

SOUTHERN
MIDLANDS
COUNCIL



PUBLIC COPY ATTACHMENTS ORDINARY COUNCIL MEETING

Wednesday, 22nd May 2019
Municipal Offices, 71 High Street, Oatlands
10.00 a.m.

- | | |
|--------------------|--|
| Item 4.1 | Draft Council Meeting Minutes (Open) – 30 th April 2019 |
| Item 4.2.1 | Minutes – Woodsdale Hall Management Committee – 23 rd April 2019.

Minutes – Lake Dulverton & Callington Park Management Committee – 6 th May 2019 |
| Item 12.8.1 | Feasibility Study – Statewide Waste Management Arrangement |
| Item 14.1.2 | Oatlands Commissariat Interpretation Plan |

SOUTHERN
MIDLANDS
COUNCIL



MINUTES

ORDINARY COUNCIL MEETING

Tuesday, 30th April 2019
10.02 a.m.

Broadmarsh Hall
1218 Elderslie Road, Broadmarsh

INDEX

1. PRAYERS	4
2. ATTENDANCE	4
3. APOLOGIES	4
4. MINUTES	4
4.1 Ordinary Council Minutes	4
4.2 Special Committees of Council Minutes	5
4.2.1 Special Committees of Council - Receipt of Minutes	5
4.2.2 Special Committees of Council - Endorsement of Recommendations	5
4.3 Joint Authorities (Established Under Division 4 Of The Local Government Act 1993) ...	6
4.3.1 Joint authorities - Receipt of Minutes	6
4.3.2 Joint Authorities - Receipt of Reports (Annual & Quarterly)	6
5. NOTIFICATION OF COUNCIL WORKSHOPS	7
6. COUNCILLORS – QUESTION TIME	8
6.1 QUESTIONS (ON NOTICE).....	8
6.2 QUESTIONS WITHOUT NOTICE	9
7. DECLARATIONS OF PECUNIARY INTEREST	10
8. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA	11
9. PUBLIC QUESTION TIME (SCHEDULED FOR 10.30 A.M.)	12
9.1 PERMISSION TO ADDRESS COUNCIL	13
10. MOTIONS OF WHICH NOTICE HAS BEEN GIVEN UNDER REGULATION 16 (5) OF THE LOCAL GOVERNMENT (MEETING PROCEDURES) REGULATIONS 2015	18
11. COUNCIL ACTING AS A PLANNING AUTHORITY PURSUANT TO THE LAND USE PLANNING AND APPROVALS ACT 1993 AND COUNCIL'S STATUTORY LAND USE PLANNING SCHEME	19
11.1 DEVELOPMENT APPLICATIONS	19
11.2 SUBDIVISIONS	19
11.3 MUNICIPAL SEAL (PLANNING AUTHORITY)	19
11.4 PLANNING (OTHER)	19
12. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – INFRASTRUCTURE) ..	20
12.1 ROADS	20
12.1.1 Esplanade, Oatlands (renaming) – Nomenclature Board.....	20
12.2 BRIDGES	21
12.3 WALKWAYS, CYCLE WAYS AND TRAILS.....	21
12.4 LIGHTING.....	21
12.5 BUILDINGS.....	21
12.6 SEWERS / WATER.....	21
12.7 DRAINAGE	21
12.8 WASTE.....	21
12.9 INFORMATION, COMMUNICATION TECHNOLOGY	21
12.10 OFFICER REPORTS – INFRASTRUCTURE & WORKS.....	22
12.10.1 Manager – Infrastructure & Works Report.....	22
13. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – GROWTH)	24
13.1 RESIDENTIAL	24
13.2 TOURISM.....	24
13.3 BUSINESS.....	25
13.3.1 Economic Development & Tourism Strategy (Workshop Outcomes).....	25
13.4 INDUSTRY.....	25
14. OPERATIONAL MATTERS ARISING (STRATEGIC THEME –LANDSCAPES)	26
14.1 HERITAGE	26
14.1.1 Heritage Project Program Report	26
14.2 NATURAL.....	27

14.2.1	Landcare Unit – General Report.....	27
14.3	CULTURAL.....	28
14.4	REGULATORY (OTHER THAN PLANNING AUTHORITY AGENDA ITEMS).....	28
14.5	CLIMATE CHANGE.....	28
15.	OPERATIONAL MATTERS ARISING (STRATEGIC THEME – LIFESTYLE).....	29
15.1	COMMUNITY HEALTH AND WELLBEING.....	29
15.1.1	Rural Alive & Well – Request for Community Based Project Support.....	29
15.2	YOUTH.....	30
15.3	SENIORS.....	30
15.4	CHILDREN AND FAMILIES.....	30
15.5	VOLUNTEERS.....	30
15.6	ACCESS.....	30
15.7	PUBLIC HEALTH.....	30
15.8	RECREATION.....	30
15.9	ANIMALS.....	31
15.9.1	2019/20 Animal Management Fees (including dog registration).....	31
15.10	EDUCATION.....	32
16.	OPERATIONAL MATTERS ARISING (STRATEGIC THEME – COMMUNITY).....	33
16.1	CAPACITY.....	33
16.1.1	Destination Southern Tasmania – Southern Stars Of Tourism Awards – SMC Heritage & Bullock Festival 2018 In The Brand Excellence Category.....	33
16.1.2	Donations & Community Support Policy (Draft).....	34
16.2	SAFETY.....	35
16.3	CONSULTATION & COMMUNICATION.....	35
17.	OPERATIONAL MATTERS ARISING (STRATEGIC THEME – ORGANISATION).....	36
17.1	IMPROVEMENT.....	36
17.2	SUSTAINABILITY.....	37
17.2.1	Local Government Shared Services update (Standing Item – Information Only)....	37
17.2.2	Local Government Association of Tasmania - 2019 Annual Conference.....	38
17.2.3	Remote & Isolated Worker policy.....	39
17.2.4	NATIONAL KEEP AUSTRALIA BEAUTIFUL Sustainable Communities Awards 2019.....	40
17.2.5	2019 National General Assembly of Local Government.....	41
17.2.6	Tabling of Documents.....	42
17.3	FINANCES.....	43
17.3.1	Monthly Financial Statement (period ending 31 March 2019).....	43
18.	MUNICIPAL SEAL.....	44
19.	CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA.....	45
20.	BUSINESS IN “CLOSED SESSION”.....	47
20.1	Closed Council Minutes - Confirmation.....	47
20.2	Applications for Leave of Absence.....	47
20.3	Property Matter - Oatlands.....	47
20.4	Property Matter – Colebrook.....	47
21.	CLOSURE.....	49

OPEN COUNCIL MINUTES

MINUTES OF AN ORDINARY MEETING OF THE SOUTHERN MIDLANDS COUNCIL
HELD ON TUESDAY 30TH APRIL 2019 AT THE BROADMARSH HALL, 1218
ELDERSLIE ROAD, BROADMARSH COMMENCING AT 10:02 A.M

1. PRAYERS

Rev Dennis Cousens conducted prayers.

2. ATTENDANCE

Mayor A O Green, Deputy Mayor E Batt, Clr A Bantick, Clr A Bisdee OAM, Clr K Dudgeon, Clr D Fish, Clr R McDougall

Mr T Kirkwood (General Manager - until 11.39 a.m.), Mr A Benson (Deputy General Manager), Ms W Young (Corporate Compliance Officer) and Ms M Webster (Acting Community Development Officer).

3. APOLOGIES

Nil.

4. MINUTES

4.1 ORDINARY COUNCIL MINUTES

DECISION

Moved by Deputy Mayor E Batt, seconded by Clr D Fish

THAT the Minutes (Open Council Minutes) of the previous meeting of Council held on the 27th March, as circulated, be confirmed.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Clr A Bantick	√	
Clr A Bisdee OAM	√	
Clr K Dudgeon	√	
Clr D F Fish	√	
Clr R McDougall	√	

4.2 SPECIAL COMMITTEES OF COUNCIL MINUTES

4.2.1 SPECIAL COMMITTEES OF COUNCIL - RECEIPT OF MINUTES

- Minutes – Woodsdale Community Memorial Hall Management Committee – 4th March 2019

DECISION

Moved by Cllr A Bisdee OAM seconded by Cllr K Dudgeon

THAT the minutes of the above Special Committees of Council be received.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Cllr A Bantick	√	
Cllr A Bisdee OAM	√	
Cllr K Dudgeon	√	
Cllr D F Fish	√	
Cllr R McDougall	√	

4.2.2 SPECIAL COMMITTEES OF COUNCIL - ENDORSEMENT OF RECOMMENDATIONS

It was noted that there were not recommendations to be considered.

DECISION NOT REQUIRED

4.3 JOINT AUTHORITIES (ESTABLISHED UNDER DIVISION 4 OF THE LOCAL GOVERNMENT ACT 1993)

4.3.1 JOINT AUTHORITIES - RECEIPT OF MINUTES

- Southern Tasmanian Councils Authority – Nil.
- Southern Tasmanian Councils Authority (Waste Strategy South) – Nil.

DECISION NOT REQUIRED

4.3.2 JOINT AUTHORITIES - RECEIPT OF REPORTS (ANNUAL & QUARTERLY)

- Southern Tasmanian Councils Authority – Nil.

DECISION NOT REQUIRED

5. NOTIFICATION OF COUNCIL WORKSHOPS

DECISION

Moved by Cllr R McDougall, seconded by Cllr K Dudgeon

THAT the information be received.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Cllr A Bantick	√	
Cllr A Bisdee OAM	√	
Cllr K Dudgeon	√	
Cllr D F Fish	√	
Cllr R McDougall	√	

6. COUNCILLORS – QUESTION TIME

6.1 QUESTIONS (ON NOTICE)

Clr K Dudgeon submitted the following questions on notice on the 11th April 2019:

Q1. TasWater Filler Station – Glenelg Street, Oatlands - Can the General Manager please provide Councillors with an update in relation to the TasWater Filler Station in Glenelg Street, Oatlands?

General Managers' Response:

The issue of the TasWater Filler Station in Glenelg Street was raised as part of receiving a Petition linked to Whynyates, Glenelg and Chatham Streets in Oatlands, and in particular, the need to upgrade access to the filler station.

At the Council Meeting held in December 2018, Council acknowledged that there were a number of issues associated with the existing filler station, which included road safety and public health concerns.

As an outcome of discussions. Council resolved that a meeting be arranged with TasWater to confirm its future plans for water filling infrastructure at Oatlands and to discuss the possibility of identifying a more suitable location.

Following this decision, the General Manager has spoken to the relevant TasWater officer who is responsible for filler station infrastructure state-wide. It would be fair to report that, from a TasWater perspective, the Oatlands station is not considered to be a priority for any improvements (or relocation) in the short-term. Having said that, there was agreement that he will make contact in the coming weeks when travelling north-south. A follow-up communication has been sent at the time of writing this response. The officer is currently on leave and returning 29th April 2019. A further update will be available for the meeting.

Q2. Tunbridge Bridge - Can the General Manager please provide Councillors with an update in relation to the Tunbridge Bridge? Are we closer to organising the community forum for the people of Tunbridge?

General Managers Response:

The briefing provided to the February 2019 Council Meeting included advice that the Department of State Growth would be in a position to consult with Council in April 2019. No further information or update has been received to date.

The Northern Midlands Council (NMC) has been contacted and it is yet to receive any information. The NMC General Manager has certainly indicated support for the conduct of a community forum (or similar).

6.2 QUESTIONS WITHOUT NOTICE

An opportunity was provided for Councillors to ask questions relating to Council business, previous Agenda items or issues of a general nature.

Clr Dudgeon – requesting an update on the investigations into the location and ownership of the Baden Hall.

The Deputy General Manager tabled a copy of a document outlining the chronology of the investigations in respect of the Baden Hall and he spoke to content of that document. It covered the initial discussions with both Mr Summers (representing the interests of the Hall) and Mr Collins (the land owner), commissioning Surveyor Noel Leary to investigate and prepare an Identification Survey Plan showing the exact location of the Baden Hall, title search by Council Officers in respect of the Baden Hall site (Tunnack Main Road opposite Stonor Road), investigation by the Valuer General's Office in respect of the Baden Hall being recorded on the wrong title.

Council requested that a Report be provided to the next Council meeting following a detailed title/archive search of all transactions on the property owned by Mr Collins plus review of the road reservation/boundary adjustments on the corner of Woodsdale Road & Tunnack Road, as well as an article being prepared for the next Council Newsletter seeking Community input on the history of the Hall, including any formal documentation in regard to the Hall.

Clr Bantick – Advised that he as a member of the Bagdad Volunteer Fire Brigade, along with other fire officers undertook inspections after the recent bush fires and he noted a considerable number of dogs, up to half dozen on many sites. Many dogs look like they are mistreated. Does the Animal Management Officer (AMO) have a role in respect of these matters? Could structured inspections be undertaken?

The General Manager advised that the previous AMO with assistance did undertake a general Southern Midlands wide check about eight years ago. If Council wished to initiate that process again, maybe the new dog fees could cover the cost of undertaking the exercise.

7. DECLARATIONS OF PECUNIARY INTEREST

Clr Dudgeon – Agenda Item 20.3 (Closed Session)
Property Matter, Oatlands

8. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE AGENDA

Nil.

9. PUBLIC QUESTION TIME (10.30 A.M.)

Mayor A O Green invite questions from members of the public in attendance.

*Nan Bray – What is the consultation process for the Strategic Plan
General Mgr - explained the process*

*Scott Jenkins – Cliftonvale Road narrow road and history of the truck roll over
General Mgr – there is an allocation \$K40 in this budget for
investigations at that site*

*- Mobile phone reception
Mayor - local federal members are the key to lobbying
Donna - BEPA have written to Federal Member*

*Bruce Whelan - Weed Control could we look at a joint project with Brighton
Council. Weeds are very bad in the Jordan River Valley.
General Mgr - We do have a weeds officer can we have a forum
for the local farmers to attend when the Weeds Officer is back
from maternity leave
RMcD suggested a Weeds App*

- *Which land fill site - General Mgr response - Copping*
- *Village Roadworks and streetscape – D/ General Mgr responded
with the action to date.*

*John Blackwell
Bridge at the entrance to his property has a problem – would like
to see the report from AusSpan.
General Mgr – yes to Report and will arrange meeting with Mgr
Infrastructure & Works on site.*

*Donna Blackwell
Elderslie Road and Cliftonvale Rd junction. Turning vehicles are
dangerous
General Mgr – Mgr Infrastructure & Works will have a look on
site*

*Eileen McKenzie
Notice Board for the Hall
D/General Mgr - we are systematically replacing Community
Notice Boards will put Broadmarsh on the list (approx. \$4,000
each)*

*Keith Barham
No comment*

DECISION

Moved by Clr R McDougall, seconded by Clr A Bisdee OAM

THAT the meeting be adjourned for morning tea at 11.15 a.m.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Clr A Bantick	√	
Clr A Bisdee OAM	√	
Clr K Dudgeon	√	
Clr D F Fish	√	
Clr R McDougall	√	

DECISION

Moved by Clr D Fish, seconded by Clr K Dudgeon

THAT the meeting be reconvened at 11.39 a.m.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Clr A Bantick	√	
Clr A Bisdee OAM	√	
Clr K Dudgeon	√	
Clr D F Fish	√	
Clr R McDougall	√	

Tim Kirkwood (General Manager) left the meeting at 11.39am.

9.1 Permission to Address Council

Permission was granted for the following person(s) to address Council:

- Peta-Maree Davidson (Business Services Team Leader with Rural Alive and Well) will address Council at 11.30 a.m. regarding agenda item 15.1.1.

Peta-Maree Davidson from Rural Alive & Well Inc. and Grietje van Randen provided a video and slide show for Councillors in support of Item 15.1.1 – Rural Alive & Well Request for Community Based Project Support.

Mayor Alex Green thanked Peta-Marree and Grietje for their presentation.

Councillors were advised that, at the time of issuing the Agenda, the following questions on notice had been received from Nan Bray & Martin Bloomfield.

NAN BRAY - OATLANDS

Q1. Congratulations to Council for the successful Stronger Communities Grant. Could you please provide details of how much of the matching funding (from Council) as well as the grant funding is allocated to each of the elements in the grant?

General Manager's response:

The total Grant was for an amount of \$17,000 (original application based on \$20K), which was to be allocated as follows:

- *Tunbridge Community Hall – Upgrade of Toilets - \$10,000*
- *Oatlands Racecourse – Surface Upgrade - \$5,000*
- *Melton Mowbray Community Park – Landscaping Work - \$5,000*

In terms of the Grant funding, each project will be scaled back by an amount of \$1,000. Council must match the funding contribution for each component.

Noting that the Tunbridge Community Hall Management Committee has raised additional funds to undertake further building works, the total cost of the Projects are estimated at \$60,000.

Q2. Is Council intending to submit another grant proposal to Stronger Communities for the coming round? If so, will the public be given an opportunity to comment on the items included in the proposal? I'll comment that Oatlands, for instance, might have benefited more from improvements to the town footpaths rather than investing in the racecourse improvements. An opportunity for people to provide feedback about the choices for funding would seem to be a useful way to ensure that residents' priorities are taken into account.

General Manager's response:

To the best of my knowledge, no further round of funding under the Stronger Communities Programme has been announced.

For information, the Stronger Communities Programme supports the Australian Government's commitment to deliver social benefits in communities across Australia. The Programme provides each of the 150 federal electorates with \$150,000 to fund small capital projects that improve local community participation and contribute to vibrant viable communities. In consultation with their community, each Federal Member of Parliament must identify potential applicants and projects in their electorate and invite them to apply for a grant.

In terms of eligible projects, whilst I acknowledge that improvements to the town footpaths are warranted, it is doubtful that these infrastructure improvements would meet the desired outcomes for the Stronger Communities Grant Programme.

In relation to all other Grant Programs, applications submitted by Council are generally consistent with the priorities and actions identified in its Strategic Plan, which has been developed in consultation with the full community. This is necessary as the majority of applications are based on an assessment that the outcomes (or deliverables) are

consistent with long-term objectives. In addition, the majority of grants are dependent on some level of funding contribution by the applicant. This suggests that a project(s) has already been identified by Council and part funding allocated on the basis that a grant can be secured. It follows that this does limit Council's ability to provide an opportunity for community feedback and input prior to each application being developed.

Q3. Following up on an earlier question I asked, has there been further progress in resolving the un-licenced dog kennel on Hastings Street? Have there been any further noise complaints? And how was the one noise complaint in the past handled?

General Manager's response:

The owner of the dogs is currently preparing an application for a Licence to keep more than 2 dogs on the land (and more than 4 working dogs).

There have been no further noise complaints lodged with Council.

The previous complaint was handled through the standard "dog barking" complaint procedure and investigation. Council's Animal Management Officer investigated the matter, contacted the owner of the dogs, advised the complainant of the action taken. No further complaints or correspondence with Council with the complainant since recorded.

Q4. Following up on the questions I asked regarding the future of milling operations and access to the mill precinct, has any further clarity been provided by the lessee as to his intentions? Has the state government expressed a view as to whether the forward plans for milling meet the requirement that the mill continue to be operational?

General Manager's response:

No further clarity has been sought from the Sub-Lessee (subsequent to the response provided at the previous meeting) as it has been clearly indicated that the milling of flour product can continue, although this will happen under a different commercial arrangement. The new arrangement has a more realistic commercial focus and can be adapted for individual customers. Having said that, all existing users / retailers of flour product have been notified of this possibility and provided relevant contact details. To date, it is confirmed that the Sub-Lessee has received no follow-up contact.

The State Government has not expressed a view as to whether the forward plans for milling meet the requirement that the mill continue to be operational. The Head Lease simply defines the "Permitted Purpose" as use of the land for the purposes of the operation and maintenance of a historic site and tourist operations reasonably associated therewith (including retail and interpretation operations) and reasonably necessary ancillary purposes. The Lease is focused on the precinct as a whole and not Mill specific.

MARTIN BLOOMFIELD - OATLANDS

Oatlands and District Progress Association (ODPA)

For some months the Southern Midlands Council have been in receipt of requests from members of the electorate, both verbal and written, to address the issues of pedestrian and road traffic safety within the town of Oatlands.

These requests have been from both individuals, organised groups and representatives of government organisations.

Some of the issues raised so far include

- illegible or non existent road markings,
- uneven/broken pavements
- lack of pedestrian crossings
- lack of pedestrian refuge (safety) islands
- lack of wheelchair access points to/from pavements and buildings
- lack of zoned/angled parking areas
- clearer signage
- reduced speed limits

These issues have been raised by those advocating on behalf of those who are infirm or are vulnerable such as; those with disability, the aged, people with dementia, users of wheelchairs or walking aids, children.

ODPA has been actively involved with this process as well as on an individual/personal basis

Verbal assurances have been given by the general manager Tim Kirkwood and manager Andrew Benson that the various aspects are being addressed in consultation with state government.

My question(s) to councillors are;

1) With whom specifically is council consulting - Person(s) and department

General Manager's response:

In relation to road safety issues, including speed limits; pedestrian crossings; signage etc., Council consult with the relevant Traffic Engineering Liaison Officer within the Department of State Growth – Network Management Branch.

2) When will council provide a consolidated plan specifically itemising the proposed improvements to pedestrian and motor vehicle safety for public viewing.

General Manager's response:

A consolidated plan will be produced as an outcome of the Oatlands Structure Plan which was the subject of a report provided to the previous Council Meeting.

As identified in that report, the key issues to be addressed as part of the Structure Plan process include:

- *a traffic management study and plan to address parking, access and related traffic management issues;*
- *create a detailed parking plan for Oatlands; and*
- *ensure urban design, infrastructure works meet obligations and requirements under the Disability Discrimination Act.*

Timing will be dependent on the availability of an allocated budget.

3) What method of public consultation will council engage in prior to implementation of any changes

General Manager's response:

The method of public consultation is yet to be determined. It may vary dependent on the issue(s) being addressed.

**10. MOTIONS OF WHICH NOTICE HAS BEEN GIVEN UNDER
REGULATION 16 (5) OF THE LOCAL GOVERNMENT
(MEETING PROCEDURES) REGULATIONS 2015**

Nil.

11. COUNCIL ACTING AS A PLANNING AUTHORITY PURSUANT TO THE LAND USE PLANNING AND APPROVALS ACT 1993 AND COUNCIL'S STATUTORY LAND USE PLANNING SCHEME

Session of Council sitting as a Planning Authority pursuant to the Land Use Planning and Approvals Act 1993 and Council's statutory land use planning schemes.

11.1 DEVELOPMENT APPLICATIONS

Nil.

11.2 SUBDIVISIONS

Nil.

11.3 MUNICIPAL SEAL (Planning Authority)

Nil.

11.4 PLANNING (OTHER)

Nil.

12. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – INFRASTRUCTURE)

12.1 Roads

12.1.1 ESPLANADE, OATLANDS (RENAMING) – NOMENCLATURE BOARD

DECISION

Moved by Deputy Mayor E Batt, seconded by Clr R McDougall

THAT Council write to residents who front the Esplanade in Oatlands advising that the Nomenclature Board have made the determination that Oatlands Esplanade be the new formal name of the Esplanade.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Clr A Bantick		√
Clr A Bisdee OAM	√	
Clr K Dudgeon	√	
Clr D F Fish	√	
Clr R McDougall	√	

12.2 Bridges

Nil.

12.3 Walkways, Cycle ways and Trails

Nil.

12.4 Lighting

Nil.

12.5 Buildings

Nil.

12.6 Sewers / Water

Nil.

12.7 Drainage

Nil.

12.8 Waste

Nil.

12.9 Information, Communication Technology

Nil.

12.10 Officer Reports – Infrastructure & Works

12.10.1 MANAGER – INFRASTRUCTURE & WORKS REPORT

QUESTIONS WITHOUT NOTICE TO MANAGER, INFRASTRUCTURE & WORKS

Cr Dudgeon

Community happy with reseal. Spring Bay Glamorgan have sealed to the SMC boundary. Any chance that SMC will seal to the boundaries?

Mgr Infrastructure & Works

- *There is another section to be completed in next budget and will continue with the sections until it will eventually meet;*
- *Offered to install the road traffic counter on the Buckland Rd as a way of gathering info to inform budget decisions.*
- *Suggested to Council to start the sealing at the Woodsdale end.*

Councillor's Road trip next week. – What sites are Councillors looking at?

Mgr Infrastructure & Works

- *Any particular sites that Councillors would like to see and understand the issues more fully? – Huntington Tier, water station at Oatlands Depot, Water Lane, Campania carpark.*

Cr Bantick

Winstead Rd reseal, is it within the budget for the 2018/19 financial year?

Mgr Infrastructure & Works

- *Yes it is*

There is a large rock on road in the side drain as leaving Broadmarsh to the north, can this be removed?

Mgr Infrastructure & Works

- *Yes, will do.*

Can Mr Whelan's pot hole be repaired?

Mgr Infrastructure & Works

- *Yes, will do however it does emanate from a drainage issue that is not within Council's control.*

Cr Bisdee

Do Barwick's Tyre Recovery Centre take tyres from the general public?

Mgr Infrastructure & Works

- *Council do take tyres to Barwicks, removing rims first but unsure of public access to their services. Cr Bisdee to call Barwicks.*

Is the project for the footpath and drainage opposite the Campania Hall - Hall St to the football ground ready to be undertaken.

Mgr Infrastructure & Works

- *Council has a design already & can be scheduled for the Councillor's Road trip.*

Deputy Mayor Batt

Roadkill is a major issue on Lower Marshes Road – Can we have a wildlife sign & a 80km speed sign?

Mgr Infrastructure & Works

- *Yes will arrange*

Cr McDougall suggested there is a Tasmanian road kill App that may assist with recording numbers of animals & assist in removal.

Cr Bisdee- Are the Depot sheds finished.

Mgr Infrastructure & Works

- *Nearly ready for occupation, slight issue with the roller door which is being fixed.*

DECISION

Moved by Deputy Mayor E Batt, seconded by Clr A Bisdee OAM

THAT the Infrastructure & Works Report be received and the information noted.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Clr A Bantick	√	
Clr A Bisdee OAM	√	
Clr K Dudgeon	√	
Clr D F Fish	√	
Clr R McDougall	√	

13. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – GROWTH)

13.1 Residential

Nil.

13.2 Tourism

Nil.

13.3 Business

13.3.1 ECONOMIC DEVELOPMENT & TOURISM STRATEGY (WORKSHOP OUTCOMES)

DECISION

Moved by Deputy Mayor E Batt, seconded by Clr A Bisdee OAM

- a) The information be received;
- b) Council agree to conduct a further workshop to be held (date to be set to coincide with the CEO DST's availability).

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Clr A Bantick	√	
Clr A Bisdee OAM	√	
Clr K Dudgeon	√	
Clr D F Fish	√	
Clr R McDougall	√	

13.4 Industry

Nil.

14. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – LANDSCAPES)

14.1 Heritage

14.1.1 HERITAGE PROJECT PROGRAM REPORT

DECISION

Moved by Deputy Mayor E Batt, seconded by Clr D Fish

THAT

- a) the Heritage Projects Report be received and the information noted;
- b) the Manager Heritage Projects be invited to attend the next meeting to provide additional information, expanding on the dot points in his reports; and
- c) the Manager Heritage Projects to meet with Clr D Fish to discuss how the Fish name would be encapsulated on the plaque for the 79 High Street project.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Clr A Bantick	√	
Clr A Bisdee OAM	√	
Clr K Dudgeon	√	
Clr D F Fish	√	
Clr R McDougall	√	

14.2 Natural

14.2.1 LANDCARE UNIT – GENERAL REPORT

DECISION

Moved by Cllr D Fish, seconded by Cllr R McDougall

THAT

- a) the Landcare Unit Report be received and the information noted;
- b) the Weeds Officer be asked to facilitate a forum at the Broadmarsh Community Hall; and
- c) the Weeds Officer be asked to investigate roadside vegetation prior to it being slashed to determine what weeds are present.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Cllr A Bantick	√	
Cllr A Bisdee OAM	√	
Cllr K Dudgeon	√	
Cllr D F Fish	√	
Cllr R McDougall	√	

14.3 Cultural

Nil.

14.4 Regulatory (Other than Planning Authority Agenda Items)

Nil.

14.5 Climate Change

Nil.

15. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – LIFESTYLE)

15.1 Community Health and Wellbeing

15.1.1 RURAL ALIVE & WELL – REQUEST FOR COMMUNITY BASED PROJECT SUPPORT

DECISION

Moved by Clr D Fish, seconded by Clr R McDougall

THAT Council

- a) endorse the Rural Alive & Well Inc., Community Art Project, ‘Looking Out For Each Other’; and
- b) provide a funding contribution of \$3,000 to the project.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Clr A Bantick	√	
Clr A Bisdee OAM	√	
Clr K Dudgeon	√	
Clr D F Fish	√	
Clr R McDougall	√	

15.2 Youth

Nil.

15.3 Seniors

Nil.

15.4 Children and Families

Nil.

15.5 Volunteers

Nil.

15.6 Access

Nil.

15.7 Public Health

Nil.

15.8 Recreation

Nil.

15.9 Animals

15.9.1 2019/20 ANIMAL MANAGEMENT FEES (INCLUDING DOG REGISTRATION)

Moved by Deputy Mayor E Batt, seconded by Clr A Bisdee OAM

THAT Council adopt the following Animal Management Fees for the 2019-20 period:

CLASS	EVIDENCE REQUIRED	AMOUNT
Dog Desexed	<i>Vet Certificate or Stat Dec required</i>	\$30.00
Dog Non-desexed		\$40.00
Greyhound/Working Dog/Purbreed (<i>for showing/breeding</i>)	<i>Certificate required, TCA or GRT membership or ABN</i>	\$30.00
Dangerous Dog/Restricted Breed/Guard Dog	<i>Declared by General Manager</i>	\$90.00
Guide Dogs/Hearing Dogs		No Charge
Pensioner	<i>Pension Concession Card Health Care Card</i>	50% discount off scheduled fee (<i>one dog only</i>)
Replacement Tag (<i>metal lifetime tag</i>)		\$10.00
Formal Notice of Complaint		\$60.00
Kennel Licence Application		\$120.00
Kennel Licence Renewal		\$50.00
Impound fee (<i>per animal</i>)		\$30.00
Feed/care fee (<i>daily charge per animal</i>)		\$10.00
Dogs Home of Tasmania Impound Fee	<i>Paid directly to Dogs Home</i>	Refer Dogs Home

CARRIED

Councillor	Vote FOR	Vote AGAINST
Deputy Mayor E Batt	√	
Clr A Bantick	√	
Clr A Bisdee OAM	√	
Clr K Dudgeon	√	
Clr D F Fish	√	
Clr R McDougall	√	

15.10 Education

Nil.

16. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – COMMUNITY)

16.1 Capacity

16.1.1 DESTINATION SOUTHERN TASMANIA – SOUTHERN STARS OF TOURISM AWARDS – SMC HERITAGE & BULLOCK FESTIVAL 2018 IN THE BRAND EXCELLENCE CATEGORY

DECISION

Moved by Deputy Mayor E Batt, seconded by Clr A Bisdee OAM

THAT Council

- a) Receive and note the report;
- b) Congratulate the Officers and Community Members involved; and
- c) Note the Southern Midlands Businesses who achieved success in the Awards, namely Emma Gilligan from the Old Kempton Distillery.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Clr A Bantick	√	
Clr A Bisdee OAM	√	
Clr K Dudgeon	√	
Clr D F Fish	√	
Clr R McDougall	√	

16.1.2 DONATIONS & COMMUNITY SUPPORT POLICY (DRAFT)

DECISION

Moved by Deputy Mayor E Batt, seconded by Clr R McDougall

THAT Council

- a) Receive and note the report;
- b) Ask the Deputy General Manager and the Councillors who comprise the Facilities & Recreation Committee to review some minor elements of the draft policy; and
- c) Consider the draft Donations & Community Support Policy for adoption at the May 2019 Council meeting.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Clr A Bantick	√	
Clr A Bisdee OAM	√	
Clr K Dudgeon	√	
Clr D F Fish	√	
Clr R McDougall	√	

DECISION

Moved by Clr K Dudgeon, seconded by Clr A Bisdee OAM

THAT the meeting be adjourned for lunch at 1.02 p.m.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Clr A Bantick	√	
Clr A Bisdee OAM	√	
Clr K Dudgeon	√	
Clr D F Fish	√	
Clr R McDougall	√	

DECISION

Moved by Clr D Fish, seconded by Clr K Dudgeon

THAT the meeting be reconvened at 1.57 p.m.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Clr A Bantick	√	
Clr A Bisdee OAM	√	
Clr K Dudgeon	√	
Clr D F Fish	√	
Clr R McDougall	√	

16.2 Safety

Nil.

16.3 Consultation & Communication

Nil.

17. OPERATIONAL MATTERS ARISING (STRATEGIC THEME – ORGANISATION)

17.1 Improvement

Nil.

17.2 Sustainability

17.2.1 LOCAL GOVERNMENT SHARED SERVICES UPDATE (STANDING ITEM – INFORMATION ONLY)

DECISION

Moved by Cllr A Bisdee OAM, seconded by Cllr D Fish

THAT the information be received.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Cllr A Bantick	√	
Cllr A Bisdee OAM	√	
Cllr K Dudgeon	√	
Cllr D F Fish	√	
Cllr R McDougall	√	

17.2.2 LOCAL GOVERNMENT ASSOCIATION OF TASMANIA - 2019 ANNUAL CONFERENCE

DECISION

Moved by Deputy Mayor E Batt, seconded by Clr A Bisdee OAM

THAT Council confirm attendance for the 2019 Local Government Association of Tasmania Annual Conference being held on the 3-5 July 2019, namely

Mayor Alex Green -	Full Attendance
Clr A Bisdee	Full Attendance
Deputy Mayor E Batt	Day Presentations & Workshops only
Clr R McDougall -	Friday morning only
General Manager	Full Attendance
Dep General Manager	Day Presentations & Workshops only

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Clr A Bantick	√	
Clr A Bisdee OAM	√	
Clr K Dudgeon	√	
Clr D F Fish	√	
Clr R McDougall	√	

17.2.3 REMOTE & ISOLATED WORKER POLICY

DECISION

Moved by Cllr A Bisdee OAM, seconded by Cllr R McDougall

THAT Council

- a) Receive and note the Report;
- b) Consider the draft Remote & Isolated Worker Policy for adoption at the May 2019 Council Meeting.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Cllr A Bantick	√	
Cllr A Bisdee OAM	√	
Cllr K Dudgeon	√	
Cllr D F Fish	√	
Cllr R McDougall	√	

**17.2.4 NATIONAL KEEP AUSTRALIA BEAUTIFUL SUSTAINABLE
COMMUNITIES AWARDS 2019**

DECISION

Moved by Clr A Bisdee OAM, seconded by Clr R McDougall

THAT the Report be noted and the Information by received.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Clr A Bantick	√	
Clr A Bisdee OAM	√	
Clr K Dudgeon	√	
Clr D F Fish	√	
Clr R McDougall	√	

17.2.5 2019 NATIONAL GENERAL ASSEMBLY OF LOCAL GOVERNMENT

DECISION

Moved by Clr A Bisdee OAM, seconded by Clr K Dudgeon

THAT Council confirm attendance at the 2019 National General Assembly of Local Government Conference to be held in Canberra from the 16-19 June 2019, namely, Mayor Alex Green and the General Manager, with the Deputy Mayor Edwin Batt as a proxy if required.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Clr A Bantick	√	
Clr A Bisdee OAM	√	
Clr K Dudgeon	√	
Clr D F Fish	√	
Clr R McDougall	√	

17.2.6 TABLING OF DOCUMENTS

Nil.

17.3 Finances

17.3.1 MONTHLY FINANCIAL STATEMENT (PERIOD ENDING 31 MARCH 2019)

DECISION

Moved by Deputy Mayor E Batt, seconded by Cllr A Bisdee OAM

THAT the Financial Report be received and the Information noted.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Cllr A Bantick	√	
Cllr A Bisdee OAM	√	
Cllr K Dudgeon	√	
Cllr D F Fish	√	
Cllr R McDougall	√	

18. MUNICIPAL SEAL

Nil.

**19. CONSIDERATION OF SUPPLEMENTARY ITEMS TO THE
AGENDA**

Nil.

DECISION

Moved by Clr K Dudgeon, seconded by Clr D Fish

THAT in accordance with Regulation 15 of the *Local Government (Meeting Procedures) Regulations 2015*, the following items are to be dealt with in Closed Session.

Matter	Local Government (<i>Meeting Procedures</i>) Regulations 2015 Reference
<i>Closed Council Minutes - Confirmation</i>	15(2)
<i>Applications for Leave of Absence</i>	15(2)(h)
<i>Property Matter - Oatlands</i>	15(2)(f)
<i>Property Matter - Colebrook</i>	15(2)(i)

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Clr A Bantick	√	
Clr A Bisdee OAM	√	
Clr K Dudgeon	√	
Clr D F Fish	√	
Clr R McDougall	√	

DECISION

Moved by Deputy Mayor E Batt, seconded by Clr K Dudgeon

THAT in accordance with Regulation 15(2) of the *Local Government (Meeting Procedures) Regulations 2015*, Council move into Closed Session and the meeting be closed to members of the public.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Clr A Bantick	√	
Clr A Bisdee OAM	√	
Clr K Dudgeon	√	
Clr D F Fish	√	
Clr R McDougall	√	

CLOSED COUNCIL MINUTES

20. BUSINESS IN “CLOSED SESSION”

In accordance with the Local Government (Meeting Procedures) Regulations 2015, the details of the decision in respect to this item are to be kept confidential and are not to be communicated, reproduced or published unless authorised by Council.

20.1 CLOSED COUNCIL MINUTES - CONFIRMATION

Item considered in Closed Session in accordance with Regulation 15 (2) of the Local Government (Meeting Procedures) Regulations 2015.

20.2 APPLICATIONS FOR LEAVE OF ABSENCE

Item considered in Closed Session in accordance with Regulation 15 (2)(h) of the Local Government (Meeting Procedures) Regulations 2015.

20.3 PROPERTY MATTER - OATLANDS

Item considered in Closed Session in accordance with Regulation 15 (2)(f) of the Local Government (Meeting Procedures) Regulations 2015.

20.4 PROPERTY MATTER – COLEBROOK

Item considered in Closed Session in accordance with Regulation 15 (2)(i) of the Local Government (Meeting Procedures) Regulations 2015.

DECISION

Moved by Clr K Dudgeon, seconded by Clr R McDougall

THAT Council move out of “Closed Session”.

CARRIED

Councillor	Vote FOR	Vote AGAINST
Mayor A O Green	√	
Deputy Mayor E Batt	√	
Clr A Bantick	√	
Clr A Bisdee OAM	√	
Clr K Dudgeon	√	
Clr D F Fish	√	
Clr R McDougall	√	

OPEN COUNCIL MINUTES

21. CLOSURE

The meeting closed at 3.28 p.m.

Woodsdale Community Memorial Hall

ATTACHMENT
Agenda Item 4.2.1

Est. 1905

Minutes

FOR

General Committee Meeting

On

Monday 23rd April 2019

At

Woodsdale Hall – Commencing at 7:00pm

1. Welcome/opening

1.1 The President welcomes members to the meeting.

1.2 The President declares the meeting open at 7.02 pm

2. **Attendance:** Mrs Kaye Rowlands, Mrs Ann Scott, Mr Leon Scott, Mrs Frances Hiller, Ms Kate Bourne and Councillor Karen Dudgeon.

3. **Apologies** Mr Jim Wiggins and Mrs Julie Bellette,
Moved by Mrs Ann Scott **Seconded** Councillor Karen Dudgeon
Motion Carried

4. Confirmation of Minutes – Meeting 5rd March, 2019

Moved by Ms Kate Bourne that the Minutes from the 3rd March, 2019 as read and distributed by mail and email be accepted

Seconded: Mrs Ann Scott

Motion Carried

5. Business Arising from Previous 5rd March, 2019

5.1 The committee and all who have seen the Hall floor since it was resurfaced are very happy with it.

6. Financial Report:

Total Funds as of 11th April, 2019 is \$2,277.16

Y.T.D. Financials

	Opening Balance			\$6,961.10
	Incoming	YTD	\$455.00	
Luncheons	\$			
Hall Hire	\$ 135.00			
Supper Room Hire	\$ 190.00			
Miscellaneous	\$ 80.00			
Donations	\$ 50.00	\$455.00		(\$7416.10)
	Outgoing	YTD	\$5,138.94	\$2,277.16
Catering	\$			
Aurora	\$ 643.03			
Expenses	\$			
Licences	\$			
Repairs & Maint.	\$4,340.91			
Miscellaneous	\$ 80.00			
Petty Cash	\$ 75.00	\$5,138.94		
	Closing Balance			\$2,277.16

Moved by Ms Kate Bourne that the Financial Report as distributed to members be accepted, **Seconded by** Mr Leon Scott

Motion Carried.

7. Business arising from Financial Report:

Cash on hand to bank \$30.00

8. Consideration of Correspondence

8.1 In - Aurora Bill

8.2 Out – Nil

9. General Business:

9.1 - Heat Pump filters still to be cleaned need long ladder.

9.2 - It was discussed and agreed to trial putting felt on the bottom of the legs of the chairs and tables. Ms Kate Bourne to source some to try.

9.3 – It was discussed trying during the winter months to have the meetings in the afternoons around 2pm and the committee agreed that this was a good idea.

10. Bookings

10.1 – Hairdresser 28th April 2019

10.2 – Hall Luncheon 15th June 2019 – Bus party from Ouse Seniors

11. Next General Committee Meeting

To be held on Tuesday 28th May, 2019 at the new time of 2pm

Meeting Closed at 7.35pm

**LAKE DULVERTON & CALLINGTON PARK MANAGEMENT COMMITTEE
MINUTES**

**Monday 6th May 2019
Council Chambers, Oatlands 6.30 p.m.**

TABLE OF CONTENTS

1. ATTENDANCE.....	1
2. APOLOGIES.....	1
3. CONFIRMATION OF MINUTES.....	1
4. BUSINESS ARISING FROM PREVIOUS MEETING.....	2
4.1 MACROCARPA TREE AREA BESIDE MAHERS POINT.....	2
4.2 CALLINGTON PARK – POST AND RAIL FENCE	2
4.3 BBQ PLATES FOR CALLINGTON PARK BBQ’S	2
5.0 TREASURER’S REPORT.....	3
6.0 OTHER MATTERS	5
6.1 2019/2020 BUDGET REQUEST.....	5
6.2 OTHER	18
6.2.1 <i>Lease of Lake Dulverton and Foreshore to Council.....</i>	<i>18</i>
6.2.2 <i>Bund Wall Pipe</i>	<i>18</i>
6.2.3 <i>Old Bird Sign on the Foreshore.....</i>	<i>18</i>
6.2.4 <i>Suggestion of a rubbish bin at the Aquatic Club Building.....</i>	<i>18</i>
6.2.5 <i>Storm Water Pipe near the Sewage Pump Station.....</i>	<i>18</i>
7.0 NEXT MEETING	18

LAKE DULVERTON & CALLINGTON PARK MANAGEMENT COMMITTEE

Minutes
Monday 6th May 2019

6.30 p.m. Council Chambers
Oatlands

MEMBERS:

Chairman: Councillor Don Fish (Proxy: Clr K Dudgeon)

Parks & Wildlife Rep: Matthew Lindus (Proxy: t.b.c)

Resident Representatives: Mrs Maria Weeding, Mr Athol Bennett, Dr Robert Simpson, Mr Robert Foster, Mrs Stephanie Burbury, Ms Helen Geard, Mrs Jenni Muxlow

The meeting opened at 6.35 p.m.

1. ATTENDANCE

Councillor Don Fish, Athol Bennett, Maria Weeding, Helen Geard, Matthew Lindus, Robert Foster, Dr Robert Simpson, Clr Karen Dudgeon

2. APOLOGIES

Stephanie Burbury

3. CONFIRMATION OF MINUTES

The Committee to confirm the 12th March 2019 minutes.

RECOMMENDATION

That the Committee confirm the minutes of the Lake Dulverton & Callington Park Management Committee meeting held on 12th March 2019.

SUB COMMITTEE RECOMMENDATION TO COUNCIL:

MOVED Mr Athol Bennett

SECONDED Ms Helen Geard

THAT the Committee confirm the minutes of the Lake Dulverton & Callington Park Management Committee meeting, held on 12th March 2019.

CARRIED

4. BUSINESS ARISING FROM PREVIOUS MEETING

4.1 MACROCARPA TREE AREA BESIDE MAHERS POINT

Following the last meeting of the Committee there has been no further advice other than there is still an investigation into the site works. Matt reported that Wildlife Operations had tried to call the General Manager late last week. Maria said that the General Manger had advised her (for the purpose of the Lake meeting tonight) that he had returned calls, neither party had been able to directly speak with each other to date.

RECOMMENDATION

That the information be noted and Council continue to work with Parks and Wildlife to work through what is required – as advised.

SUB COMMITTEE RECOMMENDATION TO COUNCIL:

RESOLVED

THAT the information be noted and Council continue to work with Parks and Wildlife to work through what is required – as advised.

4.2 CALLINGTON PARK – POST AND RAIL FENCE

A section of the post and rail fence adjacent to the Barrack Street car park area is missing. Following on from the last meeting Graham Green has been requested to build the section of post and rail fence, with the cost being in the vicinity of \$755.00. Graham has the materials ready and will endeavour to do the work in the near future.

RECOMMENDATION

That the Committee note the information.

SUB COMMITTEE RECOMMENDATION TO COUNCIL:

RESOLVED

THAT the information be noted

4.3 BBQ PLATES FOR CALLINGTON PARK BBQ'S

The Committee has a budget for the purchase of two new stainless steel BBQ plates for the BBQs at Callington Park. The plates have arrived and have since been installed.

RECOMMENDATION

That the information be noted.

SUB COMMITTEE RECOMMENDATION TO COUNCIL:

RESOLVED

THAT the information be noted

5.0 TREASURER'S REPORT

A statement detailing Receipts and Expenditure for the financial year to date (Councils budget allocation) was tabled at the meeting.

It was noted that the budget was over in some areas of expenditure, but some of this was attributed to repairs and maintenance costs.

SUB COMMITTEE RECOMMENDATION TO COUNCIL:

MOVED Mr Robert Foster

SECONDED Mr Matthew Lindus

THAT the statement detailing Receipts and Expenditure for the financial year to date be received and endorsed.

CARRIED

6.0 OTHER MATTERS

6.1 2019/2020 BUDGET REQUEST

The Committee are requesting the following items be considered for inclusion in the 2019/2020 budget submission to Council. Some of the items have been carried forward from the last meeting of the committee.

- **Callington Park – Park Grounds – renewal of surface and installation of a watering system**

Currently the area at Callington Park becomes dry and parched throughout the long summer months. This is the period when the area is used the most due school holidays and increased visitor numbers. The park grounds around the BBQ hut continue to be used for a playground area and the balance of the area has been retained to date for public open space events – such as the Christmas Pageant, Bullock Festival, Spring Festival etc. Currently the area is thick with cape weed and marshmallow weeds as the long dry periods have caused the grasses to dry out and die as a consequence. It is generally recognised that well maintained park areas are an important part of a community's health and well-being.

Upgrading the site to have a better presented green grass area immediately around the BBQ / playground area of Callington Park would help make the area a popular destination for rest and recreation.

The Works Department sought a quote on upgrading the surface area immediately adjacent to the BBQ Hut and playground area through to the post and rail fence. This is from the same firm that specialise in sport and recreation grounds and were involved with the Oatlands Recreation Ground surface upgrade works. The quote details were provided to the meeting.

The committee agreed that the area has many weeds, mainly cape weed and marshmallow having established over most of the surface area, which is able to out compete grasses in dry times. Should the area have a watering system, then the site could be managed to maintain the desired grass cover.

Conclusion: The committee decided to include this activity in the budget submission to Council – with Option 2 being recommended.

325 Cambridge Road
Mornington TAS
7018

(mob) 0408129643
(mob) 0438129100
cdeane@bigpond.com.au

ABN 46647759429

**HOBART
IRRIGATION
AND
TURF
SERVICES**

**Quotation Southern Midlands Council
BBQ Park next to the mill.**

Att: C Whatley.

To supply and install an automatic irrigation to all grassed areas in the park including around the stock yards and the play equipment.

The system: will be controlled with a Hunter controller and this will be housed in the existing control box.

All sprinklers will be Hunter with I25 and I20 sprinklers irrigating the large areas and MP rotators around the yards and the playground.

All sprinklers will throw away from the BBQ and other structures.

The top path will not be covered by the water as this is a through area but the one leading from the road to the BBQ will get some water.

The system will be connected to the existing irrigation stop tap as show by council. The flow required is 160lts pm at 600kpa.

The pipework will consist of HP class 12 poly for the sub main and lower grade for the laterals.

The surface:

Spraying. The area will need to be sprayed with a total herbicide as well as with a chemical to remove the mallow and wire weed. This may have to be sprayed twice.

Coring: to hollow tine core the area to air-rate the soil and to relieve the soil tension.

Scarify: scarify the area to remove the dead organic matter from the surface.

Re-seed: Over-sow the area in two directions with an over-seeder using a strong ryegrass blend of sports ground seed.

Fertilize: fertilize with a controlled release N:P:K balanced fertilizer.

Option 1. Includes filling the trench between the first two power boxes with soil as discussed.

Option 2. Includes option 1. And also includes top-dressing the whole area with between 5-15mm of loam to clean the surface up.

2.

The cost for the works will be:

With option 1. \$ 33,800.00 excluding GST

With option 2. \$ 39,254.00 excluding GST

Kind Regards
Craig Deane
24th February 2019

- **Callington Park Playground Equipment**

As part of an internal planning session by senior staff, it was identified that good quality play spaces for young people are a valuable asset to the community. Callington Park is one such area that was considered in the mix of recreation areas around the municipality.

Member will recall from the last meeting of the Committee that a motion was seeking to have the following funds included in the Council's Federal Election Package funding submission.

Extract from the March 2019 Committee meeting minutes

MOVED Mrs Jenni Muxlow
SECONDED Mr Athol Bennett
THAT an upgrade for Callington Park, that includes playground equipment be considered by Council for inclusion in Council's Federal Election Package, with the amount sought for Callington Park to be \$500,000.

CARRIED

End of extract

The wheat style playground equipment was included in the Council's submitted election package.

The committee were requested to consider including the same Kompan Ultimate Play designed wheat style playground equipment including the cost of the soft fall, as part of the Committee's budget submission to Council.

Some Members expressed concern that the very young would not be catered for if this item was installed, and that perhaps a better mix of equipment could be selected that suited a wider age group.

It was explained that the sheep yards area was potentially a site for the very young equipment and that Kompan had drawn a proposal for equipment for the very young in that area, but that would have to be funded as another stage as the purchase expenses of play equipment was high.

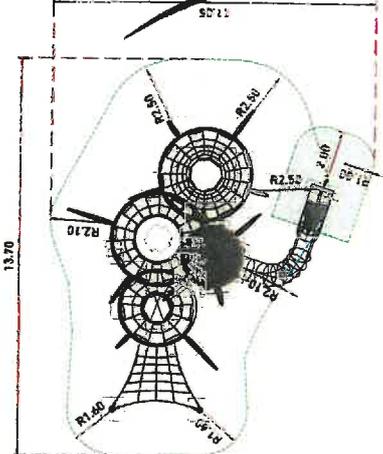
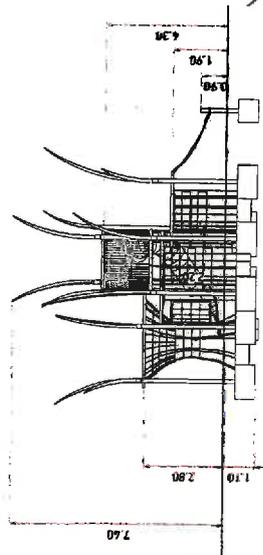
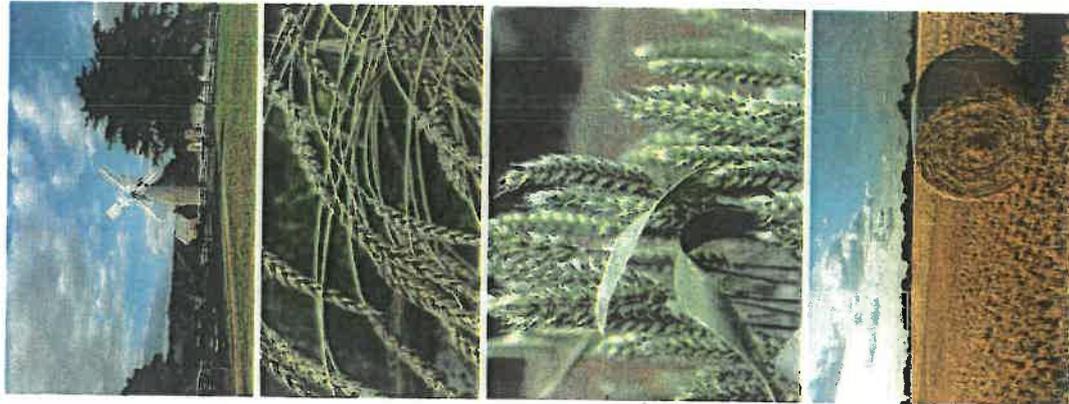
Conclusion: The Committee agreed to include the play equipment budget as part of the submission to Council, noting that the Committee would like to have the chance to further discuss the final elements that make up that equipment should Council fund play equipment for the area.

A mock up of the 'wheat style' play equipment is attached.

ALTERNATIVES

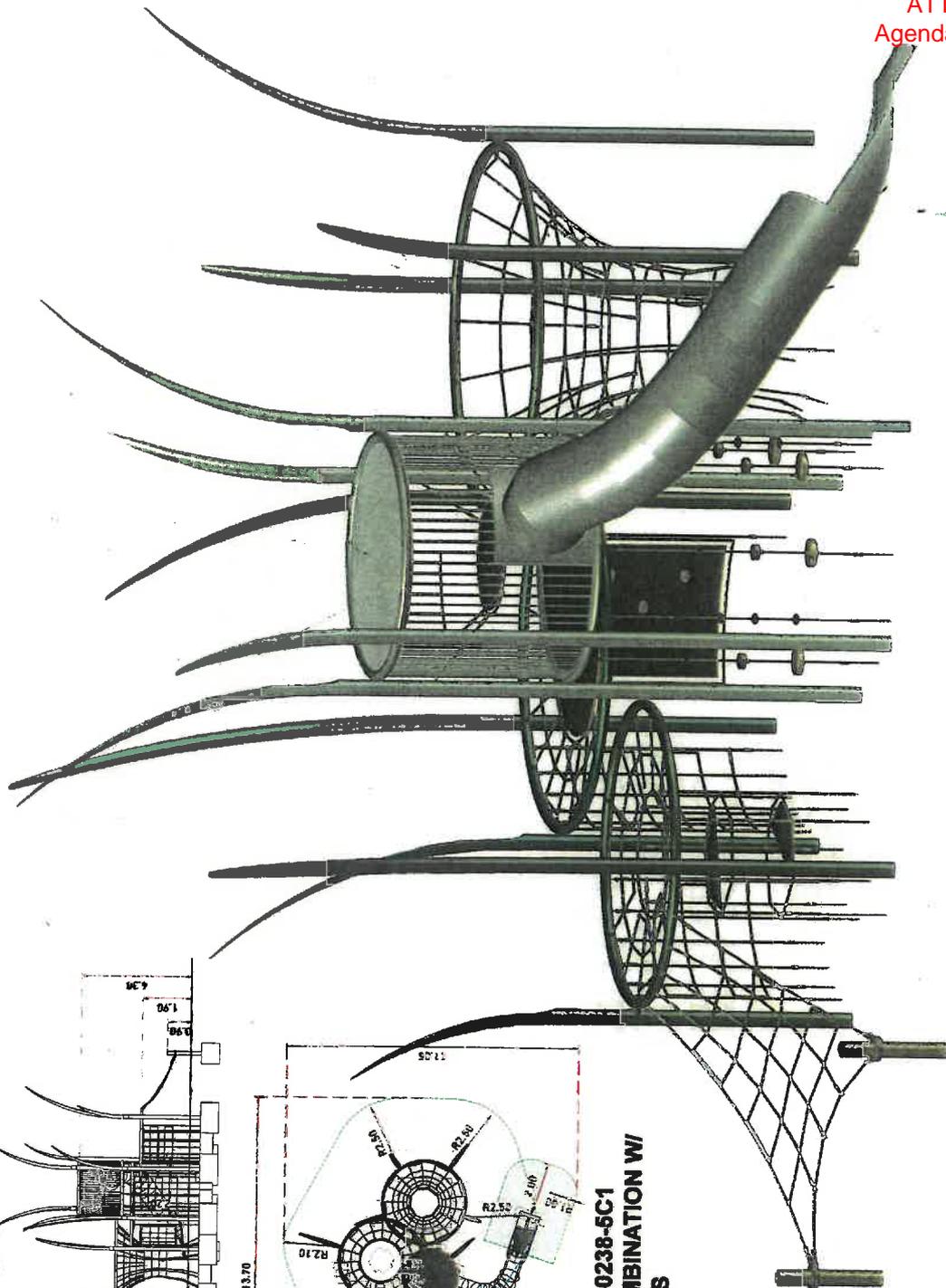
We recommend a playground structure that incorporates the theme of the production of flour as is the Callington Mill was built for and continues today, grinding locally sourced flour – impressively the only working example of its type in the Southern Hemisphere!

We propose that a cylinder combination tower can link neatly to the theme, encompassing a diverse range of play value whilst representing wheat stems and cylindrical wheat bales. EPDM climbing discs could loosely represent the grinding wheels of the windmill. This concept would remain sympathetic to the site location and dominate the landscape as a tower representing a windmill may do.
5+ Years



**CORCORD17-0238-5C1
CYLINDER COMBINATION W/
GRASS BLADES**

Age: 5+ Years



- **Existing Pathway on the Foreshore Esplanade – Upgrade**

Last year the Committee recommended to Council that the pathway adjacent to the foreshore between the stop over area through to opposite the infant school be upgraded. The cost of this was put forward as a budget item for consideration in the 2018 / 2019 budget, but Council was not able to cover all funds requested, this was eventually excluded from the budget. Consideration should be given to including this in the 2019/2020 budget submission.

The Committee discussed the idea and it was agreed that the path needed ongoing maintenance particularly in regard to weed and encroaching grass on to the pathway. Having a section of path that was a bit more durable and also an upgrade in quality would be of benefit

Various pathways photographed at locations in other towns were considered. The Committee felt that the best value for money would likely be a path similar to the one pictured at Longford (see attached) or one that uses an aggregate base that is then watered over with a product known as Dirt Glue. The Dirt Glue can be literally applied through something as simple as a watering can. This product has been used on the Queens Domain in Hobart, at Seven Mile Beach and at the parts of Bellerive Playground area. This product forms a tight seal to hold the aggregate together. The aggregate could be a crushed sandstone based as an example.

Conclusion: The Committee agreed to include the upgrade of the existing pathway (between the Stop Over through to as far as the budget permitted towards the infant school) in the Council budget request submission.

See path examples – as discussed.

Walking track upgrade -background information

At present the walking track is an unsealed path that extends from the township of Oatlands through to Parattah (a total distance of 7.0 kilometres). This is proven to be an extremely popular walking track attracting both locals and visiting walking groups.

The immediate priority area is the section within the Oatlands town boundary which extends for a distance of approximately 700 metres. The intent is to construct a high quality 'rock pebble' concrete surface which adds to the overall appearance and amenity of this high profile location. It will also reduce long-term maintenance requirements for Council.

The following photos are examples of walking tracks in other locations across Tasmania.



