottages and outbuildings

Summary statement of significance

Hamilton is a good example of a small country town that prospered during the colonial period. It demonstrates the connection between European settlement and the opening up of land for pastoral uses in Tasmania. There are many Georgian/Victorian buildings that show how the community was prepared to put its early success into schooling, religion and other civic activities. The rural character of the town has been retained and it fits well with the rural landscape around it.

Design guidelines and planning controls

To be defined during preparation of new planning schemes.

Supporting information

Central Highlands Planning Scheme 1998, Central Highlands Council

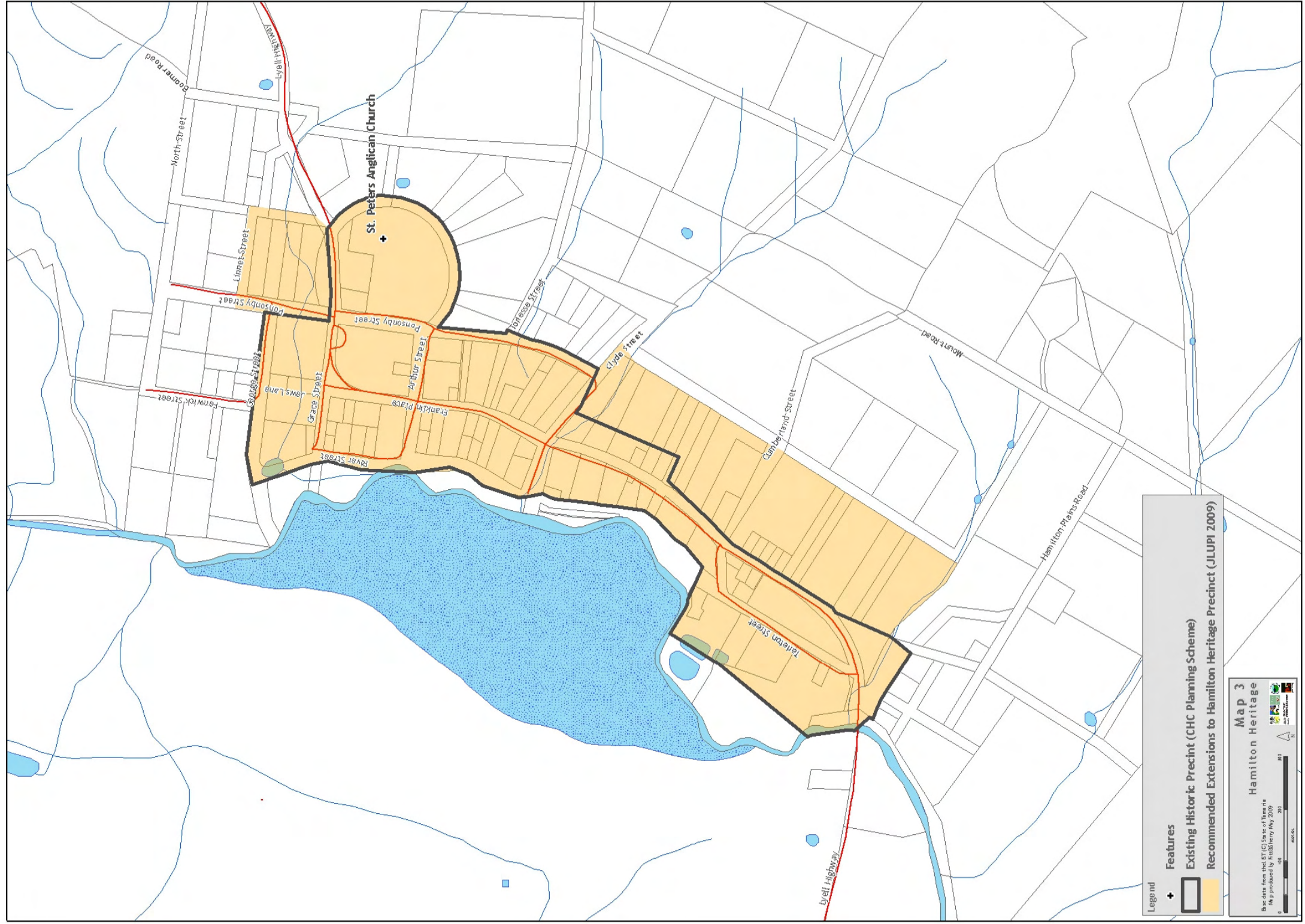
Further investigations will be required to identify other sources.



Figure 39 - Hamilton Hotel, Tarleton Street



Figure 40 - George and Victoria's Cottages, Franklin Place, Hamilton



Legend

- Features**
- Existing Historic Precinct (CHC Planning Scheme)
- Recommended Extensions to Hamilton Heritage Precinct (JLUPI 2009)

Map 3
Hamilton Heritage

Base data from the BT(C) State of Tasmania
 Map produced by Hribberty May 2009

0 100 200 300
 Metres

AKA-05

Appendix I Derwent Valley Council - Proposed Heritage Precincts

New Norfolk - Willow Court Heritage Precinct Draft Policy Statement

Introduction

Willow Court is a very important and unique part of Tasmania's early history, providing a clear link to the treatment of mentally ill patients during colonial times. The complex is still a major part of the New Norfolk township and its sensitive redevelopment will be a key element in the town's future.

Location description

The precinct is located in the town of New Norfolk. The boundaries are shown on Map 4. The heritage precinct covers an area bounded by George Street to the north running down to the Lachlan River (not including the former cycle track and sports ground next to George Street) then following the river in a south westerly direction to Humphrey Street then back along Humphrey Street to George Street.

The precinct incorporates the area under the former RNE listing as shown on the map as well as an additional area covering the river flats along the western side of the Lachlan River. The additional area has been included to ensure that the qualities of the precinct and its position next to the river are not degraded through inappropriate development. The river flats are also important as early farming land associated with Willow Court.

The actual boundary of this precinct should be made consistent with the consolidated entry on the Tasmanian Heritage Register before being listed on the Planning Scheme. This may require some amendment of the area shown in Map 4.



Figure 41 - Willow Court Barracks, New Norfolk

(Note: image has some distortion)

Policy objectives

The policy objectives of the precinct should be:

- To conserve and protect the cultural heritage significance of the Willow Court Heritage Precinct;
- To ensure that new buildings, renovations and extensions can be accommodated within the area without adversely affecting the area's heritage significance;
- To follow the recommendations of the various heritage studies as far as possible, in particular encouraging adaptive reuse of buildings; and
- To provide improved certainty to landowners and community about planning controls for managed future development within the precinct.



Figure 42 - Male Nurses Hostel



Figure 43 - Masonic Lodge (former Female Ward K2)

Precinct characteristics

The Willow Court Precinct is a well-established feature within the New Norfolk Township and the local landscape. It is considered an integral part of the character and identity of New Norfolk. With its collection of buildings and their associated walled yards, the mature trees, its location nestled on the Lachlan Rivulet and its picturesque surroundings, the precinct is a sombre and evocative landscape highly valued by the community for its aesthetic characteristics.

A number of buildings in the precinct are of interest architecturally, including Willow Court Barracks which is a good example of a Palladian composition in Old Colonial Georgian style; 'Frescati', as a Picturesque villa and through its use of now rare building methods, namely brick nogging; and the timber hall which is a rare surviving example of a pre-fabricated building dating from the mid nineteenth century.³⁴

Historic context

The poor condition of the New Norfolk barracks (c.1820s) originally constructed to house sick and invalid convicts prompted Governor Arthur to authorise construction of a new hospital, which was completed in 1833. It was then expanded to accommodate mentally ill patients.

New Norfolk was the first custom-built lunatic asylum in the Australian colonies, based around John Lee Archer's design for the hospital and asylum complex. Overcrowding was a constant problem for the hospital in the early years until all invalids not in need of medical attention were transferred to Impression Bay. With these departures New Norfolk became exclusively a mental institution.

During the 1860s additional land was acquired for farming, which became an important part of the asylum. By the 1890s over 30 acres were being cultivated. Also during the 1860s the 'Pavilion system' was recommended as a better way of treating and housing patients, but was not fully implemented until the 1960s at Royal Derwent Hospital.

However, during the 1880s and 1890s construction of many new buildings followed the recommendations of a Royal Commission into conditions. More land was acquired in 1920 and a range of new buildings constructed east of the central avenue over 20 years. From 1950 a massive expansion and modernisation program saw construction to the east of Lachlan River, at what became known as the Royal Derwent Hospital. During the 1960s a number of older buildings were demolished at Willow Court, while a new maximum-security block, hospital block, wards and new school were constructed.

³⁴ Willow Court Asylum Precinct, Humphrey St, New Norfolk, Place ID 102728, Register of the National Estate (registered 24/09/2002), Australian Heritage Database, Department of Environment, Water, Heritage and the Arts website accessed 15 October 2009

Heritage places with the precinct

There are a number of heritage places within the Willow Court Heritage Precinct currently listed on Schedule 4 of the New Norfolk Planning Scheme 1993 (see **Error! Reference source not found.**). It is obvious from the table that many of the buildings within the Willow Court precinct are not listed on the New Norfolk Planning Scheme 1993. Given the extensive heritage investigations and assessment work undertaken in recent years, it is imperative that any new planning scheme incorporates an up-to-date listing of all heritage places within the precinct.

