



## Public Notice Details

### Planning Application Details

<b>Application No</b>	DA2500176
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#### Property Details

<b>Property Location</b>	126 High Street Oatlands
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#### Application Information

<b>Application Type</b>	Discretionary Development Application
<b>Development Category</b>	Change of use to Visitor Accommodation
<b>Advertising Commencement Date</b>	7/5/26
<b>Advertising Closing Period</b>	21/5/26
<small>If the Council Offices are closed during normal office hours within the above period, the period for making representations is extended.</small>	

Enquiries regarding this Application can be made via to Southern Midlands Council on (03) 6254 5050 or by emailing [planningenquires@southernmidlands.tas.gov.au](mailto:planningenquires@southernmidlands.tas.gov.au). Please quote the development application number when making your enquiry.

Representations on this application may be made to the General Manager in writing either by

Post: PO Box 21, Oatlands Tas 7120  
Email: [mail@southernmidlands.tas.gov.au](mailto:mail@southernmidlands.tas.gov.au)  
Fax: 03 6254 5014

All representations must include the authors full name, contact number and postal address and be received by the advertising closing date.

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Southern Midlands Council

85 Main Street

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17<sup>th</sup> December 2025

**Re – Development application, Bilton House and Cottage, proposed change of use (Visitor Accommodation) and works – 126 High Street OATLANDS 7120.**

Please see attached:

- Development application form.
- DA issue plans – Duo Design.
- Conservation management plan.
- Heritage impact assessment.
- Site survey and title documentation.

for the proposal to convert the existing residence and derelict stables building at 126 High Street Oatlands to 2 x 3-bedroom short-stay accommodation units. The project will be called *Bilton Cottage and Stables* after the initial builder of the cottage, Henry Bilton, and will offer high-end self-contained accommodation, to be run in collaboration with Robinson Cottage (72-74 High Street) which I have been operating for 13 years.

**In brief, the proposal involves:****Stage 1 –**

- Urgent and essential maintenance works to the c1834 stables.
- Restoration and refurbishment of the stables building to a 3-bedroom short-stay unit.
- Demolition of the non-significant rear skillion (1930s-50s) of the cottage.
- Replacing the 1930s doors and window sashes of the exterior of the cottage (4 x windows, 2 x doors).
- Front fencing and signage.
- Landscaping and parking.

**Stage 2 –**

- Restoration of the original (1830s) portion of the cottage.
- Construction of a semi-detached kitchen, laundry and bathroom at the rear of the cottage.

**Project rationale:**

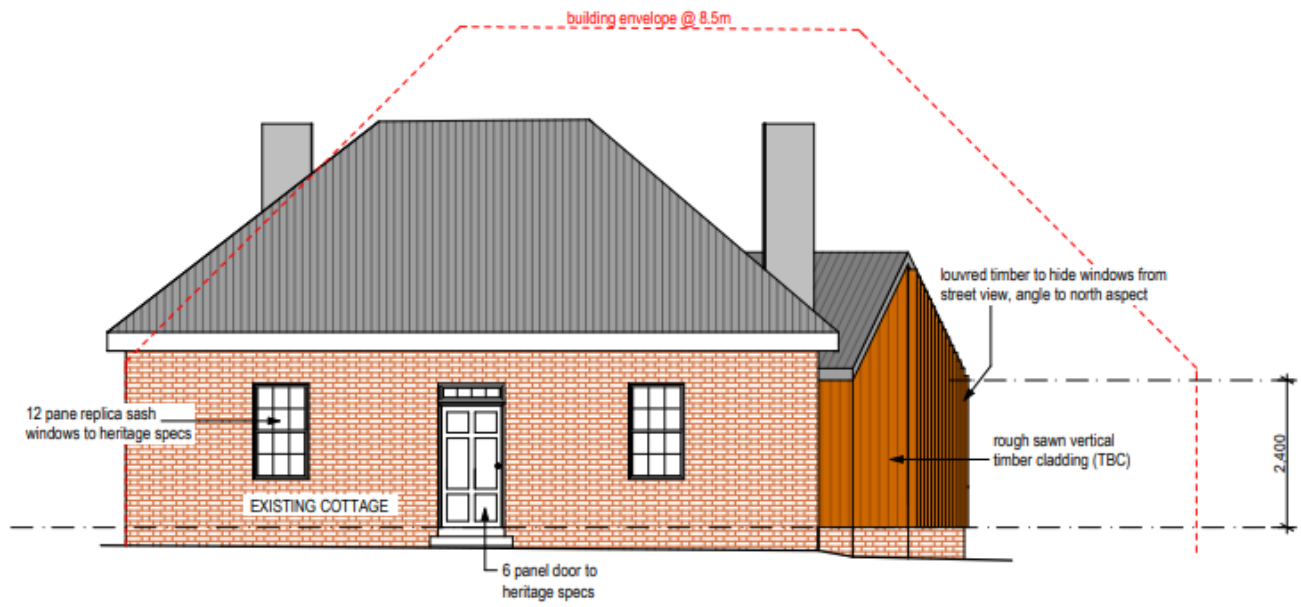
In 2019 I purchased 126 High Street – which includes an 1830s cottage and pre-1834 stables with view of restoring the buildings for short-stay accommodation. Having operated a similar business in Oatlands for 13 years, I see the demand for such accommodation and the business model for 126 High Street as 2 x 3-bedroom cottages is viable. The buildings require substantial investment to get them up to standard, particularly the stables which as per the attached engineer's report are in danger of imminent collapse.

**Design rationale:**

The attached conservation management plan (CMP) seeks to guide the conservation of the heritage values of the site no matter what use or development is proposed. This document has been used in an iterative design process with Duo Design to seek to meet the objectives of the proposed development within the parameters set for appropriate conservation outcomes arising from the policies of the CMP.

**Restoration of the cottage and demolition of intrusive additions:** The CMP has gone into detail for recommended conservation works to the cottage – which aim to reveal, restore and reinstate 1830s-40s detailing. The cottage is an important part of the row of 10 cottages at the northern end of Oatlands which form a strong part of the Georgian feel of the heritage precinct. 1930s interventions will be removed to enhance the Georgian character of the building. Whilst the restoration of the cottage is proposed for Stage 2 of the proposal, the current stage will reinstate the Georgian style

windows and doors on that building to enhance its streetscape appeal whilst further work is undertaken.

