Southern Midlands Council Heritage Program Annual Report 2010-11

Brad Williams, Manager - Heritage Projects

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Preface

This year has perhaps been the most productive and exciting year in the history of Southern Midlands Council's Heritage Program. Certainly, the opening of Callington Mill has been the highlight – the culmination of almost half a century of work towards this heritage project.

Since the *Scenery Preservation Board* purchased the site in the mid-1960s, sporadic restoration projects have been undertaken over almost five decades – the site being the subject of people's passions and desires to see the sails turn once more. Then, in August 2010, the sails were reinstalled, and once again Callington Mill became alive – a ruin became a living piece of machinery – dominating the town as it waved gently and almost silently in the wind. For all involved, it was a pleasure working with all of those people who have put so much of themselves into the project, and everyone shared the joy of seeing the first bags of flour emerge from the doors of the windmill tower.

This year also saw the full restoration of the Oatlands Gaoler's Residence. For several decades, this building stood mouldering, and slowly succumbing to the decay of disuse – major structural issues looked set to seal the fate of the building unless intervention occurred. The restoration has reversed decades of neglect, and has presented the building as an artifact of time – predominantly restoring the Georgian institutional architectural values of the place, whilst respecting the layers of history and uses that the building has seen. The finishing touches are currently being put on the building, which is set to be used for multiple public uses, as a valuable community asset with a promising future.

For both of these projects, the input of the Tasmanian Government has been instrumental. Almost half of the funding required for the Callington Mill restoration/reconstruction (\$1.2 million) was funded by the state, with equal funds provided by the Commonwealth Government. Through the Tasmanian Government's *Urban Renewal and Heritage Fund*, \$500,000 was provided towards the Oatlands Gaoler's Residence restoration. Together with funding from, and partnerships with, the Tasmanian Heritage Council, the Tasmanian Community Fund, Heritage Tasmania, Arts Tasmania, various Universities, and substantial funds provided by Council – the initiatives outlined in this document have been made possible.

The input provided by Southern Midlands Council is trailblazing for a small rural Council – and demonstrates the recognition that the future of the region is in its past – responsible heritage management being the staple which will support the community well into the future. With a very changeable legislative environment governing heritage management in Tasmania presently, Southern Midlands Council have taken the lead in

developing a strong ethos towards heritage management, well beyond what would ordinarily be expected of a small rural municipal area.

The statutory heritage program works towards best-practice heritage management through the Tasmanian Resource Management and Planning System. With the ongoing implementation of the recommendations of the *Southern Midlands Heritage Project,* with critical support from Heritage Tasmania, the statutory protection of the region's heritage looks set to serve as a model for other municipal areas, as Tasmania strives for consistent and comprehensive protection of its unique heritage assets.

In addition to the dedication of the staff members who have input into Council's Heritage Program, the program has been made a success by the input of volunteers – with countless hours of volunteer time contributing to initiatives such as the Oatlands Supreme Court House, archaeological excavations, collection management/curation etc. The value of volunteer time is massive, and assists greatly in value-adding to the program.

This year, Council has taken the unprecedented step of establishing two companies which concentrate on heritage management. The *Centre for Heritage at Oatlands* initiative comprises of the commercial/consultancy arm – *Heritage Building Solutions,* and the not-for-profit heritage skills training arm – *Heritage Education and Skills Centre.* In a time where local

government responsibility is shifting, Councils are turning to 'nonconventional' business entities to ensure viability – Southern Midlands Council's dedication to heritage is evidenced by this initiative, which is sure to have flow on effects well into the future, and well beyond the municipal boundaries.

This document is the second annual report pursuant to the *Southern Midlands Historic Heritage Strategy 2009-13,* and it is very satisfying to see so many initiatives ticked off. The plan has proven worthwhile in guiding the program, and ensuring that resources are best directed towards the priority projects, whilst not letting other project fall off the radar. Some initiatives are yet to be pursued; however the next couple of years will see efforts concentrated on these projects.