Places listed on Planning Scheme within proposed Willow Court Heritage Precinct

Place Name	Location	Type of Place
"Frescati"	Willow Court Precinct	Single storey timber building
Ward C	Willow Court Precinct	Two storey brick building
Ward J (Ladies Cottage)	Willow Court Precinct	Two storey brick building
Ward O (Olga)	Willow Court Precinct	Single storey 'L' shaped Gothic style brick and sandstone building
Iron Gates (Royal Derwent)	Willow Court Precinct	Entranceway
Perimeter Wall (Royal Derwent)	Willow Court Precinct	Large brick wall surrounding part of Willow Court complex
Wooden Hall (Industrial Therapy)	Willow Court Precinct	Single storey timber building
"Willow Court" (1830)	Willow Court Precinct	Single storey U-shaped Colonial Georgian building with two storey sections at centre, corners and ends, brick and stucco construction.



Figure 44 - J Ward (Ladies Cottage), Willow Court



Figure 45 - Esperence House, Willow Court

Summary statement of significance

The Willow Court Precinct commenced in 1830 with the New Norfolk convict invalid hospital and developed from 1833 until recently into a large complex of buildings to care for the mentally ill. It is significant, historically, as the first custom-built lunatic asylum in the Australian Colonies. Through its use as an asylum for some 170 years and its relative intactness, the Precinct illustrates characteristics of nineteenth century asylum design as well as the evolution of philosophies for treating the insane throughout the 19th and 20th Centuries, changes in Tasmania's health system and attitudes towards mental illness. The Precinct is unusual, as it is the only place in Australia where such developments in asylum design are preserved.³⁵

Design guidelines and planning controls

To be defined during preparation of new planning schemes.

Supporting Information

Scripps, L., Knaggs, M., Barwick, P., & Loveday, K., (August 2007), *Willow Court Conservation Management Plan - Stage C(ii) Frescati*, Derwent Valley Council, New Norfolk

Johnston, P., Strating, R., Morris, M., and Small, S., (January 2007), *Willow Court Conservation Management Plan, Stage D - Allonah, A Ward and Industrial Therapy*, Derwent Valley Council, New Norfolk

Scripps, L., Knaggs, M., Barwick, P., & Loveday, K., (June 2006), *Willow Court Conservation Management Plan - Stage C(i) The Barracks and Bronte*, Derwent Valley Council, New Norfolk

Nelson, L., Barwick, P., & Loveday, K., (2005, revised January 2009 by G. Corney), *Willow Court Conservation Management Plan, Stage B Oval Precinct*, Derwent Valley Council, New Norfolk

Nelson, L., Barwick, P., Slayer, P., & Loveday, K., (2003), *Willow Court Conservation Management Plan*, Derwent Valley Council, New Norfolk

Vincent, R. & Johnston, P., (2002), *Willow Court Heritage Precinct Care and Maintenance Study*

Austral Archaeology, (1996d), *Willow Court/Royal Derwent Hospital Precinct Study -Volume 1 Historical Overview*, DELM, Hobart

Austral Archaeology, (1996e), *Willow Court/Royal Derwent Hospital Precinct Study -Volume 2 Heritage Assessment*, DELM, Hobart

New Norfolk Planning Scheme 1993, Derwent Valley Council

Godden Mackay, (1992), *Willow Court Barracks Building, Royal Derwent Hospital, New Norfolk, Conservation Plan*, Department of Construction, Hobart

³⁵ *ibid*

New Norfolk - Arthur Square Heritage Precinct Draft Policy Statement

Introduction

New Norfolk is an important inland town located on the Derwent River. It was the centre of significant early agricultural development in the Derwent Valley as well as the focus of civic and military activity. Arthur Square is a highly valued part of the townscape with a number of important heritage buildings around its boundary.

Location description

The precinct is located in the town of New Norfolk. The boundaries are shown on Map 4. The heritage precinct covers Arthur Square and the properties facing onto it that are located on Pioneer Avenue, Bathurst Street, High Street and Stephen Street. The precinct includes the St Matthew's Church group of buildings.

The definition of this precinct is based upon the heritage assessments and site investigations carried out for this HMP.



Figure 46 - St Matthew's Church, Bathurst Street



Figure 47 - Houses in Pioneer Avenue

Policy objectives

The policy objectives of the precinct should be:

- To conserve and protect the cultural heritage significance of the Arthur Square Heritage Precinct;
- To ensure that new buildings, renovations and extensions can be accommodated within the area without adversely affecting the precinct's heritage significance;
- To preserve public open space as the focal point of the precinct; and
- To provide improved certainty to landowners and community about planning controls for managed future development within the precinct.

Precinct characteristics

Arthur Square is a high visible feature of the New Norfolk township close to the main shopping area. It adds considerably to the character and identity of New Norfolk, with the St Matthews Church, Sunday School and Rectory being a major element along Bathurst Street. Other heritage buildings around its boundary include a rare timber drill hall on Stephen Street, cottages and houses along Pioneer Avenue and two hotels on High Street. The open space of the Square is used for a range of community activities. The precinct includes both religious and entertainment focal points for New Norfolk, with churches and hotels (as well as former inns) in close proximity.

Historic context

The New Norfolk area was first settled around 1808 and in 1811 Governor Macquarie approved the construction of a township to be called ‘Elizabeth Town’. Many *time-served* convicts and settlers from the failed Norfolk Island settlement were encouraged to settle in the New Norfolk district.

By 1826 Elizabeth Town was becoming well established with roads laid out. A chapel was constructed on the site of St Matthews in 1823, but was also used as a school during weekdays. Additions were made to the church during the 1830s as the population increased, followed by even more alterations in the 1850s. A tower was built in the 1870s, but was demolished in 1909. Major renovations occurred in the 1890s giving us the building we see today. Cottages and other buildings developed in the area during the 19th Century, including Rockhampton Home (now All Saints and Sinners B&B), which was used as an inn from the 1830s to 1850, it then becoming a chapel for the Catholic Church. A drill hall was constructed in the early 20th Century.

Heritage places with the precinct

There are a number of heritage places within the Arthur Square Heritage Precinct currently listed on Schedule 4 of the New Norfolk Planning Scheme 1993 (see **Error! Reference source not found.**). It should be noted that this list does not include all buildings that may have heritage significance.

Places listed on Planning Scheme within proposed Arthur Square Heritage Precinct

Place Name	Location	Type of Place
St Matthew’s Church	Bathurst Street	Gothic Revival style rendered masonry church
Sunday School (The Close)	Bathurst Street	Painted brick simple Gothic Revival building
Rectory	2 Bathurst Street	Two storey red brick building
Millstones	Bathurst Street	Artifacts from Terry’s Mill
“Montague Court”	Cnr Stephen Street and Pioneer Avenue	Single storey weatherboard house



Figure 48 - former Drill Hall, Stephen Street



Figure 49 - Star and Garter Hotel, High Street

Summary statement of significance

Arthur Square is a good example of a large public open space which was laid out early in colonial times and has survived more recent urban development. It is framed by a number of important heritage buildings, in particular the St Matthew's Church group. An eclectic range of colonial and early 20th Century buildings surround the square and these add to the character of the space along with the mature trees within the square and along Pioneer Avenue.

Design guidelines and planning controls

To be defined during preparation of new planning schemes

Supporting information

New Norfolk Planning Scheme 1993, Derwent Valley Council

Further investigations will be required to identify other sources.

New Norfolk - Esplanade/Montague Street Heritage Precinct Draft Policy Statement

Introduction

New Norfolk is an important inland town located on the Derwent River. It was the centre of much early agricultural development in the Derwent Valley as well as the focus of civic and military activity. The Esplanade is a pleasant recreation area which is surrounded by many buildings which cover a wide period of New Norfolk's development.

Location description

The precinct is located in the town of New Norfolk on the banks of the Derwent River. The boundaries are shown on Map 4. The heritage precinct covers an area between the river frontage along the Esplanade and Montague Street and extends from Ferry Street to Blair Street. It includes a number of important properties, Woodbridge, Bush Inn, Hallgreen, Corrubene and Old Colony Inn. It includes public open space along the foreshore of the Derwent River.

The definition of this precinct is based upon the heritage assessments and site investigations carried out for this HMP.



Figure 50 - Woodbridge House, Bridge Street



Figure 51 - Rear of Bush Inn and Esplanade

Policy objectives

The policy objectives of the precinct should be:

- To conserve and protect the cultural heritage significance of the Esplanade/Montague Street Heritage Precinct;
- To ensure that new buildings, renovations and extensions can be accommodated within the area without adversely affecting the area's heritage significance;
- To preserve public open space as a key element of the precinct; and
- To provide improved certainty to landowners and community about planning controls for managed future development within the precinct.

Precinct characteristics

The Esplanade/Montague Street precinct is set on the western shore of the River Derwent. A flat open space containing foreshore paths, sports fields and bowling club, the Esplanade joins with a steep bank leading up to Montague Street. Early houses and inns were developed along this ridge providing a highly visible view of New Norfolk from the river. Montague Street contains an eclectic mix of Georgian/Victorian and early 20th Century buildings which all serve to describe the development of New Norfolk and provide an interesting streetscape. The precinct is highly visible from the main road through New Norfolk and bridge, in particular the properties Corrubene, Bush Inn and Woodbridge.

Historic context

The New Norfolk area was first settled around 1808 and in 1811 Governor Macquarie approved the construction of a township to be called 'Elizabeth Town'. Many time-served convicts and settlers from the failed Norfolk Island settlement were encouraged to settle in the New Norfolk district. By 1826 Elizabeth Town was becoming well established with roads laid out.

The Bush Inn was licensed as early as 1825 and has remained as a hotel up to the present. Hallgreen was purchased by New Norfolk's first doctor, Robert Officer in 1823 and Woodbridge was built by the Chief District Constable Thomas Roadknight in 1825. Woodbridge became a boarding school for a time during the 1830s. The Bush Inn was well placed to accommodate travellers moving up the Derwent Valley and was regarded highly by the local community and visitors. It was also the location for theatrical performances and was one end of Australia's first telephone trunk line to Hobart in 1888. Dame Nellie Melba performed at the Inn in 1924 during her farewell tour. Corrubene was a cottage hospital before becoming a nursing home during the 20th Century. The Derwent River was a major transport link to Hobart, particularly with river steamers that plied the route through the 19th and early 20th Centuries. The Esplanade became a key point for excursions on these steamers. Flooding of the Esplanade area has been a periodic event until the construction of the Meadowbank Dam in the 1960s, although flooding can still occur.