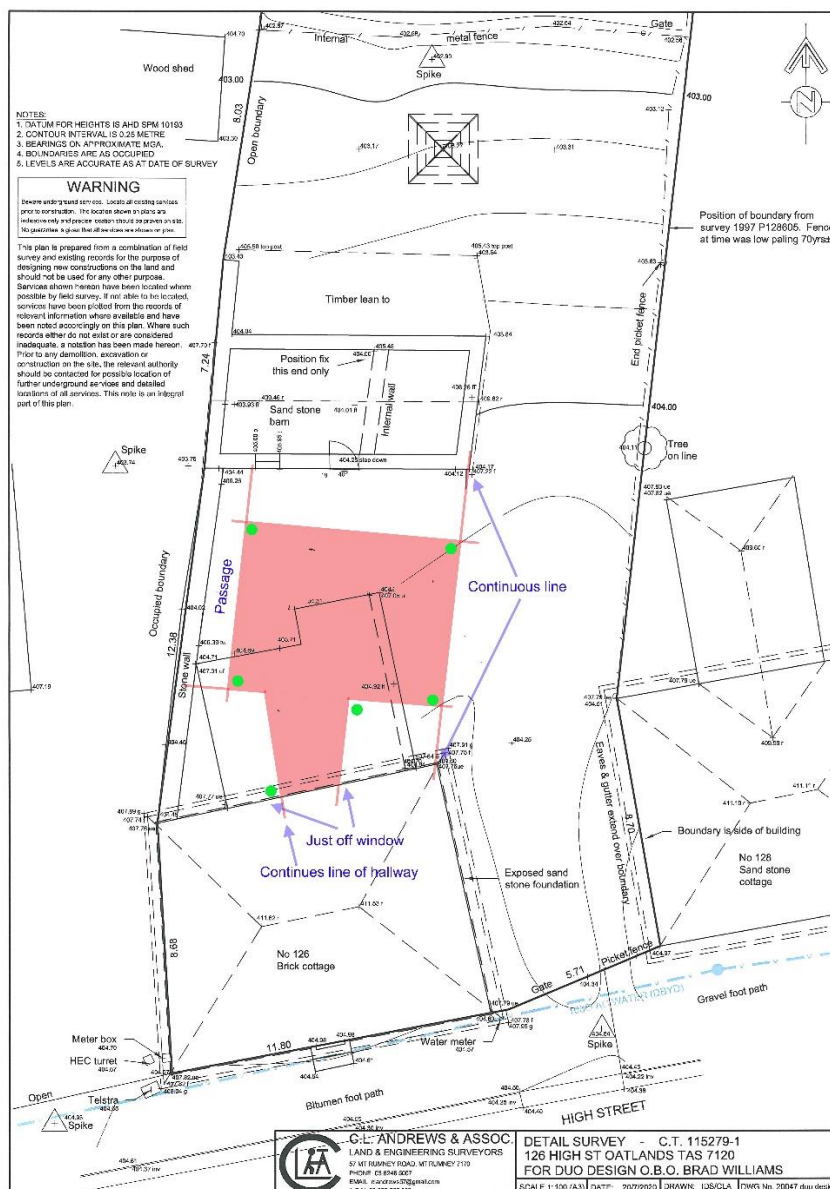


SOUTH ELEVATION

CURRENT AND PROPOSED STREET ELEVATION.

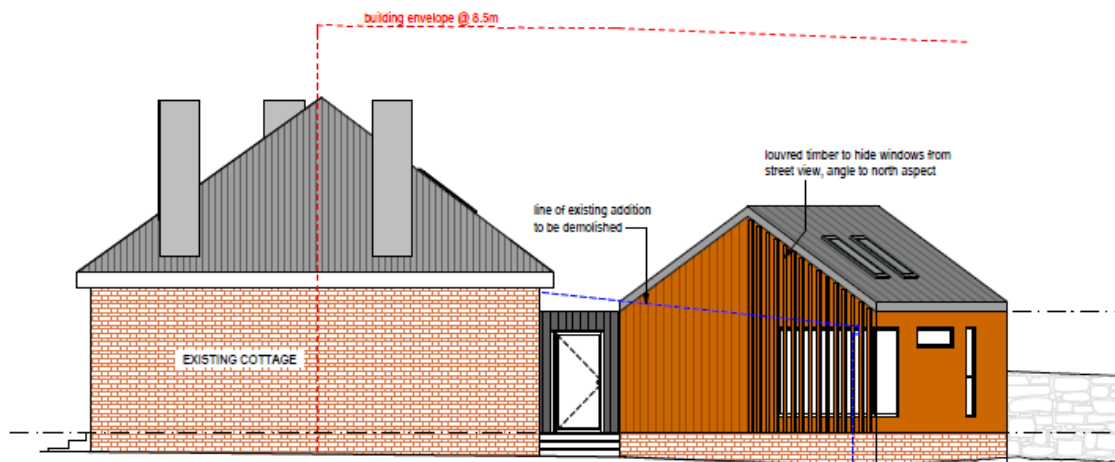
**Proposed semi-detached extension:** The rear extension of the cottage (c1930s-50s) is poorly built and in poor condition, therefore a key motivation is to demolish that extension. For the commercial viability of the cottage, and to provide for higher-impact amenities (i.e. kitchen, laundry, bathroom) to be housed out of the footprint of the cottage - where more passive uses can be located (i.e. bedrooms and living spaces) the design rationale was founded on the idea of a semi-detached structure at the rear of the cottage.

The CMP undertook a townscape/viewline analysis and concluded that a small-scale semi-detached building at the rear would be appropriate, provided that this was of a traditional form. The odd (oblique) shape of the cottage, stables and the block was conducive to a somewhat contemporary approach to the placement of the extension, but to align with historic axial relationships to provide a meaningful location:



DESIGN BRIEF FOR FOOTPRINT OF EXTENSION.

The proposed extension has been designed to be semi-detached, to maintain separation of new from old and to reveal the unique feature of the cottage that the rear elevation is identical to the front elevation. This will also provide courtyard spaces for private open space. The overall form of the extension has adopted a hipped roof form, which is predominant in the vicinity. The materiality will be rough-sawn vertical boards which will be allowed to age to provide for a recessive and subordinate material than the more robust brick of the cottage and stone of the stables. Fenestration has been proposed to provide for privacy between the cottage and stables, to minimise overlooking of neighbours and to maximise views over the rural landscape to the north.

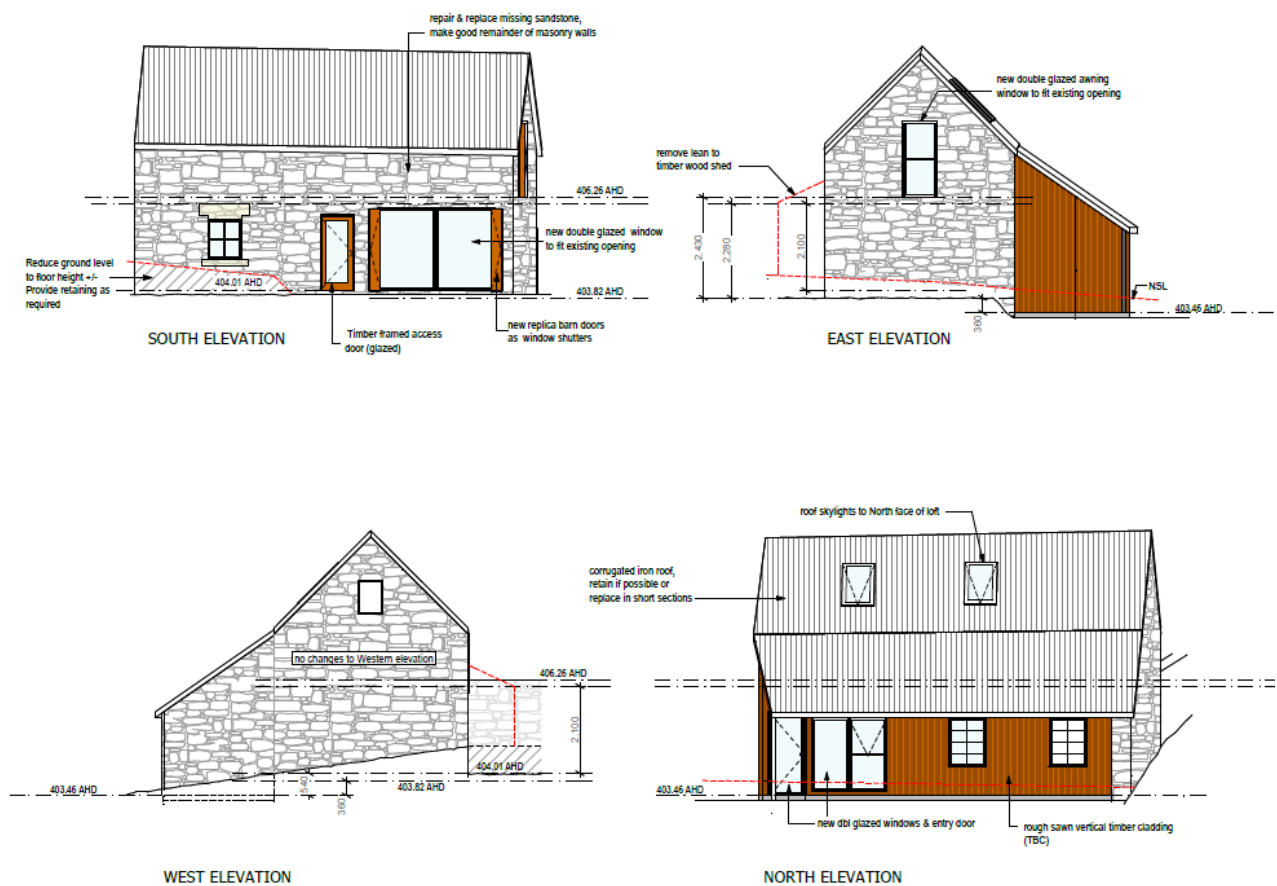


EAST ELEVATION

**Stabilisation and adaptive reuse of the stables:** The stables building (including the cart shed, hayloft and skillion) are in a perilous state. A report by heritage engineer Peter Spratt has highlighted the range of structural issues demonstrated by the building which is in a state of imminent collapse.