Council continues to employ a full-time Manager of Heritage Projects, with a part-time Heritage Project Officer position being maintained. A part-time position of Collections Manager has been created, and part-time staffing of the Oatlands Supreme Court House continues. Several FTE equivalent positions have been created with the Callington Mill initiative, through management, milling and visitor services. Arts Tasmania's *Roving Curator* project has provided curatorial support for five weeks of the year, and various consultancies are involved in ongoing heritage project planning and implementation. Several full-time positions and apprenticeships have been created through the *Centre for Heritage at Oatlands* initiative. Southern Midlands Council continues to have one of the most comprehensively staffed heritage programs of any local government agency in Tasmania. This fact is well recognised within the industry, and ensures Southern Midlands Council's position as a leader in heritage management.

Brad Williams Manager – Heritage Projects Southern Midlands Council.

Cover – GAOL REGULATIONS – the regulations of the Oatlands Gaol, found papered to the wall of the men's kitchen of the Oatlands Gaol. This previously unknown document was published at the Oatlands Court House, and provided to the Gaoler for his information. This *in-situ* document will be central to the interpretation of the Oatlands Gaol.

Progress against specific initiatives arising from the Southern Midlands Historic Heritage Strategy 2009-2013 (as at 30th June 2011).

Stream	Strategy	Initiative	Progress during the 2010-2011 Financial Year
4 (Statutory)	a	Process the proposed local-level listings from the GHD survey, either under the current planning scheme, or as part of the anticipated new planning scheme deriving from the JLUPI process in order to ensure adequate statutory protection of heritage places.	A review of the current planning scheme Schedule 4 has progressed, ahead of expected new listings arising from both the JLUPI and Southern Midlands Heritage Project. This progress has been in-line with state and regional planning/heritage initiatives, into which Council staff have provided input at various stages.
	ь	Continue a strong alliance with Heritage Tasmanian in the review of Schedule 4 of the Southern Midlands Planning Scheme 1998 (or successor) and Southern Midlands listings on the Tasmanian Heritage Register.	Heritage Tasmania has taken the lead with progressing the new (and amended) Tasmanian Heritage Register entries arising from the findings of the Southern Midlands Heritage Survey. Support has been provided by SMC where possible, particularly with the update of Tunbridge and Kempton listings
	c	Review existing and proposed heritage areas and develop specific 'desired future character statements' or development guidelines for each, producing 'tailored' heritage precincts in the new planning scheme.	Consultation is currently being undertaken on a revised (and expanded) Historic precinct Special Area, and Callington Mill Special Area, as well as revised provisions for those areas, as part of the planning scheme review.
	d	Incorporate flexible use provisions for heritage listed places within the new planning scheme.	No progress, although will be considered alongside the development of the new planning scheme.

	e	Undertake a review of national planning scheme heritage provisions in order to develop planning scheme provisions for SMC (and the sub-region) as part of the JLUPI process, and in conjunction with the Department of Justice Planning Division's work on new standard planning scheme provisions. Develop heritage management policies pursuant to statutory provisions in-line with national best-practice.	Discussions are ongoing between SMC, other councils and key stakeholders such as LGAT, Heritage Tasmania and the Tasmanian Planning Commission regarding the need for consistent planning scheme provisions and statutory heritage management policies.
	ы	Explore options for the development of an expert-based sub-regional heritage advisory committee.	No progress.
	h	Investigate resource sharing for heritage management and heritage projects throughout the JLUPI sub-region.	Ongoing as part of the JLUPI process. Further progress expected in 2011-12
	i	Investigate ways that cultural landscapes can be investigated and documented without imposing undue limitation on future land-use.	No progress, although townscape issues are a key consideration in the proposed revision of the Oatlands Historic Precinct Special Area.
	j	Liaise with the Tasmanian Aboriginal Heritage Office for the development of a better system for managing Aboriginal cultural heritage in the municipal area.	No progress.
5.1 Callington Mill	a	Continue with the implementation of the recommendations of the <i>Callington Mill Master Plan.</i>	A fully restored Callington Mill was opened in November 2010. A new visitor centre was opened in the former Mill Owner's House, and outbuildings restored. Works to the precinct are continuing, further to the Master Plan.

b	Seek and encourage linkages to the Callington Mill project with other local, regional and thematically relevant attractions.	Considerable work on branding, marketing and promoting Callington Mill (and products) has been undertaken. A substantial amount of national and local media interest has been directed at the project.
		The Callington Mill Archaeological Management Plan was implemented alongside the works process during the mill restoration and precinct works.
С	Develop an archaeological management plan for Callington Mill, which considers archaeology both in the works, and interpretation programs.	A major archaeological project was undertaken on the Callington Steam Mill site as part of the 2011 summer archaeology season. This has provided substantial insight into that part of the site, and yielded artifacts and structure for future interpretation and display.