Path at Longford

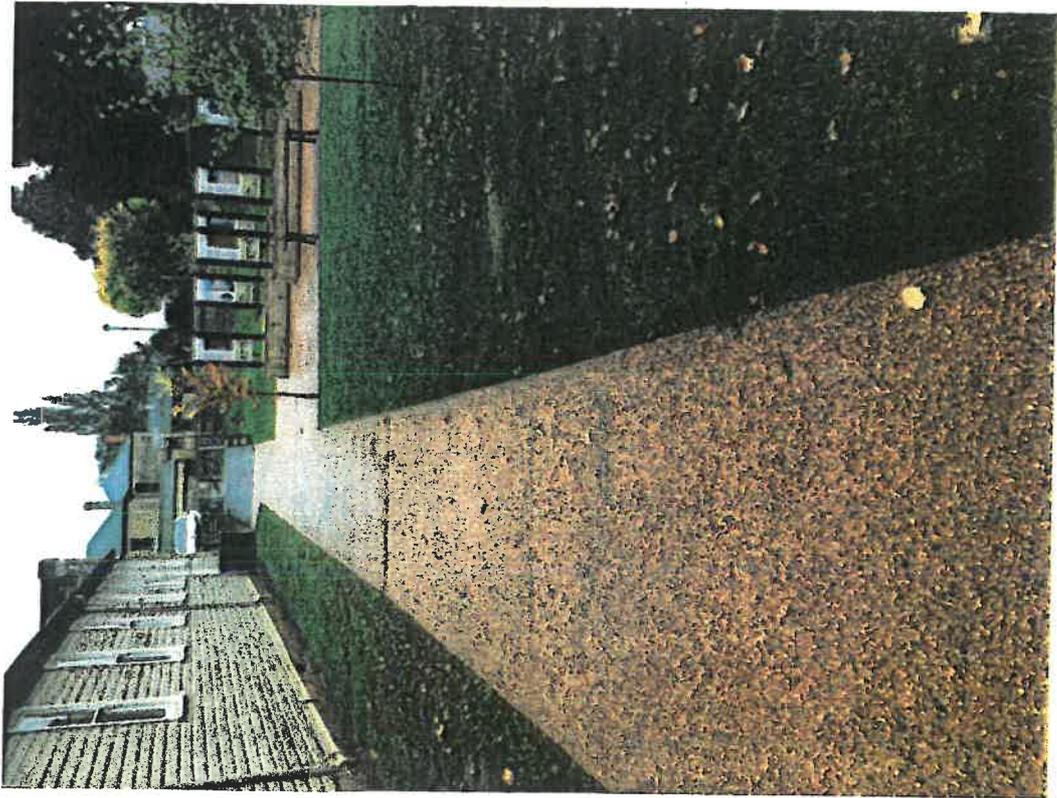
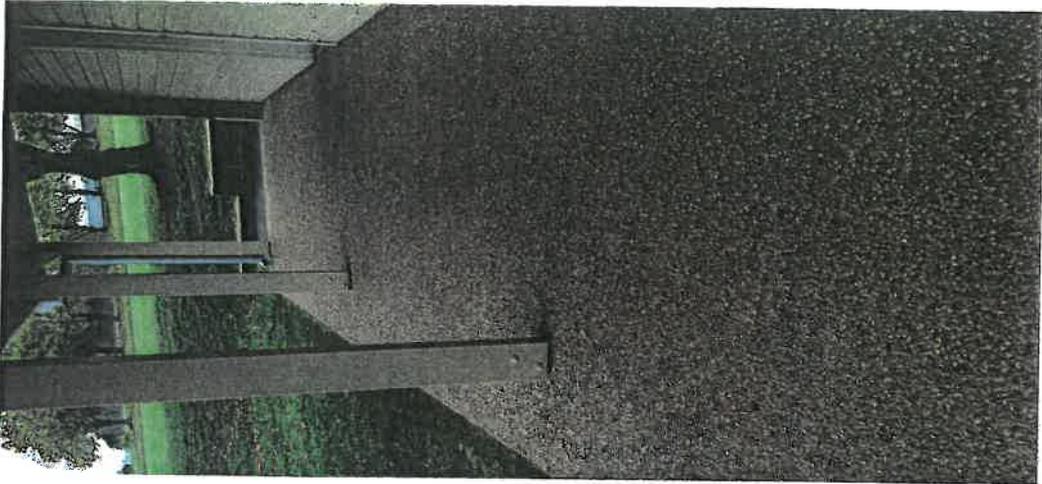


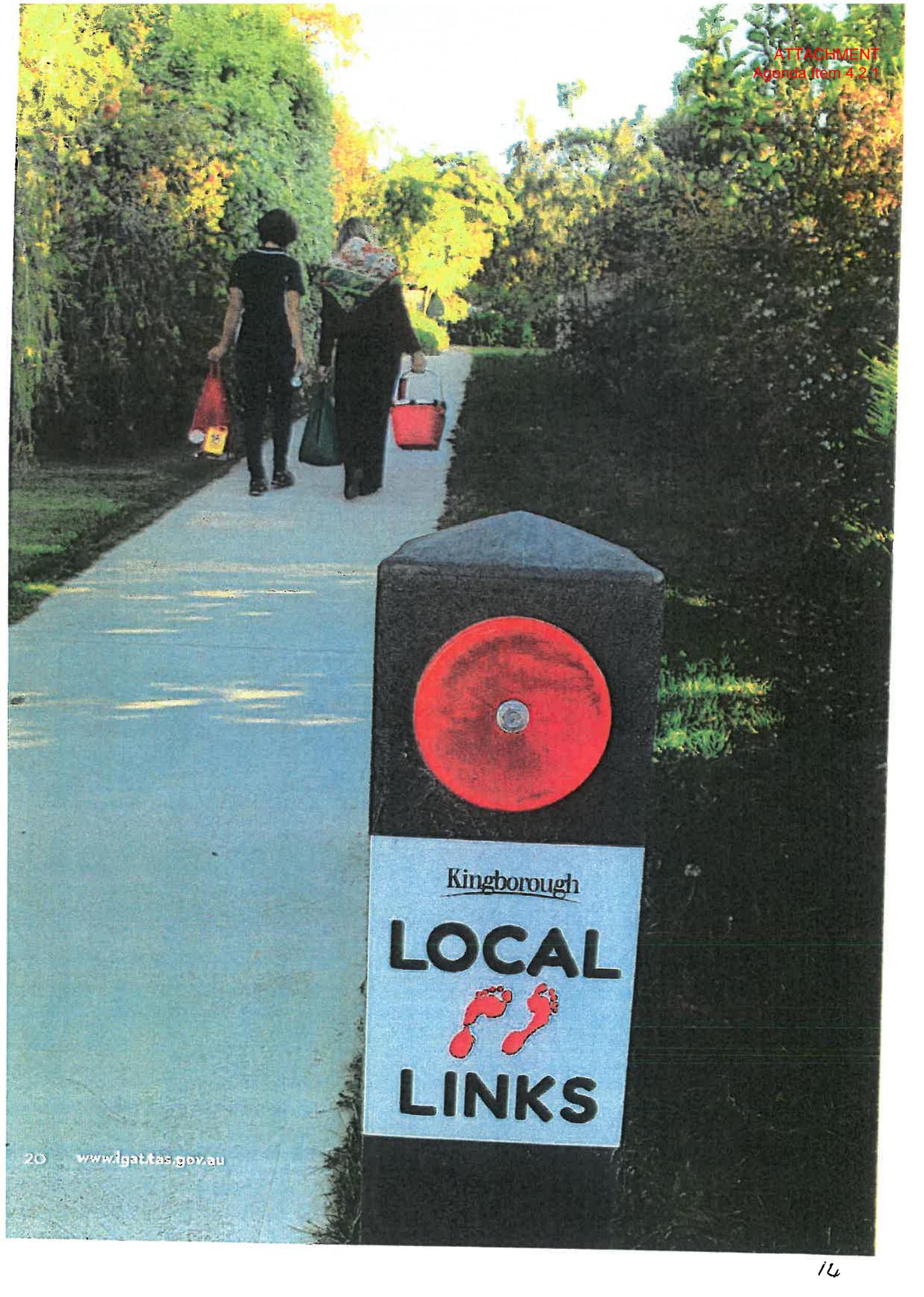
Path at Somerset



Path at Latrobe

Example of path - Ross





- **Pathway on the Foreshore Esplanade – New. High Street to the Car Park**

Currently there is no footpath between High Street and the car park / toilet block area of the foreshore. Pedestrians are more often than not seen walking on the roadway at this location. With the popularity of the upgraded toilet block and the potential for increased visitors in the area as it develops, then the need for a footpath will be a high priority. It is proposed that the path be placed on the foreshore side of the roadway.

This was discussed in detail at the Committee meeting, and it was agreed that the level of pedestrian traffic in the area was likely to substantially increase in the near future.

As there is no path formed here at all, the cost per metre will be higher than the ‘upgrade’ of the path budget discussed in the previous item. The path should be pursued from a safety point of view at the very least.

Conclusion: The committee agreed to nominate this as a budget item for Council to consider.

Overall Summary: Excel spreadsheets of the proposed 19/20 budget activities and costs were circulated at the meeting.

Members considered the items (as listed above) and any other items that they would like to be included in the budget request to go to Council.

Member concluded that the budget submission, as outlined in the Excel spreadsheet, be submitted to Council for the 19/20 budget deliberations.

RECOMMENDATION

That the budget, as proposed by the Committee be considered by Council for funding in the 2019/2020 Council budget.

SUB COMMITTEE RECOMMENDATION TO COUNCIL:

MOVED Mr Robert Foster

SECONDED Mr Athol Bennett

THAT the proposed Committee budget items be submitted to Council for consideration as part of their annual budget deliberations.

CARRIED

Item/Activity	Lake Dulverton & Callington Park Management Committee 18/19 Current status- Works Schedule and Budget Detail	18/19 Budget	Expenditure to date	Balance	Proposed / Committed		Carry Forward Balance
					Expenditure prior June 30th 2019	Detail	
1	Balance forward Lake Dulverton Commonwealth Account	6633					
2	Callington Park 1. BBQ - replace old ones with new. 2 units @ \$2500. 2. Install water line tap to the Overflow camping site area. (\$500)	6740	8658.89	-1918.46	775.00	Post and Rail fence	-2693.46
3	Dulverton Walking track (Flax Mill to Parattah section) General improvements & continued upgrading. Re- coating of gravel in some areas as required.	4558	2923.74	1634.01			1634.01
4	Lake Dulverton Foreshore improvements (town area to Flax Mill) Upgrade/maintenance & repairs including seating/tables and minor items.	1000	1328.04	823.04	210.00	Foreshore stop-over sign upgrade of numbers and info	-538.04
5	Midlands Water Scheme Operating budget - purchase of water for Lake Dulverton	24115	25605.50	-1490.69			-1490.69
	Marys Island Investigate feasibility of some form of access from end of Mahers Point across to Marys Island. Planning, public consultation and preliminary engineering. (Note: link to Marys Island idea already passed through one lot of consultation when current Action Plan was out for public comment)	0		0.00			0.00
6	Landscaping of foreshore at "pine tree" area near Mahers Point Removal of trees will be done under the Works Dept budget. Reinstatement / Landscaping of area. Costings shown are based on the current plan (draft).	25000	5983	19017.30			19017.30
7		\$ 68,046.36	\$ 44,498.87	\$ 18,065.20	\$ 985.00		22562.49

0	Item/Activity	Lake Dulverton & Callington Park Management Committee Proposed 19/20 Works Schedule and Budget Detail NEW ITEMS IN BOLD	Carry forward 18/19 budget	Budget requestd	Balance
1	Balance forward	Lake Dulverton Commonwealth Account	6633		
2	Callington Park	Surface upgrade. Resow and install a watering system to ensure ground can be kept to a good standard throughout the year	0	39500	39500
3	Callington Park	Playground - Stage 1. Purchase and installation of play equipment. <i>(Note: Committee wish to further consider the equipment items)</i>		500000	500000
4	Lake Dulverton foreshore	Pathway created from High Street to the Stop Over Area (currently no path exists) Approx 250m	0	70000	70000
5	Lake Dulverton foreshore	Upgrade of pathway from Stop over area to the infant school (approx 600M) <i>(Note: Committee have expressed preference for a path style that is similar to that on the Queens Domain as an example - durable and relatively easy to establish. This option means that the path would likely extend further than the original 600m)</i>	0	123000	123000
6	Lake Dulverton foreshore	Planting of Poa on the bank near Neil Espies, Plants in front of Mid FM Radio Station, and other		400	400
7	Lake Dulverton walking track	Track maintenance (Works Dept)			
8	Midlands Water Scheme	Operating budget - purchase of water for Lake Dulverton <i>(Note: Current budget + 10%)</i>	0	5000	5000
9	Marys Island	Investigate feasibility of some form of access from end of Mahers Point across to Marys Island. Planning, public consultation and preliminary engineering. (Note: link to Marys Island idea already passed through one lot of consultation when current Action Plan was out for public comment)	0	28166	28166
10	Landscaping of foreshore at "pine tree" area near Mahers Point	Removal of trees will be done under the Works Dept budget. Reinstatement / Landscaping of area. Costings shown are based on the current plan (draft).	19017	0	19017
			\$ 25,650	\$ 766,066	\$ 785,083

6.2 OTHER

6.2.1 *Lease of Lake Dulverton and Foreshore to Council*

Matthew had a copy of the lease. The lease between Parks and Wildlife and Council had been signed and dated 8th May 2009. It is a twenty year lease. At the last meeting it was reported that it was about to expire, but it is now evident that it still has 10 years to run.

6.2.2 *Bund Wall Pipe*

There was a query on the bund wall pipe and the bund wall in general in terms of any leakages of water. It was mentioned that the pipe and the wall area had been looked at and a bit of dye had been used around the pipe area. It was not evident that there were any leakages occurring.

6.2.3 *Old Bird Sign on the Foreshore*

The very old bird sign on the foreshore has been removed. It was out of date, and in very bad repair.

6.2.4 *Suggestion of a rubbish bin at the Aquatic Club Building*

It was suggested that a rubbish bin be placed somewhere near the track and the shower area vicinity.

6.2.5 *Storm Water Pipe near the Sewage Pump Station*

The storm water pipe near the TasWater pump station on the Esplanade needs to be extended. Water from the pipe is reportedly undermining the stone wall at this location and the edge of the walking track is subsiding as a consequence.

7.0 NEXT MEETING

Monday 5th August at 6.30 p.m. Council Chambers, Oatlands

* * * * *

The meeting closed at 8.05 p.m.



URBAN EP

Feasibility Study into a Statewide Waste Management Arrangement

Part A summary report – Needs and benefits study

Prepared for

Local Government Association of Tasmania

April 2019



Feasibility study into a Statewide Waste Management Arrangement for Tasmania – Part A

Project: UEP077

Client: Local Government Association of Tasmania

Client contact: Dion Lester, Policy Director

Author

Urban Elements & Practice Pty Ltd

ABN 41 164 939 968

Clifton Hill Victoria 3068

Phone: +61 432 391 835

nathan.toovey@urbanep.com.au

Quality information

Document	Feasibility Study – Part A summary report
Reference	UEP077-2 version 2.0
Date	April 2019
Prepared by	Nathan Toovey and Nathan Malin

Disclaimer

The information contained in this document has been carefully compiled but Urban EP takes no responsibility for any loss or liability of any kind suffered by any party, not being the intended recipient of this document, in reliance upon its contents whether arising from any error or inaccuracy in the information or any default, negligence or lack of care in relation to the preparation of the information in this document.

Table of contents

1. Introduction.....	1
2. Methods	2
3. Current waste management arrangements in Tasmania	3
4. Demand for a statewide arrangement	5
5. Functions and benefits of a statewide arrangement	6
6. Alignment with directions taken by mainland states	13
7. A framework that responds to Tasmania’s features.....	15
8. List of recommendations	18

List of acronyms

CCA	Cradle Coast Authority
CCWVG	Cradle Coast Waste Management Group
CDL	Container Deposit Legislation
DPIPWE	Department of Primary Industries, Parks, Water and Environment (Tasmania)
EPA	Environment Protection Authority (of Tasmania, unless otherwise stated)
ILM	Investment Logic Map
LGAT	Local Government Association of Tasmania
NTDC	Northern Tasmania Development Corporation
NTWVG	Northern Tasmania Waste Management Group
STCA	Southern Tasmanian Councils Authority
SV	Sustainability Victoria
WSS	Waste Strategy South

Acknowledgements

The project team recognises the input, expertise and time given from a range of organisations and individuals in supporting the preparation of this report.

We unreservedly acknowledge the involvement of:

- The Local Government Association of Tasmania
- EPA Tasmania
- Cradle Coast Waste Management Group and member councils
- Northern Tasmania Waste Management Group and member councils
- Waste Strategy South and member councils
- Tasmanian Department of State Growth
- Martin Robinson (Veolia Waste Management)
- John Crispijn (Veolia Waste Management and WMAA)
- Brad Mashman (Glenorchy Tip Shop)
- The Honourable Pam Allan, University of Tasmania
- Kassey Truesdale, WA Department of Water and Environmental Regulation

1. Introduction

This report summarises the findings and recommendations on the needs that can be met and benefits that can be delivered by a statewide waste management arrangement for Tasmania. This 'statewide arrangement' grants an opportunity to deliver a number of functions and services to support better waste management across the state, and to complement existing actions and initiatives delivered at state, regional and local scales.

This report satisfies the first stage (i.e. 'Part A') of a two part feasibility study undertaken on the Local Government Association of Tasmania's (LGAT) behalf. In reading the report and its recommendations, LGAT and its partners can make an informed decision to progress with the second part of the feasibility study (i.e. 'Part B').

This second part explores and assesses different approaches to deliver an agreed statewide arrangement; prioritises the allocation of responsibilities to various bodies; and guides interactions across statewide, regional and local spheres of activity. It positions LGAT and its partners to implement a statewide arrangement that is geared towards efficient and confident delivery, and assign roles to entities that have an interest in and capacity to deliver benefits for Tasmania's people and the environment.

Feasibility study for a Tasmanian Statewide Waste Management Arrangement

Part A (Jan – April 2019): Collate evidence and present findings on the needs for and benefits of a Statewide Waste Management Arrangement ('statewide arrangement').

Part B (May – July 2019): Develop the purpose, role, functions and governance apparatus of this statewide arrangement as necessary for planning, co-ordinating and delivering state-wide waste policies, strategies, programs and services.

Drivers for this work include a range of connected concerns that have been expressed by stakeholders:

- Waste management service levels and outcomes in Tasmania lag behind those of the mainland states
- A range of benefits that stem from better waste management will remain unrealised for the foreseeable future (in the absence of change)
- The timing, scope and ambition to finalise and implement a Tasmanian Waste Action Plan, currently being developed by the Tasmanian Government, remain uncertain
- The lack of progress in and political indifference towards addressing the state's waste management challenges causes Tasmania to be increasingly 'out of step' with the more proactive national agenda for waste policy, as set out in the *National Waste Policy 2018*.

The project responds to these drivers by providing an evidence base for the need for action at a statewide level. This evidence base accounts for Tasmania's unique characteristics and acknowledges the continuance of a strong regional and local contribution to waste management outcomes on the island.

2. Methods

Findings for Part A of the feasibility study were prepared through five components of work, completed from January through April 2019.

1. Review of existing Tasmanian waste management arrangements at local, regional, state and national scales.
2. Workshops¹ with stakeholders to incorporate:
 - Waste management priorities
 - Perceptions of where arrangements are achieving and are underperforming
 - The nature of problems that underlie important areas of underperformance
 - Potential solutions, drawing on problem insights shared by stakeholders.
3. Preparation of abridged Investment Logic Maps that define and link problems (such as market failures and organisational deficiencies), benefits, and functions necessary for the arrangement to deal with a set of identified challenges in waste management. These functions are examined in light of National Waste Policy and the development of a Tasmanian Waste Action Plan, led by EPA.
4. Comparison of proposed functions with arrangements adopted in nearby jurisdictions, to better understand how the proposed statewide arrangements relate to current directions and ambitions pursued on mainland Australia and in New Zealand.
5. Exploration of aspirations and ambitions that a statewide arrangement for waste management could be applied towards. Stakeholders had expressed an interest in pursuing a circular economy transition to varying degrees, while adopting measures that improved how existing services and markets function. In examining how a circular economy may be pursued for Tasmania, the study sheds light on the extent that benefits may be captured, and the balance of effort to direct towards different statewide functions to realise them.

¹ A workshop summary report has been separately provided for LGAT's records.
Tasmanian Statewide Waste Management Arrangement feasibility study – Part A summary report
April 2019

3. Current waste management arrangements in Tasmania

Part A of this study determines the needs and benefits in establishing a statewide arrangement for waste management in Tasmania. To proceed, it is useful to take stock of current arrangements that may be in place at local, regional, whole-of-state and national scales. This process allows for a proposed statewide arrangement to avoid duplication, interact constructively and align with other layers of responsibility that relate to waste management.

While the long form report carries greater detail on current waste management arrangements, Table 1 below presents an overview of public roles (functions) presently performed in Tasmania, at local, regional and state scales.

Table 1: Functions to support, improve and deliver waste management services at local, regional and state scales.

Function	Explanatory notes	State	Regional	Local
Regulation of waste management / litter	Covers regulation, investigation, issuance of penalties, prosecution etc.	✓		✓
Engagement, education & communications	Guidance and education on preferred practice and conduct	✓	✓	✓
Strategy development	Development of strategies, vision, and associated actions	✓	✓	✓
Data gathering	Data gathering in support of strategy and/or operations	✓	✓	✓
Initiative funding	Funding to meet strategic objectives via programs, pilots etc.		✓	✓
Infrastructure funding	Provision of capital in support of strategically aligned infrastructure		✓	✓
Procurement support for waste services [‡]	Advise, support and navigate procurement processes		✓	
Coordination of actions and commitments	Coordination of core stakeholders and/or members		✓	
Procurement of services [‡]	Waste, recycling, organics, hard waste, chemicals etc. related services		✓	✓
Advocacy and input [‡]	Development of positions and representation in support of reforms	✓	✓	✓
Market instruments	Application of charges and levies etc. to alter market landscape		✓	
Ownership / operation of facilities	Ownership and operation of landfills, transfer stations, MRFs etc.			✓
Maintenance of public spaces	Park maintenance, street sweepings, facility waste management			✓
[‡] <i>Procurement support</i> , <i>direct procurement of services</i> , and <i>advocacy and input</i> are functions that include activities performed by LGAT on behalf of its member councils.				

This review finds that current statewide roles are limited, focusing on:

- **(EPA led) regulatory processes** such as guidelines; permit, licence and works approval processes; investigation and evidence gathering; and penalties and enforcement.
- **Education and engagement** through two separate streams:
 - 1) Through the *Rethink Waste* website supported by the three regional bodies
 - 2) EPA's website, containing educational and engagement resources.
- **Strategy and action plan development** through current development of the Waste Action Plan by the EPA, and Department of State Growth's development of a framework for bioenergy (which is yet to establish links to waste outcomes).

Other jurisdictions (see Section 6) have moved beyond this regulatory focus and deploy a wider range of tools at a statewide scale, with these wider obligations often prescribed in legislation. Their wider commitment reveals that the more limited approach taken by Tasmania is atypical, and a willingness for Tasmania to develop further functions is likely to be welcomed by industry.

Table 1 clearly shows that the majority of public roles supporting waste management in Tasmania occur at local and regional levels. Their functions and outlooks are shaped to the needs of each region. There is no evidence of incentives or requirements from state government for increased consistency in or coordination across regional approaches, to ensure benefits are realised across the state. Any coordinated approaches are largely self-organised, driven and resourced by the regional authorities (e.g. *Rethink Waste* and related communications). Within this approach with its dominating reliance on local and regional leadership, it is not clear how any national- or state-driven priority (if defined) could be consistently driven across the state.

This study of current arrangements shows that momentum and achievement at local and regional levels may vary within and across regions:

- Not all of Tasmania's councils derive benefits from membership in a regional waste management arrangement, with the more remote councils being less inclined to be part of a regional arrangement, and with some regional authorities (notably in the south, at the time of writing) undergoing periods of membership instability.
- Two of three regions use a 'voluntary' landfill levy to drive investment in regional waste activities while the other relies on budget contributions from councils that are allocated on an annual basis. These different funding arrangements seemingly affect the level of continuity and confidence that a regional authority brings to its operations and business planning activities, and may influence what can be achieved.
- Subsets of councils own significant regional assets, i.e. Dulverton Waste Management and Southern Waste Solutions are owned by joint authorities in the northwest and south respectively, with collective ownership of assets seemingly more common than collective or group procurement of services. Anecdotally, this may affect perceptions as to whether each council's access to infrastructure and services is transparent and equitable, which in turn may affect councils' ability to collectively negotiate efficient service delivery arrangements.

Current arrangements indicate that there is scope for Tasmania to take on a range of activities to better support and direct waste management at a statewide scale, should there be merit in doing so. As well as improving the response to a range of problems of statewide significance (covered in the next section), this may better prepare the state to leverage the current national momentum for better waste management and to augment local and regional leadership.

Recommendations:

1. An expanded statewide arrangement should in principle and practice, seek to maintain, provide for and leverage a minimum capacity and capability at the regional scale as a component to delivering on statewide goals. This may be achieved through supporting an agreed set of core functions within each region.
2. An expanded statewide arrangement should provide a minimum level of service and support to all Tasmanian councils, irrespective of their membership in a regional authority.

4. Demand for a statewide arrangement

Five workshops were held with stakeholders including the regional waste management authorities; council officers, executives and elected councillors; representatives from the resource recovery sector; and Tasmanian Government officials with an interest in the area.

Despite affirming local, regional and state achievements over the years, workshop participants expressed a strong and common view that current waste management arrangements fall short of what may be achieved with the addition of a suitable statewide contribution. They identified a breadth of areas associated with waste management and resource recovery where this arrangement could respond to challenges and deliver benefits.² On this basis, the stakeholders explicitly demonstrated the consensus that an appropriate statewide arrangement for waste management is urgently needed in Tasmania.

Four problem areas were identified by stakeholders (see Table 2) as priorities for the arrangement to attend to, to bring value to the community and protect the environment:

1. Poor cohesion in the demand for organics recovery services
2. Insecure market for investing in recovery infrastructure
3. Risks and harms incurred by tyre stockpiles and illegal dumping
4. Resource inefficient use of single use plastics and packaging.

Table 2: Selection of each priority problem area as a theme to explore in detail during Part A workshops (Marked cells refer to where the stakeholder group expressed strong interest in having the statewide arrangement address the problem area).

Problem area	Southern region councils	Northern region councils	Northwest region councils	State government	Resource recovery sector
Lack of cohesion in demand for organics	●	●		●	●
Illegal dumping and/or tyre stockpiling	●	●	●	●	
Insecure market for investing	●	●	●	●	●
Resource inefficient use of plastics & packaging	●	●	●		

² These areas are listed in detail in the long form report, Appendix 3.
Tasmanian Statewide Waste Management Arrangement feasibility study – Part A summary report
April 2019



The level of stakeholder consensus indicates that benefits will be shared across the island and stakeholder groups rather than accruing to any particular interest groups. This can be re-confirmed during Part B of the feasibility study by further widening the range of stakeholders consulted, and as different models for apportioning roles and responsibilities are tested.

Depending on the needs of partners and stakeholders and how they shift in response to the operating landscape, the priorities that the statewide arrangement focuses its efforts on can be re-aligned over time. That is, the above problems are a suggested starting point to build from.

5. Functions and benefits of a statewide arrangement

Engagement with stakeholders reveal the opportunity to address perceived shortcomings and problems in how waste management functions are delivered in Tasmania. An abridged Investment Management Standard process³ was followed for this project, where:

1. A number of priority problem areas were selected (see Table 2 above), based on challenges confirmed by waste management stakeholders during workshops held across Tasmania.
2. These problem themes were examined according to the prevailing features that obstruct the delivery of optimal services and outcomes, or otherwise impair public benefits and damage the environment.
3. Each problem was re-cast in terms of the benefits that could be attained in addressing the problem, and government functions were put forward as a means to address those problems and deliver related benefits.
4. Functions were then reviewed for whether they were best delivered at a statewide level. Responding actions to use at local and regional scales were also proposed as a way to deliver a coordinated approach.
5. Proposed functions were finally considered in light of their interdependencies and the necessary phasing in of 'clusters' of functions that follow a logical order of precedence.

This section presents the findings determined through the above sequence, and specifies a statewide arrangement that inherently delivers public value. The proposed scope of functions are examined in light of their alignment to the principles set out in the *National Waste Policy 2018* and draft priorities that the Tasmanian Waste Action Plan is being developed upon.

Proposed functions and their phasing in over time

Based on the above procedure, the proposed model would phase in up to thirteen functions for a statewide arrangement over time (see figure overleaf, green box on right). This would deliver multiple benefits across Tasmania's reputation, human health and the environment, and stimulating economic development (figure overleaf, blue boxes on lower left).

³ An abridged process (see Appendix 1 of long form report for method details) was used on the basis that the preferred approach which involves a series of workshops to progress through the method is not feasible during this project. However, because the intent of the project is to set out the need for a given set of statewide functions / interventions, rather than to justify a large public outlay or commitment, this abridged approach does not substantially introduce a significant risk to the process.