The proposal seeks to conserve, restore and adaptively reuse the stables as a 3-bedroom short stay accommodation unit, within the existing building footprint.



The adaptive reuse of the stables will allow for a sustainable use for the building as a means of justifying the expenditure required for its conservation, as well as providing for a unique tourism experience in-line with the tenor of the Tasmanian Visitor Economy Strategy, which recognises cultural heritage as one of the key attractions of Tasmania.

### Fencing and signage

A minimal approach will be taken to fencing and signage, with a simple low timber picket fence erected on the street frontage (to replace one which has recently been removed due to safety concerns).



PROPOSED STYLE OF FENCE

A single sign (non-illuminated) of 500x400mm (0.2m<sup>2</sup>) will be affixed to the fence, which will convey the minimal amount of information and is intended to retain the domestic tenor of the site.



PROPOSED SIGN

**Traffic and parking**

Vehicular access to the site will be via the existing crossover. Three parking spaces will be provided on-site. The existing concrete driveway will be removed (as this is causing damp ingress into the building) and replaced with a free-draining gravel surface. The existing lawn area beside the driveway will also be graveled for two parking spaces. Vehicle maneuvering is depicted on the site plan as part of the architectural package.

Vehicle movements are likely to be no different than domestic use of the building – the two units representing likely one vehicle movement each per day (noting that on days of vacancy there are likely to be no vehicle movements). Staff vehicle movements will be maximum of one per day. It is anticipated that there will be one commercial vehicle movement per fortnight (linen delivery and collection).

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### **Exterior lighting**

Exterior lighting will be limited to that of a 'domestic' environment, with sensor lights at each entrance and a single sensor light in the driveway.

Please contact me if you have any queries.

Regards

A handwritten signature in blue ink, appearing to be 'Brad Williams', written in a cursive style.

Brad Williams

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# Bilton Cottage & Stables

## 126 High Street OATLANDS TASMANIA

### Conservation Management Plan

NOVEMBER 2025

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This document was written by Brad Williams CF (BA.Hons Archaeology, G.Dip Maritime Archaeology, MA Cultural Heritage Management, G.Dip Environmental Planning) Senior Heritage Consultant and Historical Archaeologist, Praxis Environment.

Unless otherwise stated, the north point (or approximate) of maps and plans is to the top of the page. Project North as described in this document refers to the rear of the buildings.

Unless otherwise stated, all photographs were taken by Brad Williams. Cadastral information depicted in this document must not be relied upon without verification by a surveyor.

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# 1. INTRODUCTION, RATIONALE AND BRIEF

## 1.1. The Subject Site

<b>Site name</b>	<i>Bilton Cottage and Stables</i>
<b>Address</b>	126 High Street, OATLANDS TASMANIA 7120
<b>C/T</b>	115279/1
<b>PID</b>	5843437
<b>Owner</b>	Brad Williams
<b>Client/Proponent</b>	Brad Williams
<b>Current use</b>	Residential cottage and derelict stables.

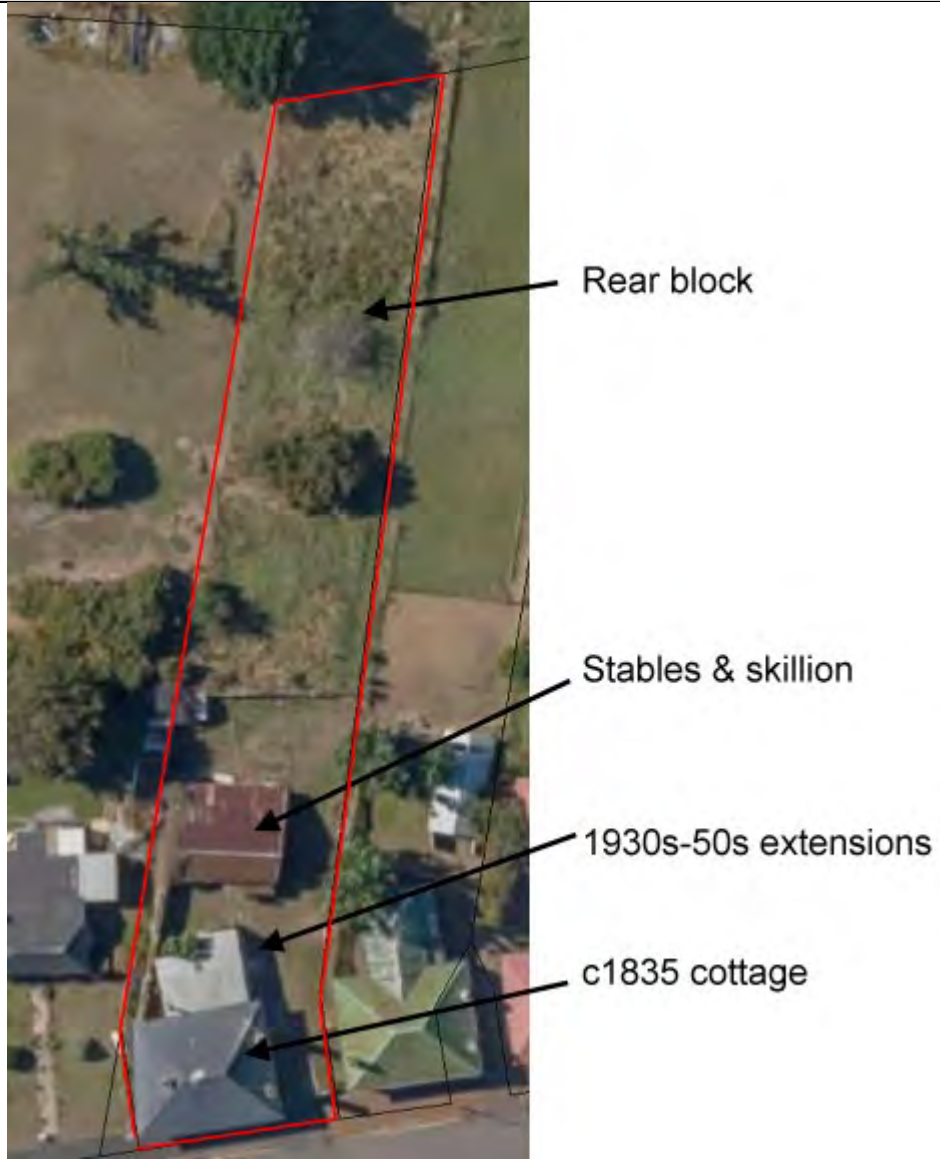
Figure 1.1 – The subject site and wider area, the subject site shaded orange. LIST.



Figure 1.2 – Aerial image of the wider area, the subject site shaded orange. LIST.



Figure 1.3 – Aerial image of the subject site (outlined in red). Adapted from LIST.



## 2. STATUTORY HERITAGE REQUIREMENTS

### 2.1. Land Use Planning and Approvals Act 1995 - Tasmanian Planning Scheme – Southern Midlands

Pursuant to the Land Use Planning and Approvals Act 1995 (LUPAA), the subject site is subject to the Local Historic Heritage Code (C6) of the Tasmanian Planning Scheme – Southern Midlands (the *planning scheme*), by inclusion on any of the following Tables in the Local Provisions Schedule (LPS).

Note however that as per Clause C6.2.3 of the Tasmanian Planning Scheme, the Local Historic Heritage Code does not apply to places registered on the Tasmanian Heritage Register (except for Clause C6.9.1 (Significant Trees)).

#### C6.1. Local Heritage Place

Although included on Table C6.1 as a Local Historic Heritage Place, as the subject site is also included on the Tasmanian Heritage Register, by virtue of Clause C6.2.2 the Local Heritage Place provisions of the Historic Heritage Code do not apply.

#### C6.2. Local Heritage Precinct

Although included on Table C6.2 as being within a Local Heritage Precinct (Oatlands Township Precinct), as the subject site is also included on the Tasmanian Heritage Register, by virtue of Clause C6.2.2 the Local Historic Precinct provisions of the Local Historic Heritage Code do not apply.

