



SOUTHERN  
MIDLANDS  
COUNCIL



A plan for Council  
and Community

Endorsed by Southern  
Midlands Council  
SEPTEMBER 2014

## Southern Midlands Council Historic Heritage Strategy

2014-2018



## Introduction

### A large part of our future is in our past.....

Southern Midlands Council is established as one of 29 Tasmanian municipal councils under the Local Government Act 1993. Comprising of 2611 square kilometres it is one of the larger municipal regions in Tasmania, however with a population of just over 6000 people, has one of the smallest populations.

Nonetheless, the Southern Midlands has a wealth of historic heritage which enriches the community, with 255 places on the Tasmanian Heritage Register, 244 places on the local heritage schedule, and a proposal to expand the local schedule to 420 places.

This document has been developed to guide Southern Midlands Council (SMC) towards a more strategic and integrated approach to heritage management. For at least 20 years, SMC has undertaken various roles as a heritage manager – from development appraisal pursuant to the

objectives of the Land Use Planning and Approvals Act 1993 (LUPAA), to the management of one-off and ongoing heritage projects as a means of value-adding to the heritage assets of the municipal region.

This document is guided by SMC's *Strategic Plan 2014-2023*, as well as other relevant strategic planning initiatives, such as the *Oatlands Integrated Development Strategy* and the *Midlands Economic Development and Land Use Strategy* as well as a number of tourism plans and strategies towards which Council has an interest. This plan also considers the interests of various external stakeholders having interest in the heritage of the region (i.e. The Tasmanian Heritage Council, Tourism Tasmania, the Heritage Highway Tourism Region Association) and various heritage interest groups as well as integrating, where appropriate, state plans, objectives and benchmarks.



## Questions or comments?

### Statutory Heritage

SMC Development and  
Environmental Services Office  
85 Main Street  
KEMPTON TAS 7030  
03 62593011  
smc@southernmidlands.tas.gov.au

### Heritage Projects

SMC Heritage Projects Office  
Oatlands Gaolers Residence  
Mason Street  
OATLANDS TAS 7120  
0418 303184  
heritage@southernmidlands.tas.gov.au

### Callington Mill/Tourism

Heritage Highway Visitor  
Centre  
Callington Mill  
1 Mill Lane  
OATLANDS TAS 7120  
03 62541212  
tourism@southernmidlands.tas.gov.au

### Heritage Education and Skills Centre

Roche Hall  
73 High Street  
OATLANDS TAS 7120  
0418 303184  
info@centreforheritage.com.au

SMC's involvement in heritage takes three broad streams:

- As a Planning Authority under the *Local Government Act 1993*, SMC is to administer the statutory requirements of heritage places in the municipal area under the *Land Use Planning and Approvals Act 1993* (LUPAA – Part 2, Objective 2g), and as a referral body under the *Historic Cultural Heritage Act 1995* (HCHA).
- As the owner and manager of a number of significant heritage sites and public spaces, SMC voluntarily acts to preserve, utilise and promote the heritage values of these places through various heritage projects.
- As an advocate within the community – promoting best practice standards and encouraging the community to participate in the management of their own heritage.
- As the owner of the *Centre for Heritage at Oatlands* (CFH), which incorporates *Heritage Building Solutions* (HBS - a commercial heritage building, restoration and consultancy enterprise) and the *Heritage Education and Skills Centre* (HESC – a not-for-profit heritage skills training organisation). Note that CFH operates under its own business plan and board, however crossover initiatives will be included in this plan as appropriate).

The primary document which governs Southern Midlands Council's heritage (and other) initiatives is the Strategic Plan 2014 to 2023, which is updated every ten years (with four-yearly review). From this, the Annual Plan sets shorter-term targets, and the Annual Report reports on the outcomes and progress of such. Alongside these documents, the Community Plan (updated every 5-10 years) assists in the governance and delivery of these initiatives.

In relation to heritage, the following sections of the Strategic Plan are directly relevant:

Theme	Ref.	Key strategy/action	Dept.
2.2.1. Increase the number of tourists visiting and spending money in the municipality	2.2.1.1.	Seek opportunities to support the development and growth of a wide range of tourism in the Southern Midlands	CMBP
	2.2.1.2.	Seek opportunities to further develop the Callington Mill Precinct as well as the Oatlands Military Precinct	HPS
2.3. Business	2.3.1.10.	Maintain support for viable Council business operations such as Callington Mill Business Precinct, Heritage Building Solutions and Heritage Education & Skills Centre	GM
3.1.1. Maintenance and restoration of significant public heritage assets.	3.1.1.1	Manage the heritage values of Council owned heritage buildings according to affordable best practice.	HPS
	3.1.1.2	Work in Partnership with the State Government to ensure the strategic long-term management of publicly owned heritage sites.	HPS
	3.1.1.3	Urgently seek to accelerate the process of relocating the swimming pool from the historic Oatlands gaol site.	GM
	3.1.1.4	Seek to establish the Oatlands gaol site as an historic/archaeological education centre.	HPS
3.1.2. Act as an advocate for heritage and provide support to heritage property owners.	3.1.2.1	Support and monitor ongoing development of the Heritage Skills Centre in Oatlands.	HPS
	3.1.2.2	Facilitate and investigate opportunities for assisting heritage property owners in conserving heritage places alongside sustainable ongoing usage.	HPS
3.1.3. Investigate, document, understand and promote the heritage values of the Southern Midlands.	3.1.3.1	Undertake and encourage research and publications on the heritage values of the Southern Midlands.	HPS
	3.1.3.2	Undertake the effective heritage interpretation, education & communication programs.	HPS
	3.1.3.3	Continue to manage and utilise Councils heritage resources and collections.	HPS
	3.1.3.4	Support the occupancy / use of Council owned heritage buildings and spaces by arts & crafts groups who specialise in heritage crafts.	HPS
3.3.1. Ensure that the cultural diversity of the Southern Midlands is maximised.	3.3.1.1	Identify, and promote the Cultural heritage of the Southern Midlands through festivals and events.	C&CD
3.4.1. A regulatory environment that is supportive of and enables appropriate development	3.4.1.1	Continue to support the State Government's Regional Planning Initiative and to work in co-operation within the Southern Tasmanian region to finalise a new planning scheme.	DES
	3.4.1.2	Encourage the State Government to provide more direction to the planning system through the introduction of more State Planning Policies, State Planning Directives and common statewide planning scheme provisions.	DES
	3.4.1.3	Make use of the Joint Land Use Planning Initiative (JLUPI) outcomes to develop the local content for the new planning scheme.	DES
4.10.1. Increase the educational and employment opportunities available within the Southern Midlands.	4.10.1.2.	Provide heritage skills learning opportunities through the centre for heritage.	HPS



## Statutory Heritage Management

**Please note that the Draft Southern Midlands Planning Interim Scheme 2014 is currently under review by the Tasmanian Planning Commission. Once approved, the new planning scheme will require a review of this section of the historic heritage strategy. This will be provided to Council for information in due course.**

Pursuant to the objectives (Schedule 1, objective 2g) of the planning process established by LUPAA, Planning Authorities are required to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise special cultural value. From this requirement, local planning schemes in Tasmania have evolved (to varying content and degrees) heritage provisions and schedules of heritage places through which this objective is given currency. This section will discuss the current state of the heritage provisions and heritage schedule of the *Southern Midlands Planning Scheme 1998*.

Mostly, these schedules have arisen from old National Trust, Register of the National Estate, Royal Australasian Institute of Engineers and Tasmanian Heritage Register listings. Many lists date from the mid-1990s,

or earlier, and are only now receiving systematic updating. The schedule in the current *Southern Midlands Planning Scheme 1998* is essentially a collation of the heritage lists that existed pre-1993 council amalgamation planning schemes, such as the *Green Ponds Planning Scheme 1985*, (part of) the *Richmond s.46 Planning Scheme 1993*, and the *Municipality of Oatlands Planning Scheme 1988*. There is substantial crossover with the Tasmanian Heritage Register (THR).

