



**Southern Midlands Council  
Historic Heritage Strategy  
2019-2023**





## Introduction

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 220 places on the Tasmanian Heritage Register, over 300 places on the local heritage schedule, and four heritage precincts.

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

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Environmental Services Office  
85 Main Street  
KEMPTON TAS 7030  
03 62545050  
smc@southernmidlands.tas.gov.au

### Heritage Projects

SMC Heritage Projects Office  
Oatlands Gaoler's Residence  
Mason Street  
OATLANDS TAS 7120  
0418 303184  
smc@southernmidlands.tas.gov.au

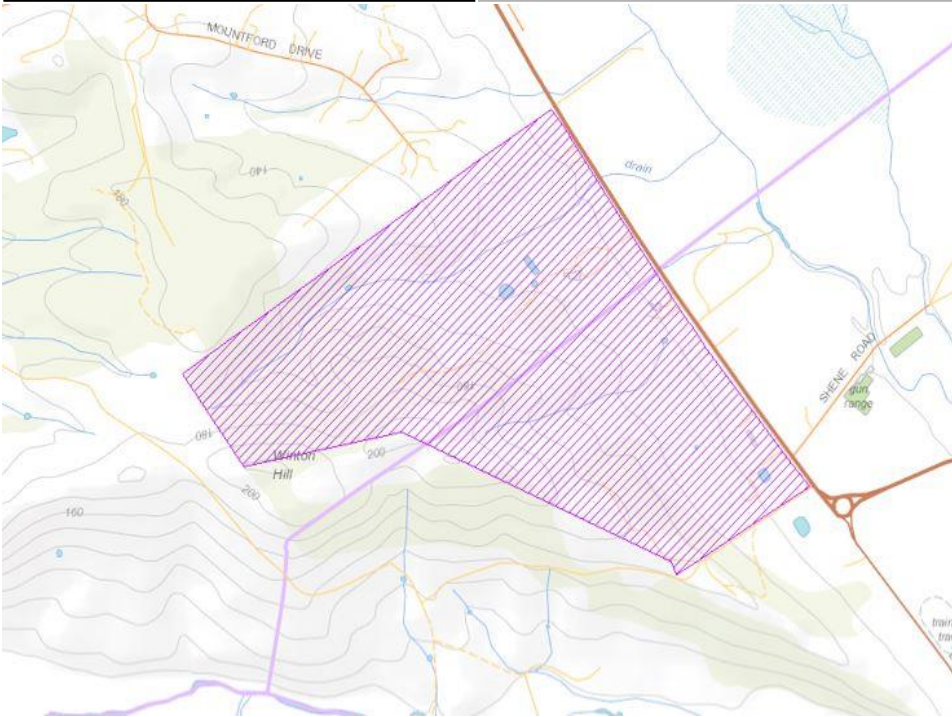
SMC's involvement in heritage takes three broad streams:

- 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. This document has been formulated in accordance with those various plans and strategies.

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

Theme	Ref.	Key strategy/action	
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	
	2.2.1.2.	Seek opportunities to further develop and link heritage tourism opportunities both within and outside the region, including convict sites, the Oatlands Military Precinct and Callington Mill Precinct	
	2.2.1.7.	Work with Heritage Tasmania and Tourism Tasmania to progress the recommendations of the Tasmanian Historic Heritage Tourism Strategy at the local level	
	2.2.1.6	Support and maintain the relationship with the Heritage Highway Touring Region	
2.3. Business	2.3.1.9.	Maintain support for viable Council business operations such as Callington Mill Business Precinct, Heritage Building Solutions and Heritage Education & Skills Centre	
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.	
	3.1.1.2	Work in Partnership with the State Government to ensure the strategic long-term management of publicly owned heritage sites.	
	3.1.1.3	Implement the Oatlands Commissariat Master Plan	
	3.1.1.4	Seek to establish the Oatlands gaol site as an historic/archaeological education centre	
	3.1.2.1	Support and monitor ongoing development of the Heritage Skills Centre in Oatlands.	
	3.1.2. Act as an advocate for heritage and provide support to heritage property owners.	3.1.2.2	Facilitate and investigate opportunities for assisting heritage property owners in conserving heritage places alongside sustainable ongoing usage.
		3.1.3.1	Undertake and encourage research and publications on the heritage values of the Southern Midlands.
	3.1.3. Investigate, document, understand and promote the heritage values of the Southern Midlands.	3.1.3.2	Undertake the effective heritage interpretation, education & communication programs.
		3.1.3.3	Continue to manage and utilise Councils heritage resources and collections.
		3.1.3.4	Support the occupancy / use of Council owned heritage buildings and spaces by arts & crafts groups who specialise in heritage crafts.
		3.1.3.5	Support the creation of a state authority to develop a strategy and various resource on heritage sites/buildings
		3.1.3.6	Recognition and ensuring the maintenance of the significance of trees in the landscape especially along the Heritage Highway (Midland Highway) and the revegetation where trees have been removed
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.	
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.	
	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.	
	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.	
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.	