#### C6.3. Local Historic Landscape Precinct

The subject site is not included on Table C6.3 of the LPS, therefore is not subject to Clauses C6.7.1, C6.7.3, C6.10.2 or C1.6.4 of the planning scheme which relate to Local Historic Landscape Precincts.

#### C6.4. Place of Archaeological Potential

The subject site is not included on Table C6.4 of the LPS, therefore is not subject to Clauses C6.8.1, or C6.10.3 of the planning scheme which relate to Places of Archaeological Potential.

## **C6.5. Significant Trees**

The subject site is not included on Table C6.5 of the LPS, therefore is not subject to Clause C6.9.1 of the planning scheme which relate to Significant Trees.

## **7.4. Change of Use of a Place Listed on the Tasmanian Heritage Register or a Local Heritage Place.**

By virtue of Clause C6.2.4, the Local Historic Heritage Code does not apply to use. However, Clause 7.4 states:

*7.4.1 An application for a use of a place listed on the Tasmanian Heritage Register or as a Local Heritage Place subject to the Local Historic Heritage Code that would otherwise be Prohibited is Discretionary.*

*7.4.2 The planning authority may approve such an application if it would facilitate the restoration, conservation and future maintenance of:*

- (a) the local historic heritage significance of the local heritage place; or*
- (b) the historic cultural heritage significance of the place as described in the Tasmanian Heritage Register.*

*7.4.3 In determining an application the planning authority must have regard to:*

- (a) any statement of historic cultural heritage significance for the place, as described in the Tasmanian Heritage Register;*
- (b) any statement of local historic heritage significance and historic heritage values, as described in the Local Historic Heritage Code;*
- (c) any heritage impact statement prepared by a suitably qualified person setting out the effect of the proposed use and any associated development on:
  - (i) the local historic heritage significance of the local heritage place or local heritage precinct; and*
  - (ii) the historic cultural heritage significance of the place as described in the Tasmanian Heritage Register;**
- (d) any conservation plan prepared by a suitably qualified person in accordance with The Conservation Plan: A guide to the preparation of conservation plans for places of European cultural significance 7th edition, 2013;*
- (e) the degree to which the restoration, conservation and future maintenance of the heritage significance of the place is dependent upon the establishment of the proposed use;*
- (f) the likely impact of the proposed use on the amenity, or operation, of surrounding uses;*

- 
- (g) *any Heritage Agreement that may be in place, in accordance with the provisions contained in the Historic Cultural Heritage Act 1995;*
  - (h) *the purpose and provisions of the applicable zone; and*
  - (i) *the purpose and provisions of any applicable code.*

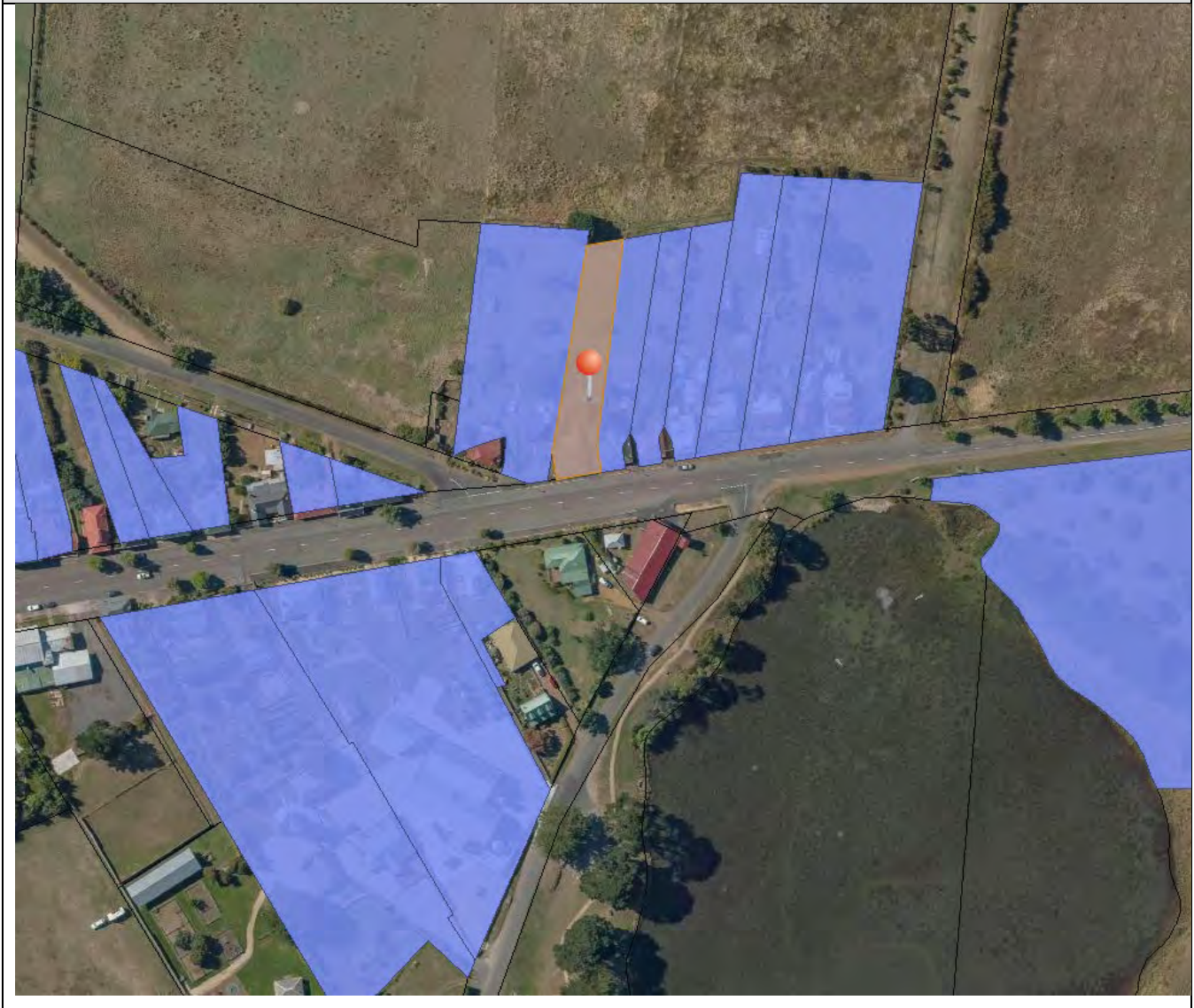
### **C1.0 Signs Code**

The subject site is affected by the Signs Code of the Tasmanian Planning Scheme – State Planning Provisions. Of relevance to heritage is Clause C1.66.4 Signs on local heritage places and in local heritage precincts and local historic landscape precincts. The signs code sits outside the Local Historic Heritage Code, therefore the qualifier of inclusion on the Tasmanian Heritage Register overriding the Local Historic Code is not applicable.

## **2.2. Historic Cultural Heritage Act 1995 – Tasmanian Heritage Register**

The subject site is listed on the Tasmanian Heritage Register (THR) (place ID 5539); therefore is subject to the provisions of the *Historic Cultural Heritage Act 1995* (HCHA). *Adjacent* places (as defined by the Act) are 124 and 128 High Street, therefore consideration of any proposed development of the subject site upon the values of those places must be given.

Figure 2.1 – Tasmanian Heritage Register registrations of the subject site (shaded orange) and adjacent places (shaded blue). LIST.