The pending new planning scheme contains a mechanism to avoid 'double processing' of applications for places listed on both the THR and the local planning scheme schedule, placing all responsibility for considering heritage issues in the hands of the Tasmanian Heritage Council.



## Previously endorsed documents and policy

- Southern Midlands Heritage Project 2007
- Joint Land Use Planning Initiative 2008
- Draft Southern Midlands Planning Scheme 2014

Under the *Historic Cultural Heritage Act 1995*, The Tasmanian Heritage Council (THC) are a referral body for applications for works on places listed on the Tasmanian Heritage Register (THR). Planning Authorities manage the application process and must include THC conditions, advice or refusals on a planning permit for works to listed places.

Council manages the heritage values of places listed solely on Schedule 4 (Heritage) of the *Southern Midlands Planning Scheme 1998* (the scheme) and Part 10 of the scheme establishes provisions listing the matters which Council must take into consideration when assessing applications for use or development of a heritage place listed on Schedule 4. Planning scheme provisions, exemptions and discretionary triggers are discussed below.

In 2007, in conjunction with the THC, Council undertook the *Southern Midlands Heritage Project* (GHD), which sought to review existing heritage lists and to refine/update/clarify listings as well as provided a clearer designation of 'state' and 'local' levels of significance consistent with state policy. A number of places have been added to the THR. Recommendations for new local listings have been fed into the formulation of the new draft planning scheme. After extensive consultation proposed new local listings have been added to the draft planning scheme.

The table below details the number of places on each heritage list (excluding heritage areas - discussed below).

List	Places listed	Places proposed
Commonwealth Heritage List	Nil	Nil
National Heritage List	Nil	Nil
Tasmanian Heritage Register	255 <sup>^</sup>	
SMC Planning Scheme 1998 (Schedule 4)	244 <sup>*</sup>	420 <sup>#</sup>

\* Includes 190 places which are on the THR

<sup>^</sup> Includes 14 duplicate entries which are part of a consolidated entry

<sup>#</sup>A total of 420 local listings are included in the draft interim planning scheme arising from a review of Schedule 4 (additions and removals as well as all THR listed places).

## Heritage areas

Clause 9.1 of the scheme details special planning provisions for properties within Historic Precinct Special Areas (HPSA). These are designated areas within the centre of Oatlands, Kempton and Campania, as well as the 'Heritage Mile' at Mangalore, which contain a high concentration of Schedule 4 places. Akin to 'desired future character statements', these provisions give guidelines as to allowable development within these areas as a means of maintaining (in addition to heritage fabric) the overall character of these precincts. Many of these provisions override standard permitted uses and trigger a discretionary planning approvals process. These areas have been reviewed, and others added which form part of the draft planning scheme.

Some years ago, council's Municipal Architect developed '*Design Guidelines for Georgian Buildings in the Main Street of Kempton & Oatlands*'. Whilst this has no statutory standing, this is used as a consistent benchmark for the assessment of development within those areas. The guidelines provide a practical interpretation and elaboration of the Planning Scheme provisions, as they should generally be applied to Kempton and Oatlands. Council is currently drafting new guidelines, in tandem with amending its current planning scheme in respect of revised HPSA's (refer below).



## Lost Heritage



## Proposed expanded and new Heritage Areas

In 2014 Council has pursued a number of amendments to its current planning scheme (the Southern Midlands Planning Scheme 1998) in regard to heritage precincts. These are:

- Tailoring the heritage precinct provisions at Oatlands to specifically refer to its predominant Georgian character.
- Expanding the Oatlands precinct.
- Identifying that portion of the precinct around Callington Mill as a specific precinct.
- Expanding the landscape protection special area previously extending 100 metres from the highway to cover most of the rural land between the highway and the town.
- Expanding the heritage precinct at Campania.
- Reducing the heritage precinct at Kempton, slightly.
- Creating a new landscape precinct at Colebrook on the hill face that forms an important backdrop to the Pugin designed St Patrick's Church.

### The development application process

Council's Planning Officer is responsible for the administration of the statutory planning and referral process involving heritage places in Southern Midlands. Any use or development (as defined by the scheme) of places listed on Schedule 4 triggers the requirement for a discretionary planning application pursuant to Clause 11.5. Under s.57 of LUPAA, any discretionary application must be publicly advertised for fourteen days.

Historic buildings and works listed on Schedule 4, or any place contained within a HPSA are subject to certain provisions, which aim to measure the impact of any proposal upon the historic cultural heritage value of the place. Part 10.1 of the scheme, which relates to the individual places listed on the scheme's heritage schedule, incorporates ICOMOS Australia Burra Charter principles into the planning assessment process, and requires that Council take into consideration any advice received from the Heritage Advisory Committee (HAC) or other expert opinion.

Clause 10.1.(h) of the planning scheme makes allowance for the formation of this committee. The HAC is prescribed to consist of:

- One or more elected members of Council
- The Municipal Architect
- Three other persons resident within the community appointed by Council with qualifications, experience and/or a demonstrated strong interest in architecture, historic studies or related disciplines.

Parts 9.1 and 9.11 of the current Planning Scheme relate to the Heritage Precinct Special Areas and the Heritage Mile Precinct Special Area respectively.

Nonetheless, the HAC is an optional committee, and has not been in formation since the early 2000s.

Under the *Historic Cultural Heritage Act 1995*, any development application on a place listed on the Tasmanian Heritage Register must be referred to the THC, (unless the Planning Authority is delegated to deal with the application or unless a certificate of exemption has been issued by Heritage Tasmania) and advertised by the Planning Authority (s.34) for fourteen days. Any representations received must be forwarded to the THC, and the Planning Authority is responsible for service of notices upon applicants and representors as part of the development application process.

Schedule 1 of the scheme (Exemptions from Planning Approval) makes specific reference to Schedule 4 places (and those within a HPSA) and removes some standard exemptions (i.e. interior works) in order to further scrutinise the protection of heritage values.

Although adequately able to administer heritage planning applications, the provisions of Clauses 9.1 and 10.1 are outdated, as their process of referral does not reflect current standards. The provisions do not make reference to Tasmanian Heritage Council (except indirectly in 10.1(d) other expert opinion). In addition, the HAC was disbanded several years ago. These issues are to be



addressed with the draft planning scheme.

In practice, the current referral system has involved referring the application to the Municipal Architect for comment if the place is listed solely on Schedule 4 (i.e. of local significance only). In recent years, however, Council has sought advice from Heritage Tasmania Heritage Advisors instead. This is an informal mechanism which may or may not fit with future reforms of Heritage Tasmania policy.

Recommendations/advice is provided to Council in terms of whether the proposed development is contrary to Clauses 9.1 or 10.1 of the planning scheme, and Council makes a decision in-line with (or against) this recommendation. If a referral from the Tasmanian Heritage Council, in respect of a THR listed place, refuses an application, then the proposed development is refused

#### **Aboriginal Heritage**

In addition to the historic cultural heritage provisions of the planning scheme, Clause 10.2 makes provision for the referral of development that may have an impact on aboriginal heritage. Schedule 4 lists 3 sites of known aboriginal heritage values (which were derived from the Register of the National Estate). Clause 10.2 is constructed loosely enough to ensure that aboriginal heritage referrals are undertaken, although there is a need to better clarify when these might be required, as per the provisions of the *Aboriginal Relics Act 1975*. Although Aboriginal cultural heritage is beyond the scope of this strategy, it is recommended that SMC give greater consideration to its responsibility as both a planning authority and landowner towards the protection of Aboriginal cultural heritage.