## Statutory Heritage Management

Please note that the Southern Midlands Interim Planning Scheme 2015 is expected to be replaced by the Tasmanian Planning Scheme during the life of this strategy. Once approved, the new planning scheme may 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. Traditionally there has been little consistency in how the intent of the Act translates into planning scheme provisions, however the raft of interim planning schemes currently in place across Tasmania has sought greater consistency and the forthcoming Tasmanian Planning Scheme will provide further consistency.

Table E.13.1 of the *Southern Midlands Interim Planning Scheme 2015* (the scheme) lists individual places considered to have local or state heritage value – being the *local heritage schedule* – this contains over 300 places. Table E.13.2 lists four heritage precincts (Oatlands Township, Callington Mill precinct, Kempton township precinct and the Heritage Mile (Mangalore)). Tables E.13.3 and E.13.4 intend to list cultural landscape precincts and places of archaeological potential but have not yet been populated. The original heritage schedule was initially compiled from a variety of sources (largely National Trust lists) as part of the former planning scheme (1998) was updated via a more rigorous process as part of the 2007 GHD Southern Midlands Heritage project. The interim scheme included most of the recommendations from that project in



## Previously endorsed documents and policy

- Southern Midlands Heritage Project 2007
- Joint Land Use Planning Initiative 2008
- Southern Midlands Interim Planning Scheme 2015.
- Resolution by Council (March 2015) that the principles of the ICOMOS Australia *Burra Charter* guide Council's decisions around historic heritage.

terms of new listings, revised listings and heritage areas and it is considered that these listings are generally sound and up-to-date.

Council manages the heritage values of places listed solely on Tables E.13.1 and E.13.2 of the scheme and the THC undertakes a dual assessment of those places on the THR – all through a discretionary development application for those proposals which do not meet the criteria for exempt works under Clause E.13.4 of the scheme.

Under the *Historic Cultural Heritage Act 1995*, The Tasmanian Heritage Council (THC) are the authority for applications for works on places listed on the Tasmanian Heritage Register (THR). Planning Authorities manage the application process and must forward any application for works to a place on the THR for the THC to firstly undertake a preliminary assessment and issue a notice of interest/no interest and if the THC wish to determine an application then a statutory timeframe aligned with the Planning Authority's timeframe under LUPAA runs (along with public notification and internal/external referral processes). Once determined, the Planning Authority must include THC conditions and advice on a planning permit for works to listed places and must refuse any permit which the THC refuses.

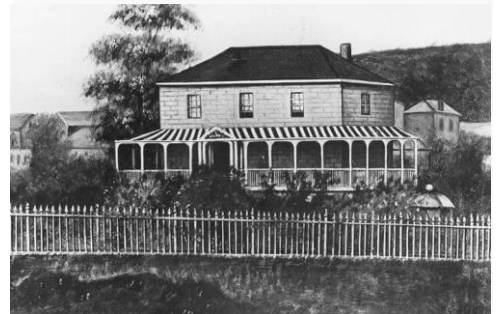
Council's Planning Officer and Planning Administration staff manage the referrals process and statutory timeframes and all applications (including pre-application enquiries which may result in either an exemption or a need for application) are referred to the Manager Heritage Projects for assessment against the relevant provisions. The overall synchronization of each application is undertaken by the Planning Officer, often determined under delegation as part of the Development Assessment Committee (DAC) process. Any contentious applications, such as those which attract representations or are recommended for refusal, are determined by full Council (as a Planning Authority) with consideration of the recommendations of the Planning Officer and any other expert opinion.