Part 6 of the HCHA (Heritage Works) sets the process by which approvals for works may be gained from the Tasmanian Heritage Council (THC):

**35. Heritage works require heritage approval**

- (1) A person must not carry out any heritage works unless those heritage works have heritage approval.*
- (2) For the purposes of subsection (1), heritage works are taken to have heritage approval if, and only if –*

- (a) in a case where a minor works approval has been issued, the heritage works are carried out in accordance with –*
- (i) that minor works approval; and*
  - (ii) if a discretionary permit or other permit is required for the heritage works under the Planning Act, that discretionary permit or other permit; or*
- (b) in a case where a minor works approval has not been issued, the heritage works are carried out in accordance with a discretionary permit, major project permit or a combined permit.*
- (3) It is a defence in proceedings for an offence under subsection (1) if the defendant establishes that –*
- (a) the heritage works were carried out in response to an emergency; and*
  - (b) the heritage works were, both as to nature and extent, reasonably necessary for the purposes of responding to the emergency; and*
  - (c) in the circumstances, it was not practicable to seek a minor works approval; and*
  - (d) the defendant, before, while or as soon as practicable after carrying out the heritage works, notified the Heritage Council, in writing, of the emergency and the details of the heritage works.*

Sections 36-41 set the process for the lodgment and assessment of applications for a heritage works permit, via a Discretionary Development Application under the Land Use Planning and Approvals Act 1993.

Section 39 sets the Procedure if the Heritage Council wishes to be involved in determining discretionary permit application.

**39. Procedure if Heritage Council wishes to be involved in determining discretionary permit application**

*(1) This section applies if, in respect of a discretionary permit application, the Heritage Council gives the relevant planning authority the notification referred to in section 36(3)(b).*

*(2) The Heritage Council is to further consider the discretionary permit application and in so doing –*

- a) is to have regard to the likely impact of the relevant heritage works on the historic cultural heritage significance of the relevant registered place or heritage area and any registered place that adjoins the relevant registered place or heritage area; and*
- b) may have regard to any representations made in respect of the application; and*
- c) is to have regard to any matters prescribed by the regulations for the purposes of this subsection; and*
- d) is to have regard to any relevant works guidelines; and*
- e) may liaise with the relevant planning authority.*

Section 42 describes the process whereby certain works may be exempt from the requirement of s.35:

#### **42. Minor works approvals**

- (1) A person may apply to the Heritage Council for a minor works approval for heritage works.
- (2) The minor works approval application –
  - (a) is to be in a form provided or approved by the Heritage Council; and
  - (b) is to be supported by such information as the Heritage Council requires, either at the time of lodgment or subsequently.
- (3) The Heritage Council may –
  - (a) approve the minor works application; or
  - (b) refuse the minor works application.
- (4) Without limiting its discretion, the Heritage Council must approve the minor works application if it is reasonably satisfied that the heritage works –
  - (a) are identified in the works guidelines as works that will have no impact or only negligible impact on the historic cultural heritage significance of the relevant registered place or heritage area; and
  - (b) are capable of being carried out in accordance with the works guidelines.

Whilst the HCHA provides no specific detail as to how particular proposals are considered, nor does it provide any indicative thresholds of what may be considered to have *no or negligible* heritage impact, the THC/Tasmanian Government publication *Works Guidelines for Historic Heritage Places* (Version 2, November 2025) provides further detail on the application process, guiding principles and the basis for decisions made by the THC. The applicable acceptable outcomes from the works guidelines are provided here in Section 11 where the conservation policies formulated in the current document are aligned.

In addition, the THC has a series of practice notes and technical guides, available via [www.heritage.tas.gov.au](http://www.heritage.tas.gov.au) which provide useful guiding principles for how the THC are expected to assess and determine applications for heritage works.

### **2.3. Environment Protection and Biodiversity Conservation Act 1999**

The subject site is not listed on any of the following statutory lists arising from the Environment Protection and Biodiversity Conservation Act:

- The National Heritage List

- The Commonwealth Heritage List
- The World Heritage List

Nor is it included in any buffer zones arising from those lists, therefore is not subject to the historic heritage provisions of that Act.

## 2.4. Aboriginal Heritage Act 1975

An assessment of any possible Aboriginal heritage values is not part of the brief for this report; nonetheless the provisions of the *Aboriginal Heritage Act 1975* are applicable to the place. A search of the Tasmanian Aboriginal Heritage sites register (Job #51961741, valid to 16/6/26) did not identify any registered Aboriginal relics or apparent risk of impacting Aboriginal relics. The Tasmanian Government *Unanticipated Discovery Plan – Procedure for the management of unanticipated discoveries of Aboriginal relics in Tasmania* must be adhered to in the event that any Aboriginal heritage items are discovered during the course of any works.

## 2.5. National Construction Code 2023 and Building Act 2016

### 2.5.1. General

As set by the *National Construction Code 2023* and the *Building Act 2016*: Work to the place should comply with building code provisions, via the relevant building and plumbing permits. A Building Surveyor must review plans prior to submission to the Permit Authority for building approval to ensure that compliance is best met. It is acknowledged that there will be cases where the code may not be met due to the impact which compliance may have on significant fabric, therefore these should be assessed case-by-case, with non-compliance mitigated as best as possible to ensure appropriate conservation outcomes. The *Building Act 2016* (s.13, s.53(b)) has provision where provisions may be modified for applicability to heritage buildings where compliance would threaten the historic cultural heritage significance of the place – this should be assessed by a building surveyor, in conjunction with a heritage professional, to ensure best-fit with the provisions of the act within the policies of the CMP.

### 2.5.2. Fire safety and compliance requirements

The high cultural significance of this site, and the extent of combustible elements in the building alongside required evacuation procedure, means that fire safety and security issues are a primary consideration in planning

for the site. These requirements are outlined by the National Construction Code 2023. The necessity of fire safety equipment may sometimes contravene standard conservation practice (i.e. detract aesthetically from cultural significance). However, the priority is ensuring the longevity of the building and safety of users/occupants – hence adequate fire protection is a primary priority. Nonetheless, adherence to the CMP (i.e. when introducing new fabric) should occur where practicable and any installations should seek to have minimal fabric impact, be as unobtrusive as practicable and where possible be reversible. The *Building Act 2016* (s.13, s.53(b)) has provision where provisions may be modified for applicability to heritage buildings where compliance would threaten the historic cultural heritage significance of the place – this should be assessed by a building surveyor in conjunction with a fire engineer where necessary, in conjunction with a heritage professional, to ensure best-fit with the provisions of the act within the policies of the CMP.

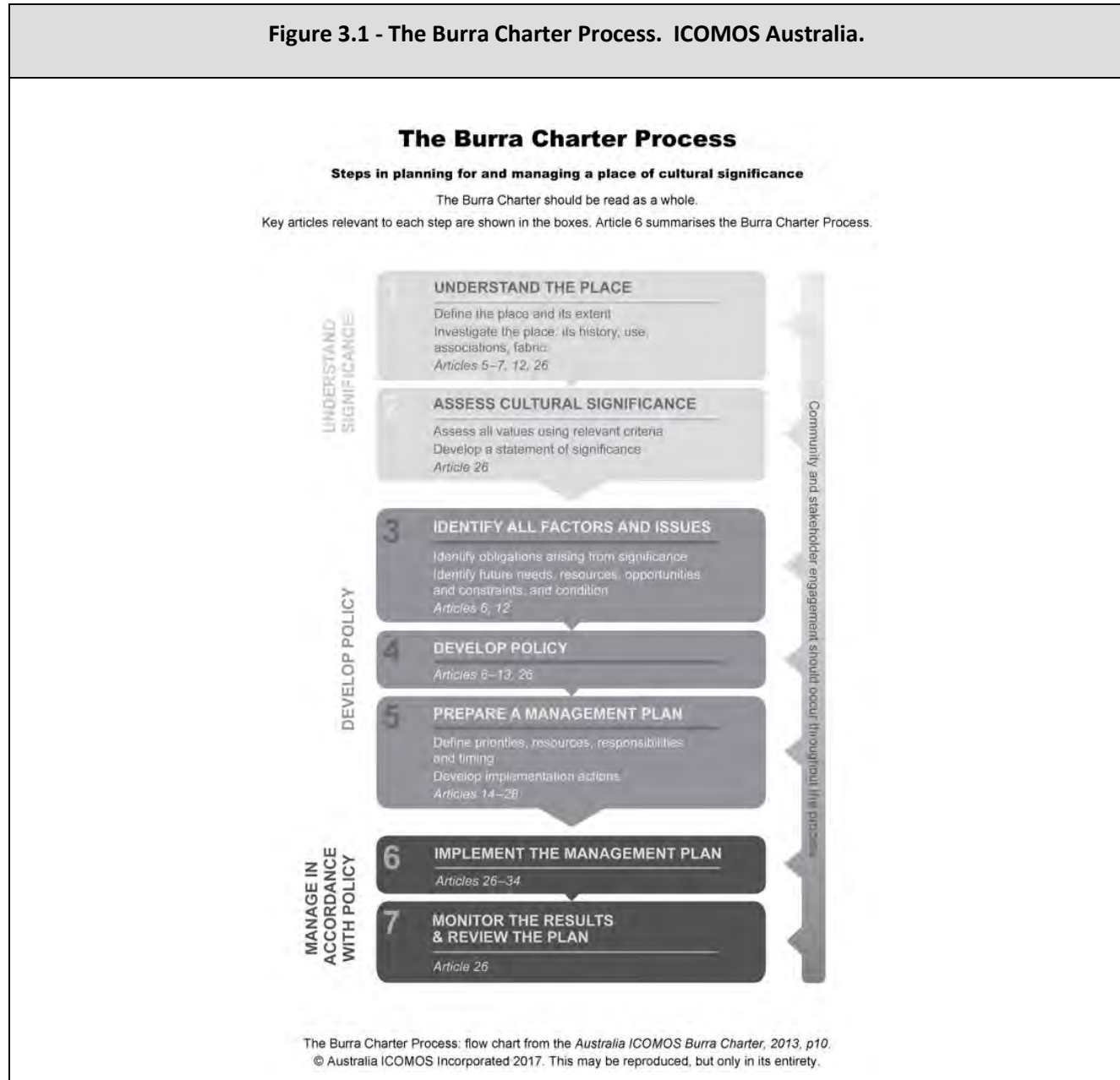
### **2.5.3 Access and Disability Discrimination Act 1992 requirements**