#### **Future directions**

Several major projects are currently underway which will have an impact upon the way council undertakes statutory heritage management. These include:

- The alignment with state and regional planning initiatives, in particular the draft Southern Midlands Planning Scheme, which will require a review of this section of the historic heritage strategy to align with new provisions and process arising from the new scheme.
- The Midlands Economic Development and Land Use Strategy – some of the recommendations and actions from that strategy are relevant to historic heritage management (both statutory and project streams).
- Future reviews of the *Oatlands Integrated Development Strategy*, as well as similar strategies which may be undertaken for other historic centres through the municipal region.
- Heritage Tasmania's HELP program which aims to engage local government in the implementation and synthesis of the amended *Historic Cultural Heritage Act 1995* and provide ongoing support to councils and planners.

The historic heritage strategy will require occasional review as these other initiatives progress.

1	Initiatives	Short/Medium/Long-term or ongoing
a.	Update the Southern Midlands Council Historic Heritage Strategy 2014-18 to reflect the provisions of the new Southern Midlands Planning Scheme once the scheme is in-place.	S
b.	Continue to participate in relevant legislative review processes or relevance to historic and aboriginal heritage management.	O
c.	Ensure that historic heritage is considered in the Midlands Economic Development and Land Use Strategy process and other strategic planning documents as they progress.	S
d.	Explore resource sharing with other councils for effective and consistent statutory heritage management.	O
e.	Develop 'practice notes' and other advice for heritage property owners to assist in managing the values of their properties.	O
f.	Liaise with Aboriginal Heritage Tasmania for more effective and comprehensive systems for managing aboriginal heritage values in the Southern Midlands.	O

## Key to initiative timings

**Short term (S)** – Expected to be completed during the life of the strategy.

**Medium term (M)** – Expected to be commenced (and possibly completed) during the life of the strategy.

**Long term (L)** – The eventual goal, which may be completed during the life of the strategy, however is more likely to occur after 2018 (with short and medium term initiatives working towards that).

**Ongoing (O)** – Undertaken throughout the life of the strategy and expected to continue beyond 2018.



## Heritage Projects

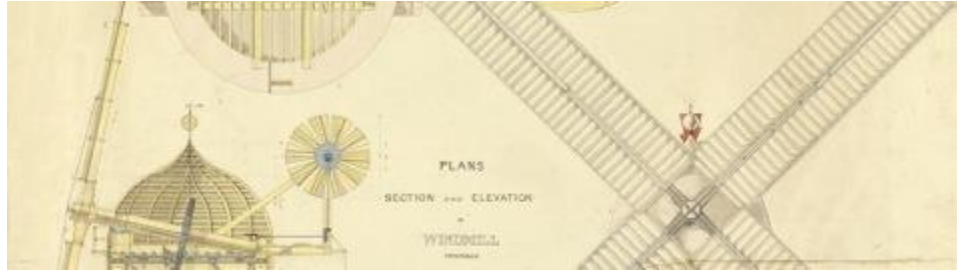
Besides council's responsibility to manage historic heritage as per the previous section, the strategic plan includes a number of non-statutory heritage projects.

The support of heritage projects is outside Council's core mandate as a planning authority, yet is recognised by Council as one of the key strategies in developing and promoting the cultural heritage of the region in order to reap the flow on benefits in terms of community sense of place, education and tourism opportunities. Whilst striving to demonstrate best-practice heritage management, Council acknowledges the flow on benefits as an essential part of the rationale for heritage projects, and the immeasurable benefits that arise from such.

The heritage projects initiated and managed by Council are many and varied - a brief description of the background, current state, and future directions of these projects will be provided here. These

initiatives are driven by a number of individual plans, such as conservation management plans, business plans and interpretation plans, which are listed here as relevant to each project. The following figure demonstrates that heritage projects are driven by Council's recognition of the benefits to the community's sense of place, education and tourism opportunities, and how collaboration and crossover with initiatives in these other streams are essential for the success of heritage projects:





# Callington Mill

1837

*The only working wind-driven flour mill in the Southern Hemisphere*

## Previously endorsed documents and policy

(excludes technical documents from reconstruction)

- Callington Mill Historic Site CMP 1994
- Callington Mill Historic site CMP (addendum) 2004
- Callington Mill Precinct Plan 2006
- Callington Mill Precinct Strategy 2006
- Risk Identification, Callington Mill Redevelopment 2006
- A Business Plan for the Redevelopment and Ongoing operation of Callington Mill as a Financially Sustainable Enterprise 2006
- Callington Mill Master Plan 2007

**Note that the day-to-day operation of the Callington Mill and associated activities are managed by a separate business unit of Council, as guided by various business planning and routine maintenance/operational documents. The inclusion in the historic heritage strategy is intended to guide projects of relevance to the mill which enhance/maintain its historic heritage values.**

The Callington Mill complex is a substantially intact wind and steam mill complex, established in 1837. The mill tower is the icon of Oatlands, and the array of extant associated buildings makes this a very unique industrial heritage complex. Since being purchased by the State Government in 1964, the last forty or so years have seen various phases of restoration at the Callington Mill Site. Periodic small-scale restoration and investigation of re-establishment of the mill was undertaken during the 1970s and 1980s. The first major restoration phase was in 1988, when a Bicentennial Grant (also supported by Coca Cola Amatil) allowed stabilisation and access fitout of the windmill tower. Throughout the 1990s, opportunistic small-scale restoration continued, with a conservation management plan being developed in 1994, and in 1999 the tower cap and fan wheel were added.

In 2010 a \$2.4m reconstruction and precinct development project was implemented, which refitted the mill tower as the only working Lincolnshire-style windmill in the Southern

Hemisphere. The milling operation provides flour (and other milled products) statewide and other national (and potentially international) markets are currently being explored for a range of organic and chemical-free products.

The Central Tasmanian Tourism Centre and Mill Keeper's Cafe operate from the former mill owner's house and the granary and stables are used for ancillary mill functions and interpretation. Tours of the milling operation are run 7 days per week and the centre averages around 50,000 visitors per year.



2	Initiatives	Short/Medium/Long-term or ongoing
a.	Review and update the interpretation media for Callington mill, including inclusion of interpretation on the steam mill, non-English media and interpretation focussed at children.	O
b.	Develop the front portion of the stables as a temporary exhibition space for community use.	S
c.	Finalise any outstanding heritage aspects of the Callington Mill Master Plan and Precinct Plan/Strategy.	S



# Oatlands Gaol

1837

*The largest regional gaol in Van Diemens Land*

## Previously endorsed documents and policy

- Oatlands Gaol Conservation Management Plan 2006
- Oatlands Gaol Master Plan 2009
- Oatlands Gaol Use & Development Plan 2010
- Oatlands Gaol Interpretation Plan 2011
- Oatlands Gaol Arch Relocation Project Plan 2012
- Oatlands Gaol and Supreme Court House Use Policy

Owned by Southern Midlands Council, and the largest building remaining of the Oatlands Military Precinct, is the 1837 Oatlands Gaol complex. Comprising of the two-storey Georgian Gaoler's Residence, as well as a c2000m<sup>2</sup> former gaol yard and the lower portion of the formerly 6-metre high sandstone perimeter wall, these are the remains of the largest regional colonial gaol in Tasmania. Most of the gaol buildings were demolished in 1937, and in 1954 the yard was filled to accommodate the municipal in-ground swimming pool.

The pool is still in use, and the Gaoler's Residence has been vacant for at least 20 years. The pool is considered to have exceeded its practical working life, and a working group has been formed to explore the options for establishing a new pool elsewhere – demolition of the old pool would then essentially free up the Gaol to be restored and promoted as a heritage site. The Southern Midlands Recreation Plan (2006) explored some of these options, and a feasibility study has been completed. A site for the new facility is owned by Council and development approvals are in place.