Tasmanian statewide waste management arrangement

Problems to address

1. Poor cohesion in the demand for organics recovery services
 2. Insecure market for investing in recovery infrastructure
 3. Risks and harms incurred by tyre stockpiles and illegal dumping
 4. Resource-inefficient use of single use plastics and packaging
- ... plus others to be agreed with waste management partners

Benefits

Enhance Tasmania's image

Positive culture towards waste management and 'faith in the system'

Climate change tackled through local solutions

Tasmania seen as valuing its natural assets

Narrative to attract visitors, residents, investors

Tasmania as a leader in tackling problem wastes

Government delivering on expectations to help people lead lower impact lifestyles & businesses

Protect health & the environment

Effective prevention & inhibition of littering, dumping and stockpiling

Cleaner & safer environment due to less illegal dumping & litter

Low reliance on landfills - lower landfill impacts including gas emissions, leachate, odour and amenity impacts

Greater self assurance in how to recycle

Soil quality improved using locally recovered material

Efficient resource use embedded in consumer decisions

Foster economic development

Natural assets retain value and are untarnished

Brands that rely on a clean image of Tasmania retain market credibility

Resources are recovered and used, in line with the scale of opportunity

Efficient private & public investment in recovery infrastructure and jobs

Efficient service prices that reflect demand over time

Strong local markets for recovered resources

Lower costs & risks borne by the recovery chain

Functions

1. Vision statement for waste management / circular economy in Tasmania, linked to a credible commitment to take action.
2. Statewide infrastructure & service planning and scheduling.
3. Development of strategies for priority items, including:
 - organics from municipal and commercial sources
 - end of life tyres
 - single use plastics and non-recyclable packaging
 - others identified as a priority for Tasmania.
4. Statewide data collection, analytics and reporting:
 - tracking and investigating illegal dumping incidents
 - volume of waste generated and services demanded at statewide & regional scales
 - projection of capacity needs for infrastructure and services
 - to inform preferred interventions to problem materials.
5. Governance and collaboration models to engender trust & commitment:
 - to support surveillance & remediation of dumping sites
 - to build certainty for new services & assets to come online.
6. Local government engagement and procurement support to lock in demand for new services and facilitate efficient use of assets.
7. Coordinated education, engagement and marketing:
 - to ostracise illegal dumping and encourage reporting
 - to foster acceptance and uptake of new recovery services
 - to stimulate demand for recovered resources
 - to support best practice in local and regional services
 - to guide consumer & purchasing behaviours and decisions.
8. Statewide enforcement and prosecution of stockpiling in breach of licence conditions, and illegal dumping.
9. Market development measures including sustainable procurement:
 - to stimulate markets for resources recovered locally
 - to foster the replacement of non-recyclable and single use items with reusable / recyclable / recycled content items.
10. Coordinated advocacy and policy input at the national level, where national solutions are deemed to be more effective.
11. Product stewardship of priority items including product re-design and takeback arrangements (e.g. CDL) - pending examination of net benefit.
12. Infrastructure funding to stimulate investment in recovery assets
 - Pending private investment gap analysis & case for public funding.
13. Market and/or statutory instruments (e.g. levies, bans from landfill) to address gate fee differentials
 - Pending an analysis of gap between gate fees for new services and willingness to pay above existing landfill rates.

These thirteen functions of a statewide arrangement can be organised into three clusters:

- Functions to support situational awareness and direction setting (Functions 1 to 4)
- Functions to support and influence primary stakeholders (Functions 5 to 10)
- Dedicated intervention measures backed by accumulated evidence (Functions 11 to 13).

As detailed in the long form report, a suitable approach to building up functions for a statewide arrangement may be to phase in clusters of functions according to a logical sequence. In this approach, early stages of the statewide arrangement would focus on processes to:

- Set out a vision and strategic planning on priority components
- Take stock of current infrastructure and services at state and regional scales, and review their fitness for Tasmania's future needs (in light of an agreed vision and direction)
- Plan and invest in a robust and needs-driven data framework, that supports planning and delivery at statewide, regional and local scales; and enables the preparation of materials to support different stakeholders who play a role in the transition to better outcomes.

A phased approach allows time for the arrangement to concurrently plan for and build capacity for core and ongoing 'on the ground' activities (Functions 5 to 10); and to collect and develop robust evidence to inform how infrastructure grants, product stewardship for priority items (such as a container deposit scheme for beverage packaging), and market instruments would optimally work in Tasmania (Functions 11 to 13).

As shown in the above diagram (in blue, lower left corner) the arrangement has the opportunity to deliver multiple benefits to Tasmania and its environment. Whether the arrangement maximises these benefits rests upon the ambition, vision and commitment of partners invested in the statewide arrangement. A strong adoption of circular economy principles while also attending to waste management standards, practices and competitive efficiencies would help to achieve benefits for Tasmania. Resourcing of the arrangement and related activities should be commensurate with the problems and opportunities at hand.

Funding a statewide arrangement

None of the recommended functions dictate a specific funding model, and could be funded through one or more mechanisms including the following (as examples):

- Agreed commitments from partners over a preferred funding cycle (e.g. from their operating budgets)
- State budget allocation processes
- Limited project funding (which may include state and/or Commonwealth contributions)
- Landfill levy⁴ revenue hypothecation arrangements, as used by some mainland states.

These options can be further explored in Part B of this study, and need to be viewed from a range of viewpoints to ensure a level of stability, efficiency and consistency with the purposes behind establishing a statewide waste management arrangement.

⁴ Pending decisions on the adoption / continuity of landfill levies at state and regional scales and acknowledgement of a relationship to funding waste management activities.

Benefits derived from a statewide arrangement

Benefits aggregated from addressing all four of the initial problem areas are summarised in the figure above⁵ and are spread across reputational improvement, economic stimulus, and protection of the environment and human health. As the statewide arrangement takes on a wider range of challenges in waste management in response to needs and demands, the range of benefits may similarly expand.

At this stage, these benefits cannot be verified or quantified until a further level of detail relating to ambitions and target outcomes is confirmed. That is, they remain nominal until partners co-investing in the statewide arrangement make a credible commitment to realise those benefits. Based on a consideration of driving principles used to direct the statewide arrangement (explored later in this report), it is argued that a strong adoption of circular economy practices and adequate resourcing would help to maximise the benefits.

Aligning functions of a statewide arrangement to national and state policy and plans

The proposed functions under a statewide arrangement map well against the five principles of the National Waste Policy 2018 as set out below (Table 3).⁶ Improved alignment with national direction should improve Tasmania’s ability to leverage national momentum (and any future support) for better waste management, adding value to local, regional and state leadership.

Table 3: Principles included in and guiding the National Waste Policy 2018.

5 principles set out in <i>National Waste Policy 2018</i>
1. Avoid waste
2. Improve resource recovery
3. Increase use of recycled material and build demand and markets for recycled products
4. Better manage material flows to benefit human health, the environment and the economy
5. Improve information to foster innovation, guide investment and inform consumer decisions

Guidance from the EPA indicates that the development of the Waste Action Plan will be structured into six themes. In principle, the proposed statewide arrangement could integrate positively with the final Waste Action Plan (see Table 4 below), and may provide a suitable framework to apportion and share implementation responsibilities (pending Part B findings on a recommended configuration and governance for a statewide arrangement).

In effect, local government and other partners’ planning on the statewide arrangement (guided through this project) will help them proactively negotiate on the scope and assignment of responsibilities identified as necessary to deliver the Tasmanian Waste Action Plan, pending its release.

⁵ Details of each benefit linked to individual problem areas are in Appendix 4 of the long form report.

⁶ Further explanation of links between individual national waste policy principles and the proposed functions are set out in the long form report, Section 5.3.



Table 4: Waste Action Plan themes (in development, provided by EPA) and how they intersect with the proposed statewide arrangement.

Action plan theme	Statewide arrangement links
Governance <ul style="list-style-type: none"> Statewide arrangements Roles & responsibilities 	<p>This study proposes statewide arrangements to deliver benefits by design. Governance settings, including roles and responsibilities across a number of functions, are to be resolved during Part B. Governance and collaboration expertise is also a capability set out in the suggested arrangement.</p>
Data, target setting & innovation <ul style="list-style-type: none"> Develop targets Improve data to support investment Bolster innovation & research networks 	<p>Vision and targets are posed as priorities for the arrangement to implement, along with improved data collection and reporting. Data management is recommended as requiring a joined up approach. Innovation funding is proposed as a potential means to lift the viability of the recovery sector, although end purposes and outcomes need to be defined with respect to circular economy opportunities.</p>
Infrastructure planning <ul style="list-style-type: none"> Develop resilient markets Account for projected needs 	<p>Infrastructure planning has been explored as a critical priority for waste management, with a set of responding functions proposed in Appendix 4. Up to five statewide functions are suggested as being directly applicable to infrastructure planning and granting investor certainty, and other functions may have a supporting role to deliver an environment in which infrastructure delivers optimal returns to the community and private investors.</p>
Support for industry <ul style="list-style-type: none"> Cross sector collaboration Market development & procurement 	<p>The proposed arrangement recognises the need to support industry in its role in transitioning to a circular economy, where there is evidence that this support is vital. Should Tasmania commit to an ambitious circular economy vision, market development and procurement will become high priorities.</p>
Education <ul style="list-style-type: none"> Enhanced community engagement and education Roll out of state government election commitments Private sector promotion and marketing of goods with recycled content 	<p>Education is a stated priority for a statewide arrangement to deliver on, with responding functions at the regional and local level. Education is particularly relevant with regard to:</p> <ul style="list-style-type: none"> Reducing dumping and guiding communities and business to reporting on and discouraging illegal waste management practices Gaining community buy in for the transition to organics reprocessing services Improving the quality and volume of recovered materials collected from the kerbside and elsewhere, and transitioning to lower impact consumer decisions and business practices
State-national policy <ul style="list-style-type: none"> Align state and national settings Specify standards for recycled materials 	<p>State-national policy links are not a focus area for this study (but refer to Section 3.5 for a review of interactions). A statewide arrangement that coordinates across local, regional and state government levels will best position the Tasmanian Government to engage with the Commonwealth, noting that policy input and advocacy is recommended as a function for the arrangement to adopt.</p>

Promoting collaboration across state, regional and local levels

Local and regional actions that could be applied in response to each statewide function have been mapped out and are provided in Table 5 overleaf. It shows that opportunities to be involved can be coordinated across different scales. This coordination model will help local governments and regions plan for and capture the benefits that a statewide arrangement offers.

The project team concedes that some of the areas described in Table 5 may already be actively delivered in different regions and council areas. Yet having additional support at a statewide level may engender improved outcomes and efficiencies at these more localised levels. Further, it is through aligning different levels of decision making, investing and taking action that a strategic approach to waste management in Tasmania may be effectively delivered with strong support across the island.

The project team understands that, at the time of writing, one of the regional authorities is undergoing substantial change in its membership composition. Up to four councils may elect to discontinue membership in their regional joint authority in the next financial year, disconnecting them from the services and responsibilities delivered by the regional waste management organisation delegated under that joint authority.⁷ This development is important as it illustrates that a statewide arrangement will need to be able to cope with a degree of variation across Tasmanian regions and over time, with respect to the capacity of regional authorities to deliver functions for and represent the interests of different local governments.

While the statewide arrangement could in itself be a stabilising influence, depending on the resilience it can introduce and foster at local and regional levels, it also needs the means to provide functions and services irrespective of changes in regional capabilities. This will be explored further during Part B of the feasibility study.

Should a statewide arrangement come into being in Tasmania informed by this feasibility study, the suggestions in Table 5 may be useful as a starting point to negotiate respective roles through a more formal process. This process might review and harmonise activities at different scales of operation, and enshrine particular roles/actions through suitable governance apparatus and resourcing mechanisms.

⁷ This understanding is based on advice provided by LGAT and regional authorities.



Table 5: Suggested functions and actions at regional and local scales, that correspond with proposed statewide waste management arrangement functions.

Statewide function	Regional function / action	Local function / action
Vision statement linked to a credible commitment	Regional waste management & resource recovery strategic plan	Local government waste strategy and deployment of services in line with state and regional goals
Development of strategies for priority areas		
Statewide infrastructure and service plan	Regional infrastructure schedule and plan	Input to regional and state infrastructure plan based on projected needs and service objectives
Data collection, reporting and analytics	Input into requirements based on member needs and constraints, regional strategic objectives	Input into requirements based on needs and constraints, commitment to submit data
Governance and collaboration models	Participation and input to collaboration processes	Participation and input to collaboration processes
Council engagement & procurement support	Partner in engagement & procurement services	Participation as client in procurement support
Coordinated engagement & education programs	Partner in coordinated engagement and education planning, oversight and evaluation	Education program delivery and evaluation
Statewide enforcement & prosecution	Assist to mediate and communicate respective roles in enforcement and prosecution	Partnership in enforcement and prosecution (e.g. surveillance, investigations and reporting roles)
Market development & sustainable procurement	Review of regional opportunities in line with economic development drivers Draft guidance and assist roll out of sustainable procurement in the region	Uptake of sustainable procurement policies Partner in stimulating market development in the local area Trialling of new product applications (e.g. testing specifications and medium scale applications)
Coordinated advocacy & policy input	Coordination of member views and input; and formulation of regional positions	Input into regional and state positions; coordination / collaboration across peer councils
Product stewardship	Input into product stewardship models Review how product stewardship options interact with regional strategic plans, member services, regional communities and economies	Consultation of impacts on local economies and communities Opportunity to deliver services and trial programs
Infrastructure funding	Review of infrastructure needs and opportunities in line with regional schedules and strategic plans Coordination of responses across region	Opportunity to seek infrastructure funding to improve council-owned facilities and services
Market and statutory instruments	Potential role in implementation, collection and/or allocation, depending on model adopted	Potential role in implementation, collection and/or allocation, depending on model adopted

Tasmanian Statewide Waste Management Arrangement feasibility study – Part A summary report

April 2019

Recommendations:

3. LGAT to note that the stakeholder engagement and analysis in Part A of this project supports the needs for and benefits of a Statewide Waste Management Arrangement, and that those benefits may be shared across state, regional and local levels.
4. LGAT to note the functions proposed in completing Part A of the feasibility study, as providing a statewide arrangement with a suitable scope of responsibilities to deliver the recognised benefits and address priority problems identified by stakeholders.
5. LGAT to support Part B of the project to further develop the purpose, role, functions and governance apparatus of the statewide arrangement as necessary for planning, co-ordinating and delivering statewide waste policies, strategies, programs and services.

6. Alignment with directions taken by mainland states

The proposed arrangement is consistent with the direction of all the mainland Australian states (see Table 6 overleaf for a summary of functions adopted or proposed for each location).

- South Australia (2015-16 recycling rate of 78 %), Victoria (68 %) and New South Wales (59 %) have had similar functions in place since 2014-15, and are leading the country in terms of resource recovery rates.
- Western Australia (53 %) and Queensland (44 %), two historic 'laggards' compared with other mainland states, are moving towards recycling targets of 75 %. They expect to have expanded Waste and Resource Recovery Strategic Plans and arrangements in place by the end of 2019 (Western Australia is now finalised, Queensland is in public draft stage), with a strong commitment to circular economy approaches.

New Zealand is also a useful comparison in terms of what it is not doing, its limited recycling performance (28 %), and the level of criticism this has attracted. Current statewide arrangements in Tasmania arguably have more in common with New Zealand's current national arrangements than they have with the direction taken by other mainland states.

It is instructive to look at public funding levels committed in each state. Public investment in improving waste management in Tasmania via the regional authorities (using landfill levies and council budget allocations paid to regional authorities) is presently around \$1.1 million per year. This is in lieu of an ongoing state government budget dedicated to waste related matters. Allowing for differences in the volume of waste generated in each state and in New Zealand, this \$1.1 million is substantially less than the state government outlays provided by all mainland Australian states and national outlays implemented by the New Zealand Government.

For example, if the mainland states carried their current (or in Queensland's case, proposed) funding models across to Tasmania, and adjusted for Tasmanian volumes of waste to landfill, they would be investing between \$6.4 million and \$21 million in a statewide arrangement and its activities each year. That is, between six and twenty times the present level of investment committed via the regional authorities. (While Western Australia's investment would equate to \$5.5 million, it is presently reviewing its landfill levy and funding settings on the basis that they may not sufficiently support the new waste strategy.)

This disparity suggests that in pursuing a functionally effective statewide arrangement, the scope of activities and level of investment are both critical to achieving the benefits for Tasmania.



Table 6: A comparison of functions deployed in Australian mainland states and in New Zealand, with additional comparative information.

	Tasmania <i>proposed</i>	Western Australia	South Australia	Victoria	New South Wales	Queensland <i>from 1/7/19</i>	New Zealand
Timeframe of present strategy / plan	n/a	2019 – 2030	2015 – 2020	2015 – 2025	2014 – 2021	2019 – 2050	2010 onward
Vision statement	✓	✓	✓	✓	✓	✓	*
Strategies developed for priority areas	✓	✓	✓	✓	✓	✓	*
Statewide infrastructure and service plan	✓	✓	✓	✓	✓	✓	*
Data collection, reporting and analytics	✓	✓	✓	✓	✓	✓	*
Governance and collaboration models	✓	✓	✓	✓	✓	✓	*
Council engagement & procurement support	✓	✓	✓	✓	✓	✓	*
Coordinated engagement & education	✓	✓	✓	✓	✓	✓	✓
Statewide enforcement & prosecution	✓	✓	✓	✓	✓	✓	✓
Market development & sustainable proc.	✓	✓	✓	✓	✓	✓	*
Coordinated advocacy & policy input	✓	✓	✓	✓	✓	✓	*
Product stewardship (including e.g. CDL)	✓	✓	✓	✓	✓	✓	*
Infrastructure funding	✓	✓	✓	✓	✓	✓	✓
Market and statutory instruments	✓	✓	✓	✓	✓	✓	✓

2016-17 recycling rates *	49 %	53 %	78 %	68 %	59 %	44 %	28 %
Recycling rate target for strategy endpoint	n/a	75 %	70 to 90 %	n/a	75 %	75 %	n/a
Generation (kg/cap yr) (2014-15) *	1,837	2,623	2,527	2,216	2,144	2,210	3,200
Metropolitan landfill levy rate (2018-19) [‡]	\$5 (current)	\$70	\$100	\$64.30	\$141.20	\$75	\$NZ10
Public investment level (adjusted to Tasmanian tonnages)	\$1.1 m (i.e. current)	\$5.5 m	\$19.9 m	\$6.4 m	\$6.4 m	\$21.4 m	\$NZ 4.5 m

* References:

Australian figures: Commonwealth Government, *National Waste Report 2018* (recycling rates) and *National Waste Report 2016* (waste generation per capita).
New Zealand figures: Eunomia, *The New Zealand Waste Disposal Levy*, 2017.

[‡] Tasmanian landfill levy based on regional rates. Queensland landfill levy rate relates to 2019-20 (i.e. proposed). Western Australia landfill levy currently under review.

Recommendations:

6. LGAT to note that, should Tasmania fail to install and fund a comprehensive and ambitious statewide arrangement including functions as set out in this report, it is likely to miss out on the benefits that are propelling the other states into action.

7. LGAT to note funding allocations in other jurisdictions, adjusted to Tasmanian tonnages to landfill, equates to investing between \$6.4 and \$21 million in a Tasmanian statewide waste arrangement each year.

7. A framework that responds to Tasmania's features

During workshops with stakeholders, participants freely mentioned some features that define Tasmania's operating landscape for waste management and resource recovery, such as:

- The costs of exporting recovered materials off the island, and risks associated with trying to sell recovered materials in distant overseas markets (i.e. in China and southeast Asia)
- Logistical costs associated with aggregating material volumes in the country's least populous state, particularly for more challenging or smaller volume materials
- Difficulties in achieving economies of scale to make some infrastructure-based solutions viable in Tasmania, and the primacy this places on getting scales and locations right.

Stakeholders saw the same characteristics as providing an opportunity for Tasmania to forge an independent path and develop solutions that are unique to its needs. Examples of Tasmania's leading position and ability to adopt independent solutions include:

1. The decision by the City of Hobart to eradicate the use of single use plastic items and packaging in retail takeaway outlets
2. Envorinex' innovative operations based in George Town, recovering commercial and industrial polymers from recycled plastic, to supply local and mainland customers
3. The Glenorchy Recovery Shop, as a leader in product and material reuse
4. Kingborough council's use of an aggregate comprising recycled materials to construct a road in partnership with RED Group, Close the Loop and Downer Group
5. City of Launceston's implementation of a food and garden organics processing facility and related kerbside collection service
6. Dulverton Waste Management's national leadership in landfill management, recognised through the WAMA Award for Landfill Excellence in 2017.

The challenges and leadership examples referenced above demonstrate an awareness of how Tasmania's features impact existing resource recovery models and drive the need to explore new solutions tailored to Tasmania's needs. They suggest that it would be appropriate for the statewide arrangement to consider circular economy principles as being core to its operations and a natural fit for Tasmania's circumstances. This is in addition to the statewide arrangement applying more established decision frameworks as represented by the waste hierarchy and the use of interventions to address market failures and drive competitive efficiencies.

Adopting these principles would compel the arrangement to take a systemic view of opportunities to achieve greater resource efficiencies across the economy, rather than being

narrowly focused on waste management and 'end of pipe' interventions. It will help ensure that some functions commonly perceived as being on the periphery of waste management – such as market development, sustainable procurement, and product design and distribution (as components of a wider product stewardship strategy) – will play a greater role where they bring clear benefits to the state and where they complement other functions.

A circular economy perspective may invite perspectives and activities for the arrangement to adopt, that may otherwise be hard to substantiate, such as:

- **A tighter focus on maximising benefits** by authorising the arrangement to work beyond 'end of pipe' solutions, being active across the Tasmanian economy as needed to yield the best results
- **Supporting regional development** by targeting collaboration with regional strategic and growth industries (e.g. food and beverage, tourism, healthcare, adventure sports), as suggested in the text box overleaf (drawing on regional development initiatives led by regional joint authorities)
- **Supporting council led innovations** such as assisting planning and design processes, and conducting research and preparing case studies to support the dissemination of information to other councils
- **Building effective partnerships** by exploiting the link between Tasmania's reputation for its unique environment and industries that benefit from this environment, and using the partnership to influence supply chains, customers, and other stakeholders.
- **Influencing projects of statewide importance** to include sustainable procurement and resource recovery measures that are partly supported by external (i.e. Commonwealth Government) funding, and build the local recovery sector.

Recommendations:

8. LGAT to note stakeholder support for, and the potential to pursue, a strong circular economy ambition through a statewide arrangement.
9. If supported, Part B of this study is recommended to further explore incorporating a strong circular economy ambition into a preferred statewide arrangement.

Circular economy for regional development in Tasmania

The **Northern Tasmania Development Corporation** (NTDC) encompasses seven council areas in the northern region, and is responsible for developing the regional economy in line with the Northern Tasmania *Regional Economic Development Plan* (REDP). Targeted sectors to develop include: innovation, competitive manufacturing, health, education, food and agribusiness, tourism and the visitor economy.

The **Cradle Coast Authority's** (CCA) members include nine councils in the northwest of Tasmania. The CCA is charged with delivering on the Cradle Coast *Regional Futures Plan*, a plan for the region to capture economy opportunities and respond to challenges in the region. The plan has several sectoral priorities including: advanced manufacturing, agribusiness and aquaculture, forestry, renewable energy, health care and social assistance, and tourism.

To the project team's knowledge, a publicly available regional economic plan has not been developed for council members of the **Southern Tasmanian Councils Authority** (STCA). However, in all likelihood, each council in the region may have an economic development plan and an interest in supporting regional industries that are spread across multiple councils.

In adopting one or more circular economy partnership initiatives in the regions, the statewide arrangement could develop action plans to assist some of their stated priority sectors to adopt more innovative and sustainable practices within their operations, e.g.:

Food and agribusiness, tourism, health, education:

Characterise organic and packaging material flows to confirm the opportunity to divert organics and packaging from landfill, and/or substitute non-renewable inputs at scale. This process would test whether the volume and grade of recoverable material meet a threshold to drive investment in additional recovery infrastructure for the region. Pending scale of opportunity, there may be the option for a grants program to fund trials, upgrades and process change-overs.

Food, manufacturing, and related distribution chains:

Explore and promote the use of low impact packaging (reusable, easily recyclable/ compostable, high recycled content) in product packaging and distribution chains. Develop guidance and/or test cases for extending shelf life and durability of products without raising impacts of packaging. Potential to run research and development trials between industry and packaging suppliers.

Education, health, food and other sectors:

Development of sustainable procurement guidance and case studies by sector, including challenges, successes and lessons. Particular focus on moving from single use items to reusable items, and preferencing the use of materials with high recycled content.

Sustainable agribusiness trials:

Test and promote low impact farm techniques e.g. using soil conditioned with recovered nutrients, reusable / recoverable silage, minimal use of chemicals, responsible disposal practice.

Regional partnership and brand development:

Develop regional partnerships with sectoral commitments to progress towards full adoption of circular economy practices. In return, partners gain branding and labelling across food/agribusiness, health, and hospitality sectors; cross-promotion with regional lifestyle and tourism events (e.g. mountain biking, food and wine trails, hiking); potential fast tracking of research and development project funding.

8. List of recommendations

1. An expanded statewide arrangement should in principle and practice, seek to maintain, provide for and leverage a minimum capacity and capability at the regional scale as a component to delivering on statewide goals. This may be achieved through supporting an agreed set of core functions within each region.
2. An expanded statewide arrangement should provide a minimum level of service and support to all Tasmanian councils, irrespective of their membership in a regional authority.
3. LGAT to note that the stakeholder engagement and analysis in Part A of this project supports the needs for and benefits of a Statewide Waste Management Arrangement, and that those benefits may be shared across state, regional and local levels.
4. LGAT to note the functions proposed in completing Part A of the feasibility study, as providing a statewide arrangement with a suitable scope of responsibilities to deliver the recognised benefits and address priority problems identified by stakeholders.
5. LGAT to support Part B of the project to further develop the purpose, role, functions and governance apparatus of the statewide arrangement as necessary for planning, co-ordinating and delivering statewide waste policies, strategies, programs and services.
6. LGAT to note that, should Tasmania fail to install and fund a comprehensive and ambitious statewide arrangement including functions as set out in this report, it is likely to miss out on the benefits that are propelling the other states into action.
7. LGAT to note funding allocations in other jurisdictions, adjusted to Tasmanian tonnages to landfill, equates to investing between \$6.4 and \$21 million in a Tasmanian statewide waste arrangement each year.
8. LGAT to note stakeholder support for, and the potential to pursue, a strong circular economy ambition through a statewide arrangement.
9. If supported, Part B of this study is recommended to further explore incorporating a strong circular economy ambition into a preferred statewide arrangement.

Oatlands Commissariat Interpretation plan



Brad Williams
Manager – Heritage Projects
April 2019

SOUTHERN
MIDLANDS
COUNCIL



Contents:

1. Overview of the Oatlands Commissariat Project.....	1
2. Planning background and vision statement.....	4
Endorsed planning documents	4
Vision statement.....	4
3. Historical background and significance of the Commissariat.....	7
Nineteenth century Oatlands	7
Establishment of the Oatlands Military Precinct	8
Construction and development of the commissariat and guard house.....	15
Post convict period use.....	19
Summary of site development	27
Overview of developmental sequence	34
Statement of historic cultural heritage significance.....	34
4. Interpretation – Aims and Approaches	38
Why Interpret?.....	38
Interpretation as a Tool to Enhance Understanding	40
Additional Aims of Communication	44
Interpretation as a Conservation Tool.....	44
5. Audience research & SMC’s role in heritage interpretation	45
The appetite for visitation to heritage places	45
6. Oatlands Commissariat - Key historic themes	49
7. The completed restoration program	56
8. Interpretation spaces, concepts and media.....	60
Branding and style	61
Signage and artifacts installations – inside the Commissariat.....	63
Exterior installations – The Guard House	66
Exterior signage and interpretive installations	72
Printed material	73

This document was written by Brad Williams (BA.Hons Archaeology, G.Dip Maritime Archaeology, MA Cultural Heritage Management, G.Dip Environmental Planning) Manager – Heritage Projects, Southern Midlands Council.

Unless otherwise stated, all photographs were taken by Brad Williams, Tim Whybrow and Anthony Bewley.

The historical background was written by Alan Townsend, Heritage Projects Officer, Southern Midlands Council.

The basis for interpretation philosophy and approaches, and visitor survey data was provided by Anna Gurnhill – People and Place, on behalf of Southern Midlands Council.

Unless otherwise stated, the north point (or approximate) of maps and plans is to the top of the page.

Copyright Southern Midlands Council 2019.

1. Overview of the Oatlands Commissariat Project

In May 2012, Southern Midlands Council purchased 79 High Street, Oatlands – an 1108 square metre parcel of land, containing the former Oatlands Commissariat Store, the Oatlands Guard House archaeological site, and a c1870-1880s shop and cottage fronting High Street. Council had resolved to purchase the place based on the exceptional level of heritage value of the place and the desire to keep the place in public ownership and present it as part of a suite of the earliest government buildings at Oatlands (namely together with the Oatlands Gaol and Supreme Court House). During 2013 a Conservation Management Plan (CMP) and Master Plan were formulated for the site and costings for the complete restoration of the place were estimated.

In 2016, Council gained funding from the Australian Government's *National Stronger Regions Fund*, and by December 2018 the commissariat, shop and cottage had been completely restored. The use of the buildings will be:

- The commissariat will be used as the headquarters for the Centre for Heritage at Oatlands, which will incorporate a training room, office space and a small-scale catering kitchen. The commissariat oven is expected to have occasional commercial use in conjunction with a bakery business and the main room of the commissariat will have public access as a historic site when not in use by the Centre for Heritage.
- The shop and cottage will be occupied by the Oatlands Heritage Hub, which is a social enterprise auspiced by Southern Midlands Council and aims to engage local artisans/craftspeople for a co-operative workspace and retail space which showcases traditional trades and crafts skills.
- The large open yard of the site will be used as public open space and gathering space for special events.

Whilst the buildings are complete and ready for occupation, the next stage of the project is to install interpretation so that the heritage values of the site can be conveyed to the users and the general-public visitors. This document aims to guide that process.

The site is situated in a prominent location in the centre of Oatlands, in the Southern Midlands of Tasmania. Oatlands is the major centre of the municipal region – being the largest population centre and where Southern Midlands Council has their main administration office. The history of the town and district is detailed in Section 2, Oatlands reputedly has the largest collection of Georgian sandstone buildings in any village in the southern hemisphere. Heritage and tourism are substantial staples of the community.

The site of the commissariat store and guard house were obviously purposely selected by the military for their prominent position – being on the highest elevated point in the military precinct – surveillance being one of the proprieties of their function.





The location of 79 High Street (commissariat) in relation to cadastral data of Oatlands (from www.thelist.tas.gov.au).

As the commissariat is one of six remaining buildings which formed part of the Oatlands Military Precinct - the environs of the site, and indeed conservation of this precinct, therefore are of significance to maintaining the heritage values of those buildings and providing an immediate context for the commissariat.

Section 3 gives an overview of the form and history of the Oatlands Military Precinct, as well as several historic maps, which trace the physical evolution of the precinct. The Military Precinct dominated the centre of Oatlands, this area being a significant historic site as the administrative centre of the region during its formative years.

As seen on Hogan's survey of the Precinct (Figure 2.10) the precinct was sub-divided in the late 1850s, and disbanded, with only selected buildings and allotments remaining for public purposes – several of these remain (or have been reclaimed) as public buildings – now with a heritage (rather than administrative) focus. The figure below shows the location of the commissariat in relation to other key heritage sites in Oatlands.