### Aboriginal Heritage

Whilst as a Planning Authority Council does not have a direct role in Aboriginal heritage management under the scheme, as a property owner and community/heritage advocate Council has a role to acknowledge and protect Aboriginal heritage. The Aboriginal heritage of the midlands richly demonstrates millennia of past occupation and land use and remnants of the ancient landscape are common. Although Aboriginal heritage is beyond the scope of this strategy, it is recommended that SMC give greater consideration to its responsibility as both an advocate and landowner towards the protection of Aboriginal cultural heritage through recognition, outreach projects and compliance with the Aboriginal Heritage Act 1975.



Lost Heritage



Halfway House, Antill Ponds  
Rockwood Antill Ponds  
Grainleigh, Constitution Hill  
Swanston Hotel.

1	Initiatives	Short/Medium/Long-term or ongoing
a.	Ensure that heritage strategic planning documents reflect the provisions of the Southern Midlands Interim Planning Scheme 2015 (or successor)	O
b.	Continue to participate in relevant legislative review processes or relevance to historic and aboriginal heritage management.	O
c.	Ensure that rigorous heritage assessments are undertaken in the statutory planning process.	O
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 (preferably in collaboration with the Heritage Education and Skills Centre.	O
f.	Liaise with Aboriginal Heritage Tasmania for more effective and comprehensive systems for managing Aboriginal heritage values in the Southern Midlands.	O
g	Ensure that heritage best-practice is included in the Oatlands Structure Plan.	M

## 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

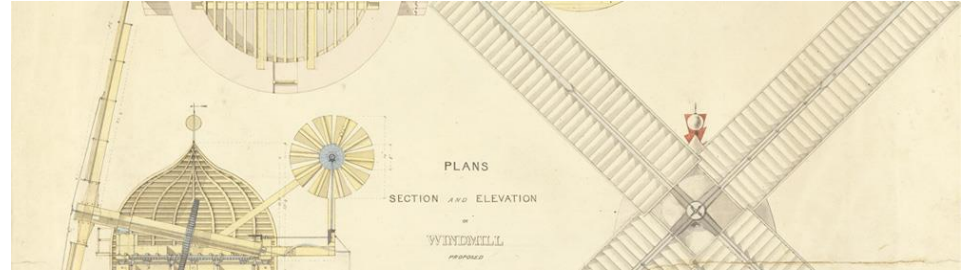
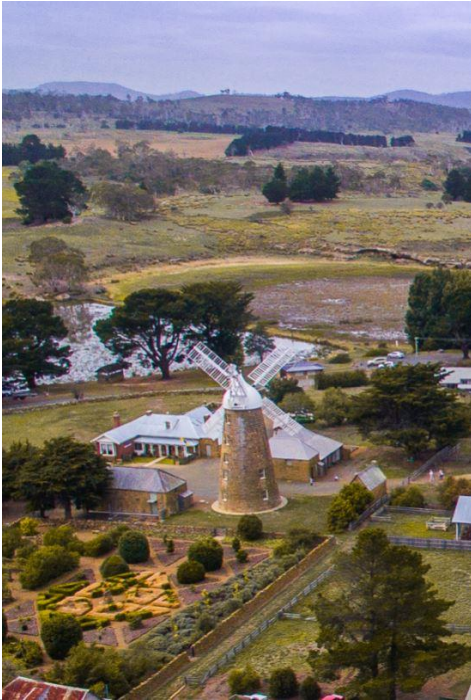
Besides council's responsibility to manage historic heritage as per the previous section, the strategic plan includes a number of non-statutory heritage projects.

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 it is likely that during the early implementation of this strategy that Callington Mill will be leased to private enterprise – with the permitted use being defined as the operation and maintenance of a historic site and tourist operations reasonably associated therewith (including retain and interpretation operations) and reasonably necessary ancillary purposes.**

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 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 producing quality flour and associated products.

In 2017, the visitor centre was closed and regular tours of the mill tower ceased – with the intention of seeking a private operator for the site. As at late 2018, the mill is producing flour in a ‘business as usual’ capacity however there are no visitor services at the site.