The footprint of the Callington Steam Mill, uncovered in 2011. Photo – Brad Williams.



Life returns to Callington Mill, November 2010. Photo – Brad Williams.



Miller, Benjamin Paulsen shows off some fresh produce. Photo – Brad Williams

		Continue to encourage research (historical and archaeological) into the Oatlands Military Precinct to gain a better understanding of	Ongoing historical and archaeological research has been undertaken as resources allow – a particular focus has been on the Oatlands Gaol
	а	layout, physical remains and overall context.	and Oatlands Probation Station sites.
	b	Develop an archaeological zoning plan for the Oatlands Military Precinct, in order to guide future planning in that precinct.	
5.2 Oatlands Military Precinct	ſ	Liaise with Government owners of significant and archaeologically sensitive sites within the precinct for adequate recognition, protection and investigation of sites.	Completed in 2009-10.
	d	Develop interpretive media for the Oatlands Military Precinct for incorporation into related interpretation projects.	Completed in 2009-10
	e	Investigate whether current statutory protection of physical remains is adequate.	Completed in 2009-10



Martin Gibbs of the University of Sydney uses ground penetrating radar to seek evidence of the original (1825) Oatlands Gaol – February 2011. Photo – Brad Williams.

	a	Explore options for the establishment of a new swimming pool elsewhere to allow for demolition of the current facility	An application was made for Federal Government funding for a new pool, however this application was unsuccessful. Plans for a new pool are 'on the shelf' and awaiting funding.
	b	Implementation of the recommendations of the Oatlands Gaol Conservation Management Plan 2006 as current resources allow – particularly focusing on those works designated as 'urgent'	A full restoration of the Oatlands Gaoler's Residence has been completed, largely funded by the Tasmanian Government's Urban Renewal and Heritage Fund. All urgent works to the Gaoler's Residence have been addressed.
5.3 Oatlands Gaol	c	Encourage further research into the site and thematic contexts	Archaeological excavations in the Javelin Men's Division and condemned Cells yard were undertaken as part of the 2011 summer archaeology program. Analysis of underfloor deposits of the Gaoler's Residence is being undertaken. Further historical research is being undertaken on the history of the site as part of the interpretation project.
	d	Continue to seek funding opportunities through internal and external sources	Grants received for the Oatlands Gaol comprise \$94,000 for interpretation from the Tasmanian Community Fund.
	е	Fully implement the Oatlands Gaol Conservation Management Plan 2006 and to seek funding wherever possible to do so.	Full restoration of the Oatlands Gaoler's Residence has been completed. Some restoration work on the gaol yard (i.e. without disrupting pool use) have been commenced.
	f	Develop an interpretation plan for the site, which considers fit with other local and state heritage/tourism initiatives.	An interpretation plan was developed for the Oatlands Gaol, and has received \$94,000 from the Tasmanian Community Fund

g	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	The Oatlands Gaol Use and Development Plan was endorsed by Council in June 2010, which provides an overall concept to the adaptive reuse of the building as public interpretation space and as curatorial/storage space for Council's Heritage Projects Program. This plan will be fully implemented upon completion of the current interpretation project (expected to be by April 2012).
h	Develop an archaeological management plan for the site	An archaeological method statement has been developed for the next round of archaeological works at the gaol, expected to be implemented in Jan-Feb 2012.
i	Ensure that the future use of the building is guided by an appropriate level of business planning to ensure that the use is sustainable and fits with other local heritage/tourism initiatives.	See initiative 5.3 (g).



Archaeological excavation crew at the Oatlands Gaol, February 2011. Photo – Southern Midlands Council.