The Gaoler's Residence has been restored as part of a \$750,000 project and now houses the SMC Heritage Projects Office, exhibition and museum space as well as an

archaeological artifact laboratory and store. An interpretation plan has been partially implemented and the building is near-ready for public access as guided by the Oatlands Gaol Use and Development Plan. The building is utilised as part of Arts Tasmania's *Artist in Residence* program.

Whilst the gaol yard still houses the swimming pool, approximately 1/3 of the yard has been reclaimed as part of the historic site and basic landscaping and interpretation has been installed. The gaol arch, which was moved to High Street in 1939, has been reinstated in its original location at the front of the gaol complex. The yard is envisaged to be used as freely accessible public space, supplementing use of the building.

Further to the recommendations of the Oatlands Gaol Use and Development Plan, there is a need for further business planning to determine best-outcome management of the building/site into the future to ensure that community investment is maximised.

A broad concept document has been developed (but not yet endorsed) which seeks to utilise the gaol as a centre for learning relating to heritage, trade skills, archaeology and museum related fields – exploration of partnerships with the Centre for Heritage may act to progress that concept.



3	Initiatives	Short/Medium/ Long-term or ongoing
a.	Continue to seek funding for the relocation of the swimming pool.	S
b.	Finalise the implementation of the Oatlands Gaol Interpretation plan.	S
c.	Continue to make the building available for Artist in Residence and other community based events/uses (as per development plan and use policy).	O
d.	Continue to undertake historical and archaeological research on the site and related themes.	O
e.	Continue to seek funding for the overall Oatlands Gaol project through internal and external sources.	O
f.	Scope business opportunities for the long-term sustainable use of the Oatlands Gaol, in-line with other local and multi-regional heritage and tourism initiatives	O
g.	Develop a detailed archaeological management strategy and landscape/use plan with the assumption that the pool will eventually be removed.	M
h.	Seek council endorsement of the concept and continue to refine the master plan/end-use plan based on the current broad concepts for a heritage, trades, archaeology & museum skills centre.	M
i.	Relocate the swimming pool and implement the landscape plan.	M
j.	Implement the refined long term for a heritage, trades, archaeology & museum skills centre with maximised public use and access.	L





# Oatlands Commissariat

## 1828

*The oldest public building in Oatlands*

### Previously endorsed documents and policy

- Oatlands Commissariat and 79 High Street Conservation Management Plan
- Oatlands Commissariat Master Plan 2013

In May 2012, Southern Midlands Council purchased 79 High Street, Oatlands – an 1108 square metre parcel of land, containing the former Oatlands Commissariat Store, the Oatlands Guard House archaeological site, and a c1870-1880s shop and cottage fronting High Street (see initiative 5).

Council had resolved to purchase the place based on the exceptional level of heritage value of the place and the desire to keep the place in public ownership and present it as part of a suite of the earliest government buildings at Oatlands (namely together with the Oatlands Gaol and Supreme Court House).

All buildings on the place are in an advanced state or dereliction and immediate conservation actions are required in order to halt deterioration with the view of restoration (as guided by a conservation management plan).

The commissariat is a large space in a very prominent position relating to High Street and has the remains of a massive baker's oven (c1880s) attached. The building offers significant potential to create meaningful public space with supplementary interpretation and possible reinvigoration of the baker's oven. Such a use would link with the original use of the building – i.e. provisioning the town.

The site also has a high level of archaeological potential, being the site of the guard house (demolished c1975) of which substantial remains were found during an archaeological test-trenching program in 2013, also the military sundial, sentry box and the convict stocks (a very unique type of archaeological site).

4	Initiatives	Short/Medium/Long-term or ongoing
a.	Make safe the site and weatherproof the buildings.	S
b.	Seek funding opportunities through internal and external sources	O
c.	Seek opportunities to use the place as a training site in conjunction with the Heritage Education and Skills Centre.	O
d.	Explore partnership opportunities with relevant stakeholders/interest groups.	O
e.	Implement the recommendations of the CMP to return the place to a habitable state (undertaking short and medium term works at least).	S-M
f.	Develop an interpretation plan for the site, which considers fit with other local and state heritage/tourism initiatives.	M
g.	Scope business opportunities for the long-term sustainable use of the commissariat (possibly incorporating the shop and cottage), in-line with other local and multi-regional heritage and tourism initiatives.	M
h.	Establish an adaptive reuse for the building, maximising public access and appreciation of heritage values as part of the suite of early colonial administrative buildings at Oatlands – with full implementation of the recommendations of the conservation management, interpretation and business plans.	M



# 79 High Street

c.1860 & 1885

*Victorian commerce*

## Previously endorsed documents and policy

- Oatlands Commissariat and 79 High Street Conservation Management Plan
- Oatlands Commissariat Master Plan 2013

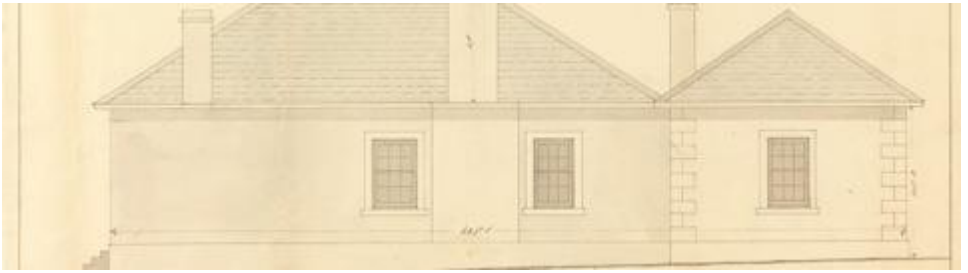
As part of the Oatlands Commissariat title (79 High Street, Oatlands), this building comprises a small c.1860 cottage, which was extended towards the street in c1885 to add a classically Victorian shopfront.

Despite being in a very good position for a commercial venture (frontage to central High Street) the building is in a very substantial state of decay and is currently uninhabitable. This building was included in the Oatlands Commissariat and 79 High Street Conservation Management Plan, which has set recommendations for a range of prioritised works to the building and policies for its long-term conservation.

The level of historic heritage significance of this building is less than that of the commissariat and works costing estimates indicate that it will be more costly to restore this building than the commissariat, which requires careful consideration as to how funds are expended on the wider site.

Options for privatisation of the building have been workshopped by Council however any such moves must consider the conservation, interpretation, support and access to the commissariat building and wider site.

5	Initiatives	Short/Medium/ Long-term or ongoing
a.	Make safe the site and weatherproof the building.	S
b.	Seek funding opportunities through internal and external sources	O
c.	Seek opportunities to use the place as a training site in conjunction with the Heritage Education and Skills Centre.	O
d.	Explore partnership opportunities with relevant stakeholders/interest groups.	O
e.	Implement the recommendations of the CMP to return the place to a habitable state (undertaking short and medium term works at least).	S-M
f.	Explore opportunities for use of the building as ancillary space in support of the end-use of the commissariat, or other commercial ventures (including possible privatisation).	M



# Oatlands Supreme Court House

1829

*The administrative heart of the colonial district*

## Previously endorsed documents and policy

- Supreme Court House Oatlands, Conservation and Fabric Study 2003
- Oatlands Supreme Court House, Structural and Fabric Survey 2002
- Oatlands Supreme Court House, & Collections, Public Access and Interpretation Plan 2006
- Oatlands Supreme Court House Interpretation Project – Implementation Strategy 2008
- Oatlands Gaol and Supreme Court House Use Policy

The Oatlands Supreme Court House (1829) is owned by SMC, and is one of the oldest Supreme Court Houses in Australia. It is in remarkably original condition and offers significant potential for use as a facility to interpret the historic themes relevant to the Oatlands Military Precinct and associated buildings. The building was acquired from the National Trust in 2007, although Council had tenure of the building since 2002. With the building comes a collection of chattels (on loan from the National Trust), which derive from the 1910-1977 phase of the building.