The site retains community uses such as the community garden and the blacksmith’s initiative which are to be retained for public use and visitation as conditions of any sub-lease.



2	Initiatives	Short/Medium/ Long-term or ongoing
a.	Unsure that Council's responsibilities in upholding the sub-lease and maintenance requirements of Callington Mill are met.	○
b.	Where possible, explore partnerships projects with the lessee of Callington Mill.	○
c.	Porovide support where possible to the existing community uses of the site, namely the blacksmith's initiative and community garden.	○

# HENRIETTA MANNING

TWO EXHIBITIONS MAY 2023

## DOING TIME, OATLANDS GAOL RESIDENCE

3-8 MAY

Opening by Alan Townsend SMC Heritage Projects Office  
Wednesday, 3 May, 5.30-7.30pm

Hours: Wednesday-Monday, 10am-5pm



Sidespace Gallery  
SALAMANCA ARTS CENTRE  
Level 1/77 Salamanca Place, Hobart, Tasmania  
03 6234 8414 | info@salarts.org.au

henriettamanning@telstra.com • www.artcase.wikifoundry.com



# Oatlands Gaol

*The largest regional gaol in Van Diemens Land*

ESSENCE 5-24 MAY Opening Sunday, 7 May, 3pm



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 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. The building is publicly accessible 7-days a week via the 'Oatlands Key' system and has an active Artist in Residence program. Work has been done to stabilize the gaol walls and the original arched gateway has been moved back to its original location beside the Gaoler's residence after having been moved to High Street in 1939.

Once the pool is removed, the entire gaol yard will be available for the implementation of the Oatlands Gaol Master Plan, which envisages meaningfully interpreted public open space with a focus on the archaeology of the site. Substantial planning is still required to meet the master plan objectives.

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.	Prepare documentation and a detailed project plan for the demolition of the pool.	S
b.	Revisit the 2003 Archaeological Management Plan in-light of pool removal and formulate a detailed and revised plan as part of the pool removal, site rehabilitation and interpretation process.	S
c.	Formulate a landscape plan for the site for post-pool removal.	S
d.	Revise the interpretation plan to include the gaol yard in-light of pool removal.	S
e.	Continue to make the building available for Artist in Residence and other community based events/uses (as per gaol use and artist in residence policies).	O
f.	Continue to undertake historical and archaeological research on the site and related themes.	O
g.	Continue to seek funding for the overall Oatlands Gaol Master Plan through internal and external sources – particularly for the archaeological research and interpretation programs and landscaping.	O
h.	Promote use of and access to the Gaoler's Residence as per the use policy, and potentially as an adjunct of the Heritage Hub project.	O
i.	Review the Oatlands Gaol Master Plan in-light of the new pool project and imminent demolition of the current pool.	M
j.	Prepare documentation and a detailed project plan for the demolition of the pool.	S



# Oatlands Commissariat & 79 High Street 1827 & 1860/83

*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
- Southern Midlands Integrated Heritage Skills Hub Project Plan 2015
- Establishing a Social Enterprise at 79 High Street Oatlands "Heritage Hub". September 2018.

In 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).

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

4	Initiatives	Short/Medium/ Long-term or ongoing
a.	Implement, operate and review as required the Heritage Hub project plan(s) with view of maximising community use of and access to the site (further to the use policy) and the promotion of partnerships.	S
b.	Collaborate where possible with the Centre for Heritage at Oatlands as the key tenant for the site (further to the SMC-CfH MOU) and the CfH business plan.	O
c.	Continue to seek to value-add to the interpretation of and research into the site.	M
d.	Seek a partnership for ongoing use of the bakers oven in consultation with other site users.	S





# 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 publicly accessible 7-days per week as an 'Oatlands Key' venue. 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 have been constructed as a standalone building to support volunteer and community use.