It is important that any conservation planning within the former Military Precinct (and indeed in Oatlands generally) recognise the significance of the area and consider the impact that future development may have on this significance. It is equally important that the relationship between the commissariat and Military Precinct



(in particularly those buildings remaining in public ownership and with public access) is also understood when planning major developments in the town, particularly those that have a heritage component.



- | | |
|----------------------------|---|
| 1. Subject site | 7. High Street 'boutique shopping area' |
| 2. Oatlands Gaol | 8. Town Hall and Council Chambers |
| 3. Oatlands Court House | 9. High Street 'services area' |
| 4. New aquatic centre site | 10. Pugin Church. |
| 5. Callington Windmill | 11. Carpark |
| 6. New distillery site | 12. Lake Dulverton conservation area. |

The location of 79 High Street (commissariat) in relation to other key Oatlands attractions. Cadastral (from www.thelist.tas.gov.au).



2. Planning background and vision statement

Endorsed planning documents

This initiative is overarched by the following documents which have been endorsed by Southern Midlands Council:

- Oatlands Commissariat, 79 High Street, Oatlands, Tasmania – Conservation Management Plan. Southern Midlands Council, November 2012.
 - Policy 7 of that document discusses the need for interpretation and gives some broad guidance for such initiatives.
- Oatlands Commissariat Project Master Plan. Southern Midlands Council, January 2013.
 - That document stated the objective of: *Develop an interpretation plan for the building, within the context of the overall Oatlands Military Precinct, and the use/business plan and other local heritage sites/initiatives. As well as Develop and implement an interpretation plan which also considers interpretive landscaping in the yard and in-situ interpretation of archaeology.*
- Southern Midlands Council Historic Heritage Strategy 2019-2023. Southern Midlands Council, October 2018.
 - Initiative 4c of that document seeks to value add to the site by means of interpretation and further research.
- Oatlands Guard House Test Excavation 2013, Southern Midlands Council, January 2015.
 - That document details the confirmation and significance of the Guard House footprint as a means of better understanding the archaeological and interpretive potential of that part of the site.

Vision statement

In the 'constraints, opportunities and requirements' section of the CMP (section 6) the following broad opportunities were recognised for the Oatlands Commissariat and 79 High Street:

The site generally

This quarter-acre site, located in the centre of the township and in the main street has the opportunity for use as an open-air public space (i.e. non-impact recreational use). The position of the commissariat to the rear of the site leaves a large forecourt which has recreational potential.



As part of a suite of heritage sites at Oatlands dating from the earliest settlement of the district, the commissariat, together with the gaol, Supreme Court house and Callington Windmill have the potential to become a significant tourist drawcard.

Aside from appropriate conservation management, adequate business management and promotion is required for this opportunity to be fully realised (see also Section 10 – Additional Planning).

Commissariat building:

The extant commissariat provides a unique opportunity for the promotion and interpretation of the site and its place in the wider convict and provisioning system of the district and the colony. Being one of only three buildings of its type in Tasmania, the commissariat offers significant opportunities as guided by the adaptive usage policy as defined below. This may involve commercial operations subject to the policies of this document.

The baker's oven provides a significant opportunity to link the concept of provisioning with present food trends (i.e. local, slow-cooked etc). Coupled with the space of the commissariat building and the proximity to the Callington Windmill, the baker's oven provides opportunities for initiatives such as an Oatlands Community Oven, where people can utilise the space and the oven to use local products in food preparation. The oven provides an opportunity for the Heritage Education and Skills Centre to demonstrate/teach traditional cooking methods (again tapping into Callington Windmill as a partner).

The guard house site

The guard house site provides an opportunity for the archaeological investigation of a very early and rare building in the context of the district. Archaeological planning has confirmed the potential of this site and interpretation planning will assist in conveying its presence and meaning to site visitors. There is a substantial amount of sandstone on the site which is likely to have been from the demolition of the guard house, which may be used in interpretive reconstruction of a portion of that building.

The cottage and shop

The cottage and shop offer an opportunity to provide ancillary support infrastructure for the commissariat. Should the commissariat be used intensively for visitors, then infrastructure such as toilets, catering and interpretation may be installed into this building – acting as an ideal 'gateway' into the commissariat site at rear. The building also has the potential to provide commercial space which may generate an income in support of the maintenance of the wider site.



The *Oatlands Commissariat Project Master Plan* (2013) gives an overarching opportunities statement for the Commissariat building:

The commissariat provides a significant opportunity for adaptive reuse of a substantial and centrally located heritage building. The building is located in a prominent position in the commercial centre of Oatlands and is in an elevated position to as to command attention. Whether such a use is full public access, commercial operations, heritage administration, or a combination of any of the above, the building is well placed for adaptive reuse. Some suggestions may be:

- *As a display space as an adjunct to the nearby Oatlands Supreme Court House and Gaol. Interpretation could focus on the Military Precinct, provisions, food etc.*
- *As a teaching/learning space for heritage/museum skills.*
- *The baker's oven has the potential for training and community use, particularly exploring linkages with nearby Callington Windmill.*

That same document provides the overarching opportunities statement for the shop/cottage at 79 High Street:

- *To provide a space for toilets, commercial kitchen and visitor services (interpretation etc.) in support of the commissariat.*
- *As commercial space whereby economic returns could be channelled into the conservation and interpretation of the wider site (e.g. the commissariat).*

Further to the recommendations of the CMP within the broad directions of the Master Plan and the Southern Midlands Council Historic Heritage Strategy, the restoration program is largely complete. The next step is to implement the various business planning documents that relate to the site and to implement an interpretation plan further to the above opportunities and visions.



3. Historical background and significance of the Commissariat

Nineteenth century Oatlands

The first European documentation of the Oatlands district was on the map of Surveyor James Meehan in 1811, who, under the instruction of Governor Lachlan Macquarie, undertook the first survey between Hobart Town and Port Dalrymple (Launceston). Oatlands itself was named by Governor Macquarie on June 3, 1821;

At ¼ past 12, halted at the great lagoon [now Lake Dulverton] (about six miles from Knight's in Westmorland Plains), and fixed on the site of a township on the banks of the said lagoon, naming it "Oatlands" (Macquarie 1821:91).

Bent's Almanac of 1825 describes Oatlands as an 'undeveloped site' (Bent 1825:53), however, the founding of Oatlands was formalised in 1826, when Governor George Arthur divided the colony into nine Police Districts, and appointed Thomas Anstey as Police Magistrate of the Oatlands district (see below). The first formal survey of the town site was undertaken by Surveyor William Sharland in August 1827 (DELM map M19). In 1829, Widowson (1829:108-10) described the township as;

The original road runs through the township of Oatlands, a few sod huts mark the site of the place. Only a few soldiers are to be seen, and a miserable gang of prisoners working in chains.

In a more optimistic account, Dr. James Ross described the township in 1829;

Several cottages are already erected, also an excellent soldiers' barracks and officers quarters. These were built by the Royal Staff Corps, and a church and gaol are in progress (Ross 1830:29-30).

By 1829, there were several permanent buildings on the town site, and the Royal Staff Corps were recalled to New South Wales, the tradesmen being left under the control of Captain Mackay of the 21st Fusiliers (von Stieglitz 1960:43) to further establish the township. Sharland re-surveyed the town in 1832 (DELM map O/20), and the greater optimism in its established was evident, as Sharland surveyed 500 acres of allotments, with 50 miles of streets. Sharland reasoned that being half-way between Launceston and Hobart Town, Oatlands would one day be proclaimed the capital (Weeding, 1988:9). The census of December 1835 revealed that Oatlands had a free population of 598 plus 695 convicts (Statistics of Tasmania 1824-35, table 18).

During the 1830's, Oatlands was booming, with seven hotels, stores, two breweries, wind and steam driven flour mills all thriving off the rural economy. Two hundred buildings were erected during this decade, predominately of sandstone (Weeding 1988:9). Oatlands continued to grow past the middle of the nineteenth century and became one of the primary woolgrowing regions of Tasmania. This prosperity gave Oatlands a great foothold



as a primary centre of the colony and the district was proclaimed a rural municipality in 1861, that year seeing Oatlands with a population of 2333 (Stat. Tas. 1866).

Gradually, following the end of the nineteenth century, with a decline in the wool industry, and a regained confidence in the urban economy, the Oatlands district ceased its rapid rise. Whilst it has always remained the centre of the southern midlands, by the late nineteenth century with the advance in the transport systems in the colony, expected need for Oatlands to become Tasmania's central capital had passed.

Establishment of the Oatlands Military Precinct

Before 1827, Oatlands was little more than a military outpost. But that was soon to change; in March 1827, Lieutenant Governor George Arthur introduced sweeping reforms of the magistracy, dividing the island into nine police districts. Each district was to have a salaried Police Magistrate, who would be in charge of the police force, manage convict discipline, perform judicial functions, and many of the roles that would later devolve on the municipality. Thomas Anstey was appointed Police Magistrate for Oatlands¹, and provided with an establishment of six constables, ten field police, and later a flagellator and chief district constable.²

A 'Return of Public Buildings pressingly required' of March 1827 lists Oatlands as needing a Jail, Court House and Military Barracks³. Establishments of similar nature were listed for Hobart, Launceston, New Norfolk, and Campbelltown; each new police district was to have a town central to that district provided with gaols, courthouses, etc.

To provide the requisite buildings for the new establishment, the Royal Staff Corps under Lt Vachelle were sent to Oatlands in October 1827.⁴ A building program of this scale depended in part on the labour of the chain gang; for this reason, the first step was to build a log gaol to accommodate them. When Vachelle was ordered to proceed to Oatlands, his instructions were to build barracks and log gaols at both Campbelltown and Oatlands, as well as a 'Store for Lt. Vachelle'. By April 1828, the chain gang, along with the Royal Staff Corps, had the nucleus of the military precinct well underway, with houses for the gaoler, overseer, and commanding officer already finished. The soldiers' barracks were in progress, a number of huts were in use for the families of the Royal Staff Corps, and separate houses in progress for the non-commissioned officers. Also under construction at this point (April 1828) was the Commissariat Store.⁵

The early significance placed on Oatlands as being the central capital of the colony of Van Diemens Land is evident in the establishment of the military precinct – the area which accommodated the early government

¹ Historical Records of Australia (HRA), Series 3 volume 5, p.609 Arthur to Bathurst 30.8.1829

² HRA Ser.3 vol. 7, p. 247 Statement of the Police Establishment 19.4.28

³ HRA Ser.3 Vol.5 p.709 'List of Public Buildings Pressingly Required in Van Diemens Land' 24.3.1827

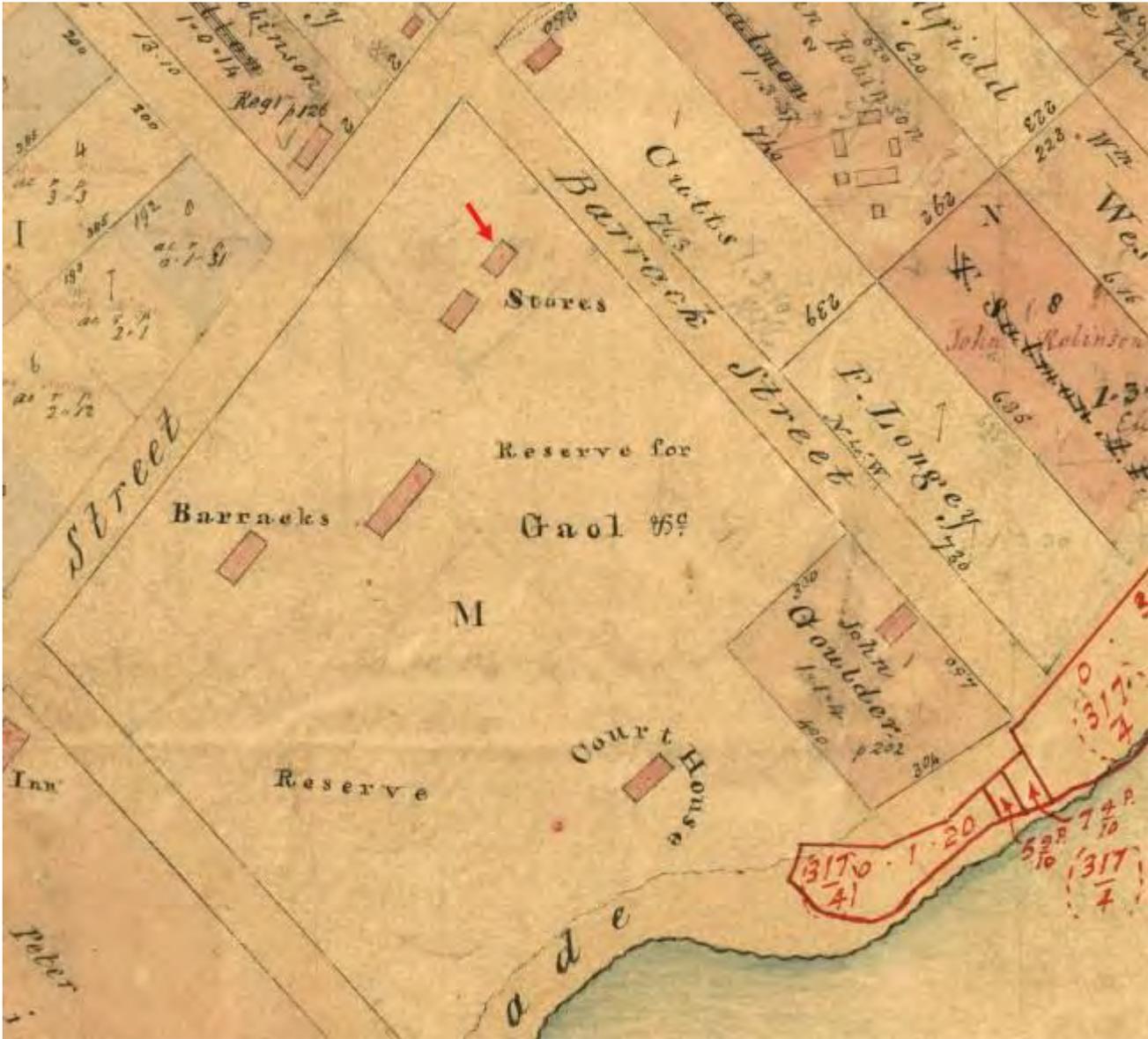
⁴ TAHO CSO 1/176/4296 p.185 Memo from CSO to Inspector of Roads, September 1827

⁵ *The Tasmanian*, 4 April 1828, p.3, col.1



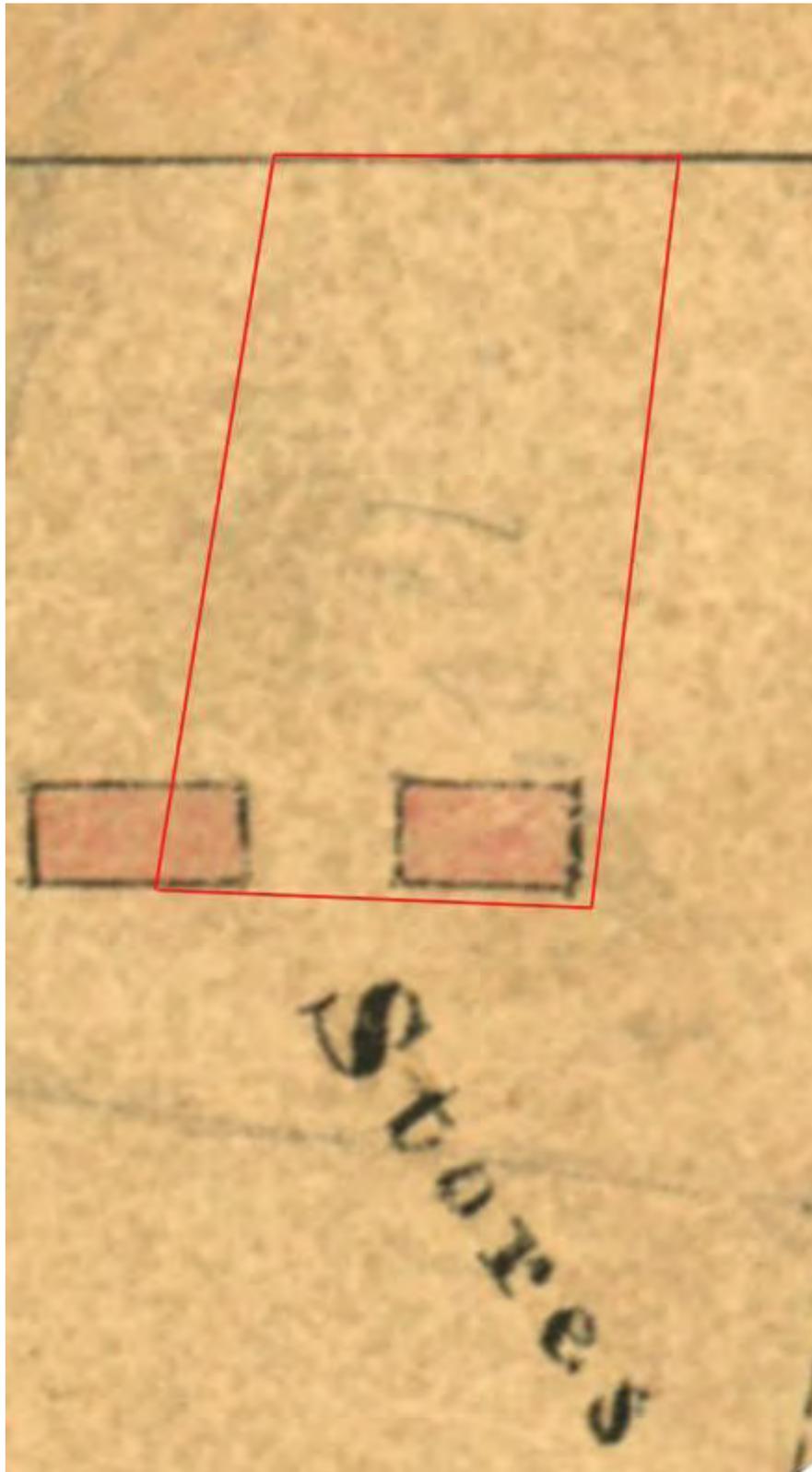
buildings. This region is the area traditionally bounded by High, Barrack and Church Streets and the Esplanade - which is now intersected by Campbell, Stutzer, Albert and Mason Streets.

The earliest map of the precinct is Sharland's 1832 survey of Oatlands, which shows the Court-House (1828), Commissariat Store (1827), Guard-House (1828), First Barracks and Officer's Quarters (1827-8). This map also shows the gaol reserve, although it is likely that this has been added to the map at a later time, as the survey was updated on more than one occasion up to 1839 (DELM O/11-12). It is interesting that this map does not indicate the location of the then current (i.e. original) gaol and associated buildings.



Excerpt from Sharland's 1832 survey of Oatlands, the red arrow denoting the commissariat building (with guard house adjacent). DPIPWE 89311, O/11.

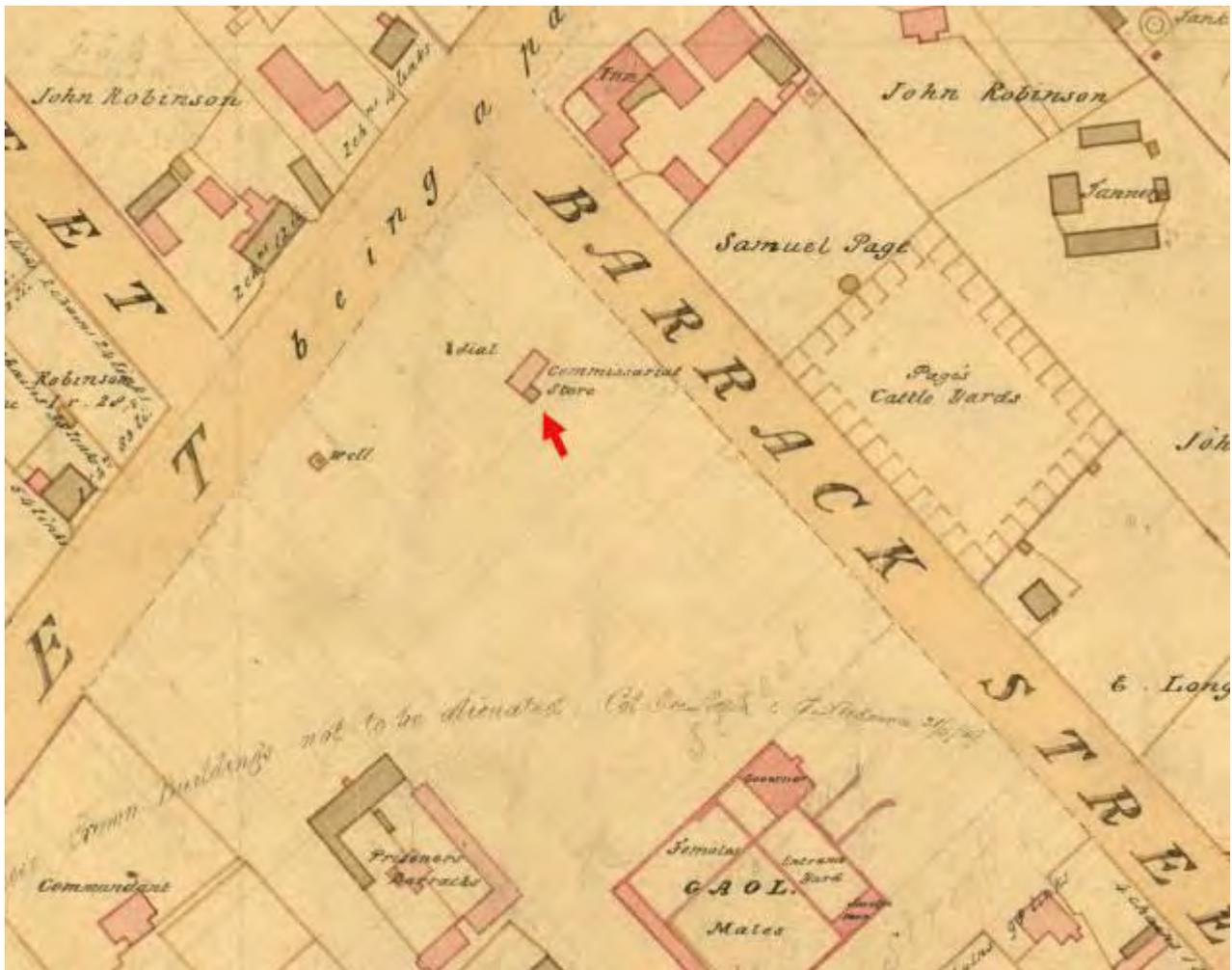




Excerpt from Sharland with the red lines demoting the approximate current boundaries of 79 High Street – which highlights an erroneous position and dimension of the guard house (DPIPWE O/11),

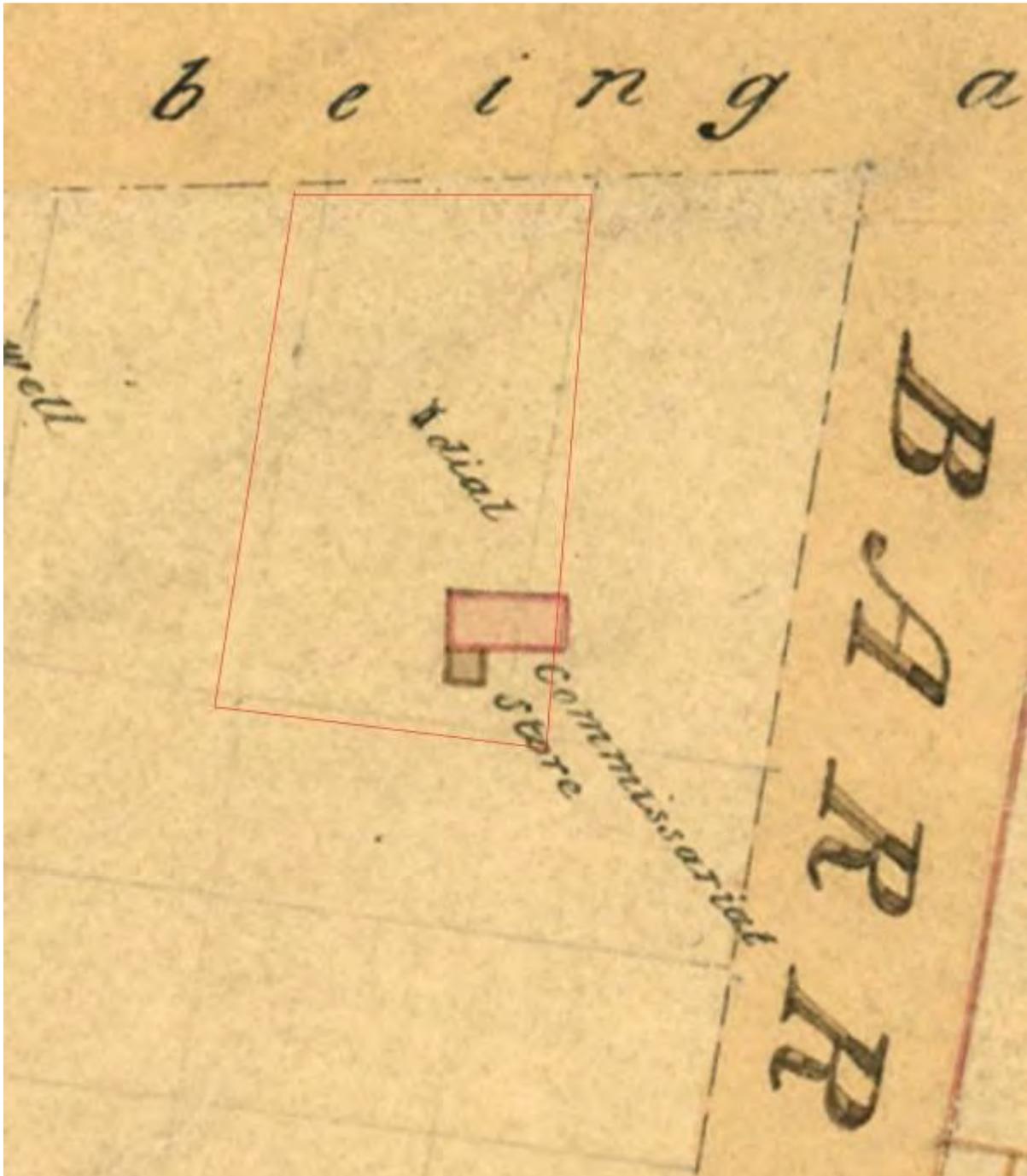


The next survey of Oatlands was undertaken by James Calder in 1845, and shows the development of the precinct from Sharland's map. This shows the conversion of the first Barracks to a Probation Station (labelled Prisoner's Barracks), as well as addition of the Gaol (1837), Watch-House (1836), Superintendents and Roads Offices and Second Barracks (c1835) and a dozen ancillary buildings associated with the Barracks precinct and Officer's quarters (notable omission of the guard house).



Excerpt from Calder's 1845 survey. DPIWE 89311, O/21.





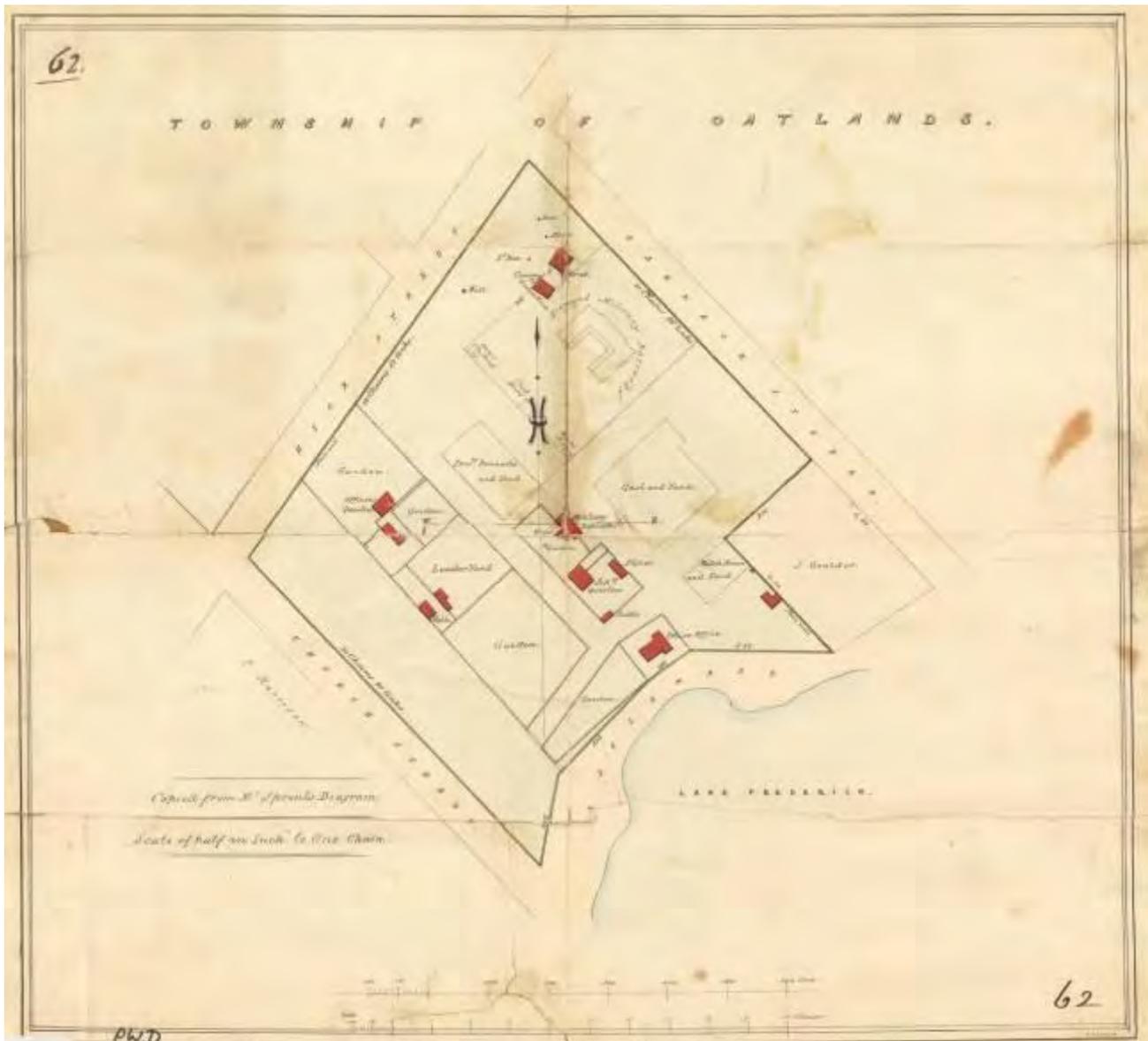
Excerpt from Calder's 1845 survey showing the study area (outlined in red). DPIPWE 89311, O/21.