Further to the National Construction Code 2023, any change of use of the premises would require compliance with the objects of the Disability Discrimination Act 1992 and the requirements of the Disability (Access to Premises – buildings) Standards 2010. Where this would not be at the irreversible detriment of the historic cultural heritage values of the place, some dispensation may be possible via the formulation of a performance standards report for certification by a building surveyor. Careful consideration and balancing of Act objectives, heritage values and the desire for equitable access to the building would need to be part of the planning process for any amendment/upgrade of facilities. Interpretation planning should consider this scenario and propose means to compensate for any limited access.

### 3. CONSERVATION PLANNING METHODOLOGY

This document has been formulated in accordance with the International Council on Monuments and Sites (ICOMOS) Australia *Burra Charter*, which is considered to be the Australian heritage industry's benchmark for assessing, understanding and managing heritage values.

Figure 3.1 - The Burra Charter Process. ICOMOS Australia.



The methodology in this document utilises the process detailed by James Semple Kerr in *The Conservation Plan*<sup>1</sup> which is considered to be a sound benchmarking document for the formulation of conservation management plans and is endorsed by ICOMOS Australia.

In the prefacing commentary of the document, Kerr provides a succinct overview of the aims of a conservation plan and the need for relevance and currency of such documents:

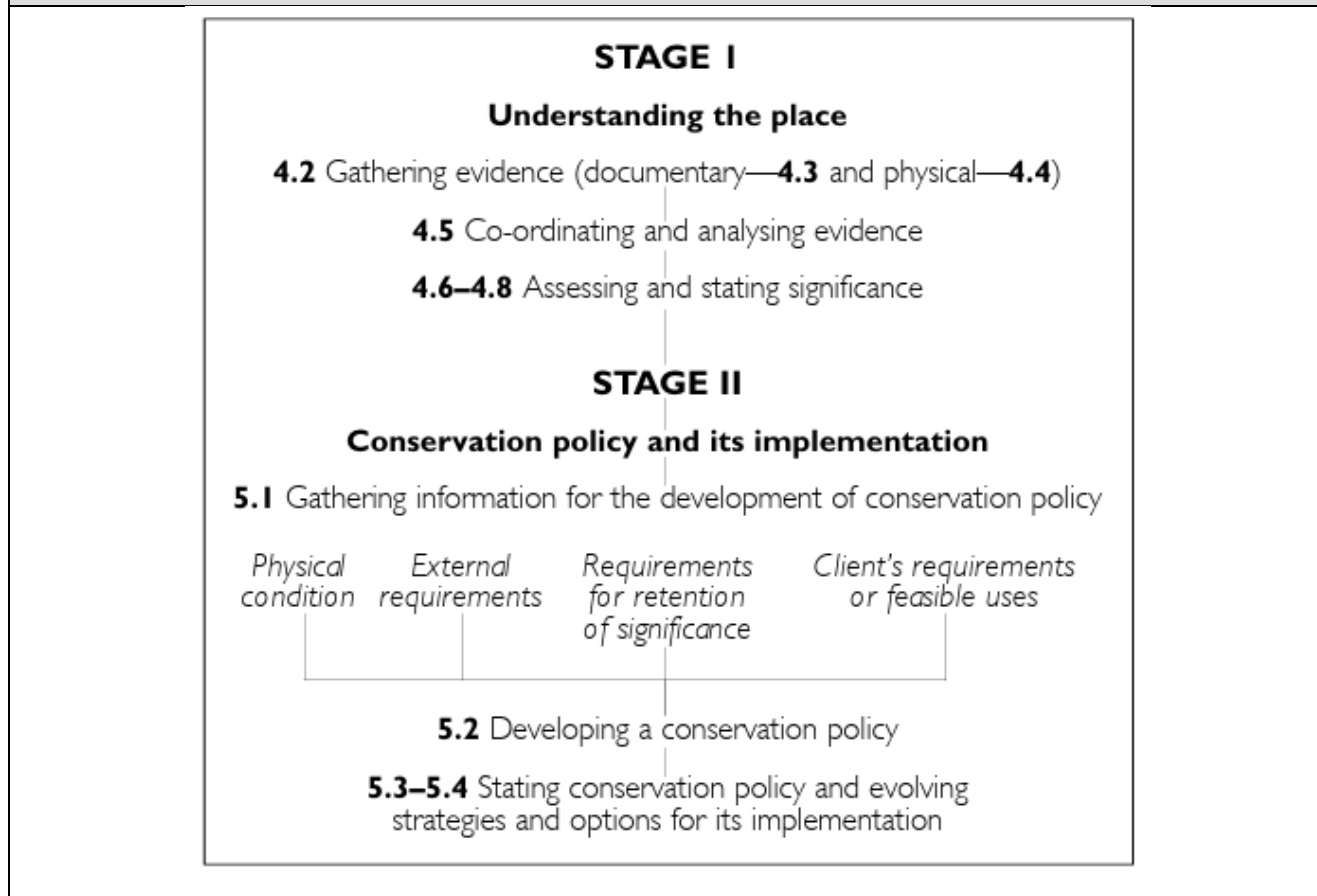
*At its simplest, a conservation plan is a document which sets out what is significant in a place and, consequently, what policies are appropriate to enable that significance to be retained in its future use and development. For most places it deals with the management of change..... 'Conservation plan' has become a convenient generic term covering a variety of productions. The type of place, needs of owners, range of problems encountered and skills available all mean that the scope and approach must be flexible if the contents are to be both useful and succinct. The structure of such plans should therefore be tailored to resolve relevant issues in the most direct way..... The actual structure and scope of the plan has to evolve to suit the particular place and its problems.*

Kerr summarises the process in the following table (with references to specific sections of his document):

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<sup>1</sup> KERR, J.S. (2013): *The Seventh Edition Conservation Plan. A Guide to the Preparation of Conservation Plans for Places of European Cultural Heritage*. Australia ICOMOS. The first edition of this document was prepared in 1982. <https://australia.icomos.org/wp-content/uploads/The-Conservation-Plan-7th-Edition-reduced-file-size.pdf>

Figure 3.2 - The Kerr conservation planning process.