5	Initiatives	Short/Medium/ Long-term or ongoing
a.	Promote use of and access to the court house as per the use policy, and potentially as an adjunct of the Heritage Hub project.	O
b.	Make available for community use as per the use policy.	O
c.	Seek external funding to update and refresh interpretation as opportunities arise.	M
d.	Continue to foster partnerships with relevant stakeholders for the use of the building as a small museum and interpretation centre.	O



# 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. 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:

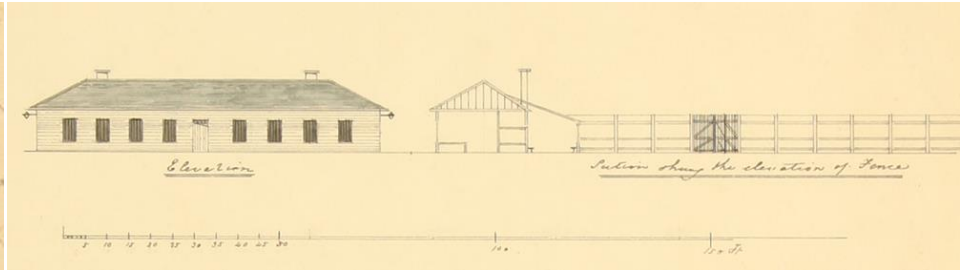
- Oatlands first settlement (1825)
- The first Oatlands Barracks and military parade ground (1827)
- The convict barracks from the construction of the gaol (1835)
- The Oatlands Probation Station (1839)
- The Oatlands Mechanic's Institute (1850s)
- The first Oatlands public school (1850s)
- The Oatlands 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 for Rural Alive and Well as well as housing Council's Landcare unit.

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 as a condition of approval of the recent arch relocation. 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, and a master planning process for the site as part of a forthcoming *Oatlands Structure Plan* is a priority.

6	Initiatives	Short/Medium/ Long-term or ongoing
a.	Formulate a conservation management plan for the building and site.	S
b.	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
c.	Undertake essential maintenance to the building and seek to undertake restoration work where possible (as guided by the CMP).	O
d.	Explore and promote the archaeological values of the site through the <i>Southern Midlands Historical Archaeology Strategy</i> .	M
e	Utilise the building for council operations and other community based organisations (e.g. RAW).	O



# Oatlands Military Precinct

## 1825-1859

*The Interior Capital of Van Diemens Land*

Previously endorsed documents and policy

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

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 is the restoration and management of the Council owned buildings within the military precinct (as outlined above), 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 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.

The *Convict Archaeology of the Southern Midlands* project - a collaborative archaeological and research project (with an education component) with the University of Tasmania is to be piloted in 2019 with the view of an annual project (see also Initiative 9).



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

- Oatlands Gaol Archaeological Management Plan 2003.
- Archaeological research designs for: Oatlands Gaol, Callington Mill, Green Ponds Watch House, Oatlands Barracks, Oatlands Guard House, Picton Road Station *et. al.*

Between 2011 and 2013 Council ran a 2-3-week summer archaeology program based at Oatlands which, in conjunction with the Heritage Education and Skills Centre, aimed 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.

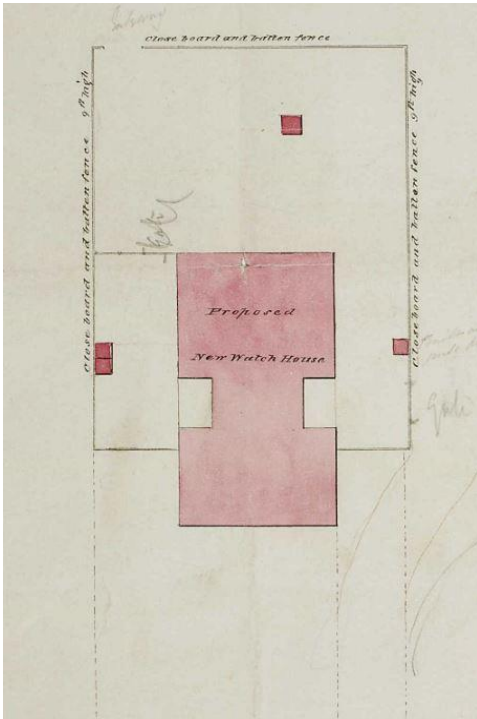
In addition (in collaboration with Arts Tasmania) a model has been formulated for student work-experience in collection management and curatorship.



The program has been on-hold since 2013 in order to deal with a backlog of reporting and curatorial requirements, which as of 2018 is largely up-to-date and the program will recommence as part of the Convict Archaeology of the Southern Midlands (see Initiative 8).