Due to the intact nature of the building, an analysis of building fabric was undertaken in 2003 in a bid to better understand the building, and to plan future works. A structural assessment was also undertaken in that year, which led to a structural stabilisation and essential works program. Further non-essential works were undertaken in late 2008. In 2006 an interpretation and public access plan was developed with the aim of determining public perceptions of what best the building could be used for, and to suggest interpretive themes and media which could effectively deliver the heritage significance.

With a collection of objects associated with the Oatlands Court House (contents as well as archaeological artifacts), in 2007 Council commissioned a preservation survey of the

collection and the locations proposed to store and display that collection.

With the development of the interpretation plan and the preservation survey, an implementation strategy was developed to clarify minor conflict between those reports and to guide the implementation of the first stages of interpretation. The first stages of the interpretation plan have been implemented and the building is opened by volunteers as a small museum showcasing the military, court and police history of the district. The building is also open for pre-booked tours and special community events, as per the Oatlands Gaol and Supreme Court House Use Policy.

A small kitchen, equal-access toilet and storeroom were recently constructed as a standalone building to support volunteer and community use.

5	Initiatives	Short/Medium/ Long-term or ongoing
a.	Establish a volunteer staffing program to open the building at least 4 days per week on an ongoing basis	O
b.	Make available for community use as per the use policy.	O
c.	Review and continue the implementation of the Oatlands Supreme Court House Interpretation Project (subject to further end-use/business planning	M
d.	Continue to foster partnerships with relevant stakeholders for the use of the building as a small museum and interpretation centre.	O
e.	Seek funding (whether internal or external) for the development of a business plan for the court house.	S
f.	Development of a business plan, which will consider where the Court House fits with other Oatlands and regional/thematic heritage initiatives.	M
g.	Subject to the findings of the business plan, seek to operate the Court House as a community focused small museum and heritage interpretation centre.	L



# Former Oatlands School (Roche Hall) 1885

*The site of Oatlands first settlement*

## Previously endorsed documents and policy

- Overview History of Oatlands State School 2013
- Oatlands Barracks 1827, Archaeological Research Design 2013

Roche Hall, 73 High Street, Oatlands is the former Oatlands State School property, comprising the 1885 Victorian-Gothic sandstone school building in the centre of Oatlands. The building has not been used by the Tasmanian Education Department since the early 2000's and Council has been utilising the property for offices and the Centre for Heritage since that time. In 2014, the Tasmanian Government divested ownership of the building to council and with recognition that the site has a high level of community and social significance it is intended that the building be used for public purposes.

Aside from the impressive building, the site itself is very significant as an historic and archaeological site, having been the site of:

- Oatlands first settlement (1825)
- The first Oatlands Barracks and military parade ground (1827)
- The convict barracks from the construction of the gaol (1835)
- The Oatlands Probation Station (1839)
- The Oatlands Mechanic's Institute (1850s)
- The first Oatlands public school (1850s)
- The Oatlands Area School (1885-c2000's)

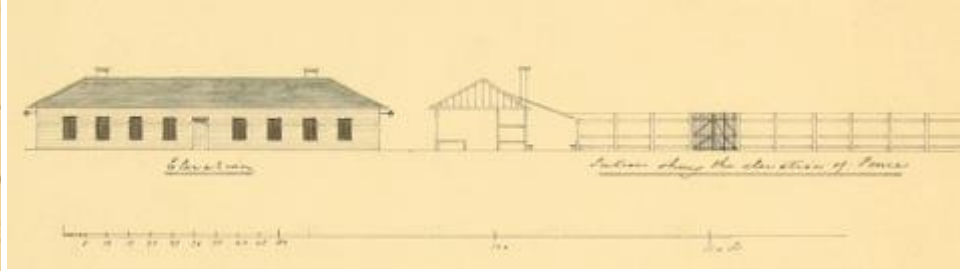
This archaeological significance was demonstrated by the 2012 summer archaeology program which located substantial (shallow and largely intact) remains of the 1827 barracks. The building has a very high level of community significance, having been the Oatlands State School within the living memory of many locals.

The building comprises of four very large rooms, as well as foyers, large hallway, kitchenette and M&F toilets. There are also large upstairs spaces which have been blocked off in the 1930s. The building is currently used as council offices, the headquarters of the Centre for Heritage at Oatlands and as offices for Rural Alive and Well.

The front yard is used as landscaped public open space and the rear yard is parking. The Oatlands Military Precinct interpretation trail begins in front of the building and three interpretive platforms are installed on the site. Interpretation of the Oatlands Arch is to be installed on the former arch site (as a condition of works approval for the Oatlands Gaol Arch Relocation Project). The site is in a very strategic location for Council/public purposes, being in the centre of the town, a large space with good access. This was recognised in the *Oatlands Integrated Development Strategy*, which proposed the 'Town Square' principle, which would close Stutzer Street (between the Council Chambers and Roche Hall).

6	Initiatives	Short/Medium/Long-term or ongoing
a.	Undertake a landscape master plan for the site which considers the military parade ground, reinstatement of the State School iron gates, archaeological remains and interpretation of the gaol arch.	S
b.	Undertake essential maintenance to the building and seek to undertake restoration work where possible.	O
c.	Explore and promote the archaeological values of the site through the <i>Southern Midlands Historical Archaeology Strategy</i> .	M
d.	Utilise the building for council operations and other community based organisations (e.g. HESC, RAW).	O





# Oatlands Military Precinct

1825-1859

*The Interior Capital of Van Diemens Land*

## Previously endorsed documents and policy

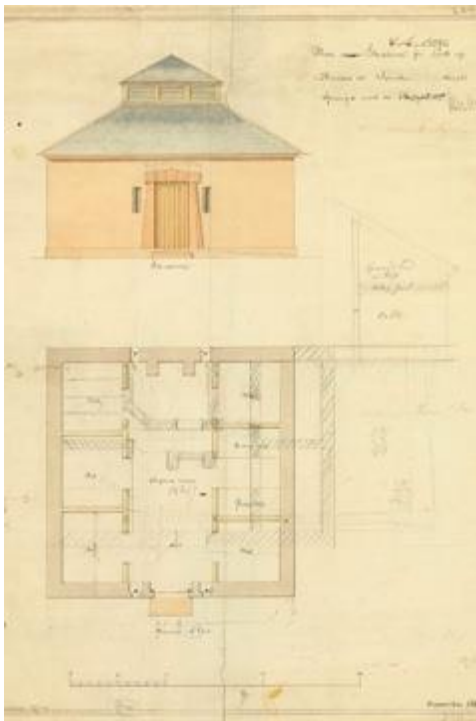
- Oatlands Military Precinct Research Project 2010
- Various conservation planning, research and archaeological management documents (cited under each individual project)

The area known as the Oatlands Military Precinct is the area bounded by High, Barrack, Church Streets and the Esplanade, Oatlands – which is the centre of the town and is still the administrative centre of the Southern Midlands. It is in this area where the township was established in the early 1820s, and by the 1840s it was the centre for what was to intended to become the interior capital of Van Diemens Land. The precinct comprised of at least 30 buildings associated with the civil, government and convict establishments, and was the longest operating military-lead administrative precinct outside the major cities and secondary punishment stations in Van Diemens Land - being disbanded in the late 1850s.