	а	Develop a conservation management plan for the Oatlands Supreme Court House	No progress.
	b	Complete restoration of the building	Restoration of the Judge's Chamber has been completed.
	с	Establish a volunteer staffing program to open the building at least 4 days per week on an ongoing basis	A volunteer staffing program has been developed which has the building open at least 4 days per week, with guided tours of the building available 7-days per week.
	d	Complete Stage 1 of the Court House interpretation implementation	Completed in 2009-10.
5.4 Oatlands Supreme Court House	е	Continue to foster partnerships with relevant stakeholders for the use of the building as a small museum and interpretation centre	One room of the building has been set up for temporary exhibition space, and offered to arts/heritage/community groups for use. The building has been used by Arts Tasmania for events on several occasions. A local theatrical group have been staging performances in the building. Liaison with other stakeholders is ongoing.
	f	Seek funding (whether internal or external) for the development of a business plan for the Court House.	A part-time casual position was created to concentrate on business planning and
	g	Development of a business plan which will consider where the Court House fits with other Oatlands heritage initiatives, i.e. Callington Mill and Oatlands Gaol.	promotion of the Court House. This has been beneficial to other initiatives, and reinforced the use of the building as a community heritage/arts/cultural facility.

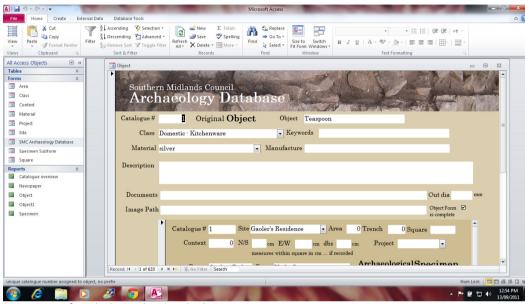
h	Review and continue the implementation of the Oatlands Supreme Court House Interpretation Project	The Oatlands Supreme Court House Interpretation Project has been reviewed, and the next stage will be aligned with other Council interpretation projects – particularly the Oatlands Gaol Interpretation Project.
i	Subject to the findings of the business plan, seek to operate the Court House as a community focused small museum and heritage interpretation centre.	As per initiative 5.4 (c).

	а	Review and incorporate specific historic heritage management strategies in the review of the Chauncy Vale Management Plan	No progress.
5.5 Chauncy Vale	b	Develop a plan for <i>Day Dawn Cottage</i> , which incorporates landscape and archaeological management provisions.	No progress, however repair work to the veranda of Day Dawn Cottage has been undertaken.
	с	Develop a collections policy and inventory of chattels for Chauncy Vale, as per the provisions of Council's <i>Heritage Collection Policy</i> .	Completed in 2010-11.



The new artifact lab in the Oatlands Gaol takes shape, January 2011. Photo – Southern Midlands Council.

		Continue the program of maintenance on the	
		Continue the program of maintenance on the	Desis maintenance is engoing
	а	building.	Basic maintenance is ongoing.
5.6 Mahers Point Cottage		Seek expressions of interest for usage of the	
-		building, preferably for a community use, or by	
	h	private persons if no community use can be found.	No progress.
	b	Touna.	
			Policy and procedure documents for management
			of the collection are being developed, with
			assistance from Arts Tasmania's Roving Curator
			Program.
		Develop the documents and procedures required	A part-time casual collections manager has been
		to administer the Southern Midlands Council	appointed.
		Heritage Collections Policy, integrating policies for	
		regular update and review.	An artifact and collections catalogue has been
	а	-0	developed.
		Implement the findings of the Stacker report on	
		the Kempton collection, in-line with the heritage	Ongoing progress alongside the fitout of the
	b	collections policy.	collections store.
5.7 Heritage Collections			
-			An archaeological collections store has been
			established in the Oatlands Gaoler's Residence for
		Explore options for a short-term heritage	
		collections store, in-line with the Clark & Paterson	No progress with establishing a store for other
	С	report.	collections.
		Pursue acquisition of the Barrack St Police house	
		for the development of a long-term heritage	Preliminary discussions have been held with the
		collections store and for ancillary facilities for the	Minister for Police, and an in-principle agreement
	d	Oatlands Gaol.	for possible future acquisition has been discussed.
			Several collections management and cataloguing
		Ensure adequate skills and resources to manage	day-workshops have been hosted for SMC staff
		SMC's heritage collections to professional	and community members in conjunction with Arts
	е	standards perpetually.	Tasmania.