Heritage places with the precinct

There are a number of heritage places within the proposed Esplanade/Montague Heritage Precinct currently listed on Schedule 4 of the New Norfolk Planning Scheme 1993 (see **Error! Reference source not found.**). It should be noted that this list does not include all buildings that may have heritage significance.

Places listed on Planning Scheme within proposed Esplanade/Montague Street Heritage Precinct

Place Name	Location	Type of Place
Bush Inn	51 Montague Street	Two storey brick and rendered hotel building
"Hallgreen"	59 Montague Street	Single storey brick and stucco house
"Woodbridge"	6 Bridge Street	Two -three storey brick and stucco house
Old Bridge buttresses	Bridge Street	Remnants of bridge constructed from ashlar sandstone
Old Colony Inn	21 Montague Street	Two storey brick building and timber building
House (former barracks)	25 Montague Street	Single storey brick building
"Corrubene" (former hospital)	41 Montague Street	Two storey brick building
The Esplanade	Esplanade	Foreshore and open space area



Figure 52 - Houses above the Esplanade



Figure 53 - Bush Inn, Montague Street

Summary statement of significance

The Esplanade/Montague Street precinct is an important part of the New Norfolk township, encompassing the public open space along the Derwent River, which is highly prized by the local community and which demonstrates the growth and development of recreation from the earliest days of settlement to the present. This precinct includes a number of important buildings which contribute to community understanding of the history of New Norfolk, and its importance as a stopping point for travellers as well as the centre of development in the Derwent Valley.

Design guidelines and planning controls

To be defined during preparation of new planning schemes

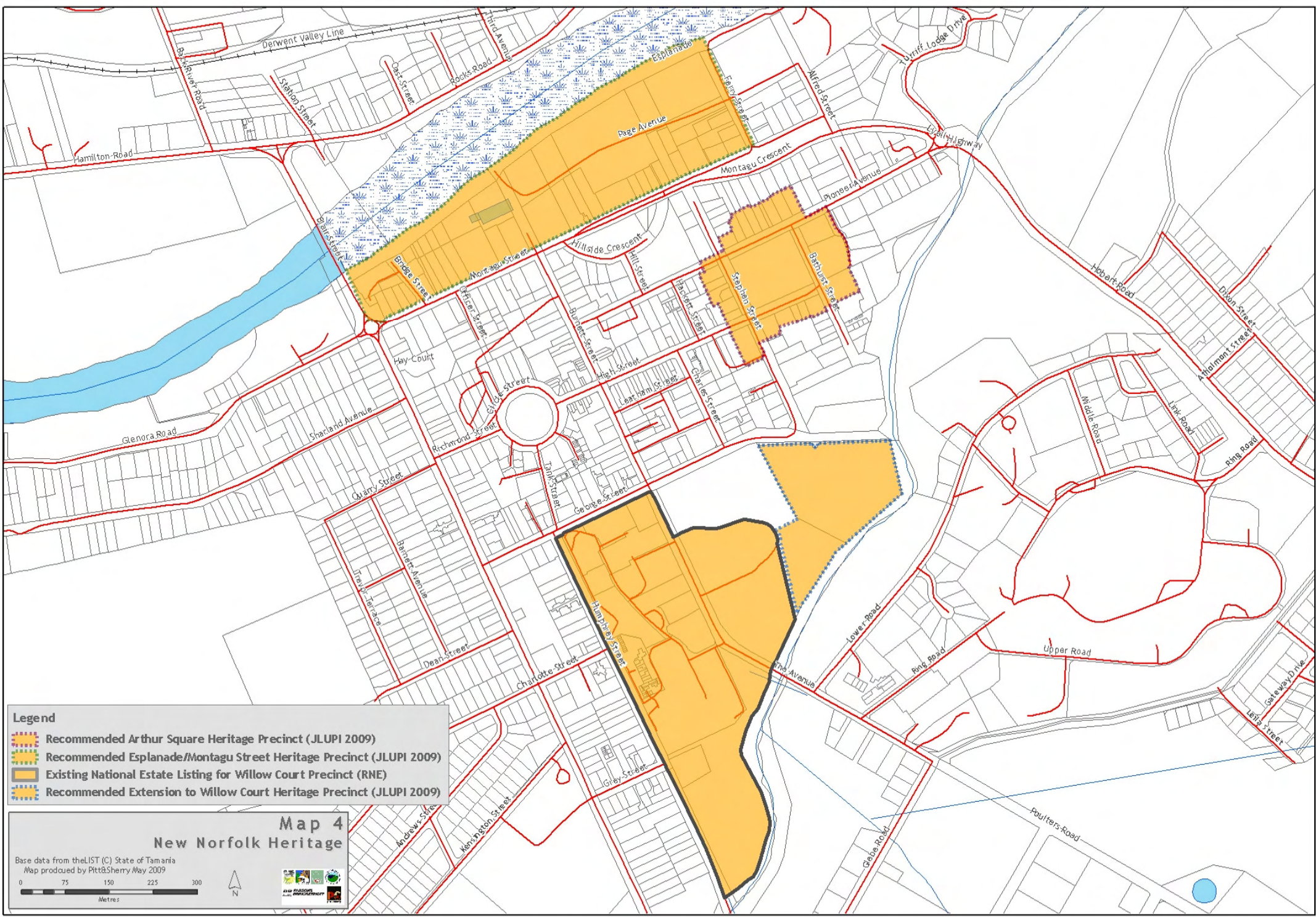






Figure 54 - Houses on Ferry Street

Supporting information

The Esplanade, New Norfolk, ID 7159, Tasmanian Heritage Register, Tasmanian Heritage Council, Hobart
New Norfolk Planning Scheme 1993, Derwent Valley Council

Further investigations will be required to identify other sources.



- Legend**
-  Recommended Arthur Square Heritage Precinct (JLUPI 2009)
 -  Recommended Esplanade/Montagu Street Heritage Precinct (JLUPI 2009)
 -  Existing National Estate Listing for Willow Court Precinct (RNE)
 -  Recommended Extension to Willow Court Heritage Precinct (JLUPI 2009)

Map 4
New Norfolk Heritage

Base data from theLIST (C) State of Tasmania
 Map produced by Pitt&Sherry May 2009

0 75 150 225 300
 Metres

N



Appendix J Southern Midlands Council - Proposed Heritage Precincts

Campania Heritage Precinct Draft Policy Statement

Introduction

Campania is a small country village established during the late 19th Century, characterised by several notable examples of Victorian architecture and the Flour Mill Park. It lies on the Mainline Railway which was constructed in the 1870s.

Location description

The precinct is located in the village of Campania, which lies in the Coal River Valley. The boundaries are shown on Map 5. The heritage precinct extends along Reeve Street between Climie Street in the north to the hall in the south. It includes a number of important colonial buildings, the former flourmill, tavern and shops.

The definition of this precinct is based on the existing historical precinct boundary defined in the Southern Midlands Planning Scheme (see Map 5 in Appendix G) with an additional area extending to the south which includes:

- The Campania Mill, Flour Mill Park and Memorial Hall; and
- All properties along Reeve Street between the hall and Climie Street Land.

These additions ensure that the entrance to the town from the south is included in the heritage precinct, so that the qualities of the township are not degraded through inappropriate development.



Figure 55 - Campania Hall, Reeve Street



Figure 56 - Campania Mill, Reeve Street

Policy objectives

The policy objectives of the precinct should be:

- To conserve and protect the cultural heritage significance of the Campania Heritage Precinct;
- To ensure that new buildings, renovations and extensions can be accommodated within the area without adversely affecting the area's heritage significance; and
- To provide improved certainty to landowners and community about planning controls for managed future development within the precinct.

Precinct characteristics

Campania is set in the Coal Valley. The township is generally laid out along the Colebrook Main Road. The town's early commercial buildings reflect more prosperous times during the late 19th Century when the railway provided impetus to the town's economy. The flourmill is a major presence in the town and the buildings arranged along Reeve Street provide a link to the time when the town was a more vibrant centre for local community activity.

Historic context

Grapevines were first cultivated by George Weston Gunning at Campania in 1825, a cask of wine being produced the following year. Gunning also pioneered the cultivation of hops at Campania. Francis Smith purchased land on the Coal River in 1829, and named his property Campania Estate. The completion of the Tasmanian Mainline Railway in 1876 saw the construction of a railway station on part of the Campania Estate. Around the railway station a township rapidly grew, including several stores, a hotel, flour mill, church, school and sale yards. Campania was proclaimed a township in 1882. In 1920, Campania Estate was subdivided into twenty-six lots for soldier settlements. The Old Flour Mill (c.1884) was designed by William Greenlaw for his cousin H.J. Brock and was built adjacent to the railway. Wheat grown on the Campania Estate and flour ground in the mill won a gold medal at the Centennial Exhibition in Melbourne in 1888. The General Store (c.1879) was built by J.W. Nichols of Richmond. The Campania Tavern (c.1877) was first licensed to John White, the first stationmaster at Campania, who had previously run a refreshment bar at the railway station.

Heritage places with the precinct

There are a number of heritage places within the Campania Heritage Precinct currently listed on Schedule 4 of the Southern Midlands Planning Scheme 1998 (see **Error! Reference source not found.**). It should be noted that this list does not include all buildings that may have been identified through the Southern Midlands Heritage Project as having heritage significance.