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.	Review and implement the Oatlands Gaol Archaeological Management Plan as a priority in the redevelopment of that site post-pool removal.	S
c.	Continue to facilitate public archaeology programs including an annual summer archaeology fieldschool in conjunction relevant education partners.	O
d.	Populate the archaeology schedule of the Southern Midlands Planning Scheme 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.	Encourage community use of the building for temporary exhibitions, workshops, meetings etc.	○



# Public Building Management

*Community owned spaces and places*

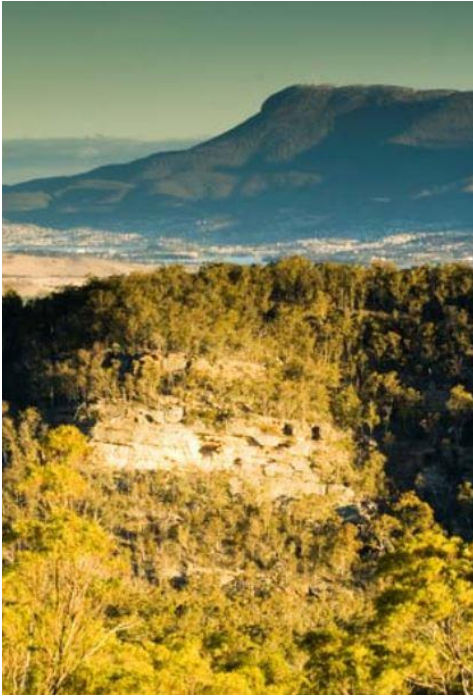
## Previously endorsed documents and policy

- The Southern Midlands Community Heritage Archive Project has provided a useful basis for further public engagement on local halls.

Council owns a substantial portfolio of public and administrative heritage buildings, including the Oatlands and Kempton Council Chambers and several small community halls which are on the local (and sometimes state) heritage registers.

These still serve an active public function and are vital parts of their respective communities. Whilst their functional management is part of other Council departments, the management of their heritage values rests with the Heritage Projects program and these buildings also offer potential for public engagement on their heritage values.

11	Initiatives	Short/Medium/Long-term or ongoing
a.	Formulate a conservation management plan for the Oatlands Council Chambers	S
b.	Seek opportunity to undertake interpretation and public engagement projects at heritage halls (etc.) owned by Council.	O



# Chauncy Vale

*Natural and cultural heritage*

## Previously endorsed documents and policy

- Chauncy Vale Wildlife Sanctuary and Flat Rock Reserve Bagdad. Joint Management Plan 2010.

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. *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 State's 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.* the following strategies should be pursued:

12	Initiatives	Short/Medium/ Long-term or ongoing
a.	Review the Joint Management Plan 2010 and Statutory Management Plan 1993.	S
b.	Develop a conservation management plan for <i>Day Dawn Cottage</i> , inclusive of timeframes and resourcing requirements.	M



# Horse-Drawn Heritage

*The public transport 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 council's care. A purpose-built facility 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.

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.	○
b.	Scope opportunities for promoting the historic coaching industry with other towns/sites along the Heritage Highway.	○



# 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 ensure that organically evolved heritage character is not falsely represented in an 'over-prettied' streetscape.

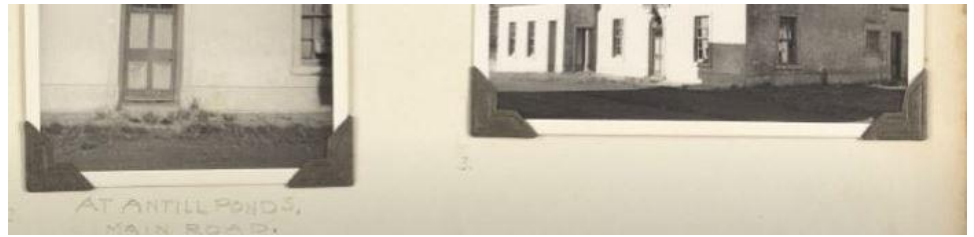
Important partnerships have been established between council and authorities such as Aurora energy so that careful consideration is given to minimising (and indeed undoing) the heritage impact that utility lines (for instance) can have on streetscape values.