The Oatlands Military Precinct is unique, as it was established as the centre of what was to become a large city – which didn't eventuate. The remnants of the precinct therefore have not been subject to as thorough destruction as the early remnants of those places which were to become cities. Seven buildings remain of this precinct, and the entire area has been demonstrated to be an area of extremely high archaeological potential which may offer vast knowledge about the formative processes of colonial military and civil establishments. The Oatlands Gaol and Court House are included within this precinct, and will be further detailed below.

Whilst SMC's key focus over the next 5+ years will be the restoration and management of the Council owned buildings within the military precinct (as outlined below), some work on further understanding and interpreting the precinct will be undertaken as a means of contextualising the buildings within that precinct, and the precinct within the wider colonial administration. Mechanisms for the protection of the archaeological resources of the precinct are also a key consideration in the management of heritage values and work on understanding these values has been undertaken both by council and the Tasmanian Heritage Council. Much of the original precinct is still in government ownership.

7	Initiatives	Short/Medium/Long-term or ongoing
a.	Continue to encourage research (historical and archaeological) into the Oatlands Military Precinct to gain a better understanding of layout, physical remains and overall context.	○
b.	Further develop interpretive media for the Oatlands Military Precinct for incorporation into related interpretation projects.	○



# Southern Midlands Convict Sites

## *Building the district*

### Previously endorsed documents and policy

- Southern Midlands Convict Sites Research Project 2013-14
- Archaeological research designs and reports on Oatlands, Green Ponds Picton, Lovely Banks and Spring Hill Probations/Road stations (some forthcoming).

It has long been recognised that the Southern Midlands has a wealth of convict heritage, spread throughout the municipal area. No less than 12 of the 80 known convict Probation Stations are located in the municipal area as well as at least 10 other road, timber and bridge party stations etc. In addition, there are a number of other convict sites, ranging from watch-houses, police infrastructure, work sites etc. The convict probation system is unique to Tasmania and is a key part of the state's contribution to the world heritage listing of Australian convict sites.

During 2013-14 a major research project was undertaken to identify, locate, research and document Southern Midlands Convict sites. This culminated in a 20 page booklet and a substantial collection of data on these important sites. An exhibition was curated and interpretive installations were erected on several sites.

This research has endless possibilities for further analysis and potential for developing media and experiences reaching throughout the region (and indeed inter-regional linkages, i.e. the Convict Trail) as well as supporting the management and protection of these sites into the future.

With the recent world heritage listing of Australian convict sites, Southern Midlands sites have the potential to reap

benefit from an increased interest and knowledge of these sites, and being positioned in central Tasmania on a route used to traverse between these sites, is seen as a substantial opportunity.



8	Initiatives	Short/Medium/Long-term or ongoing
a.	Continue to investigate, document and promote the convict heritage of the Southern Midlands where opportunities arise.	○
b.	Encourage and foster partnerships with other institutions for the investigation and promotion of the convict heritage of the Southern Midlands.	○
c.	Explore possibilities for multimedia interpretation of convict sites, in particular those that are difficult to access or have little above-ground remains.	○



# Archaeology Program

*Unlocking the hidden heritage of the district*

## Previously endorsed documents and policy

- Archaeological research designs for: Oatlands Gaol, Callington Mill, Green Ponds Watch House, Oatlands Barracks, Oatlands Guard House *et. al.*

Since 2011, council has been running a 2-3 week summer archaeology program based at Oatlands which in conjunction with the Heritage Education and Skills Centre, aims to partner with various universities to offer a range of archaeological management experience to graduate and undergraduate students.

The model of each season is to train 12-15 volunteer students, utilising council heritage staff and 2-3 volunteer professional archaeologists and undertake excavations on at least three sites and survey on several sites during the three week program. Permits are gained and research design and planning are undertaken ahead of each program and students gain experience in planning, excavation, survey, reporting and artifact management.

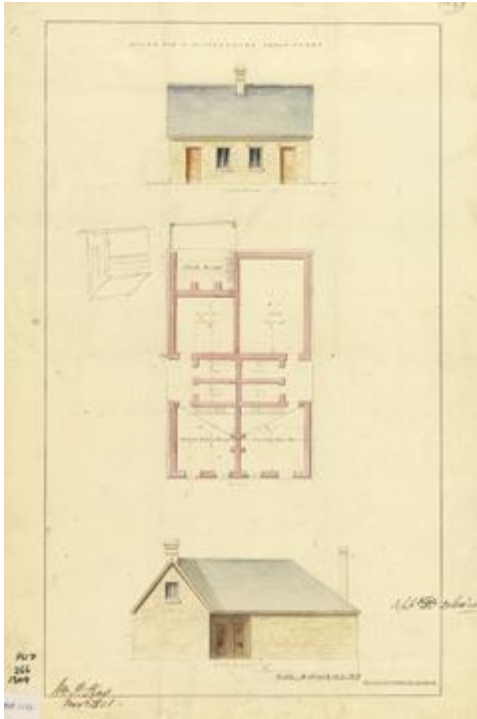
A public archaeology program is run alongside each season, culminating in an open day which attracts 500 people.

Students are invited to submit proposals for follow-up projects and publications and several postgraduate theses have been done on Southern Midlands subjects.

In addition (in collaboration with Arts Tasmania) a model has been formulated for student work-experience in collection management and curatorship.

Whilst the excavation and research program has been somewhat ad-hoc to date, largely responding to works-driven archaeological needs, it is recognised that a comprehensive *Southern Midlands Historical Archaeology Strategy* is required in order to guide the future of the program through detailed research agendas, better understanding of resources and site significance and to set a more strategic direction for the program.

9	Initiatives	Short/Medium/Long-term or ongoing
a.	Formulate a <i>Southern Midlands Historical Archaeology Strategy</i> which sets initiatives, priorities and a research/works agenda for the next 5 years.	S
b.	Complete all reporting and curatorial responsibilities from previous archaeological works.	S
c.	Continue to facilitate public archaeology programs including an annual summer archaeology fieldschool in conjunction with the Centre for Heritage at Oatlands.	O
d.	Populate the archaeology schedule of the draft Southern Midlands Planning Scheme (once adopted) in order to offer adequate protection to important archaeological sites (as informed by the <i>Southern Midlands Historical Archaeology Strategy</i> ).	M
e.	Encourage external researchers to utilise the archaeological resources (e.g. research, sites and collections) of the Southern Midlands (as guided by the historical archaeology strategy).	O



# Green Ponds Watch House 1847

*A Modern adaptation of a significant ruin*

## Previously endorsed documents and policy

- Green Ponds Watch House Conservation Brief 2008.
- Kempton Council Offices Archaeological Management Plan 2008.

The Green Ponds Watch House was constructed in 1847 to a design by Colonial Architect William Porden Kay, adjacent to the Green Ponds Police Office (now SMC Kempton Council Offices). In the 1860s, the Kempton Council Chambers were built between the two buildings. The watch house was largely demolished in the late 1930s with only the former men's lockup retained and used for the next 80 years as a storage shed. In 2010, council undertook a refurbishment of the building, reinstating the original roof pitch and juxtaposing old and new to form a contemporary space within the former ruin. Located next to the council offices, this space is intended for community use.

10	Initiatives	Short/Medium/Long-term or ongoing
a.	Develop a project plan and undertake a feasibility study on the use of the watch house as a heritage centre, which might explore partnership opportunities.	S
b.	Encourage community use of the building for temporary exhibitions, workshops, meetings etc.	O



# Mahers Point Cottage

1828

*Colonial vernacular – so often overlooked*

Owned by Council, the small sandstone cottage on the southern shore of Lake Dulverton (distant from the township) has not been used for a number of years. Although the building is currently uninhabitable, basic maintenance is undertaken on the building under the management of the Lake Dulverton/Callington Park Committee, however restoration work is required if the building is to be used for any purpose.