The process detailed by Kerr finds its roots in the ICOMOS Australia *The Burra Charter*<sup>2</sup>, which was first adopted in 1979 and was most recently reviewed in 2013. The charter and associated practice notes are considered to represent best-practice in historic cultural heritage management and are applicable as the basis of conservation management plans in conjunction with the Kerr process. The following flowchart depicts the *Burra Charter* process:

Further to the broader conservation management planning process, the basis of all conservation planning is a thorough understanding of the historic cultural heritage significance of a place. As informed by historical and physical analysis, coupled with intangible values and meaning, all conservation planning decisions rely on the fundamental knowledge of the significance of a place. The document *Assessing Historic Heritage Significance for*

<sup>2</sup> <https://australia.icomos.org/wp-content/uploads/The-Burra-Charter-2013-Adopted-31.10.2013.pdf>

*Application with the Historic Cultural Heritage Act 1995*<sup>3</sup> is considered to provide a sound and logical process for the assessment and understanding of historic heritage significance. The principles of that document are utilised in the current document when considering the adequacy of statements of significance for the place and if these provide a sufficient basis for conservation management planning.

The fundamental distillation of conservation planning is the development of conservation policy, which is then utilised in further planning and implementation of the conservation management plan. In the formulation of conservation policy the ICOMOS Practice Note *Developing Policy*<sup>4</sup> has been utilised as the framework for this task. In addition to industry standard conservation planning process, the conservation policy must also be aligned to statutory heritage requirements.

This document utilises that process in the following flowchart, which is expected to be used by the proponent and design team of any development to understand and respond to historic heritage values in the development process. Figure 3.3 depicts this process:

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<sup>3</sup> Department of Natural Resources and Environment Tasmania, Version 7, February 2025.  
<https://heritage.tas.gov.au/Documents/Assessing%20Historic%20Heritage%20Significance.pdf>

<sup>4</sup> [https://australia.icomos.org/wp-content/uploads/Practice-Note\\_Developing-Policy.pdf](https://australia.icomos.org/wp-content/uploads/Practice-Note_Developing-Policy.pdf)

Figure 3.3 – Practice flowchart for the application of conservation management planning in the development process.



Heritage Input into the Development Process

## 4. HISTORY OF THE PLACE

As outlined in the methodology in Section 3, the key to assessing historic heritage significance is to gain an understanding of the history of the place, the context of it within its surrounds, associated thematic contexts, and other intangible values (e.g. community value, value associated with people, events etc.). Whilst the scope of the current assessment did not allow a full and comprehensive historical research project into the place, it has been commissioned to provide sufficient understanding of the physical context of the building and surrounds upon which decisions regarding the management of heritage values can be made. Where relevant, this document suggests where further research may be required to further clarify or articulate particular points (e.g. associative values).

### 4.2.1. Pre-European Settlement

Oatlands is located on land used for millennia by the Paredarerme language group of Aboriginal people, including the 5 clans of the Big River Tribe - the Lairmairrener, Pairrener, Braylwunyer, Brayhelukequonne and Melukerdee (also identified as Leenowwenne) people. As part of the broader Tasmanian Aboriginal (Palawa) nation, the township and area contains cultural sites and landscapes reflecting deep Indigenous history. Although much colonial history (convicts, sites of colonial administration, sandstone buildings and agricultural complexes) dominates the town and region's recognised heritage, these emphasise the tragic dispossession and impact on the native custodians. In the early 1830s, Oatlands served as a major distribution center for the 'Black Line' a military campaign aimed at forcibly removing Aboriginal people from the settled districts. Many of the earliest European homesteads in the surrounding district still exhibit fort-like features - a direct design response to the resistance from Aboriginal people during the 1820s.

Today Aboriginal people who shaped and managed the landscape for over 60,000 years retain a deep cultural connection to country whose art, dance, stories, oral histories and songlines brought the place into being.

### 4.2.2. Initial European Settlement

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 21<sup>st</sup> 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.

### 4.3.3. Bilton Cottage

The land on which the cottage at 126 High Street, Oatlands, was built is part of a grant of 10 acres made to Thomas Browne, a minor official with the Convict Department. Browne built on the land, and sold it to Thomas Salmon on 31 January 1834 for 500 pounds. Salmon sold a portion of it on the same day to Henry and Ann Bilton for 300 pounds<sup>5</sup> - see Figures 4.2 and 4.3. The Biltons' portion included a partly erected house, and it would seem likely that this was the brick cottage now at 126 High Street. That transfer also included references to stables, outhouses and gardens thereon. Therefore the construction of the house on the subject site likely dates from 1834 (albeit apparently not completed for some time) and it is possible that the stables therefore dates from pre-1834.

Henry Bilton was born in 1798 and came to Van Diemen's Land in 1825. He worked as a merchant in Hobart, but bought several lots of Crown land in the emerging township of Oatlands.<sup>6</sup> It is not known to what use Bilton put the unfinished house he purchased from Salmon. It was still described as 'an unfinished dwelling house' when he sold his block to James Parker, a stonemason, on 14 December 1844.<sup>7</sup> The cottage and stables are shown as finished buildings on Calder's map of Oatlands from c1845 (See Figure 4.4), and it is the only house on the block which subsequently became 126-132 High Street.

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<sup>5</sup> TAHO AG193-1-4-179 Memorials 1/3112 & 3/3109

<sup>6</sup> TAHO LSD 1/13 p23.

<sup>7</sup> TAHO AG193-1-47-355 Memorial. 3/552.

Figure 4.1 – Sharland’s 1827 survey of Oatlands. NRE Tasmania 83908.



Sharland’s 1827 survey of Oatlands shows the 10-acre Bryan allotment as undeveloped – the red arrow depicting the location of the subject site.

Figure 4.2 – Sharland's 1832 survey of Oatlands. NRE Tasmania 89301.



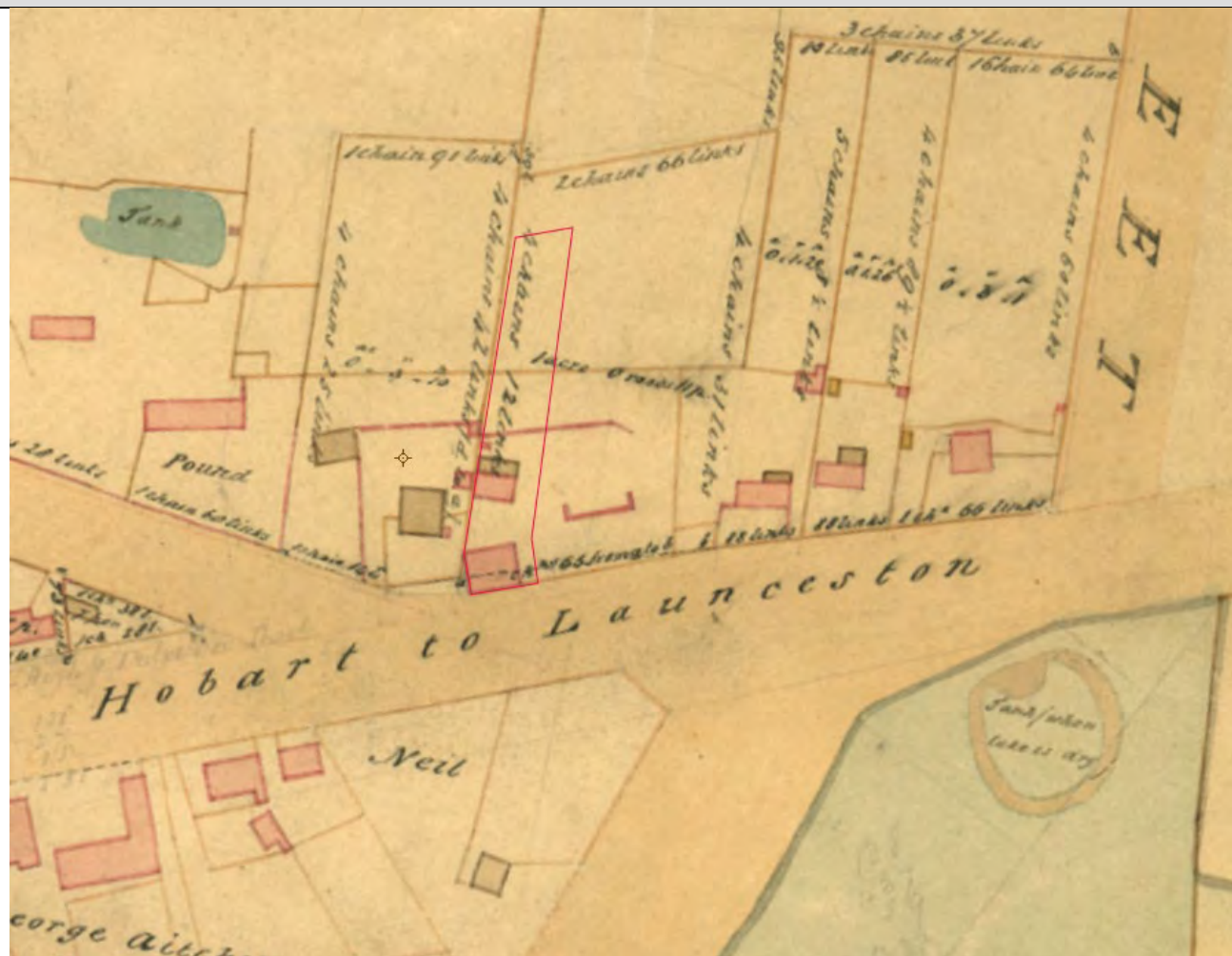
Sharland's 1829 survey of Oatlands shows that Thomas Salmon had purchased the Bryant and Brown blocks (a later annotation), and subdivided four streetfront allotments - the red arrow depicting the location of the subject site.