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.

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.	Monitor opportunities for funding for the implementation of initiatives to reduce/undo streetscape elements which have unnecessary impact upon heritage streetscape/ townscapes.	O
c.	A working group consisting of council and community members to progress the Kempton Streetscape Plan.	S
d.	Initiate a process of identification of significant trees and plantings in public areas of the municipal area and consider management/statutory protection options.	S







# Heritage Collections

*Small connections with the past*

Council holds a substantial collection of heritage items, including:

- Archaeological artifacts
- Corporate items (e.g. photographs, awards)
- Agricultural implements
- Architectural and interior decoration samples.

## Previously endorsed documents and policy

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

In 2007 Council adopted a heritage collections policy and a key objective of the Heritage Officer position is to manage that collection and utilise it for display and research. A substantial database has been populated and steps have been taken to establish (and then increase) the online presence of the collection.

Part of the Oatlands Gaoler's Residence has been fitted as a collections store and there are ad-hoc storage facilities in several other buildings, which is far from ideal. A vision of the Midlands Economic Development and Land Use Strategy is to seek to establish a purpose-built/fitted facility for the collection which may also have commercial opportunities for storage or research.

Collaboration with the heritage Education and Skills Centre on research projects utilising the collection is also desired.

15	Initiatives	Short/Medium/ Long-term or ongoing
a.	Continue to refine, audit 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, publication 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 as a priority.	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 on a for-profit basis.	S
h.	Continue to support the Tasmanian Decorated Interiors initiative in collaboration with relevant partners.	O





# Heritage Education & Public Engagement

*Communicating our heritage*

Where possible, SMC's Heritage Projects team 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

Examples of successful heritage education projects by SMC include regular school involvement, collaboration with the Heritage Education and Skills Centre, U3A lectures, National Trust Heritage Festival events and the new and very successful Heritage and Bullock Festival.

## Previously endorsed documents and policy

- Oatlands Commissariat and 79 High Street Conservation Management Plan
- Southern Midlands Council Arts Strategy 2012.

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 archaeology summer program and the Artist in Residence program.	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 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
h.	Work with community groups to stage the annual Heritage and Bullock Festival at Oatlands	O
i.	Stage an event in commemoration of the 200 <sup>th</sup> anniversary of the founding of Oatlands and Macquarie's second visit.	M
k.	Enhance and improve existing interpretation to increase linkages between heritage sites and improve visitor experiences.	O
l.	Seek opportunities for publications regarding Southern Midlands heritage. Annual KPI's to include: <ul style="list-style-type: none"> <li>- 4 short publications</li> <li>- 1 major 'monograph' as part of an ongoing series</li> <li>- Monthly news articles in local media</li> </ul>	O
m.	Work with property owners who volunteer to participate in an annual 'open doors' event allowing access to buildings not ordinarily open.	O



# Heritage Tourism

*Promoting and sharing our heritage*

The Tourism Tasmania Historic Heritage Strategy 2012-2015 summarised the appeal of historic heritage tourism in Tasmania:

*Visitors to Tasmania are immersed in historic heritage; it's part of everyday life and the strong sense of place that is Tasmania.*

*Historic heritage permeates the experiences of visitors to Tasmania, whether as a backdrop, a setting or a direct experience and combines with the state's other characteristic experiences of nature, adventure, food and wine to provide rich multi-layered experiences.*

*Tasmania has conserved the buildings, precincts and townships of different historic periods, particularly colonial times. Many are in their original setting without modern intrusions and still in use within the community.*

*Traditions and stories from the past are strong in Tasmanian communities where Tasmanian families descended from convict and colonial settlers still live. Records of the past and movable heritage items are quite readily available and well conserved with many in displays and museums.*

Council concurs with that summary, however recognises that historic heritage is not necessarily a static occurrence that will draw visitors without some form of captivating and dynamic engagement tools to enhance the experience.

## 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
- Midlands Economic Development and Land Use Strategy. SGS Economics & Planning 2014.
- Submission to the Tasmanian Legislative Enquiry into Built Heritage Tourism in Tasmania 2015.

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.