Suggestions have been previously made that this building be used in the interpretation of the natural values of Lake Dulverton or that it could be used as an adjunct to the current *Artist in Residence* program (through Arts Tasmania) which the Oatlands Gaolers Residence is used for.

11	Initiatives	Short/Medium/Long-term or ongoing
a.	Seek funding to undertake restoration of the building to a habitable state.	S
b.	Explore use options such as an interpretation centre for the natural heritage values of the lake, or for use as an artist-in-residence facility.	M
c.	Explore options for the restoration of the cottage that may include privatisation.	L





# Chauncy Vale

*Natural and cultural heritage*

Previously endorsed documents and policy

- Chauncy Vale Management Plan

Bequeathed to the former Brighton Council by Mr. Anton Chauncy (husband of writer Nan Chauncy, nee Masterman) in 1988, and assumed by Southern Midlands Council after 1993 amalgamations, the Chauncy Vale Wildlife Sanctuary is a 380 hectare (plus other incorporated nature reserves, public and private) reserve, just east of Bagdad. The house and home paddock of Chauncy Vale was later gifted to Council by Anton's daughter, Heather Chauncy. A sub-committee of Council, the *Chauncy Vale Management Committee*, manages the reserve under the gazetted *Chauncy Vale Management Plan*. Council has an endorsed business plan for the reserve, and support is provided by the *Friends of Chauncy Vale Inc.* The sanctuary includes vast tracts of natural bush, several caves, as well as the *Day Dawn* cottage, home of the Chauncy/Masterman family from 1918 to 1988<sup>1</sup>. *Day Dawn Cottage* is perhaps the earliest example of formed concrete domestic architecture in Tasmania. Section 1.2 of the management plan states that one of the purposes of the plan is to:

*a) provide for the conservation of the cultural and natural environment of Chauncy Vale*

Further, the states roles and responsibilities of Southern Midlands Council in the management of Chauncy Vale includes:

b) restore and maintain the Chauncy house, insure the house and any material lent for display, and develop a heritage program through its Chauncy Vale Management Committee.

c) undertake, through its Management Committee, heritage research, interpretation and education programs on its behalf subject both to adherence with the principles of the ICOMOS Burra Charter, as well as the input of a professional archaeologist where necessary.

The wishes of Anton Chauncy, as endorsed by his daughter Heather, included that:

c) the house, garden, and small garden, known as 'the shrine' be maintained together with a display of Nan Chauncy's work in the house.

The above purposes, responsibilities and wishes translate into the objectives of the management plan, which provide detail on the conservation, protection and promotion of the natural and cultural heritage values of Chauncy Vale. Of particular relevance to the *Southern Midlands Historic Heritage Strategy 2009-14*, is the conservation of the *Day Dawn Cottage*, the earlier *Cherry Tree Cottage* site, as well as the associated gardens and movable cultural heritage.

In line with the management plan and the proposals contained therein (Section 4.4.2), and in consultation with the management committee and *Friends of Chauncy Vale Inc* (and other stakeholders). the following strategies should be pursued:

12	Initiatives	Short/Medium/ Long-term or ongoing
a.	As required, review and incorporate specific historic heritage management strategies in any review of the <i>Chauncy Vale Management Plan</i> in conjunction with the committee and other stakeholders.	S
b.	Develop a conservation management plan for <i>Day Dawn Cottage</i> , which incorporates landscape and archaeological management provisions.	M



# Horse-Drawn Heritage

*The machinery of yesteryear*

Council is the custodian of a collection of horse drawn carriages and associated equipment, some of which is owned by council and some is on long-term loan from the family of a benefactor who vested a collection into councils care. A purpose built faculty has been constructed on the property adjoining the Kempton Recreation ground and a part of the collection is stored and displayed in that building.

The horse drawn heritage initiative is being progressed by a sub-committee of the Green Ponds Progress Association. A memorandum of understanding has been entered into with that organisation which identifies a future development plan for the property within which the facility is constructed. The equipment is used occasionally for special events and there are plans to eventually open the facility for public visitation.

Council's heritage collection holds other items which are of relevance to horse drawn heritage and it is intended that these will be incorporated into that initiative in the future.

13	Initiatives	Short/Medium/Long-term or ongoing
a.	Continue to work with the Green Ponds Progress Association sub-committee to support the development of future plans for the facility and collection.	○



# Streetscapes and Landscapes

*Step back to another time*

## Previously endorsed documents and policy

- Oatlands Streetscape Study 1997.
- Kempton Streetscape Study 1997.
- Southern Midlands Heritage Project (vol.3). Cultural Landscapes and Tourism Opportunities 2007.
- 

Council and the residents of Southern Midlands take great pride in the heritage landscapes and streetscapes of the region, in particular the streetscapes of heritage villages. Substantial projects have been undertaken over the years on streetscape improvement in all towns – the obvious being the undergrounding of power lines in Oatlands (coupled with street signage, paving/kerbing and lighting projects). Towns such as Kempton feature interpretive 'gateway' entry statements and the notable topiary project of Oatlands aims to perpetuate the historic topiaries of the St Peters Pass area.

An important principle to note, which is key to council's decision making processes, is that the historic towns of the district need to remain as 'livable' towns – and that the careful evolution of townscape character is needed to ensure the livability of the townships – planning scheme provisions are designed to reach that balance. Also, council is well aware of the 'overdoing' principles of heritage streetscape/townscape management and care is taken to not to ensure that organically evolved heritage character is not falsely represented in an 'over-prettyed' streetscape.

Important partnerships have been established between council and authorities such as Aurora energy so that careful consideration is given to minimising (and indeed undoing) the heritage impact that utility lines (for instance) can have on streetscape values.

In the mid-1990s, a tourism study lamented that the landscape of the midlands was 'one of the most uninteresting in Tasmania'. This notion was countered in the 2007 Southern Midlands Heritage Project, which articulated the significant evidence of thousands of years of human occupation evident in the cultural landscape of the Southern Midlands and the cultural heritage values inherent in such. This illustrates a growing appreciation of the landscape values of the Southern Midlands.

With the proposed amendments and additions to heritage precincts proposed in the draft planning scheme, coupled with associated guiding documents and character statements, a greater appreciation and ability to manage the streetscape and landscape values of the Southern Midlands is being built.

14	Initiatives	Short/Medium/ Long-term or ongoing
a.	Continue to foster partnerships with utility companies for methods to minimise/undo installations which have an unnecessary negative impact upon heritage streetscape/townscapes.	O
b.	Seek funding for the implementation of initiatives to reduce/undo streetscape elements which have unnecessary impact upon heritage streetscape/townscapes.	O
c.	Review the 1997 Oatlands and Kempton Streetscape plans.	S
d.	Review the implications of any new planning scheme provisions in terms of approaches to heritage streetscape/landscape projects	S
e.	Continue to foster streetscape and landscape improvement initiatives consistent with planning scheme provisions.	O



# Heritage Collections

*Small connections with the past*

## Previously endorsed documents and policy

- Kempton Council Collections 2003
- Oatlands Gaol and Court House Preservation Survey 2007
- Southern Midlands Council Heritage Collections Policy
- Heritage Collections storage discussion paper
- Various procedures manuals pursuant to the SMC collections policy (in development)

Southern Midlands Council holds a significant collection of heritage items. In the past, the collection has been managed in an ad-hoc fashion, with no regular conservation activities and no regular assessment of storage/display conditions, security etc. With ongoing archaeological excavations, the heritage collection has grown, and will further over the next 5+ years, therefore it has been recognised by Council that a more systematic and thorough management system is required for heritage collections.