Screen capture from the SMC archaeology database Developed by Jennifer Jones.

5.8 Streetscapes			Heritage input has been provided in streetscape projects such as the Oatlands Underground Power, Kempton Coaching Initiative and general streetscape maintenance and improvement
	а	Continue to incorporate heritage management practice in the planning and implementation processes of streetscape improvement projects.	projects. The review of planning scheme provisions/heritage precincts also incorporates heritage streetscape considerations.

	а	Continue to investigate, document and promote the convict heritage of the Southern Midlands where opportunities arise.	A ground penetrating radar survey of the Oatlands Probation Station site was undertaken in conjunction with the University of Sydney.
5.9 Convict sites	Ь	Encourage and foster partnerships with other institutions for the investigation and promotion of the convict heritage of the Southern Midlands.	Liaison with the University of Tasmania, Sydney University and Deakin University on historical, archaeological & curatorial projects have progressed. Eight Sydney and Deakin students participated in the summer archaeology season, and several UTAS School of Architecture students have used Oatlands case studies in their fourth year folios.



Bullocks enjoying a tour of Callington Mill – Open Doors May 2011 (with thanks to Brian Fish) Photo – Brad Williams.

5.10 Green Ponds Heritage Centre	а	Develop a brief conservation plan for the remaining portion of the Green Ponds Watch House	Conservation plan drafted and used to guide restoration & adaptive reuse works.
	b	Undertake conservation and restoration work on the watch house as resources allow	A new roof structure and glazing has been installed on the building, and some restoration works have been undertaken – to be completed in the last half of 2011.
	с	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.	A project plan is to be initiated once restoration is completed in early 2012.



The Watch House roof, reconstructed – works in progress Photo – Brad Williams

5.11 Resourcing & business planning	а	Continue to seek external funding opportunities wherever possible	 External funding received by the Heritage Project Program includes: Oatlands Gaol Interpretation \$94,000 (TCF) Oatlands Court Volunteers \$5000 (Fed Govt.) Jericho Church window restoration \$3600 (TCF) Arts Tasmania <i>Roving Curator</i> (25 days time). Applications for a new Oatlands Swimming Pool, and further works to the Jericho Church were not successful.
	b	Maintain internal budget allocations where possible for seed-funding of heritage projects	Internal budgets have been allocated for Heritage Projects Program staffing, managerial & admin staffing, general maintenance of heritage properties, Callington Mill and Oatlands Gaol projects, and general streetscape and research projects consistent with the Strategic Plan. One- off allocations have been made for the Court House amenities block, Gaol Interpretation and Kempton Watch House.
	с	Plan heritage project timelines with the aim of predicting external funding opportunities, but with 'Plan B' contingencies factored into the plan.	The Southern Midlands Historic Heritage Strategy 2009-13 continues to guide the overall heritage program.
			Business planning for projects such as Callington Mill, the Centre for Heritage at Oatlands and the Oatlands Gaol have been included in the overall plans for those projects.
	d	Maintain a high level of business planning to ensure feasibility, accountability and sustainability of heritage projects	A directions workshop for the Oatlands Supreme Court House was held in December 2010.