Between 1844 and 1845, plans were made to build a substantial new soldiers' barracks adjacent to the commissariat store as well as a much larger, and grander Supreme Court House, attached to the gaol walls - reiterating the perceived importance of Oatlands and the military precinct in regard to the development of the Tasmanian interior. A plan of the precinct was drawn at that time by F Lovett (Figure 2.5), based on Sprent's



earlier plan of the precinct (Sprenck's plan has not been located to date). This plan specifically maps out the military precinct, and proposed additions, further demonstrating the importance of the precinct at that time.

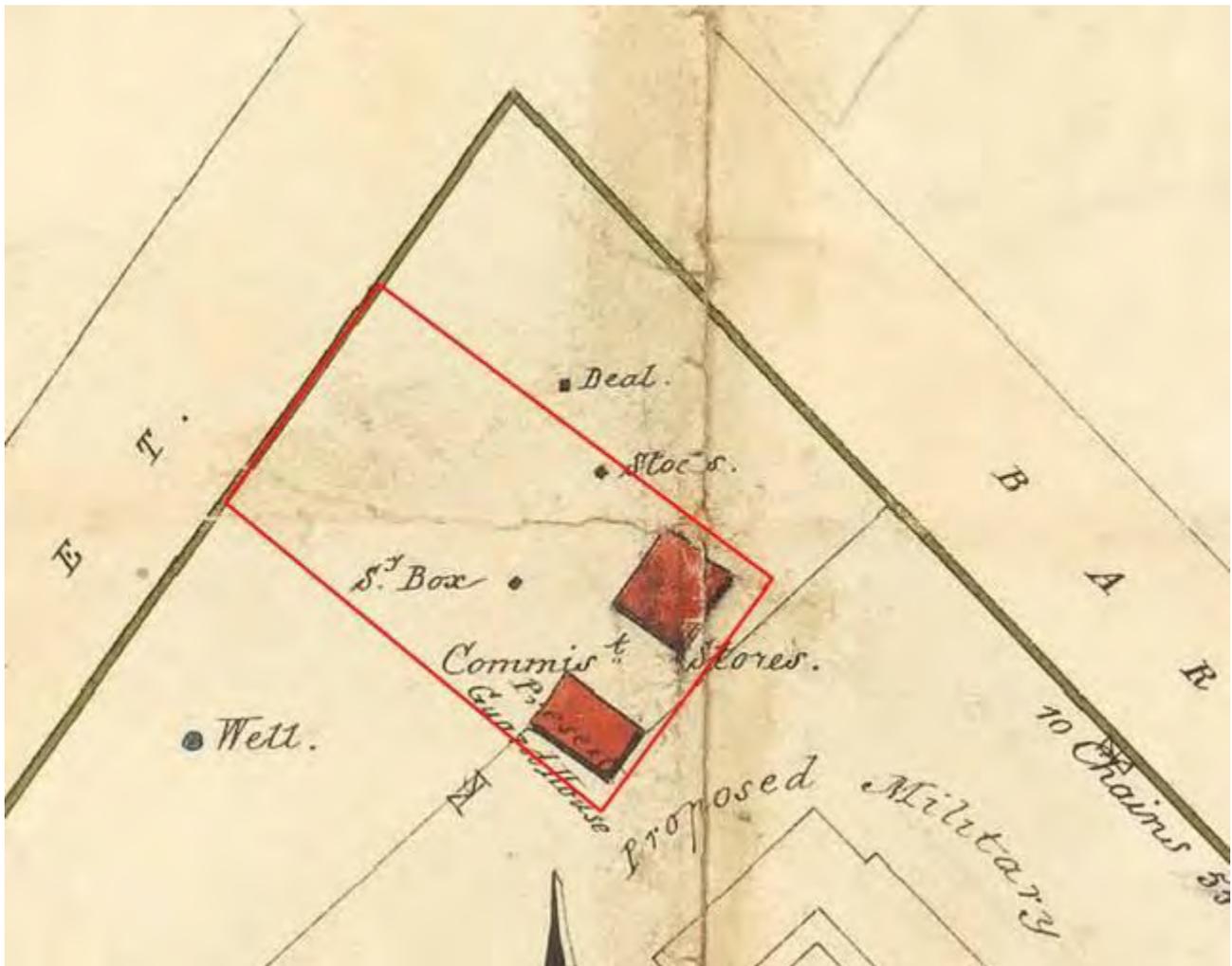
Work commenced in September 1845 with the quarrying of stone for the new barracks, however, the decision was soon made to abandon the project.⁶ With no new barracks, the planned augmentation of troops at Oatlands was also abandoned. The troop strength at Oatlands gradually declined, from 46 in 1844 to just 13 in 1852. With the cessation of transportation to Van Diemen's Land, the convict system was in decline, with the result being that government establishments such as the military precinct at Oatlands were no longer essential.



Lovett's plan of the Oatlands military precinct c1847 (TAHO CSO1/691/15206 p.157 & PWD260/1/1531).

⁶ TAHO CSO22/120/2472 and *Colonial Times*, 9 September 1845





Lovett's plan of the Oatlands military precinct c1847, showing the approximate study area outlined in red (TAHO CSO1/691/15206 p.157 and PWD260/1/1531).

In February 1856, Brigade Major Colonel Perceval recommended the removal of the troops from Oatlands to augment Hobart, Launceston and Tasman's Peninsula. At first, both the Colonial Secretary and Governor disagreed with the troop removal, noting that:

*'I hardly think it would be prudent to withdraw the detachment at Oatlands, it is the central Military Post and would be useful should an escort or a resort to physical force be required at any time. Besides the central Criminal Court is held there and the Gaol is constantly crowded with desperate ruffians, upon whom the neighbourhood of a military detachment operates as a wholesome check'*⁷

⁷ TAHO CSO 1/80/2174



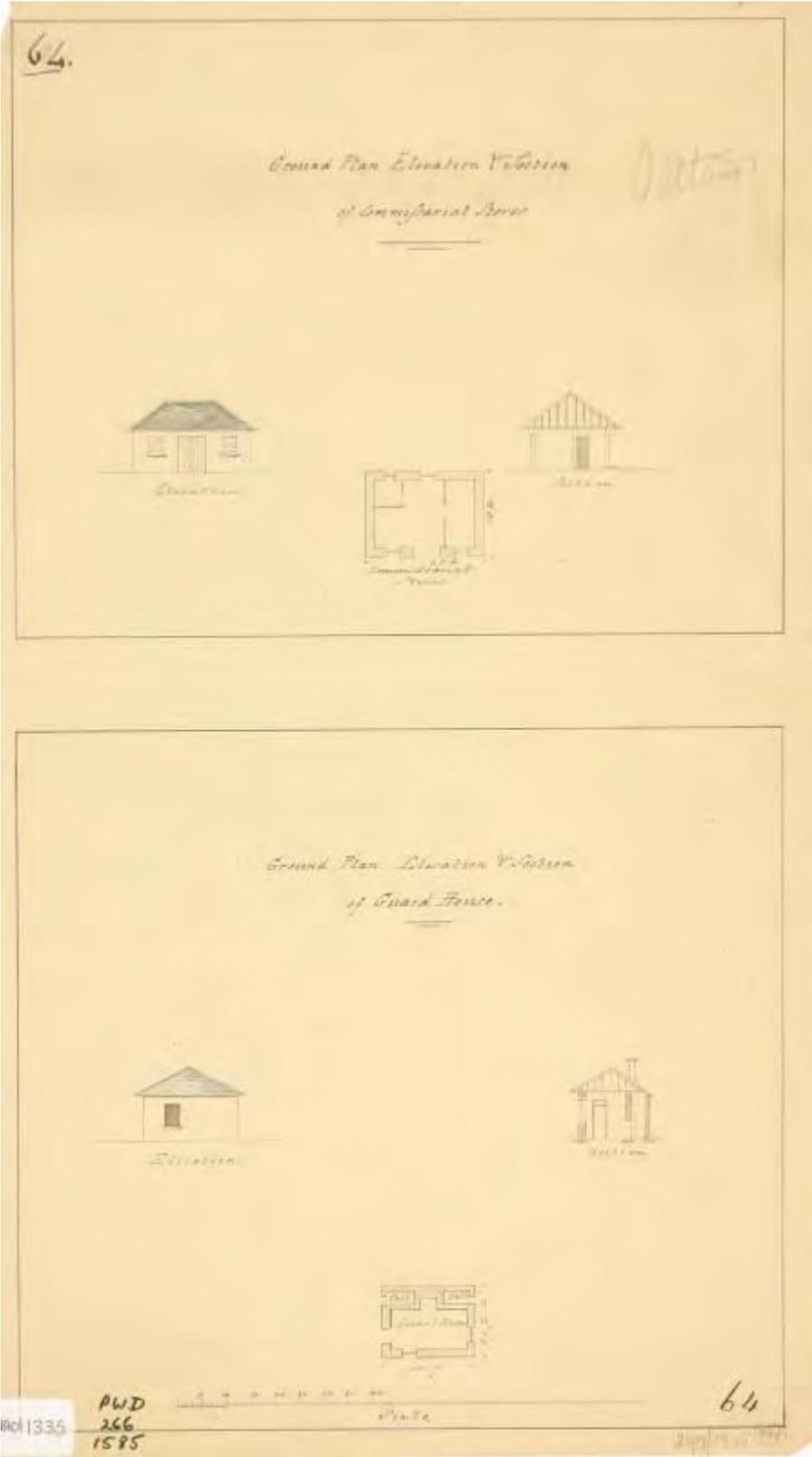
But by the end of 1856, the dwindling forces in Van Diemen's Land meant that to maintain forces at Hobart, Launceston and Tasman's Peninsula, the Oatlands troops would have to be removed. Approval for this was given on the 12th December 1856, thereby leaving most of the military precinct, including the Guard House and Commissariat Store, surplus to requirements.

The disbandment of the official military precinct is demonstrated by Hogan's (1859, DELM O/8) survey (Figure 2.7). This map shows that the former Barracks/Probation Station had been converted to a school and indicated the allotments and new streets proposed to be apportioned by subdivision and offered for sale. With the exception of the Gaol, School and Police Reserves, the entire precinct was sold to private individuals – the configuration of which is still evident in current titles.

Construction and development of the commissariat and guard house

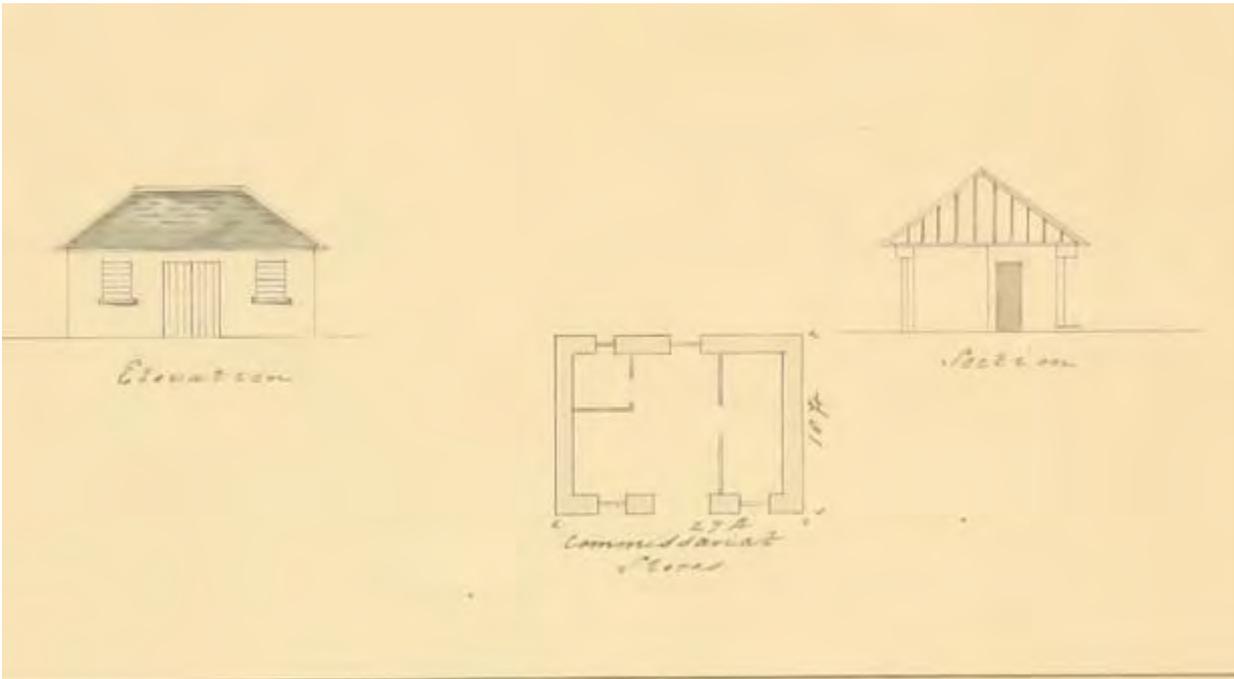
The Commissariat was a vital element of the infrastructure needed to maintain a military and convict station at Oatlands. The stone structure was built to provide safe storage of the rations, clothing and equipment, without which the military and convict station could not function. The siting of the Commissariat and Guard House on an elevated location are probably by design, to enhance security.



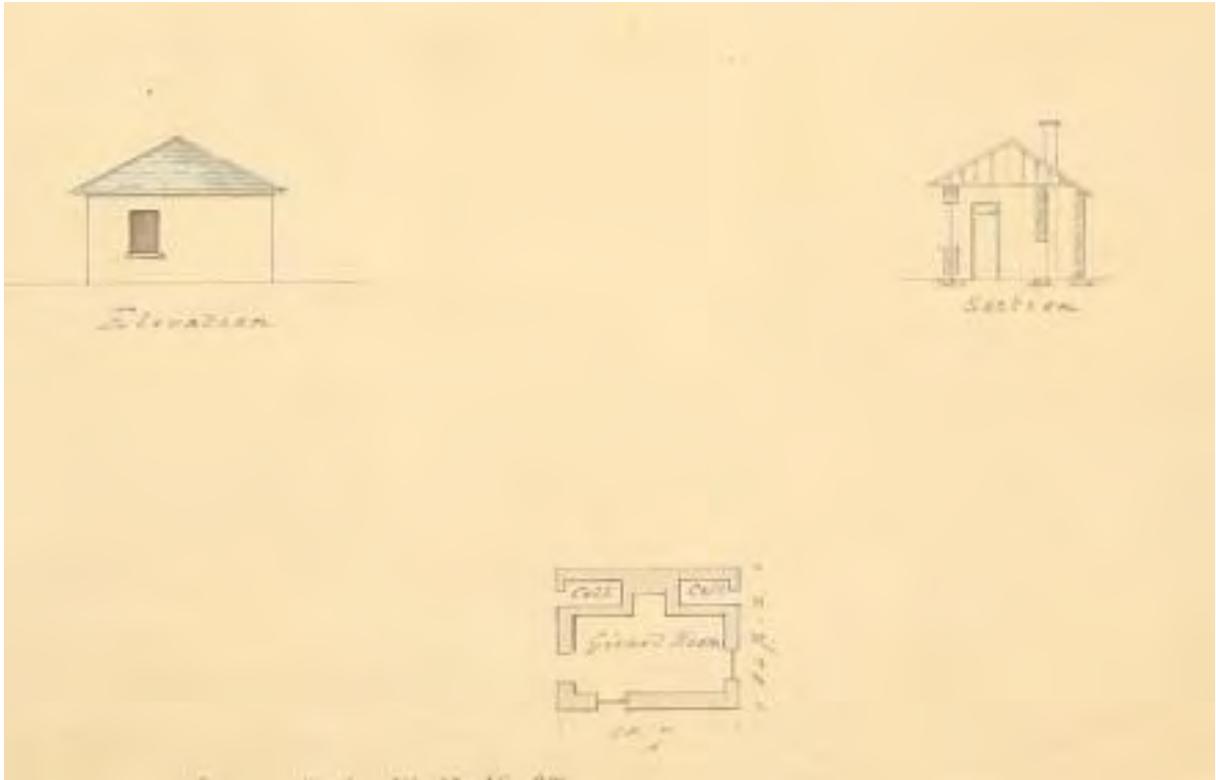


The initial (1827) plans for the Oatlands Commissariat and Guard House – noting that their actual construction was slightly different (TAHO PWD266/1585).





Detail from the initial (1827) plans for the Oatlands Commissariat (TAHO PWD266/1585).



Detail from the initial (1827) plans for the Oatlands Guard House (TAHO PWD266/1585).



The exact date of construction of the Guard House is not known, however, it is very likely to be contemporary with the Commissariat, and certainly constructed prior to 1832⁸. The function of the Guard House was to provide accommodation for soldiers on sentry duty and cells for detention. It is known from other documents that the old gaol had a sentry on duty at night time, presumably to mitigate the very insecure state of the gaol⁹. The location of the old gaol is not definitively known, however, it was almost certainly in front of the present gaol, and therefore in the near vicinity of the Guard House and Commissariat Store¹⁰. Also, documents from 1836 show that a sentry was placed to guard the Commissariat Store at night time¹¹. Given that the Guard House predates the 1836 watch house, it is likely that this building would have also served the functions of a watch house, i.e., detention of convicts *en-route*, and short term detention of convicts charged with disciplinary offences. For this reason, the Guard House was fitted with two cells.

From descriptions of repairs to be carried out in 1832, as well as the undated plans of the building, it is possible to recreate the interior of the Guard House. The cells at the rear were flagged, as was the accommodation for the guards, which included a fireplace. The guards were also provided with a bed, arm rack and accoutrement rack (note that the inclusion of an accoutrement rack clearly indicates that the Guard House was intended for soldiers, not field police). The ceiling of the guard house was lathed and plastered, and the internal walls hard plastered.¹² At this time the Commissariat Store was in good order, requiring only slight repairs to the shingling and woodwork.

Historic maps, plans and photographs indicate that the guard house was never altered or enlarged. This is very likely due to the construction of the new gaol (1836) and watch house (1836). The new gaol, although notoriously insecure for the expense of its construction, was certainly a far more secure building than its predecessor. After a spate of escapes in 1838, a board of enquiry suggested a raft of new security measures, including the construction of a sentry box for the gaol. However, by 1841, the practice of keeping a sentry on duty at night had been abandoned¹³, thereby rendering the Guard House redundant other than as a means of securing the commissariat store. Other documents show that a sentry was still on night duty outside the Commissariat Store at least until 1836.¹⁴ Also, with the construction of a watch house in 1836, the Guard House was no longer required for the detention of convicts *en-route* or short term detention of convicts charged with disciplinary offences.

The commissariat store has undergone several alterations and additions. John Lee Archer's 1834 sketch plan of the military precinct shows the Commissariat as a single rectangular building (Figure 2.3), as does Lovett's ca. 1846 map of the military precinct (Figure 2.5) However, Calder's 1845 map shows a timber skillion added at the

⁸ TAHO CSO1/691/15206

⁹ Bradley v McClure

¹⁰ Justification of old gaol site – Goulder, two gaols, barrack street name predates new gaol

¹¹ TAHO CSO1/691/15206

¹² TAHO CSO 1/176/4296 and PWD266/1/1585. This map is undated however the delineation of the proposed new barracks clearly indicates that this map was drawn in 1845 – see TAHO CSO22/120/2472.

¹³ TAHO CSO5/274/7123

¹⁴ TAHO CSO1/691/15206



rear, indicating that this addition was built prior to 1845 (and may have been omitted of Lovett's map). The stone skillion at the rear of the Commissariat, joining the timber skillion, does not appear on Hogan's 1859 plan of the military precinct¹⁵, indicating that this addition was made after the commissariat was sold into private hands.

Other structures located in the near vicinity of the Commissariat include a sentry box, stocks and dial. Only the dial is shown in Calder's 1849 map (which curiously omits the guard house altogether). All three are shown in Lovett's 1845 plan of the military precinct (Figure 2.5).

During its operating life as a government store, the commissariat was controlled by the Oatlands Police Clerk, who also served as Commissariat Storekeeper.¹⁶ The importance of the commissariat store would certainly have declined after 1836, as the new gaol included a substantial store room on the ground floor of the Gaoler's House, with responsibility for the gaol stores now being placed in the hands of the gaoler. The possibility of the commissariat store becoming redundant was mooted as early as 1836 when Oatlands Magistrate John Whitefoord suggested building a new Commissariat Store against the front wall of the Gaol.¹⁷ Rudimentary plans were drawn, but never acted upon. However, as John Whitefoord noted in 1845, the Commissariat still served as a 'store for central districts'¹⁸

Post convict period use

In September 1859, Surveyor William Hogan was commissioned to survey the precinct, with the intention of dividing it into lots for sale by public auction (Figure 2.6). Hogan's field diary describes the Commissariat as being in good condition and valued it at £30. The Guard House is described as being in 'indifferent' condition and valued at £40. The general area of the military precinct he describes as:

*'universally considered the most eligible position for building purposes and from its central position and convenient elevation it offers every advantage to the capitalist and persons wishing to erect comfortable cottages and from what I can learn there is likely to be a sharp competition for the lots when offered for sale'*¹⁹

¹⁵ DPIPWE Map 88927 Oatlands O/8

¹⁶ TAHO CSO1/566/12637

¹⁷ TAHO CSO1/691/15206

¹⁸ TAHO CSO 22/108/2319

¹⁹ DPIPWE Field Diary of William Hogan, 1859





Excerpt from Hogan's 1859 survey of the Oatlands Military Precinct, showing the study area outlined in red). DPIPWE 89297 O/8.

The Commissariat and Guard House together formed Lot 8, with a total land area of 0 acres, 1 rood and 4 perches. This lot was purchased from the Crown by Edward Francis Sanderson, an ex-convict, now



storekeeper. Saunderson died in June 1862, leaving a life interest in the property to his daughter Mary Ann Fish, with the property passing to her husband Walter Fish after her death.²⁰

The evolution of the property is difficult to track through available documents for several reasons. The Fish family were a large family, with two Walter's (father and son). Also, on his death in 1862, Edward Francis Saunderson stood possessed of a number of properties in Oatlands, including houses, a shop and allotments of land. Given the lack of detail in contemporary Valuation Rolls, it is difficult to say with any certainty which house corresponds to the stone cottage at 79 High Street (note that a 'shop and dwelling' does appear under the name of Saunderson's trustees for the years 1865 – 1885, however, the assessed annual value is too high to match with later entries which can be identified as the complex of buildings at 79 High Street).



Samuel Clifford c1885 photograph of High Street, Oatlands, showing the shopfront and veranda (denoted by red arrow). Note the pitch of the veranda roof being similar to that of the shop roof. Crowther Collection, State Library of Tasmania AUTAS001124075458.

From 1877 onwards, Walter Fish is recorded as the occupier of a dwelling house at Oatlands owned by Saunderson's trustees and assessed at an annual value of £5. Using a process of elimination, this is almost certainly the stone cottage and skillion prior to the addition of the shopfront. The building may well be earlier than this though. The 1885 Valuation Rolls show the same entry, but by 1894, the situation changes. Under the complex and sometimes inconsistent system of property classification then in place, conjoined buildings, although owned by a single proprietor, would be listed separately. This is particularly the case where different tenants occupy a conjoined building. The 1894 Valuation Rolls show two entries which are almost certainly the old Commissariat, stone cottage and shopfront (noting also that Figures 2.12 and 2.13 show that the shopfront

²⁰ DPIPWE Deeds Office Mem 23/9950



had been added by c1885). In separate entries, Mrs. W Fish is listed as the owner and occupier of a shop on High Street and owner of a 'Bakehouse and dwelling' occupied by a Wellington W. Glover. (W.W. Glover is mentioned elsewhere as being a baker).



1946 aerial image of the place, showing the commissariat, guard house and cottage/shop. The garage adjacent to the commissariat having been built, and the rear skillion to the cottage not yet having been built. DPIPWE Oatlands 12828.





A c1970 photograph of the commissariat and guard house. Note the porch on the front of the commissariat and the shingle roof of the guard house. National Library of Australia NLA PIC vn521-6704



A c1970 photograph of the commissariat and guard house. Note the porch on the front of the commissariat and the shingle roof of the guard house. National Library of Australia NLA PIC vn521-6081.





1975 aerial image of the place, showing the guard house having been demolished, the garage having been built, the bathroom to the northern side of the cottage having been built and the rear skillion to the cottage not yet having been built. DPIPWE 682-28001.





The guard house c1974 just prior to demolition.





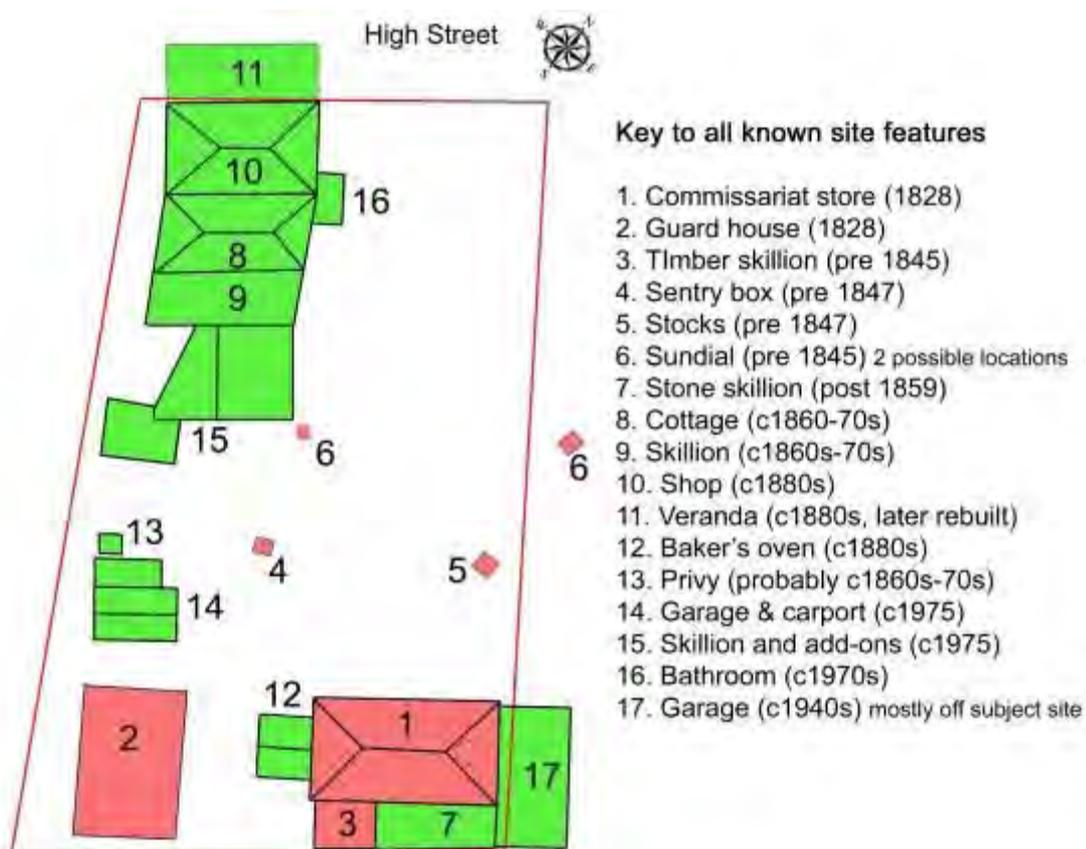
1979 aerial image of the place, showing the guard house having been demolished, the garage having been built, and the rear skillion to the cottage having been built. DPIPWE 983-166001.