Places listed on Planning Scheme within proposed Campania Heritage Precinct

Place Name	Location	Type of Place
Campania Flour Mill	53 Reeve Street	Two storey rusticated masonry building
Campania Tavern	85 Reeve Street	Single storey brick hotel
Shop	58 Reeve Street	Two storey building

Summary statement of significance

Campania is a good example of a small country town that prospered during the late 19th Century and early 20th Century. It demonstrates the connection between settlement and the development of railways in Tasmania. The Old Flour Mill provides a focus on the importance of early agricultural activity and the milling of flour for market.

Design guidelines and planning controls

To be defined during preparation of new planning schemes

Supporting information

Williams, B., (November 2008), *Southern Midlands Council Historic Heritage Strategy 2009-13*

GHD Pty Ltd, (April 2007), *Southern Midlands Heritage Project*, Southern Midlands Council, Oatlands

Southern Midlands Planning Scheme 1998, Southern Midlands Council



Figure 57 - Former shop, Reeve Street



Figure 58 - Campania Tavern, Clime Street



- Legend**
- Features
 - Existing Historic Precinct (SMC Planning Scheme)
 - Recommended Extension to Campania Historic Precinct (JLUP1 2009)

Map 5
Campania Heritage

Base data from Dept. of State of Queensland
Map produced by Ipswich City Council May 2009

Colebrook Heritage Precinct Draft Policy Statement

Introduction

Colebrook is a small country village established during the early 19th Century, which became important as a convict probation station. It is characterised by several notable examples of convict architecture as well as prominent churches within an attractive rural landscape.

Location description

The precinct is located in the village of Colebrook, which lies near the Craighourne Dam on the Coal River. The boundaries are shown on Map 6 in Appendix G. The heritage precinct generally extends from the Waterdale property in the east between Maconochie and Franklin Streets and then climbs the hill west of the village to include St Patricks Church and the Anglican cemetery. The precinct extends as far west as the ridgeline and the top of Smarts Hill on either side of Yarlington Road.

The definition of this precinct is based on recent work undertaken by Heritage Tasmania as well as other studies (see Map 6). The boundaries of this precinct ensure that the rural landscape framing the town is included, so that the qualities of the township are not degraded through inappropriate development to the west.



Figure 59 - View of Colebrook looking west towards Smarts Hill



Figure 60 - former Nichol's Store, Richmond Street

Policy objectives

The policy objectives of the precinct should be:

- To conserve and protect the cultural heritage significance of the Colebrook Heritage Precinct;
- To ensure that new buildings, renovations and extensions can be accommodated within the area without adversely affecting the area's heritage significance; and
- To provide improved certainty to landowners and community about planning controls for managed future development within the precinct.

Precinct characteristics

Colebrook is set in a picturesque valley next to Craighourne Dam. The village is generally laid out along the Colebrook Main Road. Many of the town's early buildings relate to the development of the convict probation station there during the late 1830s and 1840s. The probation station contains a number of significant structures. St Patricks Church (c.1856) is an important Pugin designed building that is very prominent above the town. A number of early farming estates fringe the town and a number of properties reflect the agricultural economy during the 19th Century such as "Waterdale".

Historic context

The Colebrook district was first named Jerusalem Plains. It is thought that the Seven Hills surrounding the town gave the inspiration for the name Jerusalem. By 1834 it was called Colebrook Dale, although the use of both names continued for many years. A probation station was well established at Jerusalem by 1841, with some 200 convicts at the site by 1843. In 1845 a hiring depot was developed at Jerusalem, with accommodation for 400 men, kitchen, bakery, solitary cells and a church. "The Chimneys" was the residence of the district constable during the 1850s until it became a convent in 1854 and remained so until it closed shortly before the 1967 bush fires.

The construction of the Main Line railway in the late 1870s served to bring new opportunities and development to the town. In March 1894 the name Colebrook was officially gazetted.

The town was almost completely destroyed by the bushfires of February 7th 1967. Many buildings were lost, including the school, post office, the Railway Hotel, two shops and many homes. The railway station, which burned down in 1967 had a Star of David worked in the fretwork.

Heritage places with the precinct

There are a number of heritage places within the Colebrook Heritage Precinct currently listed on Schedule 4 of the Southern Midlands Planning Scheme 1998 (see **Error! Reference source not found.**). It should be noted that this list does not include all buildings that may have been identified through the Southern Midlands Heritage Project and work undertaken by Heritage Tasmania as having heritage significance.

Places listed on Planning Scheme within proposed Colebrook Heritage Precinct

Place Name	Location	Type of Place
St Patrick's Roman Catholic Church	2 Arthur Street	Ashlar sandstone Gothic style Church
St James' Anglican Church	7 Richmond Street	Sandstone Free Gothic style church
Jerusalem Probation Station	Maconochie Street	Single storey stucco building
Former Police Station and Courthouse	Richmond Street	Single storey stone building with basement gaol cells
"The Chimneys"	28 Richmond Street	Single Storey stucco Georgian building
House (former Nichol's Store)	34 Richmond Street	Two storey stucco building with stone outbuildings
"Waterdale"	16 Franklin Street	Single Storey stucco Victorian cottage



Figure 61 - St James Church, Richmond Street



Figure 62 - The Chimneys (former convent),
Richmond Street

Summary statement of significance

Colebrook is a good example of a small country village that prospered during the mid-late 19th Century. It demonstrates the connection between settlement and the development of probation stations in Tasmania. The collection of buildings from the probation station is important for describing the probation system and the use of hiring depots. St Patrick's Church is a highly significant building which shows how design was seen as an important part of bringing religion to small communities. The rural character of the village has been retained and it fits well with the rural landscape around it.

Design guidelines and planning controls

To be defined during preparation of new planning schemes

Supporting information

Colebrook Historic Precinct Information Sheet, (August 2009), Heritage Tasmania, Hobart

Williams, B., (November 2008), *Southern Midlands Council Historic Heritage Strategy 2009-13*, Southern Midlands Council, Oatlands

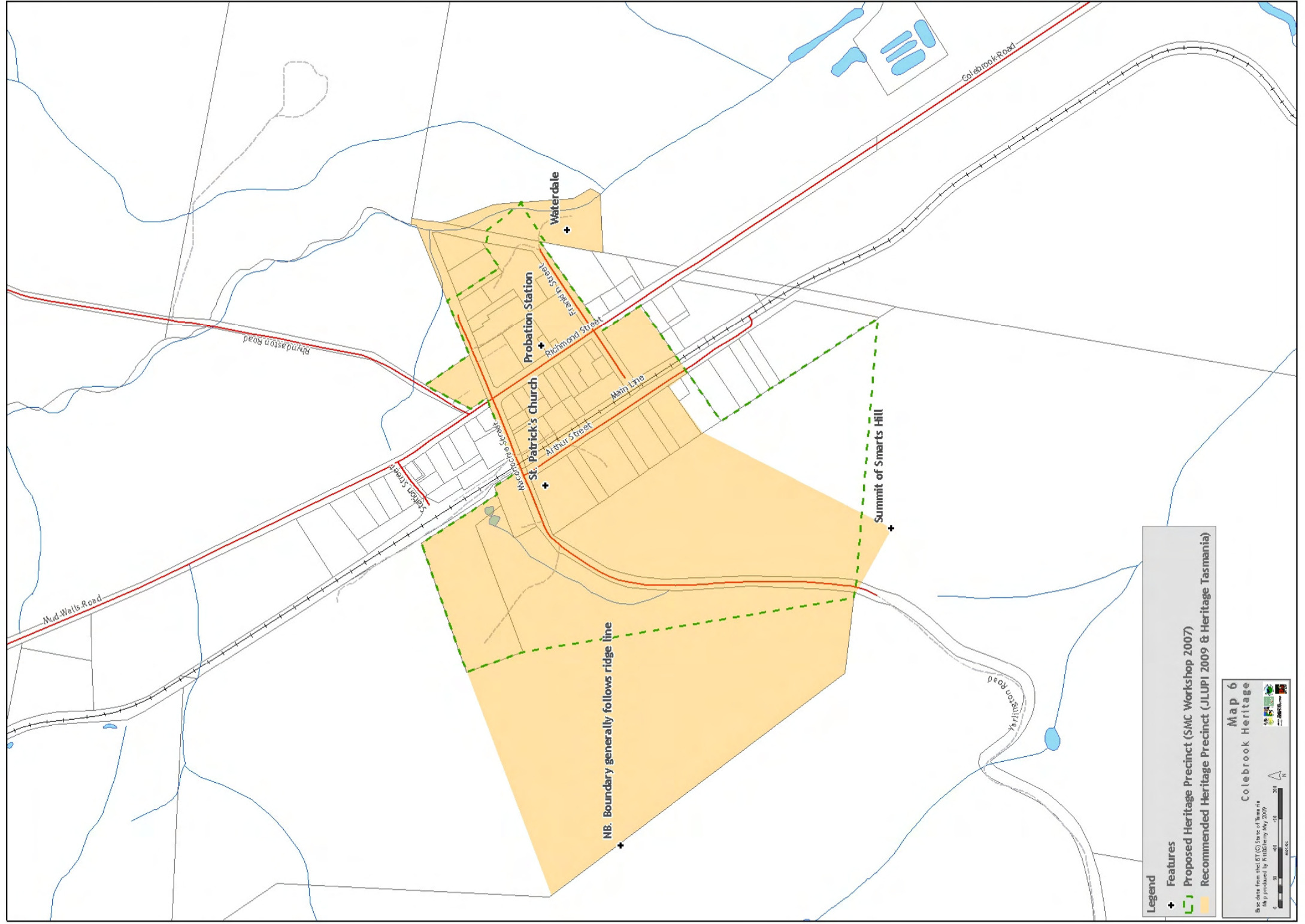
GHD Pty Ltd, (April 2007), *Southern Midlands Heritage Project*, Southern Midlands Council, Oatlands

Gulson, L., (April 2007), *St Patrick's Landscape Conservation Management Plan*, Pugin Foundation

Andrews, B., (Nov 2005), *Conservation Management Plan for St Patrick's Church*, Colebrook, Pugin Foundation

Southern Midlands Planning Scheme 1998, Southern Midlands Council

Further investigations will be required to identify other sources.