In 2007, Council adopted a Heritage Collection Management Policy, which outlines the parameters for managing the collection, including accessioning, deaccessioning, loans, maintenance, display, review etc. From this policy, a series of procedures have been put in-place and management documents have been produced, which include:

- A heritage collections and archaeological collections database.
- An online heritage interiors database (in conjunction with external stakeholders)
- Procedures manuals for the broad collection categories
- Field manual for archaeological finds

- Maintenance regime for storage/display facilities
- Disaster preparedness manual
- Audit procedures

Partnerships with Arts Tasmania have been beneficial in the development of these processes. An archaeological artifact processing laboratory has been established in the Oatlands Gaolers Residence. A long-term project of populating the databases as well as ongoing audit of collection storage and display facilities is ongoing.

Further to collection management policies, arises the requirement for display and storage facilities. A preservation survey was undertaken on the Oatlands Gaol and Court House collections, which also examined several Council managed properties for their suitability in housing the collection. Arising from this report, a discussion paper on the suitability of several Council managed properties was more closely examined, incorporating conservation principles as well as resourcing and management constraints. This paper concluded that the front-western room of the Oatlands Supreme Court House should be fitted as a publicly interpreted collection store as a short-medium term measure, with Council to pursue acquisition of a State owned Police building for development as a longer-term facility. As an alternative to the court house, an upstairs room at the Oatlands Gaolers Residence has been fitted as a 'temporary' collection store, which is not ideal. A high priority is to establish an industry standard collection store which may also have commercial possibilities to offer services to external clients.

15	Initiatives	Short/Medium/Long-term or ongoing
a.	Continue to refine and implement heritage collection procedures further to council's heritage collection policy.	O
b.	Establish an industry standard collection store to house council's heritage collection.	S
c.	Ensure that all heritage collection display spaces are adequate and appropriate for their purpose.	O
d.	Continue to utilise council's heritage collection for research and display.	O
e.	Continue partnerships with relevant agencies/groups/individuals with an interest in heritage collections.	O
f.	Continue to pursue online availability of heritage collection data.	O
g.	Undertake a feasibility study and seek to establish a 'commercial' heritage/archaeological collections store to house council's collection and to offer collection management services to others.	M



## Heritage Education & Public Engagement

### Previously endorsed documents and policy

- Documents associated with the establishment of the Heritage Education and Skills Centre.

Where possible, SMC's Heritage Program integrates student and community education programs in heritage projects as a means of:

- Disseminating heritage information to the wider community
- Assisting the community to understand, protect and promote their local heritage
- Encouraging the interest of students and researchers to utilise the heritage resources of the Southern Midlands

A major step in engaging the public in heritage education is the 2010 establishment of the Centre for Heritage at Oatlands – Heritage Education and Skills Centre (HESC), which is a not-for-profit community focused heritage skills training organisation owned by Council. HESC develops and delivers a series of heritage short-courses in subjects from heritage interpretation, trade skills, archaeology and museum skills. HESC also aligns heritage skills training with tourism and has also forged alliances with several local schools and universities Australia-wide to facilitate student projects (the annual summer archaeology program is an example of this). Council is a key partner in all of these initiatives and continues to support HESC and initiatives on local projects and sites are a priority.

Council recognises the need to include the community in all aspects of heritage management and public consultation and participation is encourage in the planning and implementation of heritage projects.



16	Initiatives	Short/Medium/ Long-term or ongoing
a.	Continue to develop and stage education and public programs attached to heritage projects, in particular the summer archaeology program and associated public archaeology program/open days.	O
b.	Work with the Heritage Education and Skills Centre to promote the heritage of the Southern Midlands in wider heritage education and skills programs.	O
c.	Where possible, assist students and researchers investigate and promote the heritage of the Southern Midlands	O
d.	When possible, include Southern Midlands activities in wider heritage 'festival' programs such as the National Trust Heritage Festival, National Archaeology Week etc.	M
e.	Work with local schools to include Southern Midlands heritage themes into curriculum.	O
f.	Consider the development of a research bursary scheme where value for money to council can be demonstrated in the support of undergraduate and postgraduate students.	S
g.	Engage the public wherever possible in the planning and implementation of heritage projects.	O



# Heritage Tourism

*Promoting and sharing our heritage*

## Previously endorsed documents and policy

- Callington Mill Master Plan 2007
- Southern Midlands Heritage Project (vol.3). Cultural Landscapes and Tourism Opportunities 2007.
- Oatlands Identity, Guidelines for Usage. 2009

With the general appeal of Southern Midlands heritage sites, it is obvious that tourism should play a large part in the heritage industry of the district. All projects involve various degrees of interpretation and promotion. Initiatives such as the Heritage Highway Tourism Association, Skulduggery, the Central Tasmanian Tourism Centre, *Exploring the Southern Midlands* and *Shadows of the Past* are all SMC sponsored projects, which successfully blend heritage with tourism. Council heritage projects, such as Callington Mill, the Oatlands Military Precinct and Southern Midlands Convict Sites all have significant interpretive and tourism components.

SMC operate the Central Tasmanian Tourism Centre, and it is essential that with any heritage projects in which Council has an involvement, that there be consultation between heritage managers and the staff of the tourism centre. It is also essential that SMC maintain partnerships and a positive working relationship with agencies such as Tourism Tasmania, the Heritage Highway Region Tourism Association, and Totally South etc.

Whilst it is obvious that the Southern Midlands has a wealth of historic cultural heritage sites, both privately and publicly owned, which have the potential to be integrated into tourism initiatives, a strategic approach to the promotion

and interpretation of these sites is required. It is recognised that an unplanned and ad-hoc approach to heritage place interpretation is rarely beneficial, and that careful planning is required to deliver a quality experience linked to wider initiatives – both geographically and thematically. Uniformity in branding, alignment with statewide strategies and meaningful well-planned delivery is essential.

17	Initiatives	Short/Medium/ Long-term or ongoing
a.	Better identify those places within Southern Midlands which have the potential for integration into heritage tourism initiatives – both geographically and thematically, with a particular focus on publicly owned sites.	S
b.	Continue to foster an alignment to statewide heritage tourism strategies and principles.	O
c.	Ensure that the interpretation of Southern Midlands heritage places is modern, dynamic, unique and memorable.	O
d.	Seek linkages and cooperative heritage tourism projects with other Councils within the sub-region.	O
e.	Promote the use of council owned heritage sites in regional and statewide events/festivals (even if not heritage focussed).	O



## Partnerships

*Promoting a network of people reaching for a common goal*

Previously endorsed documents and policy

- Oatlands Commissariat and 79 High Street Conservation Management Plan

Council recognises that there are countless heritage/culture/arts interest groups and individuals within (and outside of) Tasmania who have an interest in the Southern Midlands and other common heritage themes. It is the intent of council to wherever possible work with such groups towards the common goal of researching, preserving and promoting the heritage values of the region.

Within the region there are a number of heritage groups who provide valuable services and support to the public in promoting and preserving the heritage of the region, these include the various local historical societies, small museums and individuals.

18	Initiatives	Short/Medium/Long-term or ongoing
a.	Provide support wherever possible for groups and individuals with an interest in the heritage of the Southern Midlands.	○
b.	Work with agencies such as the Tasmanian Heritage Council, National Trust, Heritage Tasmania, Tourism Tasmania etc. on the management of heritage within the Southern Midlands and/or related themes.	○

## Review of the strategy & reporting

It is intended that the *Southern Midlands Council Historic Heritage Strategy* be reviewed should any circumstance result in any major changes to the heritage program of the framework in which it operates.

It is acknowledged that a review of the strategy will be required once the new *Southern Midlands Planning Scheme* is in-place.

This strategy will be made freely available via council's website.

An annual report on the achievements against this strategy is to be provided to council and any interested stakeholders (and published on council's website).



**Brad Williams – Manager Heritage Projects – September 2014.**

### **Southern Midlands Council Heritage Program**

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