Summary of site development

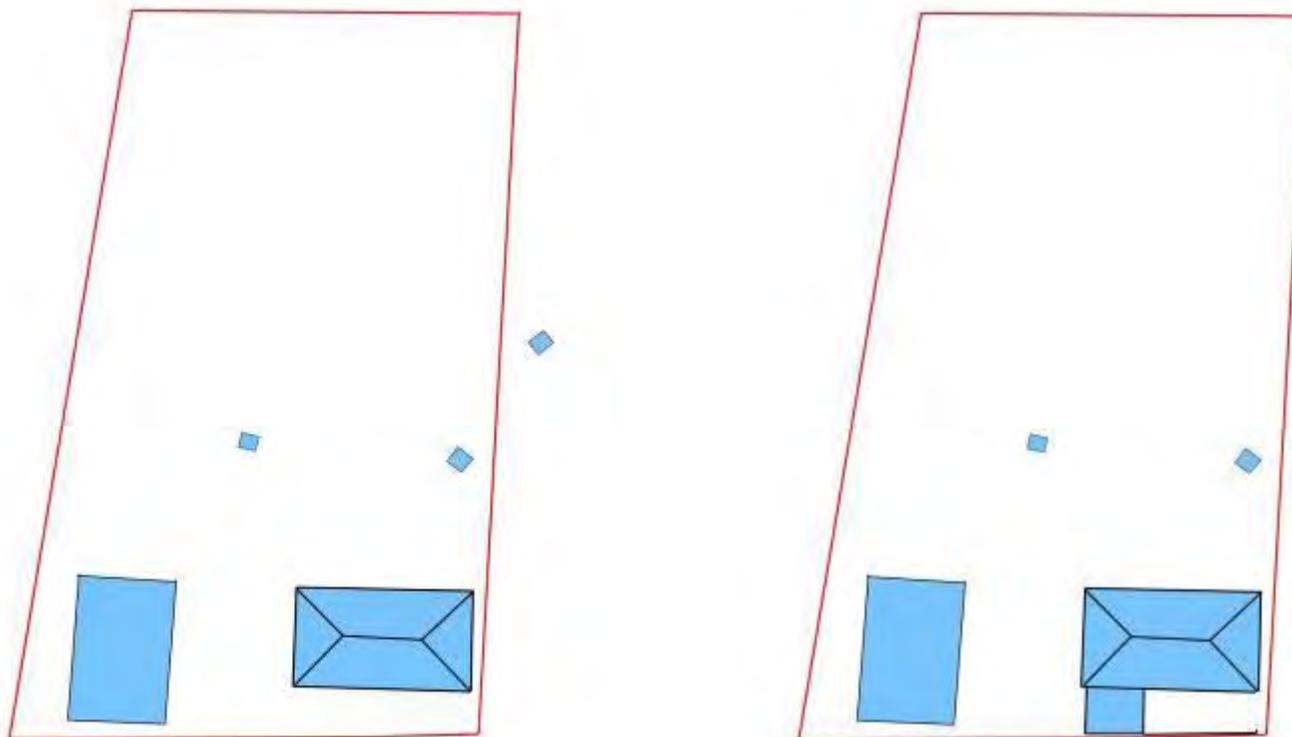
The following is a summary of the key events relevant to the understanding of the overall evolution of the place:

- C1822-5 – the Oatlands Military Precinct is established
- 1828 – The Commissariat and Guard House are built
- Pre-1845 – A timber skillion was added to the rear of the commissariat store
- By 1846 stocks a sentry box and a sundial had been added to the site (probably much earlier than this date).
- 1859 - Military operations ceased and the precinct (including the commissariat and guard house) was subdivided and selectively sold off.
- 1860s'70s – Cottage and skillion built on the front of the place.
- C1885-94 – Addition of shopfront to cottage and bread oven to former commissariat store
- C1975 – Demolition of guard house and construction of skillion to rear of cottage skillion



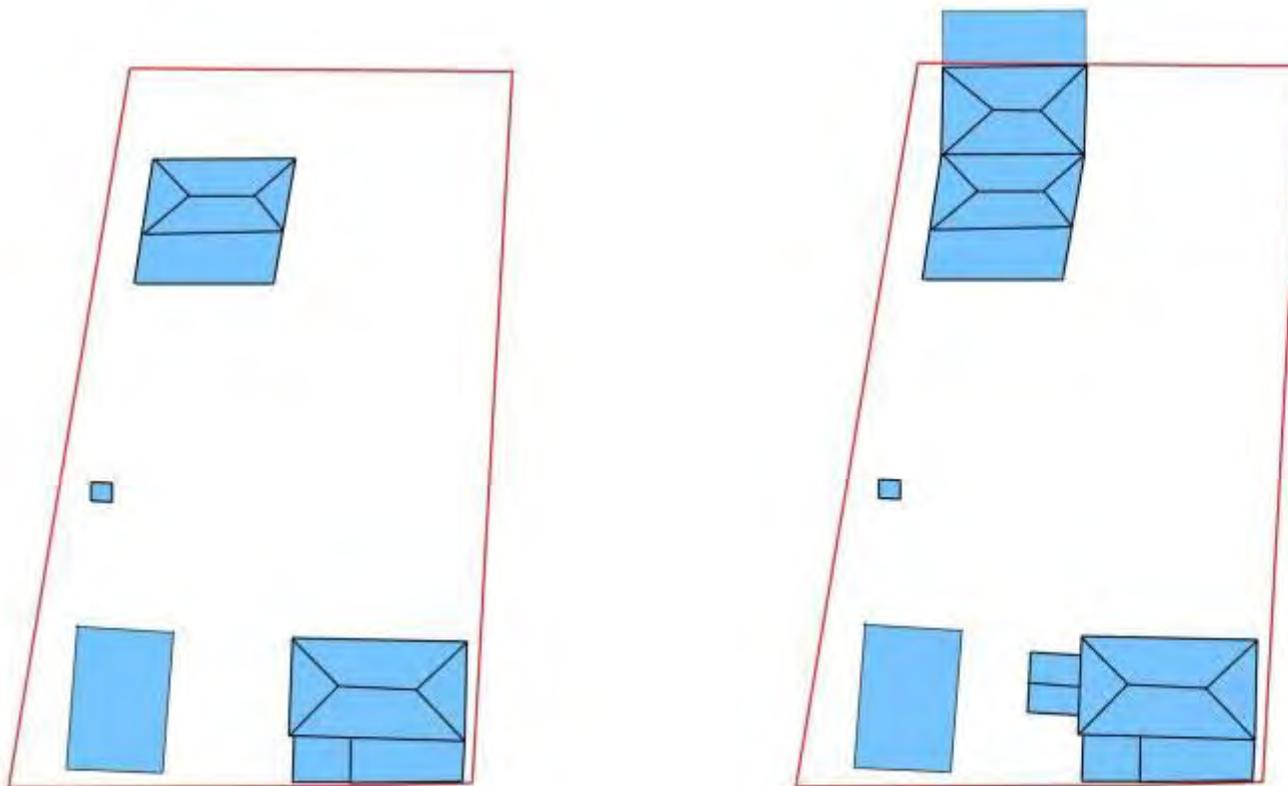
All known site features at 79 High Street, Oatlands. Those associated with the Oatlands Military Precinct denoted by red, those associated with post-military civilian use denoted by green.





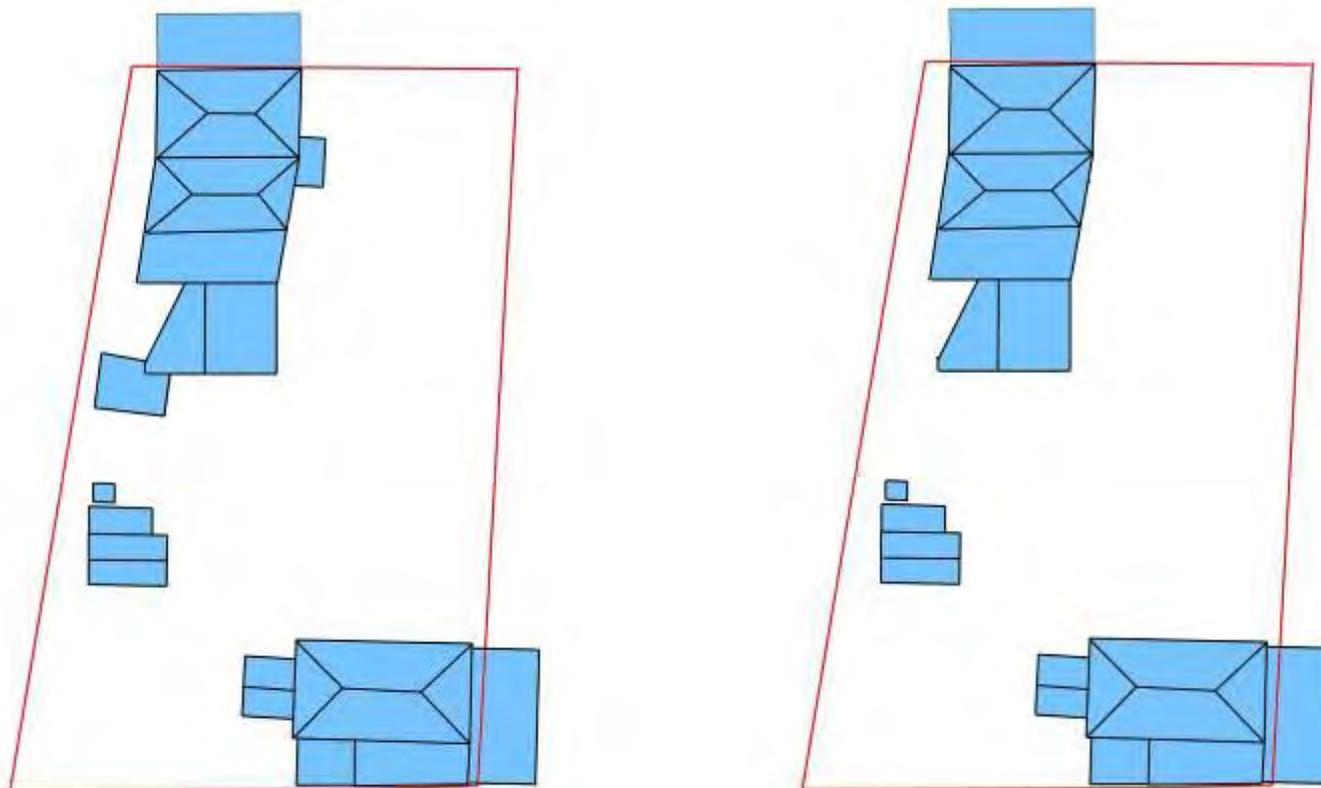
(Left) – 1827- pre1847 (possibly all c1828), showing the commissariat store, guard house, stocks, sundial and sentry box (noting that the sundial is shown in more than one location). (Right) – Pre1845 (possibly earlier) showing the addition of the timber skillion to the commissariat store. High Street to the top of the Figures





(Left) – 1859 - c1885- showing the addition of the cottage on High Street, and the presumed removal of the stocks, sundial and sentry box. (Right) – c1885-1940s showing the addition of the shop, veranda and bakers oven. High Street to the top of the Figures.





(Left) – 1940s – 2000s - showing the addition to the rear of the cottage, demolition of the guard house, construction of a garage and carport on 79 High Street as well as a garage on adjacent land which abuts the commissariat. (Right) – 2012 showing current buildings. High Street to the top of the Figures.





The High Street frontage of the Commissariat and 79 High Street in 2016 (Tim Whybrow).





The Commissariat from the south in 2016 (Tim Whybrow).





79 High Street from the north (Tim Whybrow).



Overview of developmental sequence

As per the above historical overview, the development of the place can be summarised as the following:

- Pre-European Settlement pre- 1827
- Commissariat and Guard House 1827-1859
- Private ownership
 - o Cottage - Saunderson then Fish c1859-c1884
 - o Cottage shop and bakery (Fish family) c1884-1945
 - o Shop (Smith then Barwick) 1945-1983
 - o Cottage (Clarke then Glavin) 1983-2012

Statement of historic cultural heritage significance

The following statements of significance are based on the national HERCON standard for statements of significance, based on the amount of information currently at-hand. These may be subject to review with further research and analysis of the site. Note that natural history values have not been assessed here, as these are beyond the scope of this assessment. Levels of significance (i.e. state, local, national) have been assigned with regard to the methodology detailed in *Heritage Tasmania's Assessing Historic Heritage Significance for Application with the Historic Cultural Heritage Act 1995*, which reflects the Council of Australian Government's Tiered Heritage Management System.

-



Criterion	Shop and Cottage	Commissariat and guard house site
A. Importance to the course, or pattern of our cultural or natural history.	The shop and cottage at 79 High Street are of local heritage significance as they represent the late nineteenth century (and post-military establishment) mercantile expansion of Oatlands as an important district centre.	The Oatlands Commissariat and Guard House site are of state (and possibly national) significance as they represent part of the essential infrastructure of a settlement-founding military precinct. The evolution of these buildings represents the rise and fall of Oatlands as a military establishment which was once set to become the interior capital of the colony of Van Diemens Land. The commissariat is likely to be the oldest standing structure in Oatlands, therefore is of local and state significance as representing the one of the earliest European settlement phases of the district.
B. Possession of uncommon, rare or endangered aspects of our cultural or natural history.	The design of the cottage being centred around 75 degree angles is unusual in the local area and probably unusual in a state wide context.	The commissariat store is a rare example of a building directly associated with provision of the military and convict department in colonial Van Diemens Land. The only other known examples are the Queen's (commissariat) Store in Hobart (heavily modified), the Maria Island, Triabunna and Launceston (Paterson Barracks) commissariats.
C. Potential to yield information that will contribute to an understanding of our cultural or natural history.	The cottage at 79 High Street has the potential to yield information about wallpaper tastes and fashions through over a century, which may be of some research interest.	<p>Archaeological remains of the guard house have a very high potential to yield information about that building, its functions, users of the building and the evolution of the building through 150 years.</p> <p>There may be some potential that archaeological remains may yield information on the sentry box, guard house and stocks.</p> <p>The standing structure, fittings, fixtures and finishes of the</p>



		<p>commissariat has the potential to yield information about the functions of that building, as an early, important and rare building associated with the convict and military establishment of Oatlands.</p> <p>This research potential is considered to be of state, and possibly national significance.</p>
D. Important in demonstrating the principal characteristics of a class of cultural or natural places or environments.	The shop and cottage at 79 High Street is of local to state significance as a good example of a late nineteenth century sandstone shop and cottage. Whilst the building is in a poor state of repair, the key architectural features are largely still intact.	The commissariat is of state (or national) significance in demonstrating the principal characteristics of a store intended to be used for the provision of an early military and convict presence in what was intended to be a large regional colonial settlement. The position of the building, the features which convey security measures (e.g. slatted windows, iron fixings) all demonstrate the need to provide secure and dry storage for provisions in fledgling settlements. The position of the guard house and sentry box adjacent to the store also supports that notion of security.
E. Importance in exhibiting particular aesthetic characteristics		Although diminished by later surrounding development, the position of the commissariat and guard house (i.e. on the highest point in the former military precinct) is important in communicating the functions of those buildings as key strongholds of the military precinct.
F. Importance in demonstrating a high degree of creative or technical achievement at a particular period.		The commissariat store is the earliest stone building in Oatlands and is of significance as the first building to be built as a 'permanent' structure – i.e. those earlier buildings were of



		timber and mud, the commissariat therefore representing a change in technical abilities and priorities during the mid-late 1820s.
G. Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.	The cottage and shop at 79 High Street have meaning to the local community as a prominent streetscape landmark in the centre of Oatlands.	The commissariat is of significance to the local community as it is a landmark building, situated in an elevated position in the centre of Oatlands. Further research may confirm the supposition that the commissariat and guard house played a part in the 'Black Line' movement of the 1830s which was partially centred out of Oatlands, therefore may be of significance to the heritage of contact and conflict between European settlers and the indigenous population of Tasmania.
H. Special association with the life or works of a person, or group of persons, of importance in our history.	The shop and cottage at 79 High Street Oatlands are of local significance due to their association with prominent local families such as the Fish and Barwick families. The buildings are most likely to have been constructed by the Fish Brothers who were very successful and prominent stonemasons in the district.	The commissariat was the first permanent building constructed by the Royal Staff Corps who were sent to establish the township of Oatlands. These military 'builders' are of significance at a state (and possibly national) level as an example of representing the first wave of settlement and building in colonial Australia.



4. Interpretation – Aims and Approaches

This section is drawn from the *Oatlands Supreme Court House Interpretation Plan*, Anna Gurnhill, People and Place, which has been utilised in the interpretation of other related Oatlands Military precinct site and is considered to be a consistent and relevant approach to guiding the interpretive initiatives at the Oatlands Commissariat.

Why Interpret?

The *Burra Charter* states that interpretation means²¹:

'all the ways of presenting the cultural significance of a place. Interpretation may be a combination of the treatment of the fabric,... the use of and activities at the place, and introduced explanatory material. It may include exhibitions, events, publications, art works and other forms of expression, and is not confined to the place'.

The *Burra Charter* also states that *'the cultural significance of many places is not readily apparent and should be explained by interpretation. Interpretation should enhance understanding and enjoyment, and be culturally appropriate'.*

The Australian Heritage Commission (AHC) and the Department of Industry, Resources and Science²² explain that *'interpretation, broadly, describes the process of helping people in their discovery and appreciation of heritage. Effective interpretation requires the combination of information (about why the place is special), education, inspiration and entertainment. It deals in stories, ideas and experiences which explain, guide, reveal, arrange, question, share and provoke'.* Interpretation enables management and staff to influence the way that visitors experience a site.

The Tasmanian Experience Strategy²³ emphasises the need *'to create extraordinary and unforgettable holiday experiences by focusing on presentation, interpretation and customer engagement. Connection with place, quality infrastructure and personalised service are vital to the success of any holiday, but it is interpretation and engagement that make the difference between a pleasant break and an unforgettable experience'.* Further,

²¹ Australia ICOMOS, 2005, *The Illustrated Burra Charter: Good Practice for Heritage Places*, prepared by Walker, M. and Marquis-Kyle, P., Burwood, Victoria.

²² Australian Heritage Commission and the and the Department of Industry, Science and Resources, 2001 *Successful Tourism at Heritage Places*, Paragon Printers Australasia, Canberra. (p21).

²³ Tourism Tasmania, 2002, *'Tasmanian Experience Strategy'*, Hobart.



'experiences are memorable events or interactions that engage people in a personal way and connect them with a place... (and) connection with place is the foundation with all Tasmanian experiences.'

Larson²⁴ further stresses the need for interpretation by stating that 'if audiences were simply seeking knowledge, most would have little reason to experience the site at all'. Here, he identifies the difference between information and interpretation, where interpretation goes beyond stating just facts and figures and focusing only on tangible products of history, to instead consider also 'the intangible meanings those tangible resources present. Intangible meanings include, among others: systems, processes, relationships, values, ideas and beliefs'

It is important that interpretation recognizes that visitors bring with them unique and personal ways of 'seeing' and understanding the site they are visiting. Bennett²⁵ argues that 'we cannot vouchsafe museums or heritage sites a singular meaning. For the ways in which they are experienced and made sense of will vary in accordance with the differing historical cultures of their visitors'. They can also vary for each individual. Similarly, Meinig²⁶ states that:

Even though we gather together and look in the same direction at the same instant, we will not – cannot see – the same landscape. We may certainly agree that we see many of the same elements – houses, roads, trees, hills -... but such facts take on meaning only through association... Any landscape is comprised not only of what lies before our eyes, but what lies in our heads.

By providing a variety of interpretive activities and choices for visitors at the Oatlands Gaol, the different ways in which visitors make meaning of the site will be accommodated, and possibilities for visitors to relate to and connect with the site will be improved. This idea is further discussed below, through the notion of making interpretation 'relevant'.

Interpretation is an important part of any sustainable tourism operation. Effective interpretation can ensure that benefits are gained by the local community, the visitor, the place itself and the operation.

Carter²⁷ states that 'good interpretation helps visitors to explore and understand a little more about the places they visit. In doing so, it adds depth to tourists' experience making a visit something more than just a trip to see the sights'. Further, 'if visitors feel that a place is interesting or exciting, they are more likely to recommend it to others. Good interpretation makes for satisfied customers, and satisfied customers are good for business' (Carter, 2001: 4).

²⁴ Larson, D., 2001, 'Be Relevant or Become a Relic: Meeting the Public Where they Are', in *Journal of Interpretation Research*, Vol.7, no. 1 2001, pp17-23.

²⁵ Bennett, T., 1988, *Out of which Past? Critical Reflections on Australian Museum and Heritage Policy*, Cultural Policy Studies Occasional Paper Number 3, Institute for Cultural Policy Studies, Division of Humanities, Griffith University, Nathan, Qld. (p22).

²⁶ Meinig, D.W., 1979, 'The Beholding Eye: Ten Versions of the Same Scene', in Meinig, D.W. (ed.), *The Interpretation of Ordinary Landscapes*, Geographical Essays, Oxford University Press, New York, 33-50.

²⁷



Interpretation as a Tool to Enhance Understanding

Australia ICOMOS state that approaches which may enhance understanding at heritage places include:

- Interpreting the place from the perspective of human use and experience;
- Interpreting the 'layers' of history and the impacts on the environment; and
- Interpreting the place in relation to current events.

Tilden's Approach

Freeman Tilden, the first interpreter, argues that interpretation is 'an educational activity which aims to reveal meanings and relationships through the use of original objects, by first hand experience, and by illustrative media, rather than simply to communicate factual information' further identifies six principles of interpretation, as follows:

1. Any interpretation that does not somehow relate to what is being displayed or described to something within the personality or experience of the visitor will be sterile.
2. Information, as such, is not interpretation. Interpretation is revelation based upon information. But they are entirely different things. However, all interpretation includes information.
3. Interpretation is an art, which combines many arts, whether the materials presented are scientific, historical or architectural. Any art is in some degree teachable.
4. The chief aim of interpretation is not instruction but provocation.
5. Interpretation should aim to present a whole rather than a part and must address itself to the whole man rather than to any phase.
6. Interpretation addressed to children should not be a dilution of the presentation to adults, but should follow a fundamentally different approach. To be at its best it will require a separate program.

Hein's Constructivist Approach

The key components to Hein's²⁸ constructivist learning rely on the notions of education or learning that is relevant to the audience, and include participation of the audience:

- 'Learning requires active participation of the learner in both the way that the learner is employed and in the product of the activity, the knowledge that is acquired. (This) includes ways for learners to use both their minds and their hands, to interact with the world, to manipulate it, to reach conclusions, experiment, and increase their understanding'.
- 'The conclusions reached by the learner are *not* validated by whether or not they conform to some external standard of truth, but whether they 'make sense' within the constructed reality of the learner'.

²⁸ Hein, G., 1998, *Learning in the Museum*, Routledge, London.



Notions of the 'constructed reality of the learner' have parallels with the earlier notions of Ham and Tourism Tasmania regarding the importance of relevance in interpretation.

Hein states that 'when planning exhibitions or programs, museum staff should consider multiple ways to involve their audience by exploiting all the senses', including musical, spatial, and bodily-kinesthetic intelligences as well as other learner capabilities. In addition, the challenge for a constructivist model of learning is to find experiences that stimulate and challenge the audience. 'The organizing principles will inevitably permit visitors to pick and choose what subject they want to pursue, or even what branch of the subject'.

Further supporting the notion of participatory interpretation, Regnier, Gross and Zimmerman (1994: 6) state that 'interpretive programs should involve the senses, challenge the intellect, and touch the emotions'.

The need for interpretation to challenge visitors is also recognized by Larson (2001: 21), who argues that 'interpretation cannot just pander to existing perspectives. It also has the responsibility to provoke new feelings and new thinking... Provocation provides access to greater complexity, understanding, appreciation and attachment... (and that interpretation strives) for the ah-ha moment, or the statement, 'I never thought of that before'.

Carter (2001: 5) states that there is an important difference between interpretation and information: 'information just gives facts, but interpretation can provoke ideas, perhaps even jolt people into a completely new understanding of what they have come to see'.

The TORE Approach

Sam Ham²⁹ has identified four main components of interpretation: that it is Themed, Organised, Relevant and Enjoyable. This has been further developed by Tourism Tasmania as the TORE approach.

Good interpretation must be Themed, that is, it must relate to the message of significance of the place or object being interpreted. Interpretation is thematic if it has a major point. Ham states that 'presentations which don't have themes often beg the question 'so what?'.... But presentations which do have themes seem to be going somewhere, and it's easy for us to organise all the facts and supportive details in our minds because we can stick them to the theme... Themes not only help interpreters select from their wealth of knowledge which few facts and concepts to put into their presentations, but if they reveal in advance what the theme is, and how it will be organised, their audiences also benefit in terms of understanding and comprehension'. Ham further argues that 'when our communication isn't thematic, it seems unorganized, difficult to follow and less meaningful to our

²⁹ Ham, S., 1992, *Environmental Interpretation: A Practical Guide for People with Big Ideas and Small Budgets*, North American Press, Colorado.



audiences. This is simply because they can't easily see where the communication is going, and they don't know how to connect all the information they're receiving'.

Carter (2001: 6) argues that themes can assist in focusing and structuring activities, as well as by providing a clear thread, 'rather than a series of unconnected facts. This makes it more interesting and more memorable'.

Interpretation must also be Organised. That is, it must be presented in a way which is easy to follow. Any interpretive strategies should be organised around five or fewer main points or ideas in order to be interesting and understandable.

Interpretation must also be Relevant, or meaningful, to its audiences. Ham argues that 'when information is meaningful it's because we're able to connect it to something already inside our brains. Meaningful information is said to have context, because we understand it in the context of something we already know'. Tilden argues that 'the visitor is unlikely to respond unless what you have to tell, or to show, touches his personal experience, thoughts, hopes, way of life, social position or whatever else'. Hein states that 'it is not only difficult, but almost impossible to learn something without making an association with familiar categories', and that 'people need to connect to what is familiar, but learning, by definition, goes beyond the known; it leads to new agreeable places'.

Larson³⁰ argues similarly, stating that 'the role of interpretation is to facilitate connections between the meanings of the resource and interests of the visitor. Interpretation does not provide answers: it poses questions. Interpretation does not teach: it offers opportunities for emotional and intellectual connections. Interpretation does not educate: it provokes increasingly sophisticated appreciation and understanding. Interpretation does not tell people how it is: it reveals personal significance... Central to effective interpretation is the understanding that resources possess a plurality of meanings'. Larson (2001:22) further believes that 'new meanings and perspectives should be introduced as an addition to, or in relationship to existing meanings and perspectives. Interpreters first establish relevance and then provoke new understanding and appreciation'.

Moscardo³¹ also stresses the importance of providing personal connections in interpretation, stating that 'it is clear that being able to find or make a personal link is a major factor influencing visitor satisfaction with a tour experience'. Moscardo provides the following suggestions as ways to make personal connections:

³⁰ Larson, D., 2001, 'Be Relevant or Become a Relic: Meeting the Public Where they Are', in *Journal of Interpretation Research*, Vol.7, no. 1 2001, pp17-23.

³¹ Larson, D., 2001, 'Be Relevant or Become a Relic: Meeting the Public Where they Are', in *Journal of Interpretation Research*, Vol.7, no. 1 2001, pp17-23.



- Using humour, analogies and metaphors which build links between the interpretive content and the everyday experience of the visitor;
- Giving visitors the opportunity to ask questions;
- Telling stories (particularly those which have characters who can be related to);
- Giving visitors opportunities to interact, participate and make choices about their interpretive experiences; and
- Challenging visitors and giving them information about what they can do in their everyday lives.

The fourth essential quality of good interpretation is that it is Enjoyable. This is not the main goal of interpretation, but is one of its essential qualities. As stated in the Port Arthur Historic Site Interpretation Plan³² 'this principle refers to the ways in which serious ideas and information can be best communicated to ensure that our visitors want to stay around to listen, and are helped to remember what we tell them... Most importantly, (enjoyable communication) should be friendly and participatory'. Moscardo argues that participatory interpretation also provides a way to personalise the experience for visitors.

Thematic Interpretation

Building on Ham's notion that interpretation must be themed, Tourism Tasmania³³ state that a theme 'is a take-home message; it's the moral of the story or main conclusion a visitor takes away from an interpretive activity... or device... In thematic interpretation we understand that visitors are going to forget most or all of the colourful facts we present to them. But we know that if the conclusion they draw from all those facts is meaningful and important, it will provoke them to thought and they'll continue to think about the conclusion even when the facts that supported it are long gone from their memory'.

Tourism Tasmania further describe thematic interpretation by explaining that 'you might prefer to describe it as wondering, marveling or pondering, however, thinking is what leads the visitor to attach meanings to the thing and the place being interpreted. Meaningful things and places matter to us. And that's what thematic interpretation at its best, does: it causes the visitors to make meaning'.

Thematic interpretation is based on 'strategic communication about the places you interpret for visitors and the kind of experience you can offer.' Further, Tourism Tasmania states that 'strategic interpretation is purposeful. It has an intended outcome, such as enhancing visitor experiences, promoting your business..., producing positive word-of-mouth advertising, protecting fragile or vulnerable features, or keeping visitors safe from hazards'.

³² Port Arthur Historic Site Management Authority, 'Interpretation Plan 2001'.

³³ Tourism Tasmania, 2002, 'Tasmanian Experience Strategy', Hobart.



The main purpose of thematic interpretation is to lead visitors to draw conclusions from the facts they are presented with, 'and in doing so, to provoke them to think more deeply about the place, its features and the qualities that make it special. The thinking that visitors do creates meanings and memories of the place'.

Thematic interpretation 'assists in the development and delivery of visitor experiences that have impact well beyond the time your customers spend with you. It enables you to influence their thinking and their impressions of your product after they return home'. In thematic interpretation, 'it's the thinking that matters most to us, not the facts... Thinking is what leads the visitor to attach meanings to the thing and the place being interpreted. Meaningful things and places matter to us'.

Additional Aims of Communication

In addition to the interpretive approaches outlined above, including those of Tilden, Ham, Hein and Tourism Tasmania, James Carter also offers a range of other aims of communication and interpretation. These include to orientate, inform, entertain, persuade, explain, promote an organisation, influence behavior, and to develop a sense of place.

Orientating visitors includes making them feel comfortable in their surroundings, by providing them with some locational and geographical knowledge. Informing visitors is about catering for the small minority of people who enjoy information in addition to interpretation. Ways of doing this can include information or fact sheets. Carter's concept of entertaining, is similar to that of the TORE approach, outlined above.

Some organisations have a clear objective to persuade people to do something or to influence what they think about something, and this needs to be considered when devising interpretive activities.

The notion of explaining is particularly important where visitors cannot see the whole of the site. Promotion of an organisation can be an important way to show that the organisation is caring for and managing the site. Interpretation can be used to influence the ways people act. This can include subtly steering people away from fragile areas. Involving local people in interpretation, and in thinking about what makes their place special, can help them find a new sense of pride in their area.

Interpretation as a Conservation Tool

Visitors always have an impact on the places they visit, and these impacts can threaten the values and significance of the site - the very reasons why people visit them in the first place. Interpretation can be an important and effective tool of conservation – raising awareness and appreciation of the heritage values of a place.



5. Audience research & SMC's role in heritage interpretation

The appetite for visitation to heritage places

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.

Southern Midlands Council (SMC) concur 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. Whilst decades of 'static management' have acted to preserve that heritage, particularly in rural areas where development pressure has not fiercely obliterated it, active management of the heritage resource is required to understand, protect and promote it.

During the 1830s, Oatlands was tipped to become the 'central capital of Van Diemens Land, with Surveyor Sharland mapping 50 miles of streets in 1827 and by 1835 Oatlands was burgeoning as a significant military and convict establishment with over 100 stone buildings, at least 12 hotels and a population around three times that of today. Hugging the main road between the northern and southern administrative centres of the colony, the district also boomed during that time, with a number of villages, over 20 substantial convict road and probation stations, and a network of coaching inns serving the traveller. In the late 1840s-1850s all of that changed though. The colony suffered an economic depression, the convict labour force was withdrawn, able-bodied men rushed to the Victorian goldfields and the district settled into to a prosperous (at times) rural-based economy. The



coming of the main-line railway c1880 opened up faster travel for people and goods between Launceston and Hobart and any notion that Oatlands was to become the interior capital was merely history. With that, the district settled into a century and a half+ of being a rural-based economy, dotted with picturesque villages, rural farm complexes, decaying convict sites, and the built and archaeological vestiges of that early wave of military and civil administrative infrastructure. A complex rural cultural landscape emerged, with settlers establishing and maintaining an antipodean version of the European landscape, interspersed with the Australian bush and still bearing the marks of thousands of years of aboriginal interaction with the land.