Legend

- + Features
- - - Recommended Heritage Precinct (JLUP1 2009 & Heritage Tasmania)
- Proposed Heritage Precinct (SMC Workshop 2007)

Map 6
Colebrook Heritage

Base data from the DTG State of Tasmania
 Map produced by A1326 Henry May 2009

0 50 100 200 metres

North arrow symbol

Kempton Heritage Precinct Draft Policy Statement

Introduction

Kempton is a township set in a broad open grazing landscape, surrounded by hills. It contains a high number of Georgian/ Victorian buildings, with particular reference to the town's history as a coaching stop. A number of important early homesteads are now located within the town boundaries, particularly "Dysart" and "Oakmore".

Location description

The precinct is located at the historic township of Kempton. The boundaries are shown on Map 7 in Appendix G. The heritage precinct extends from the Memorial Avenue and access to the town from the Midland Highway in the south as far as the other access joining the Midland Highway to the north. The precinct includes all land between the Midland Highway and properties abutting onto Main Street, as well as land from Sophia Street north as far as the Oakmore property.

The definition of this precinct is largely based on the existing heritage precinct boundary defined in the Southern Midlands Planning Scheme. This boundary is shown on Map 7. However, the recommended precinct includes additional areas as follows:

- Land at the southern and northern entrances to the town, including the old highway (now Memorial Avenue);
- Land between the Midland Highway and Main Street not previously included;
- Residential land to the west of Main Street near Sugarloaf Road;
- Residential land north of Sophia Street on the eastern side of Louisa Street and between Erskine and Burnett Streets on both sides of Louisa Street; and
- Land extending a minimum of 250 west of Main Road from Burnett Street to Wilderness Lane.

These additions ensure that the road entrances and fringes to the town are included in the heritage precinct, so that the qualities of the township and its immediate landscape are not degraded through inappropriate development, as well as giving protection to heritage places in those areas.



**Figure 63 - former Congregational Church
Main Street**



Figure 64 - Council offices, Main Street

Policy objectives

The policy objectives of the precinct should be:

- To conserve and protect the cultural heritage significance of the Kempton Heritage Precinct;
- To ensure that new buildings, renovations and extensions can be accommodated within the area without adversely affecting the area's heritage significance; and
- To provide improved certainty to landowners and community about planning controls for managed future development within the precinct.

Precinct characteristics

Kempton lies in a pleasant rural landscape. It contains a high number of Georgian and Victorian buildings and historic churches. The town is based on a linear arrangement along Main Street, which reinforces the town's connection with and reliance on passing trade. The precinct includes some highly visible stone buildings including "Dysart House", "Oakmore", and "Wilmot Arms" as well as the various churches. Much of the construction is from local sandstone, which gives the town an enduring character.



Figure 65 - Oakmore homestead and outbuildings



Figure 66 - Dysart House, Main Street

Historic context

Early settlement in the Kempton district (originally called Green Ponds) was based on pastoral activities and early land grants to Lieutenant Anthony Kemp, the Kemp family established the "Mount Vernon" property north of the town. The construction of the Main Road from Hobart to Launceston in the 1820s saw Kempton become established as a major coaching stop up to the late 1870s. The growth of pastoral activities in the surrounding area also saw Kempton become a service town for local farms, as well as the centre for the Green Ponds Municipality in 1862. .

The first market place for stock and produce was established in Kempton in 1828 and later a successful brewery and flour mill were operated. Ellis' Hotel (now Dysart House) was built in 1841 by W Ellis. A skin buying business was run by Ellis in the barn. He also founded a chain of stores at Kempton, Bothwell, Hamilton and Ouse. The hotel did not operate long, and was later used as a school, before becoming a private residence. Other hotels operating in the 19th Century included the Lodging House, Good Woman, Victoria Inn, Wilmot Arms, Exchange Inn, Turf Hotel and the Royal Oak Inn.

A number of churches were constructed in the town after the first Church of England building was dedicated in 1830. The present St Marys church was commenced in 1839. The Congregational Church was opened in 1840, Presbyterian Church in 1886 and the Roman Catholic Church in 1918.

The town was also linked by the Apsley railway from 1888, which improved freight and stock movement to and from the district. This precipitated the decline in the horse coach industry. The town was bypassed in 1977 and Green Ponds was subsumed into the Southern Midlands Municipality in 1993.

Heritage places with the precinct

There are a number of heritage places within the Kempton Heritage Precinct currently listed on Schedule 4 of the Southern Midlands Planning Scheme 1998 (see **Error! Reference source not found.**). It should be noted that this list does not include all buildings identified through the Southern Midlands Heritage Project as having heritage significance.

Places listed on Planning Scheme within proposed Kempton Heritage Precinct

Place Name	Location	Type of Place
“Dysart House”	26 Main Street	Two storey stone Colonial Grecian style building
Congregational Church	54 Main Street	Single storey sandstone church in Victorian Romanesque style
“Fernleigh”	76 Main Street	Single storey brick Victorian Regency style building
“Uplands” (former general store)	86 Main Street	Two storey Colonial Georgian style brick building
Bakery	112 Main Street	Single storey weatherboard buildings
“Wilmot Arms”	120 Main Street	Two storey sandstone Colonial Georgian style building
St. Mary's Church of England	122 Main Street	Sandstone Colonial Gothick Picturesque style building
“The Cottage”	27 Main Street	Single storey stone cottage
Congregational Church Manse	29 Main Street	Single storey stone cottage`
Stone house, former shop	35 Main Street	Two storey sandstone building
House and Barn (Ellis' Store)	37 Main Street	Stone and brick single storey building
House	79 Main Street	Single storey weatherboard Queen Anne style house
Council Chambers and Clock Tower	85 Main Street	Single storey sandstone conjoined buildings with sandstone memorial clock tower
Post Office and Residence	97 Main Street	Single storey weatherboard residence with attic
Timber house and former shop	99 Main Street	Single storey weatherboard house
“Glebe House”	107 Main Street	Sandstone Colonial Regency building with façade of two storey and single storey sections
St. Peter's Catholic Church	111 Main Street	Brick building in Federation Romanesque style with steeply pitched roof and small tower
Kent Cottage (former store)	121 Main Street	Two storey brick building
House	123 Main Street	Single storey weatherboard cottage
House and stone outbuildings (former blacksmiths)	125 Main Street	Single storey brick cottage
House, former shop	131 Main Street	Single storey stone building
House (The Watch Makers Cottage)	147 Main Street	Single storey brick cottage
Catholic Cemetery	21 Louisa Street	Cemetery with headstones
“The Elms”	49 Louisa Street	Single storey weatherboard cottage
Baptist Cemetery	30 Erskine Street	Cemetery with headstones and boundary fence
“Oakmore”	Main Street	Two storey sandstone Colonial Georgian homestead with several outbuildings
Stone Bridge	Little Quoin Rivulet	Bridge made from sandstone with parapets

Summary statement of significance

Kempton is an excellent example of a relatively intact colonial township that prospered through convict labour, pastoralism and passing trade on the Main Road between Hobart and Launceston. It clearly demonstrates the connection between settlement, agricultural development and coach transport. The collection of Georgian/ Victorian buildings within the town creates a real sense of the history of early settlement and the importance of the town to the local rural community. The town fits well into the rural landscape and its Main Street still provides a focus today for much of town life.