	e	Seek suitable partnerships for value-adding to heritage projects	Partnership programs are ongoing with heritage projects. In particular, partnerships with Heritage Tasmania, Arts Tasmania, Tourism Tasmania, various universities and the Tasmanian Heritage Council have provided invaluable assistance to Council's Heritage Programs.
	f	Pursue opportunities for resource sharing with other government (local or state) agencies	As per initiative 5.11 (e) and to also be pursued through the JLUPI process.
	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.	Some progress in association with various projects, such as Callington Mill, the Oatlands Supreme Court House and Oatlands Gaol. Ongoing association with the Heritage Highway Tourism Association.
	b	Develop a heritage place interpretation strategy, coupled with guidelines for physical branding of installations/publications in order to create a uniform and unique feel for heritage places in the Southern Midlands. This must be aligned with tourism strategies arising from the PA.	The Oatlands Marketing Group have developed a branding scheme for Oatlands, and various key sites within Oatlands (Callington Mill, Oatlands Court House, Gaol & Military Precinct) with work to continue on physical design of interpretive installations to incorporate that branding.
	С	Continue to foster an alignment to statewide heritage tourism strategies and principles.	Sub regional heritage linkages are promoted by Council's involvement in the Heritage Highway Region Tourism Association.
	d	Ensure that the interpretation of Southern Midlands heritage places is modern, dynamic, unique and memorable.	See initiative 5.12 (c) and 5.4 (d) & (h). Substantial progress made with on-site interpretation of heritage sites such as the Oatlands Gaol, and Callington Mill. Brochure collateral developed for sites also.
5.12 Heritage & tourism	e	Seek linkages and cooperative projects with other Councils within the sub-region.	Further linkages to be pursued through the JLUPI process.

	a	Continue to develop and stage education programs attached to heritage projects	Eight students from the University of Sydney and Deakin University participated in the Oatlands summer archaeological excavation season. Partnerships with the UTAS School of Architecture have been fostered. In-principle support has been pledged to two prospective Arts Tasmania Artists in Residence. Students from the Oatlands District High School have been involved with various aspects of the heritage program.
	Ь	Explore opportunities to develop a heritage skills training centre at Oatlands, in collaboration with other institute and industry partners.	The Centre for Heritage at Oatlands – Heritage Education and Skills Centre has been established. This organisation is a not-for-profit company established by Council to address shortages in heritage trades skills in Tasmania. Curriculum is being developed in conjunction with the Tasmanian Skills Institute for a rollout of courses from late 2011.
	с	Where possible, assist students and researchers investigate and promote the heritage of the Southern Midlands	The Heritage Projects Program has provided support to several students, authors and researchers who have an interest in Oatlands.
5.13 Heritage & education	d	Continue to stage regular community heritage workshops such as the annual trade days.	These trade days have been incorporated into the larger <i>Heritage Education and Skills Centre</i> initiative.



HESC logo. Julie Hawkins – InGraphic Detail.

5.14 Community heritage interest groups	а	Encourage liaison and seek to provide assistance to community heritage groups where possible.	The Heritage Projects Program has provided assistance to several community groups, including the Jericho History Centre, Friends of Chauncy Vale, the Green Ponds Progress Association and the Woodsdale/ Levendale Museum.
5.15 State government partnerships	а	Continue to liaise and encourage collaboration with State Government agencies and the Tasmanian Heritage Council on development of heritage policy and projects.	Very positive ongoing partnerships have continued to be fostered with Heritage Tasmania, Arts Tasmania, Tourism Tasmania, the Tasmanian Skills institute and the Tasmanian Heritage Council. The benefits of these partnerships have filtered throughout Council's Heritage Program.



The Premier of Tasmania, Lara Giddings, inspects the initial uncovering of the Oatlands Gaol Condemned Cells yard, with Mayor Tony Bisdee and Manager Heritage Projects Brad Williams. January 2011. Photo – Andrew Benson.

	а	Continue to foster community involvement with heritage projects whenever possible	Community involvement is ongoing, through regular stakeholder forums and volunteer programs (i.e. at the Oatlands Supreme Court House, collections management, and on occasional archaeological projects). An overview of Council's Heritage Program was presented to several history groups, including the West Tamar Historical Society, Lindisfarne Historical Society, the Tasmanian Historical Research Association and Campbell Town Probus Club. An archaeological open day was held in February which was attended by over 100 people.
5.16 Heritage promotion & public consultation	b	Continue to stage heritage events as part of wider state and national programs whenever possible	Callington Mill was part of Heritage Tasmania's <i>Open Doors</i> Program. The opening of the <i>Centre</i> <i>for Heritage at Oatlands</i> was part of the Australian Heritage Festival program.



The first firing of the reconstructed Callington Mill bread oven, Open Doors May 2011 Rowena McDougall, Tony Christmas and Sharyn Rawnsley Photo – Karen Bramich