The appeal of heritage tourism is demonstrated by the increase in visitation to Oatlands between 2009-2012. The number of visitor nights in Oatlands increased from 4,300 nights in 2009 to 8,100 nights in 2010 (the year of the Callington Mill opening) – substantially above the state average growth. In 2011, visitation increased to 15,100 nights p.a. (i.e. fourfold in three years). This demonstrates the appeal of heritage as a tourism asset. In 2009, the Tasmanian Tourism Industry Council engaged EMRS to conduct a phone survey of 1,000 Tasmanians to determine what they thought the key economic mainstay of Tasmania was. EMRS summarised that

*Public perceptions in the 2009 survey are again that tourism has not only made the greatest contribution to Tasmania's growth in the past 5 years, but also that it has the potential to do so during the next 5 years.*

Despite the recent closure of the Central Tasmanian Tourism Centre, Council can still play a lead role in the heritage tourism. In terms of built heritage tourism, as summarised above, the Southern Midlands has plenty to offer and the statistics above demonstrate that the management and promotion of such is effective. An independently formulated vision statement for the Southern Midlands (SGC Economics, 2014) included the following statement:

*Apart from agriculture, there are other areas of potential growth and development. The municipality has a rich history and offers a wealth of heritage buildings and landscapes. This is an important part of the region's identity and a key driver of the local tourism industry. Council has shown leadership by taking business initiative.*

Council sees linkages and partnerships as a key contributor to the success of built heritage tourism in the region, with a long-standing association with organisations such as the Heritage Highway Tourism Association and the Beacons project as examples of the need for a local government to think outside their own boundaries in order to maximise exposure to a wide market.

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
f.	Continue to implement and review consistent branding in all SMC heritage tourism initiatives.	O
g.	Seek to work collaboratively with local tourism operators to maximise the inclusion of meaningful heritage experiences and messages into their operations/branding etc.	O
h.	Monitor, review and seek opportunities for expansion of the 'Oatlands Key' system.	O



## Partnerships

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

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.

Initiatives such as the Centre for Heritage at Oatlands, and the Heritage Hub have a primary mandate to engage with and collaborate with partner groups.





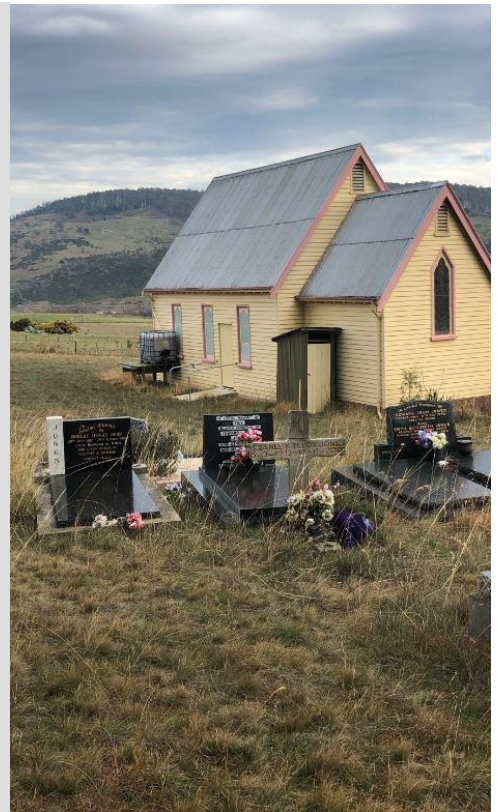
18	Initiatives	Short/Medium/ Long-term or ongoing
a.	Provide support wherever possible for groups and individuals with an interest in the heritage of the Southern Midlands.	○
b.	Work with agencies such as the Tasmanian Heritage Council, National Trust, Heritage Tasmania, Destination Southern Tasmania, Tourism Tasmania, TMAG/QVMAG etc. on the management of heritage within the Southern Midlands and/or related themes.	○
c.	Collaborate wherever possible with the Centre for Heritage at Oatlands (Heritage Education and Skills Centre) on initiatives of mutual interest.	○
d.	Promote intra-council collaboration on heritage/arts/cultural projects through other council strategies such as the Arts Strategy etc.	○

## 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.

A monthly report to council via the Manager Heritage Projects report is to monitor and report upon progress of implementing this strategy.

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 – October 2018.**

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

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