Design guidelines and planning controls

To be defined during preparation of new planning schemes

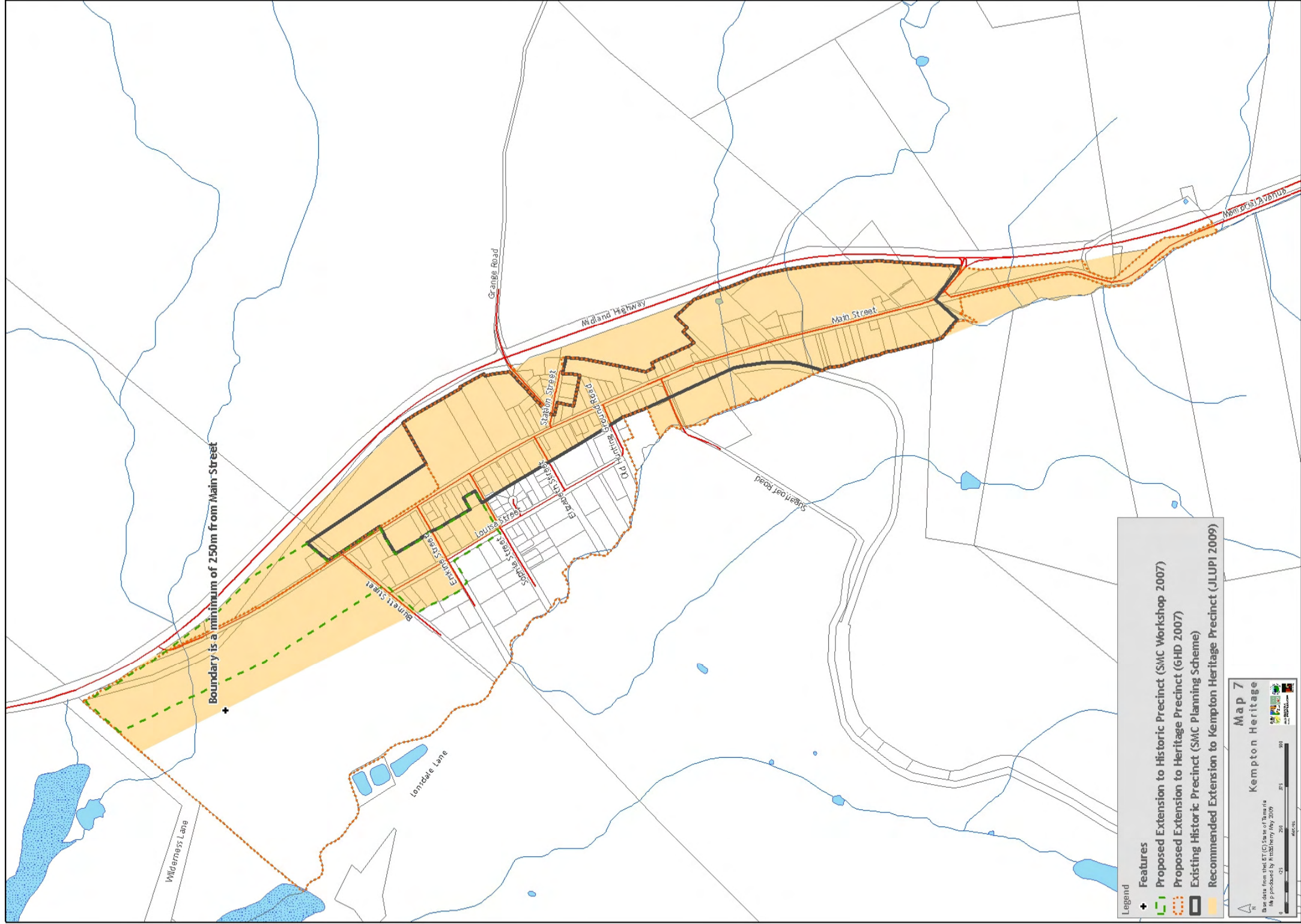
Supporting information

Williams, B., (November 2008), *Southern Midlands Council Historic Heritage Strategy 2009-13*, Southern Midlands Council, Oatlands

GHD Pty Ltd, (April 2007), *Southern Midlands Heritage Project*, Southern Midlands Council, Oatlands

Southern Midlands Planning Scheme 1998, Southern Midlands Council

Further investigations will be required to identify other sources.



Boundary is a minimum of 250m from Main Street

Legend

- +** Features
- Proposed Extension to Historic Precinct (SMC Workshop 2007)
- Proposed Extension to Heritage Precinct (GHD 2007)
- Existing Historic Precinct (SMC Planning Scheme)
- Recommended Extension to Kempton Heritage Precinct (JLUP1 2009)

Map 7
Kempton Heritage

Base data from the DTIC State of Towns file
 Map produced by Frithberry, May 2009

0 250 500 750 1000
 METRES

North Arrow

Mangalore Heritage Precinct Draft Policy Statement

Introduction

Mangalore Heritage Mile is located in the Bagdad Valley, and contains a number of early farming homesteads and other important heritage buildings set against the backdrop of Winton Hill. The area is considered significant because of the long association between the properties and the rural landscape within which they have had so much influence.

Location description

The precinct is located south of the hamlet of Mangalore. The boundaries are shown on Map 8. The heritage precinct extends along the western side of the Midland Highway from the Oakwood property in the north to the municipal boundary in the southeast. It extends to the west as far as the skyline of Winton Hill and generally follows the ridgeline in a south-easterly direction to join the municipal boundary at Pontville.

The definition of this precinct is largely based on the existing heritage precinct boundary defined in the Southern Midlands Planning Scheme. This boundary is shown on Map 8 in Appendix G. However, the recommended precinct has an additional area extending to the south which includes:

- The former Commandant's Cottage 935, Midland Highway; and
- All properties on the western side of the Midland Highway from the municipal boundary north to Oakwood.

These additions ensure that the heritage precinct includes a significant heritage place (the Commandant's Cottage) and maintains the backdrop of Winton Hill along its length, so that the qualities of the cultural landscape are not degraded through inappropriate development.



Figure 67 - Marlbrook, Midland Highway



Figure 68 - Woodburn House, Midland Highway

Policy objectives

The policy objectives of the precinct should be:

- To conserve and protect the cultural heritage significance of the Mangalore Heritage Mile Precinct;
- To ensure that new buildings, renovations and extensions can be accommodated within the area without adversely affecting the precinct's heritage significance; and
- To provide improved certainty to landowners and community about planning controls for managed future development within the precinct.

Precinct characteristics

The Mangalore Heritage Mile precinct contains five important heritage places - Oakwood, Wybra Hall, Marlbrook, Woodburn House and the Commandant's Cottage, which have all played a significant part in the development of the Bagdad Valley and have close associations with the rural landscape. Oakwood, Marlbrook and Woodburn are substantial colonial homesteads which reflect the early settlement of this area and the wealth that landowners were able to translate into buildings. These homesteads have a number of outbuildings and are surrounded by a generally open rural landscape dotted with hedgerows, significant individual trees and groups of trees. Wybra Hall dates from the early 20th Century and is a substantial Federation Queen Anne style brick and stone building having a prominent position in the landscape. The Commandant's Cottage is a small cottage associated with the use of convict labour in the valley and the probation station at Pontville. Winton Hill acts as a backdrop to all these properties and helps to place them in a significant cultural landscape.

Historic context

It appears likely that the Bagdad Valley was part of one of the initial 55 grants made in the colony prior to 1813, known as the Oakwood Lands. This estate of 970Ha was initially owned by Mr William Kimberly and predated the completion of the initial road between Hobart and Launceston in the 1820s. The property grew largely corn and wheat. As traffic on the road passing from north to south increased, Kimberly built an inn (Woodburn), in addition to his house known as the 'Crown Inn'. Wybra Hall dates from 1905 and was an excise from land from the Oakwood estate of 94 Ha. The area has remained in rural use, but with further subdivision and housing. The exception is Wybra Hall which was acquired by the Crown in 1953 for use as a boy's hostel until the 1980's; it is now a private residence.

Heritage places with the precinct

There are a number of heritage places within the Mangalore Heritage Precinct currently listed on Schedule 4 of the Southern Midlands Planning Scheme 1998 (see **Error! Reference source not found.**). It should be noted that this list does not include all buildings identified through the Southern Midlands Heritage Project as having heritage significance. It does not include the Commandant's Cottage.

Places listed on Planning Scheme within proposed Mangalore Heritage Mile Precinct

Place Name	Location	Type of Place
"Oakwood"	1125 Midland Highway	Large two-storey sandstone homestead
"Wybra Hall"	1091 Midland Highway	Large two storey Federation Queen Anne brick homestead
"Marlbrook"	1063 Midland Highway	Large two-storey homestead
"Woodburn"	1007 Midland Highway	Large two storey sandstone homestead



Figure 69 - Wybra Hall from the Midland Highway
(Source: JMG)



Figure 70 - Looking west with Woodburn House and Winton Hill behind (Source: JMG)

Summary statement of significance

The Mangalore Heritage Mile precinct is a good example of a rural landscape which is intimately connected with a number of early colonial pastoral properties that prospered through the use of convict labour and passing trade on the Main Road between Hobart and Launceston. It clearly demonstrates the early settlement of this area and the wealth that landowners were able to translate into their buildings.

The collection of Georgian/ Victorian buildings demonstrates the connection between the landscape and history of early settlement as well as the importance of convict labour in opening up the land. Oakwood, Marlbrook and Woodburn all reflect their association with agriculture and their importance as examples of colonial rural homesteads. Wybra Hall is significant as a Federation rural homestead based on the economic prosperity on the mining industry in Tasmania. The Commandant's cottage offers a direct link with the convict probation system and the use of convict labour in opening up the land and building roads.

Design guidelines and planning controls

To be defined during preparation of new planning schemes

Supporting information

Williams, B., (November 2008), *Southern Midlands Council Historic Heritage Strategy 2009-13*, Southern Midlands Council, Oatlands