The historic environment of Oatlands and the region has long been recognised as a mainstay of the local economy. The 1993 Tourism Vision, Oatlands Historic Properties first formally identified that potential through number of key heritage sites around Oatlands which were considered to be the 'icon' sites which would provide incentive for visitation to the township and region. These sites included the Callington Windmill, Oatlands Supreme Court House, Commissariat and Gaol, and Roche Hall. That report also identified the network of convict sites and wider cultural landscape of the region as contributory to the bigger picture of the region's heritage. The opportunity to capitalise on the historic environment was further detailed in the 2008 Oatlands Integrated Development Strategy – from which the Centre for Heritage initiative was conceived. A 2008 study into the tourism values and opportunities arising from the Southern Midlands cultural landscape identified opportunities for tourism product development from what was once described as one of the most uninspiring landscapes in Tasmania. The recent (2014) Midlands Economic Development and Land Use Strategy also strongly recognised the economic development potential of the districts rich history, built heritage and heritage landscapes to support the tourism industry. From this, arises the question as to why the current enquiry is limited to 'built' heritage tourism and not cultural landscapes? which are considered to be an equally important element of Tasmania's heritage appeal (despite the Tasmanian Heritage Council having done work to that effect in the early 2000s which appears to have gone nowhere – see further discussion below).

In terms of the direct management of built heritage places (with tourism potential) over the last decade, council has acquired building such as the Oatlands Commissariat with view of ensuring continued public access and use of these assets, and major restoration programs have been undertaken on all – which are now open to the public in various capacities. This coupled with streetscape improvements, interpretive media, continued investigation of cultural landscapes and a major promotional program promoting heritage tourism opportunities has resulted in Oatlands becoming the premier heritage tourism destination in the Tasmanian Midlands. Council is continuing to build this momentum, with current initiatives such as the annual Heritage and Bullock Festival, a blacksmithing cooperative, horse drawn heritage, community-based heritage crafts groups, support of local historical societies just a few of the initiatives currently being pursued.

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 and that upward trend has been continuing.

This is also acknowledged in the Tourism Tasmania Historic Heritage Tourism Strategy 2012-2015, which makes particular note of Oatlands' intact Georgian streetscapes and convict sites. Around 44% of visitors to Tasmania engage in a heritage experience and there is a strategic desire to expand those experiences to areas outside the larger attractors (e.g. Port Arthur). That report also details the desire for visitors to engage in 'creative experiences' – and specifically cites the strategy for Tasmania to deliver heritage skills training courses for a tourism market (Initiative 2.3.3). Oatlands is the venue of the Heritage Education and Skills Centre (HESC - a not-for-profit business unit of SMC), an initiative of that organisation is the promotion of experiential learning packages to a tourist market (note that HESC is making a separate submission to this enquiry).

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. This has also culminated in the recent win by Oatlands as the National Tidy Towns winner in the *Heritage and Culture* category. The historic environment is considered to be a key commodity of the Oatlands district and the effective management and delivery of tourism products is an important economic staple for the region which is expected to continue to grow in coming years.

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. The Heritage Building Solutions and Heritage Education & Skills Centre and the Callington Mill precinct are clear examples of Council's attitude.

Council's vision statement reflects this: The Southern Midlands aspires to be a region that celebrates and benefits from agriculture, heritage and tourism, its spaciousness and central location, and that supports business growth and welcomes investment that strengthens and/or diversifies the local economy. The Southern Midlands will continue to collect, restore and interpret its heritage as a source for cultural & local identity, tourism development, construction and restoration skills and education for future generations.



The management of historic heritage within the Southern Midlands is governed by the Southern Midlands Council Historic Heritage Strategy 2018-23, which guides both the statutory heritage program (in conjunction with the planning scheme) as well as the non-statutory heritage projects program.

Council recognises that the flow-on effects of built heritage tourism are a difficult thing to measure and may not be immediately 'profitable' within the context of a particular initiative or site. This is perhaps best illustrated in the case of the Callington Mill operation at Oatlands. Whether or not the mill itself is a viable enterprise (i.e. as a milling operation), the figures cited above clearly demonstrate that the mill as a built heritage drawcard has provided a renaissance for the town since its opening in 2010, acting as a catalyst for a range of other initiatives - e.g. overnight campervan park, a marked increase in private tourism-based businesses (e.g. cafes, B&B's, galleries etc.) within the town (note that the mill is soon to be further revitalised with leasehold to a private operator). All of which acts to increase the spend within the town, creating viable businesses, employment and boosting the economy of the town. An increase in employment results in increased youth retention in the district – employment opportunities providing an incentive not to leave the district – all resulting in a 'critical mass' which in turn feeds a loop to providing further incentive to develop such initiatives (e.g. built heritage tourism experiences). This is where government, particularly local government, has the advantage in being the driver of built heritage tourism experiences – i.e. a government proprietor may not need to necessarily demonstrate the firm 'bottom line' that private enterprise requires, with benefits (both economic and social) being yielded through these flow-on effects.

Visitor research forms a crucial aspect of the Interpretation Project. Small museums and interpretation centres are successful when they understand their different audiences and have a careful strategy for providing what interests them. As such, audience research will be undertaken as part of this project to shape and inform the Interpretation Plan. In order to provide appropriate access to the collection, the needs and desires of the audience must be understood.

Note that Council recognises that access to heritage places is not solely a desire of visitors and is conscious of the desire for locals to have access to their own publicly-owned heritage places. This was detailed in the *Public Access to Council-Owned Buildings Issues and Discussion Paper* (May 2016) which detailed the locals appetite to experience these buildings and resulted in the inception of the *Oatlands Key* system for self-guided and secure access to some buildings. Whilst not an ideal outcome, in the absence of permanent staffing (which is cost prohibitive) this initiative has been very successful in allowing greater access and buildings.



6. Oatlands Commissariat - Key historic themes

In September 2009, a working group of Council Officers, interpretation and heritage experts, and community members was convened to discuss the themes of relevance and importance to the Southern Midlands, including the Oatlands Military Precinct and the constituent heritage sites. The aim of the workshop was specifically:

- To workshop the significant historic themes which relate to the Southern Midlands, and what interrelatedness these themes may have.
- To explore opportunities within the southern midlands for interpretation, in-line with the directions of the *Southern Midlands Heritage Strategy 2009-13* (and successors), and any other relevant heritage/tourism or planning documents.
- To consider linkages outside the region, which may complement and value-add to Southern Midlands interpretive initiatives.

The workshop was undertaken with the relevant strategic background provided by documents including:

- *Southern Midlands Historic Heritage Strategy 2009-13*
- *Tourism Tasmania Thematic Interpretation manual*
- *Heritage Office of NSW – NSW Historic Themes*

The group undertook a 'whiteboard' session, whereby ideas of key historic themes were workshopped. The themes were developed, then broken into relevant 'sub-themes' – each linked to a 'potential opportunity' as guided by the *Southern Midlands Historic Heritage Strategy 2009-13*. Possible linkages to other projects (i.e. regional tourism or research linkages) were also identified for each initiative. Upon workshopping the themes and sub-themes, the group realised that there were two overarching themes which were a common thread through all of the themes – that of:

- people
- event
- place – linking the stories of people with historical events, tied to the place (or landscape).

All themes and sub themes were inextricably linked with people/event/place (or the 'who/what where?').

The following table summarises the themes workshops. Whilst this is not considered to be exhaustive, it provides a summary of the obvious key themes, which either:



- Link to current SMC initiatives.
- Represent unique or different opportunities for the Southern Midlands.

Note that this workshop was facilitated *prior* to purchase of the commissariat by Council, therefore that site was not necessarily a direct focus of the workshop – nonetheless the tenor and themes from the workshop are applicable to that site and have been added below (in italics). Highlighted themes are considered directly related to the commissariat and guard house sites:



Theme	Sub theme	Specific SMC site, example, message	Immediate opportunities (i.e. within scope of the SMCHS09-13)	Linkages
Convicts & convictism	The convict experience	Presentation of all SMC convict and penal sites (below) as a suite of places representing incarceration and indenture. Also the assignment system - convicts in private service.	Installations at Gaol, Court House, Military Precinct.	Other Tasmanian convict sites, in particular Port Arthur, Cascades, Maria/Sarah Islands, Woolmers/Brickendon.
	Women and children	Oatlands Gaol.	Incorporating women's stories into the Gaol & Court House interpretation.	Female factories (Ross, Cascades, George Town, Launceston).
	Probation	Probation stations at Oatlands, Lovely Banks, Jericho, Colebrook, Spring Hill, Broadmarsh, Antill Ponds.	Jericho Probation Station - Refresh interpretation at public part of site.	Other Tasmanian sites of those types. Researchers (Hamish Maxwell-Stuart, John Carter).
	Road stations	Road stations at Tunbridge, Picton, Green Ponds, Oatlands, Spring Hill.		
	Convict industry	Convict timber station at Tunbridge Tier, Coal Mines at Colebrook.		
	Civil establishment	Military precinct and regional civilian sites. Commandant's Houses at Oatlands and Jericho. Oatlands Gaoler's Residence.	Superintendent's, Gaoler's and Commandant's houses Oatlands, as part of Military Precinct Interpretation. Oatlands Gaoler's Residence. <i>Commissariat – provision all of the above.</i>	
	Resistance and scandal	Any convict site.		



	Supplying the convicts	Commissariat, Convict gardens/farms.	Commissariat.	
Exploration & Settlement	Exploration	Early land routes (Bell's line). Early plans and surveyors - Macquarie, Sharland, Sprent.		
	Settlement patterns and evolving land-use	Interpreting the cultural landscape, natural values etc. Treelessness.	Southern Midlands Cultural Landscape Project (as part of Southern Midlands Heritage Project)	
	Centralisation and decentralisation	I.e. Once all towns in the district had a school, post office, hotel etc... now it's much more centralised.	Former school, post office, hotel buildings etc.	
	Technology influencing population dispersal	I.e. changing rural technology, impacting population of farm villages and dispersal of people - the demise of the farm village		
	Oatlands as a central capital	Oatlands Military Precinct	Military precinct interpretation. Emphasising the fact that Oatlands had a Supreme Court House etc.	
Penal & police infrastructure	Gaols & punishment	Oatlands Gaols x 2, site of Jericho Gaol.	Gaoler's residence project. <i>Oatlands Guard House</i> .	Other sites of those types across Tasmania. An extension of 'convict' sites.
	Court Houses & law	Court Houses at Oatlands, Colebrook, Bagdad, Kempton.	Court house interpretation project.	
	Watch Houses	Watch houses at Oatlands, Spring Hill, Antill Ponds, Swanston, Kempton	Military Precinct interpretation project. Kempton watch house.	
Industry & commerce	Milling	Windmills at Oatlands, Kempton, Ellesmere. Water mills at Kempton, Campania. Oatlands flax mill.	Callington Mill.	Other mill sites (i.e. Bothwell, Carrick, Deloraine, Swansea).
	Resources and technology		Provisioning – Oatlands Commissariat	



	Building	Quarry sites, timber stations, limekilns, brickworks	Quarry sites around Lake Dulverton	Ross quarries.
	Hotels and sly-grog	2x Oatlands breweries. Hotels.		
Transport & Technology	Coaching	Coaching inns, stables, horse troughs. Demise of the coaching era.	Kempton coaching initiative. Inns along the highway. Melton Mowbray trough.	Continuation of Heritage Highway theme.
	Railway	Stations, platforms, formations, tunnels, culverts, good sheds.	Parattah Railway Station, Apsley line, walking/bike tracks.	Other railway sites in Tasmania.
Rural life & agriculture	Gentrification 'recreating the homeland'	Homesteads and farm villages.		Woolmers, Brickendon, Clarendon, Fonthill, Entally.
	Agriculture	Cultural landscapes. Agricultural museum.	Grain production - links with milling (Callington). Callington Park agricultural museum. <i>Commissariat</i> – provisioning.	
	Moonscapes and abandoned mansions (rural decline)	Lower Marshes - desolate landscape with huge Georgian mansions.		
	On the sheep's back	Farm complexes, woolsheds, sheep dips. Stockyards.		Woodsdale shearing museum.
Personalities (specific men and women – note that the 'ordinary' lives are also an overarching theme i.e.	John Lee Archer	Lee-Archer's buildings - Oatlands Gaol, Court House, Watch House Anglican Church.	Court House and Gaol. Oatlands Anglican Church.	Other Lee-Archer sites (i.e. Ross Bridge, Richmond Gaol & Church)
	Governor Arthur	Arthur's influence on the development of the 'Oatlands as a city' idea.	Court House, Gaol & Military Precinct.	Port Arthur
	Solomon Blay (Hangman)	Oatlands Gaol and Court House	Oatlands Gaol and Court House.	Hobart Penitentiary.



'people').	Augustus Pugin	Oatlands and Colebrook Churches.	Pugin Trail initiatives.	Pugin sites worldwide.
	Jorgen Jorgensen	Jorgensen and his wife, Norah Corbett, had linkages with Oatlands Gaol and Court House.	Oatlands Gaol and Court House.	Ross Bridge
	Bushrangers	Martin Cash, Mathew Lemon, Michael Howe all have Southern Midlands Connections.	Oatlands Gaol and Court House.	
Aborigines	Traditional land use & culture			TAHO, TALSC
	Contact & 'Black line'	Military precinct and regional civilian sites. Commandant's Houses at Military Precinct, Court House.	Oatlands Gaol and Court House. Oatlands Commissariat (provisioning the Black Line).	
Nature & conservation		Chauncey Vale, Colebrook Gorge, Lake Dulverton.		
Status and class distinction	Free versus bond	Convict sites (as per above)	Oatlands Gaol and Court House, Military Precinct	Other Tasmanian convict sites and research (as above)
	Servants and Masters			
	Convict slavery			
	Emancipation and opportunity	Convict made good' sites - i.e. houses and farms owned by ex-convicts (i.e. Thomas Burbury).		
	Migration			
Free people in a convict society	Gaoler's Residence, Commandant's house - any domestic place associated with a convict site.			
Built environment	The Georgian Village & architecture	Oatlands, Kempton town centres.	Callington Mill precinct. Oatlands Court House and Gaol. Commissariat.	
	Drystone walls	Oatlands drystone walls.	Continuation of drystone wall building training.	



From the above table, it can be seen that the Oatlands Commissariat and Guard House have been identified as having the potential to provide opportunity for the interpretation of the following key historic themes in relation to Oatlands, in-line with local and state interpretation and heritage planning strategies, and with the potential to provide linkages to other regionally and thematically linked sites and initiatives:

- Oatlands as a central capital
- Provisioning the convicts (and military)
- Military and commissariat activities
- Resources and technology
- The 'Black line'
- Georgian architecture, and the evolution and restoration of the built environment.
- The bakery also may have interpretive potential as the later use of the building



7. The completed restoration program

From late 2016 to late 2018, as guided by the Oatlands Commissariat and 79 High Street Conservation Management Plan, a jointly funded project between Southern Midlands Council and the Australian Government (through the National Stronger Regions Fund), a complete restoration of the commissariat and the shop/cottage at 79 High Street was undertaken. Upon purchase of the site by SMC in 2013, these buildings were completely derelict, with the commissariat at the point of imminent collapse.

The restoration project implemented best-practice restoration techniques and incorporated training projects (including the Heritage reGeneration project which engaged youth) as well as several public open days to foster support and publicity for the project. The official opening of the buildings is scheduled for 5th May 2019.

Further to the conservation management plan, the overall site is further guided by the Oatlands Commissariat Project Master Plan (see ATTACHMENT A) as well as the Oatlands Integrated Heritage Skills Hub Project Plan (which has since been superseded by the Heritage Hub Social Enterprise Plan (see ATTACHMENT C) which specifically seeks to utilise the shop, cottage and grounds of 79 High Street as a social enterprise specializing in the promotion of heritage arts and crafts programs.

Currently, the key tenants of the site are:

The Heritage Education and Skills Centre: This is a not-for-profit entity (owned by Southern Midlands Council) which works collaboratively with industry partners (heritage, education and building sectors) to address the heritage trades skills training needs of Tasmania. HESC occupy the commissariat building, with an office space and training room and offer this space for shared use when training is not active.

The Oatlands Heritage Hub: This is a not-for-profit social enterprise group, managed by Southern Midlands Council, which seeks to engage local artisans and craftspeople to provide a cooperative space for training, meetings, workshops and a shopfront to sell products. There is a synergy between the Heritage Hub and HESC who use the buildings as shared spaces and form an important partnership to promote cultural values to a wide audience.





The commissariat before and after restoration.





The shop and cottage before and after restoration.



Whilst the restoration project is complete, that project was focused on the completion of the buildings and the site itself. The fitout of each building has been largely completed by HESC and the Heritage Hub themselves. The 'Oatlands Key' system is soon to be installed to the Commissariat building to allow free daytime access for self-guided tours (when not in use by the Heritage Education and Skills Centre).

It is recognised (and emphasised through comments by visitors) that interpretation and engagement initiatives for the site are an essential next step, which is echoed by the conservation management plan and master plan. This interpretation plan is a direct response to the identification of that need and seeks to complete the project with facilities for better access to and interpretation of the site.

Further, the broad undertaking of implementing interpretation was given in the development application documentation for the site (pursuant to the above). A condition of approval by the Tasmanian Heritage Council requires:

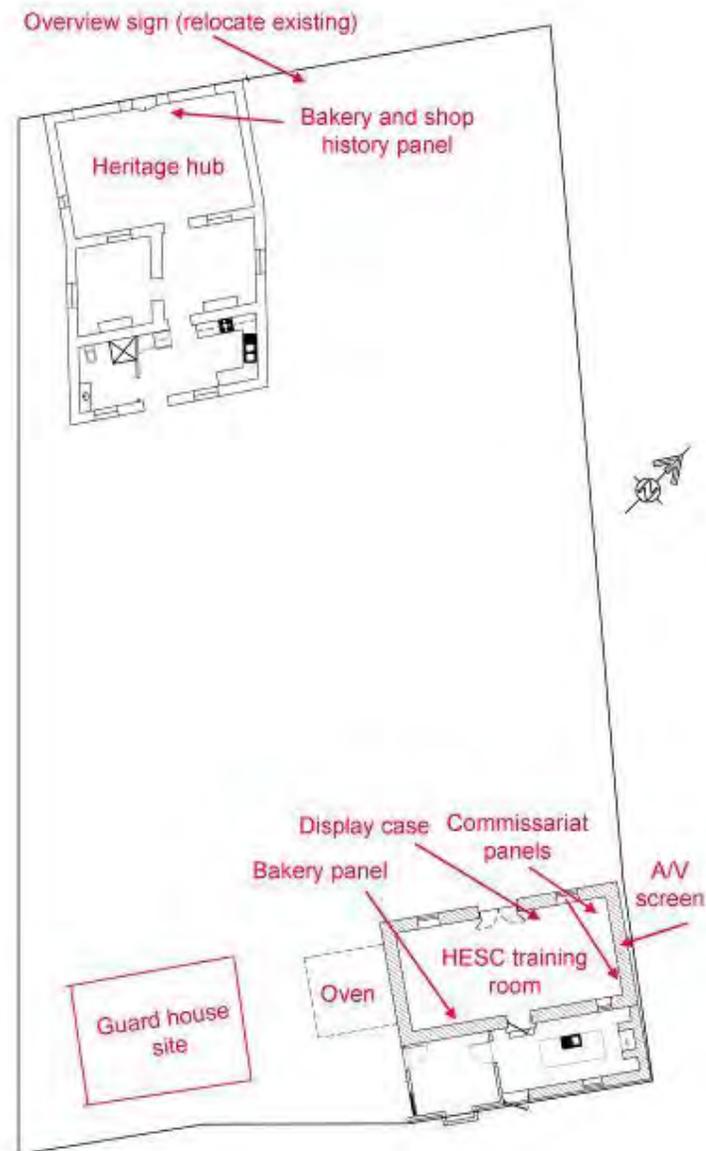
Prior to the implementation of any interpretation material, an interpretation plan must be submitted to and signed off by Heritage Tasmania's Works Manager. Once approved, this interpretation plan will form part of this permit and must be implemented.

This document seeks to fulfil that permit condition.



8. Interpretation spaces, concepts and media.

This section will detail the spaces within and around the Oatlands Commissariat which are currently available for interpretation and public access.



This section will also propose the stylistic basis and media which may be employed to communicate information to visitors deriving from the statements of significance and key historic themes of the site.



Branding and style

In 2009, Southern Midlands Council commissioned the document *Oatlands Identity - Guidelines for Usage* (Creating Preferred Futures 2010). This provided a stylistic base to the branding of Council driven initiatives and partnerships throughout the region – setting the basis for interpretation products (e.g. panels, brochures, logos etc.), as well as associated merchandise. The Commissariat approach will utilise this approach as the basis for interpretation, to achieve consistency with other heritage sites and interpretation products.



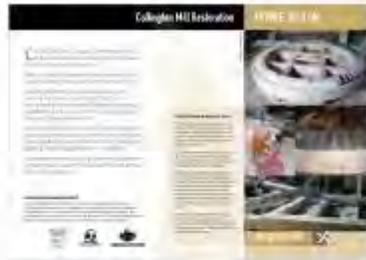
Oatlands Commissariat logo and basic interpretive colour scheme, as developed in the *Oatlands Identity – Guidelines for Usage*.



Interpretation signage

While individual interpretation projects will dictate content and therefore the graphic approach, it is still possible to retain consistency with a number of common features:

- Specified typefaces Neuzet Grotesk Bold Condensed and Meta Light and Bold (see page 3)
- Specified colours (see page 3)
- Black banner on top, carrying the headline
- Relevant logo placed bottom right, with additional colour blocks to lend emphasis where necessary
- Key number for each panel placed bottom right, for example CH.10.09, where CH is a two-letter contraction of the project (Court House), 10 is the year of production (2010), and 09 is the panel number.



Actual size 420 mm x 297 mm



Actual size 750 mm x 450 mm

Basic interpretation signage layout and styles, as developed in the *Oatlands Identity – Guidelines for Usage*.



Signage and artifacts installations – inside the Commissariat

Space and concept:

As per the Oatlands Commissariat Master Plan and the Oatlands Integrated Heritage Hub project plan, the main room of the commissariat will be used as a training room for the Heritage Education and Skills Centre who are the key tenant of the building. They will use the space for (approximately) 5 days per month for training purposes with the room at other times being publicly accessible via the 'Oatlands Key' system. Further, it is intended that the baker's oven will be used for occasional community use (see below). For this reason, the interpretive installations in this room are intended to be relatively discrete and limited to a single display case as well as signage panels on the walls, so as to ensure that the space is as uninhibited as possible.

Installations:

The following installations are proposed within the main room of the commissariat:

- Six thematic interpretation panels (900x1200), each themed as per the following:
 - o The establishment of the Oatlands Military Precinct
 - o Building the Commissariat and Guard House
 - o What is a commissariat? - Provisioning the convicts and military
 - o The 'Black Line'
 - o Later use of the Commissariat (focussing on the bakery and Fish (and other) families)
 - o The restoration of the building and 'new life'
 - Each of these signs will be installed onto timber bracing which has already been installed as part of the restoration program, as a means of 'hiding' that bracing as well as being able to affix the signs with no heritage impact.
 - Each of these signs will follow the style of the *Oatlands Style Guide* in order to maintain consistency with other Oatlands initiatives.
- A data projector mounted on the ceiling, displaying a loop of historical photographs of the Commissariat as well as videos and images of the restoration project (projected to a screen on the wall amongst these panels).
- A display case to contain the archaeological artifacts found as part of the restoration project.
 - The case will be lockable and illuminated with a mirror back. Tags for artifacts will be as per the *Oatlands Style Guide*.





The restored commissariat main room, showing the bracing that will be used to mount interpretation panels.



11
0

Oatlands Commissariat - 1827

The Oatlands Commissariat was built in 1827 by the Royal Staff Corps overseeing convict labour, under the direction of Lieutenant Vachell, the Commissariat was a vital element of the infrastructure needed to maintain a military and convict station at Oatlands. By 1828 Lieutenant Vicary of 40th Regiment had taken over the Superintendent position, the 40th Regiment would in 1829 leave their mark on building in the form of regimental graffiti to be uncovered during this restoration project almost 200 years later.

The sandstone structure was built to provide safe storage of the rations, clothing and equipment, without which the military and convict station could not function. The siting of the Commissariat and Guard House atop a slope, the highest point in the Oatlands Military Precinct is most likely a design enhance security. The site also believed to have featured a sentry box, stocks and a sundial.

While a strong military presence shaped the fledgling township of Oatlands security remained a prime concern as convicts outnumbered these soldiers, the potential of a rebellion was real, the threat of "wood rangers" or bush rangers as we now know them- generally escaped convicts taken to the bush surviving off stolen goods and food, plus the threat from indigenous people resisting the loss of fertile tract of grassland through the heart of the Midlands, a prime hunting ground and migratory route between the east coast and the Highlands. This resistance would culminate with the 1829 counter military campaign The Black War with roving parties operating from Oatlands and 1830 the Black Line operation attempting to capture indigenous people resistance loss of their lands.

The Oatlands Commissariat played a key role in providing provisions to both these operations.






The Commissariat store has undergone several alterations and additions. Calder's 1845 map of Oatlands shows a timber skillion added at the rear, indicating that this addition was built prior to 1845. The stone skillion at the rear of the Commissariat, joining the timber skillion, does not appear on Hogan's 1859 plan of the military precinct, indicating that this addition was made after the Commissariat was sold into private hands.

In September 1859, Surveyor William Hogan was commissioned to survey the precinct, with the intention of dividing it into lots for sale by public auction. The Commissariat and Guard House together formed Lot 8, with a total land area of 0 acres, 1 rood and 4 perches. This lot was purchased from the Crown by Edward Francis Sanderson, an ex-convict, now storekeeper. Sanderson died in June 1862, leaving a life interest in the property to his daughter Mary Ann Fish, with the property passing to her husband Walter Fish after her death.

From 1877 onwards, Walter Fish is recorded as the occupier of a dwelling house at Oatlands owned by Sanderson's trustees and assessed at an annual value of £5. Using a process of elimination, this is almost certainly the stone cottage and skillion prior to the addition of the shopfront.

Both the shopfront addition facing High Street and the conversion of the Commissariat building to a bakery with the installation of a large scotch oven providing bread end to the township.



Preliminary draft of a panel concept for the commissariat interior.



Exterior installations – The Guard House

Space and concept:

The Oatlands Guard House was demolished in 1975 and much of the stone remained on-site – used as retaining walls and as the foundations for a garage built at that time. This has been salvaged and stockpiled as part of the restoration process. The guard house footprint itself has been investigated archaeologically and coupled with historic plans and photographs the precise footprint of the building is known. Note that only modern (post-demolition) fill will be removed so as to avoid archaeological impact and a geofabric barrier will be laid under the new gravel fill to preserve underlying archaeological deposits:



Original plans for the Oatlands Guard House (1827) and a photograph just pre-demolition (1975).



Stone on-site and the archaeological footprint of the guard house.



The archaeological footprint of the guard house has been defined as part of the restoration project and it is proposed to utilise the stone to build a 300mm high stone wall on those foundations (part of the approved works program). The original fireplace lintel is still on-site and it is proposed that this be reinstalled on a reconstructed fireplace base to give some depth to the installation and to give visitors the site the ability to walk through the footprint and to see the fireplace. All new work will be built on above the archaeological layer, which will be protected by gravel within the new stone installations so as to have no heritage impact. This will ensure that the original stone stays on the site and allows some definition of the former building.

Further, it is proposed that a corner of the reconstructed footprint of the guard house be 'boxed up' (e.g. as a raised 'garden bed') and backfilled with clean fill, with 'planted' artifacts installed so that this can be used as a mock-archaeological-excavation site for use by Council's *Communities for Children* project which runs a school holiday program called the *History and Heritage School Holiday Program*. This particular initiative will allow 8-14yo children to undertake a structured archaeological dig on a 'real site' (under the supervision of an archaeologist) – but only excavating reconstructed structure, new fill and planted artifacts.

Installations

The proposal will be installed as per the following, by a qualified stonemason using traditional lime mortar and the existing foundations as a base.



Location of installation (immediately adjacent to the commissariat – just to the left out of frame).





Location of the installation adjacent to the commissariat (shown pre-restoration in this image).





Proposed footprinting in stone





Proposed footprint and fireplace.





Proposed footprint fireplace and 'mock-dig' site



Exterior signage and interpretive installations

Space and concept:

The *Oatlands Commissariat and 79 High Street Conservation Management Plan* seeks to maintain a stark and non-landscaped area surrounding the commissariat – given that the building is built on the highest point of central Oatlands and would have needed to be secure – natural surveillance was a key part of the setting of the building. The landscape plan for the site has been implemented and keeps consistent with that principle and accordingly it is not desired to install anything more than the bare minimum on/around the site.

A single small interpretation panel which gives a brief history and context of the commissariat and guard house already exists in Barrack Street – it is proposed to move this plinth onto the site just inside the gate now that the site is publicly accessible.



The type of plinth to be relocated



Printed material

Concept:

With a desire to keep on-site 'physical' interpretation at a minimum, it is proposed that certain printed collateral will be produced for both on-site and off-site use. Southern Midlands Council currently have an A5 brochure series which includes each of the key heritage sites at Oatlands, which includes:

- The Oatlands Supreme Court House
- Oatlands Gaol
- The Oatlands Military Precinct
- Convict Sites of the Southern Midlands
- Callington Mill
- Welcome to Oatlands.

These are free to visitors and are a quality resource which tell the story of each of the subject sites. It is proposed that a further brochure in this series be produced for the Oatlands Commissariat and Guard House.



Some of the Southern Midlands Heritage Sites brochure series



Further, it is proposed that the story of the Oatlands Commissariat and Guard House and their restoration project (including the various community engagement projects as part of the restoration) will be the subject of a 80-100pp booklet. It is proposed that this be sold on a cost-recovery basis (to cover printing costs) and will be largely produced in-house by Council's heritage staff with professional graphic design for the final product.