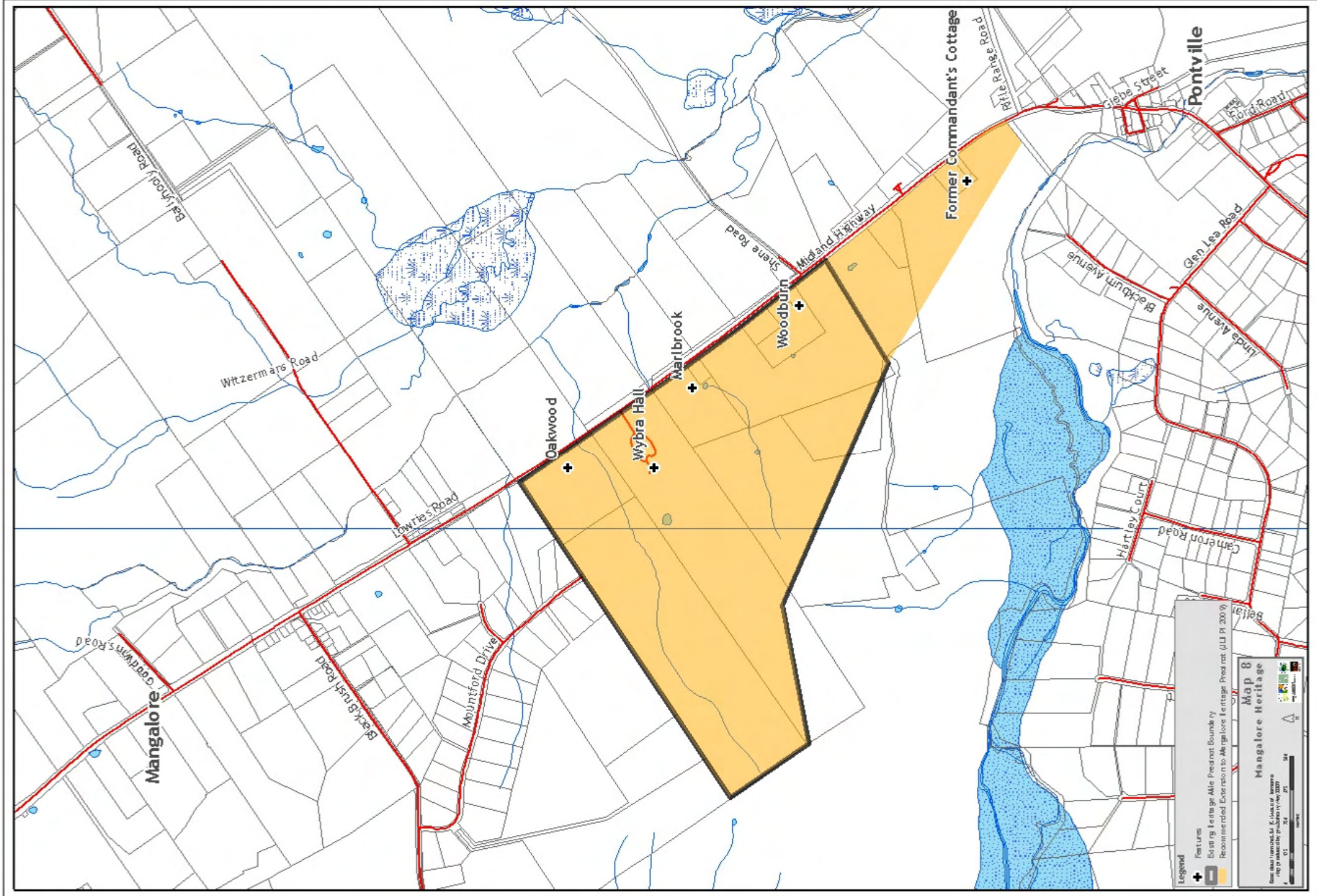
GHD Pty Ltd, (April 2007), *Southern Midlands Heritage Project*, Southern Midlands Council, Oatlands

Scott, D., (August 2006), *'Heritage Mile' Precinct Overlay Mangalore - Heritage Analysis, Submission to the Resource Planning and Development Commission*, RPDC, Hobart

JMG Pty Ltd, (August 2006), *The Heritage Mile Overlay Planning Report for Mr & Ms Goudsouzian, Submission to the Resource Planning and Development Commission*, RPDC Hobart

Sheridan, G., (August 2006), *Historical Landscape Evidence to help determine the merits of the Proposed Heritage Precinct at Mangalore, Submission to the Resource Planning and Development Commission*, RPDC, Hobart

Southern Midlands Planning Scheme 1998, Southern Midlands Council



Mangalore

Witzermars Road

Lowrie's Road

Mounford Drive

Oakwood

Wybra Hall

Marlbrook

Woodburn

Former Commandant's Cottage

Shene Road

Midland Highway

Rifle Range Road

Hartley Court

Cameron Road

Pontville

Glebe Street

Gen. Lea Road

Beckum Avenue

Lind Avenue

Ford Road

Bell Street

Oatlands Heritage Precinct Draft Policy Statement

Introduction

Oatlands is a significant colonial township set in the grazing lands of the midlands of Tasmania. It contains the highest number of colonial sandstone buildings in a township setting in Australia, in particular buildings relating to the pre1840 period. The town has close associations with early transport routes through the Midlands as a coaching stop, the convict system with its gaol and courthouse as well as agricultural development in the area with the last remaining substantially intact windmill in Australia.

Location description

The precinct is located at the historic township of Oatlands. The boundaries are shown on Map 9. The heritage precinct extends from the eastern entrance to the town from the Midland Highway and generally encompasses land between the Highway to Lake Dulverton and Marlborough Street to the western access point to the Midland Highway and Birmingham Arms Road.

The definition of this precinct is largely based on the existing heritage precinct boundary defined in the Southern Midlands Planning Scheme. This boundary is shown on Map 9 in Appendix G. However, the recommended precinct includes additional areas including:

- The “Weedington” homestead and its immediate environs and land at the eastern end of Oatlands between the Midland highway and High Street;
- Land between Church Street and Stanley Street as far as Marlborough Street, including the District High School; and
- All land between the Midland Highway and properties facing onto High Street as far as the western access to the Midland Highway at Birmingham Arms Road.

These additions ensure that the road entrances and fringes to the town are included in the heritage precinct, so that the qualities of the township and its immediate landscape are not degraded through inappropriate development, as well as giving protection to heritage places in those areas. It should be noted that the SMC is considering using a scenic landscape overlay in some areas between the highway and the township which may obviate the need for a heritage precinct in some locations.



Figure 71 - Cottages on High Street



Figure 72 - Uniting Church, High Street

Policy objectives

The policy objectives of the precinct should be:

- To conserve and protect the cultural heritage significance of the Oatlands Heritage Precinct;
- To ensure that new buildings, renovations and extensions can be accommodated within the area without adversely affecting the area’s heritage significance; and
- To provide improved certainty to landowners and community about planning controls for managed future development within the precinct.

Precinct characteristics

Oatlands has the largest number of Georgian style buildings in Australia with some 138 sandstone buildings in the town, of which 87 are situated on High Street. The Mill dominates the skyline and is a symbol of colonial enterprise and agricultural production in colonial times. Callington Mill is unique as the only eminently restorable tower windmill remaining in Australia. The development of military and civil administration buildings at Oatlands demonstrate the town's importance as the major town in the Midlands and the centre of civil administration in central Tasmania. The town contains a large number of significant colonial buildings including residence, churches and civil/military structure

Historic context

Oatlands was named in 1821 by Governor Macquarie and was initially set up as a convict station. Land grants were already being taken up in the district and the early development of the town was based on both free settlers taking up land grants as well as convict labour for road building. A military detachment was based in Oatlands from 1825. The Commissariat was built in the late 1820s.

A number of quarries were in operation in and around Oatlands which provided the stone for local construction. The availability of local sandstone had been recognised early by Governor Macquarie as an advantage to establishing a settlement at Oatlands.

Construction started on the Oatlands Court House in 1829 and the building was extended as needs dictated. The Oatlands Gaol was built in 1835 and was the site of 17 executions. The gaols most notorious prisoner was bushranger, Martin Cash. A probation station was also located at Oatlands in the 1840s which had a prisoner's barracks, chapel, overseer's quarters and convent.

Callington Mill was built in 1837 and operated for over 40 years, before being abandoned and then later used for water storage. During the 1830s and 1840s Oatlands grew rapidly with the prosperity of pastoral estates and increasing road traffic. The town boasted seven hotels, stores, shops, breweries, as well as many dwelling for civil and military staff. The growth in the wool industry during the late 19th Century also saw Oatlands grow.

St Peters Church dates back to the 1820s when a grant was made for land to construct a church. John Lee Archer designed the church. St Paul's Church is an early Catholic Church designed by Pugin and constructed in the late 1850s. The Uniting Church (formerly Presbyterian) was also constructed in the 1850s.



Figure 73 - Callington Mill



Figure 74 - Holyrood House, High Street

Heritage places with the precinct

There are a number of heritage places within the Oatlands Heritage Precinct currently listed on Schedule 4 of the Southern Midlands Planning Scheme 1998 (see [Error! Reference source not found.](#)). It should be noted that this list does not include all buildings identified through the Southern Midlands Heritage Project or work undertaken by Heritage Tasmania as having heritage significance.

Places listed on Planning Scheme within proposed Oatlands Heritage Precinct

Place Name	Location	Type of Place
Commissariat Guardhouse	Barrack Street	Single storey sandstone building
Court House	Cnr Campbell St & Esplanade	Single storey sandstone building
Gaol and high walls	Cnr Campbell St & Esplanade	Complex includes two storey sandstone building and sandstone walls
St Pauls Catholic Church	Gay Street	Sandstone Victorian Academic Gothic style church with steep pitched roof and bellcote
Anglican Parish Hall	Gay Street	Single storey sandstone building
St Peters Anglican Church	Gay Street	Sandstone Colonial Gothic Picturesque style church with tall square tower
School (formerly Catholic)	Gay Street	Building
“The Square”	7 Gay Street	Single storey sandstone cottage
Wardour Castle	1 High Street	Two storey Colonial Georgian sandstone residence
Row of Stone Cottages	14 - 20 High Street	Single storey sandstone cottages
Stone Building	26 High Street	Building
Uniting Church Manse	28 High Street	Two storey Colonial Georgian sandstone residence
Uniting Church	30 High Street	Sandstone Victorian Academic Gothic style church with tall bell tower and steeple
Weatherboard Cottage & stone	31 High Street	Single storey weatherboard building
Stone Cottage	32 High Street	Single storey sandstone building
Stone Cottage	37 High Street	Single storey sandstone building with attic
Stone building and wall recess	38 High Street	Single storey sandstone building
“Holyrood House”	40 High Street	Two storey Colonial Georgian stuccoed residence
“Mayno”	41 High Street	Building
Parish Room	44 High Street	Former girls school single storey sandstone hall
Stone Shop, residence	47 High Street	Single storey sandstone building
Stone and brick cottage	48 High Street	Single storey sandstone building with outbuilding
Bank, House, Stables	50 High Street	Two storey sandstone residence with single storey bank on side plus sandstone stable at rear
“Roxy Talkies”, Shop	54 High Street	Former picture theatre Federation weatherboard building
Residence, Formerly Shop	58 High Street	Single storey weatherboard building
Kentish Hotel	60 High Street	Two storey brick building
Stone toilet at rear & stone wall	62 High Street	Single storey stone structure

Place Name	Location	Type of Place
Town Hall	71 High Street	Large two storey sandstone Victorian Georgian building
Former School	73 High Street	Single storey sandstone Victorian Rustic Gothic building
Inglis Store	78 High Street	Single storey weatherboard building
Elm Cottage	82 High Street	Single storey sandstone cottage with attic
House	87 High Street	Single storey sandstone Colonial Georgian building with attic
Former Midland Hotel	88 High Street	Two storey sandstone Colonial Georgian building
Early School	92 High Street	Two storey sandstone Colonial Georgian building
Lake Frederick Inn	99 High Street	Two storey sandstone Colonial Georgian building with single storey wing at rear and sandstone barn
“Thimble Cottage”	101 High Street	Single storey sandstone cottage with attic
“Amelia Cottage”	104 High Street	Single storey cottage
Cantwells Shop	120 High Street	Single storey sandstone former shop with attic and single storey sandstone cottage
Cottage	124 High Street	Single storey weatherboard cottage
Cottage	126 High Street	Single storey brick cottage
Cottage	128 High Street	Single storey sandstone cottage
Cottage	130 High Street	Single storey sandstone cottage
Cottage	132 High Street	Single storey sandstone cottage
Cottage	134 High Street	Single storey sandstone cottage
Cottage	136 High Street	Single storey weatherboard cottage
“Dulverton Cottage”	138 High Street	Single storey sandstone cottage
Cottage	140 High Street	Building
Cottage	142 High Street	Building
Stone residence	Cnr. High St & Dudley St	Building
Scout Hall	Cnr. High St & Dudley St	Building
Stone cottage	8 Marlborough Street	Single storey sandstone cottage
Stone cottage	15 Marlborough Street	Single storey sandstone cottage
Stone cottage	Marlborough Street and Tunnack Road junction	Building
Callington Mill Complex	Old Mill Lane	Sandstone windmill tower of five storey’s with domed top, weatherboard millers cottage, sandstone barn and single storey Victorian Georgian brick residence
Stone House	35 Stanley Street	Single storey sandstone cottage
Stone House, stone pavement, steps and wall	39 Stanley Street	Single storey sandstone cottage with weatherboard additions

Place Name	Location	Type of Place
Cottage against stone outcrop	40 Stanley Street	Single storey sandstone cottage
Rendered cottage	43 Stanley Street	Single storey sandstone cottage
Stone cottage	44 Stanley Street	Single storey sandstone cottage
Stone cottage	69 Stanley Street	Single storey sandstone cottage
Stone cottage	72 Stanley Street	Single storey sandstone cottage
Shop & residence	37 Wellington Street	Single storey Victorian Georgian weatherboard residence (A Wesleyan chapel was also on this site)
Stone cottage	43 Wellington Street	Single storey sandstone cottage
Brick residence	45 Wellington Street	Single storey brick cottage
Stone cottage (rendered)	51 Wellington Street	Building
Stone house	57 Wellington Street	Building
“Weedington”	Midland Highway	Brick and stone homestead

Summary statement of significance

Oatlands is a highly significant example of a relatively intact colonial township that was an important settlement in the Midlands. It prospered through convict labour, pastoralism and passing trade on the Main Road between Hobart and Launceston. It clearly demonstrates the connection between settlement, agricultural development, coach transport and the convict system in Tasmania. It contains the highest number of colonial sandstone buildings in a township setting in Australia, in particular buildings relating to the pre1840 period. The collection of Georgian/ Victorian buildings, and stone walls within the town, particularly along High Street, creates a real sense of the history of early settlement and the importance of the town to the local rural community and the civil and military administration. The Mill is a very rare example of colonial industrial engineering. The town is well located within the rural landscape.



Figure 75 - Cottage, 39 Stanley Street



Figure 76 - High Street Shops and former Roxy Picture Theatre

Design guidelines and planning controls

To be defined during preparation of new planning schemes

Supporting information

Williams, B., (November 2008), *Southern Midlands Council Historic Heritage Strategy 2009-13*, Southern Midlands Council, Oatlands

Pitt & Sherry/Creating Preferred Futures, (2008), *Oatlands Development Strategy*, Southern Midlands Council, Oatlands

GHD Pty Ltd, (April 2007), *Southern Midlands Heritage Project*, Southern Midlands Council, Oatlands

Pitt & Sherry, (2007), *Callington Mill Precinct Plan Project*, Oatlands, Southern Midlands Council, Oatlands

Pitt & Sherry, (2006a), *Callington Mill Precinct Strategy*, Callington Mill Steering Committee/ Southern Midlands Council, Oatlands

Pitt & Sherry, (2006b), *Callington Mill Precinct Plan*, Callington Mill Steering Committee/ Southern Midlands Council, Oatlands

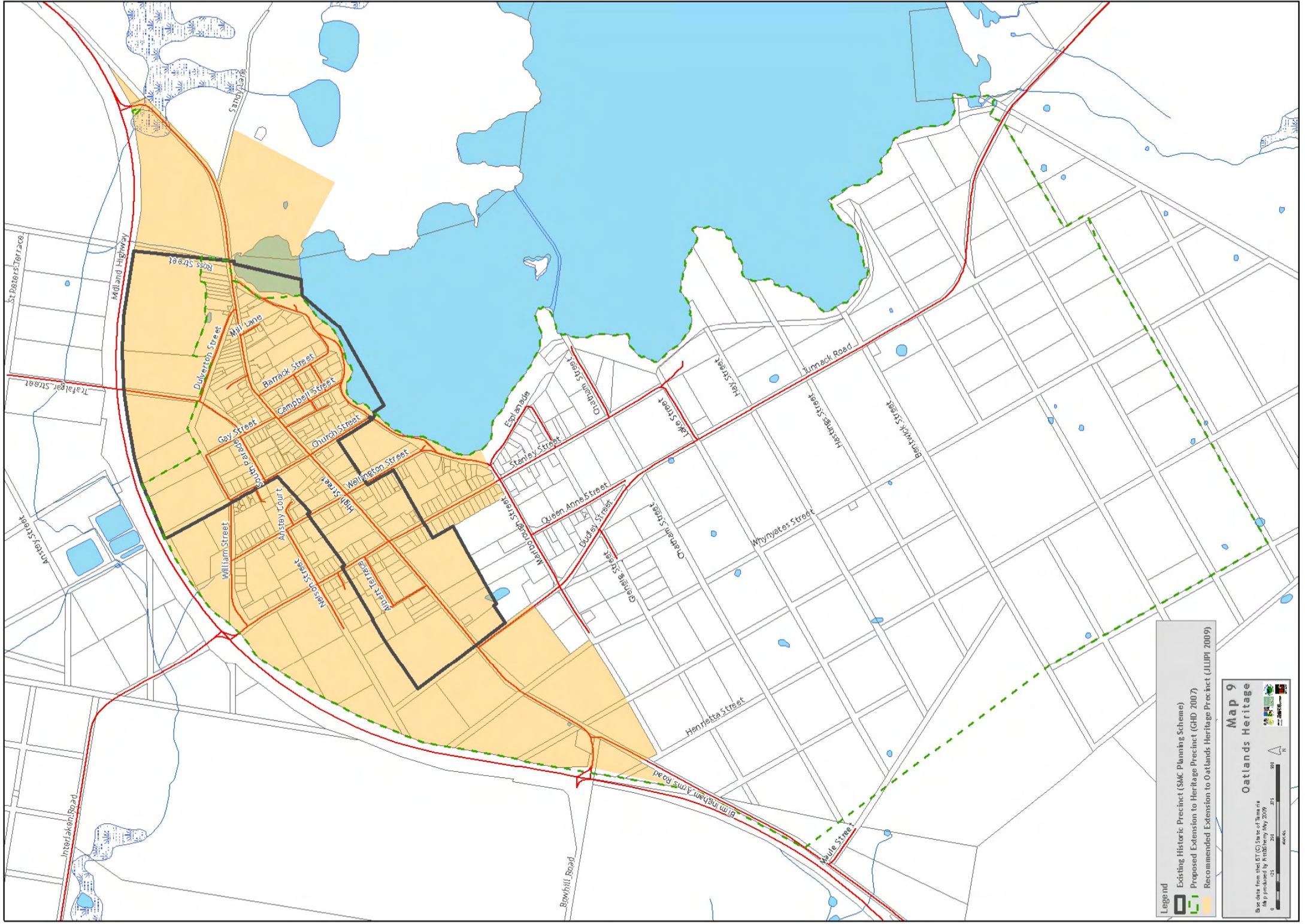
Williams, B., (2006), *Oatlands Gaol Conservation Management Plan*, Southern Midlands Council, Oatlands

Freeman Collett, (2004), *Callington Mill Historic Site Conservation Plan - Addendum*, Southern Midlands Council, Oatlands




Williams, B., (2003), *Oatlands Gaol Historical Report and Archaeological Survey*, Southern Midlands Council, Oatlands

Southern Midlands Planning Scheme 1998, Southern Midlands Council

Freeman Collett, (1994), *Callington Mill Historic Site - Oatlands Tasmania, Conservation Management Plan*, Southern Midlands Council, Oatlands



Legend

-  Existing Historic Precinct (SAC Planning Scheme)
-  Proposed Extension to Heritage Precinct (GHD 2007)
-  Recommended Extension to Oatlands Heritage Precinct (JLUP1 2009)

Map 9
Oatlands Heritage

Base data from the ACT State of Territory
 Map produced by A1126 Henry May 2009