Figure 4.3 – Grants map of Oatlands. Royal Society of Tasmania.



The grants map of Oatlands does not necessarily show the earliest landowner, but does show the larger Salmon allotment subdivided with four streetfront allotments, sold to Bilton, Cleghorn, Whitesides and Vincent.

Figure 4.4 – Calder's 1845 survey of Oatlands. NRE Tasmania 89311.



Calder's 1845 survey of Oatlands shows the subject site much as it remains to this day, with the square footprint of the masonry cottage on the street frontage, the masonry stables at the rear with a timber skillion. A small masonry building (probably a privy) is rear of the stables, and a stone fence/retaining wall dividing the rear yard on a natural steep decline in the topography. The remainder of Bilton's allotment appears to have another structure representing a wall (according to the key to that map), nit no other buildings. This indicates that the subject site was the first of Bilton's speculative properties.

Parker, a stonemason is discussed in Williams (2003:113-115)<sup>8</sup>. His distinctive style of stonemasonry is seen in attributed Oatlands buildings such as 110 High Street (former Harding's Store), 1 High Street (former Wardour Castle Hotel), 34 High Street (former National Trust Cottage) and 128 High Street – his use of sandstone lintels with deeply broached oblique channels is seen on each of these buildings, and is present on the lintels of the subject site. This lends itself to the notion of Parker completing the brick building which had been unfinished for a decade, but also adding his own style to that building (noting that this is the only known brick example of his work – potentially him utilising the unfinished building as one of his speculative building projects. Similarly, the ornate stone mantelpiece in the front room of 126 High Street is identical to that in 128 – Parker adding his own 'finishing touch'.

James Parker died intestate in 1854. His widow, Emma, became by default the owner of his land and brick house. It also seems likely that Parker had built the row of cottages stretching from 128 to 132 High Street (on the former Bilton land). The 1858 Valuation Roll for Oatlands that Mrs Parker of Hobart Town owned several Oatlands properties on the Launceston end of High Street including three cottages, occupied by William Hill, Henry Jones and Charles Thompson. James Parker (possibly the stonemason's son) is also shown as owning and living in another cottage. It seems likely that the four cottages in question were 126-132 High Street.

In 1867 James Parkers elder brother, John Parker (a confectioner who lived in England) and Emma Parker agreed to auction Parker's High Street holdings (plus two other allotments just outside Oatlands), on the condition that Emma received only one third of the proceeds. The land was divided into four lots, contiguous with 126, 128, 130 and 132 High Street, and on each block stood a cottage. They were auctioned on 4 March 1867, the auction being advertised as for 'the whole of the properties of the late James Parker'.<sup>9</sup> Lot 4 at 126 High Street was described as a 'good brick cottage with a large stable'.

The purchaser was John Adams, an Oatlands storekeeper for £190.<sup>10</sup> Adams died in 1919, and his widow, Elizabeth Adams, left 126 High Street to Adelaide Sarah Carnes.<sup>11</sup> In 1926 her son, Rodman Michael Carnes, sold the cottage

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<sup>8</sup> WILLIAMS. B. (2003): *Transfer of Technology from Britain to Colonial Australia - The Oatlands Stonemasonry Industry*. Unpublished BA(Hons.) thesis, Australian National University.

<sup>9</sup> The Mercury, 2/3/1867:4.

<sup>10</sup> Memorial 5/4684.

<sup>11</sup> Memorial 17/1332.

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to Walter Thomas, a carter. It remained in his family until 1964.<sup>12</sup> It was subsequently purchased by the Freeman family, who owned it until 2019 until it was purchased by the current owner, Brad Williams

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<sup>12</sup> Memorials 31/7527, 31/7528 & 36/1672.

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## 5. DESCRIPTION OF THE PLACE

### 5.1. The major site features

As per Figure 1.3, the site comprises of:

- The c1834 cottage (completed by c1845).
- The (likely) pre-1834 stables.
- The substantial rear extension to the cottage built between the 1930s and 1950s.

Sections 5.2, 5.3 and 5.4 will describe the significant features of the site in detail, however at the outset it is clear that the rear extensions of the cottage are not of significance (in fact are intrusive). The following images provide a record of that portion of the site, which will not be further detailed or assessed.








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## 5.2. The Exterior of the buildings

### 5.2.1. The cottage

#### Exterior of the building

General description: The original form of the cottage is that of a simple near-square four-room plus hallway early Victorian cottage. There is no evidence of the building ever having a rear skillion or wing prior to the 1930s addition. The building is off-square and built hard to the front and eastern boundaries, which is unusual given the large allotment (the same is found at 79 High Street where the original building is off-square for no apparent reason). The front and rear elevations are identical, with a simple double-fronted arrangement with a central front door, simple toplight flanked by two formerly 12-pane windows with tooled stone lintels and stone sills. The walls are brick, which is comparatively unusual for Oatlands where such buildings are almost invariably sandstone. The eastern and western walls are blank except for a small (original) window near the front of the western wall which provides a view up High Street (a similarly unusual window is seen on 103 High Street). The roof has an unusually high pitch and accommodates an attic which is not apparent from public view. The roof is clad in corrugated iron with three rendered brick chimneys. The eaves are unusually wide for a building of this type/era.

Item/component	Description/Notes	Image
Northern elevation	<p>The northern elevation is obscured by the 1930s-50s additions, however internally the original elevation is visible in the kitchen, sunroom and an inaccessible (except by window) courtyard. This elevation is completely intact (except for the replaced door) with a central door with toplight flanked by two windows (formerly 12-pane but replaced with double-pane sashes). The windows and door feature tooled sandstone lintels and sandstone sills. There is no sign of any earlier skillion or wing. The change in topography suggests that there may be steps now obscured by the footprint of the addition.</p>	 A photograph showing the northern elevation of a house. The house features a corrugated metal roof with a central skylight and two chimneys. The walls are a mix of light-colored horizontal siding on the left and rough-hewn sandstone on the right. A window with a sandstone lintel and sill is visible on the stone wall. A white downspout runs vertically from the roofline. The sky is overcast with grey clouds.

Eastern elevation


The eastern elevation is a blank brick wall with the prominence of chimneys. Concrete paving is causing brick deterioration on this elevation.



## Southern elevation

The southern elevation is a typically early Victorian double-fronted arrangement with a central door with toplight flanked by two windows (formerly 12-pane but replaced with double-pane sashes). The front door has been replaced but retains its original toplight. The windows and door feature tooled sandstone lintels and sandstone sills. Concrete steps lead to the front door.



Western elevation	The western elevation is blank except for a small window near the High Street frontage. This is clearly original as it has the same tooled stone lintel as those elsewhere in the building (a similar and unusual window has been used in 103 High Street). This elevation has an intrusive electrical meter box and conduit.	
Roof form	The roof is an unusually steeply pitched hipped form.	
Roof cladding & rainwater goods.	The original shingles remain beneath the corrugated galvanised iron cladding.	
Eaves, fascias etc.	The unusually wide eaves are timber lined with timber fascias.	

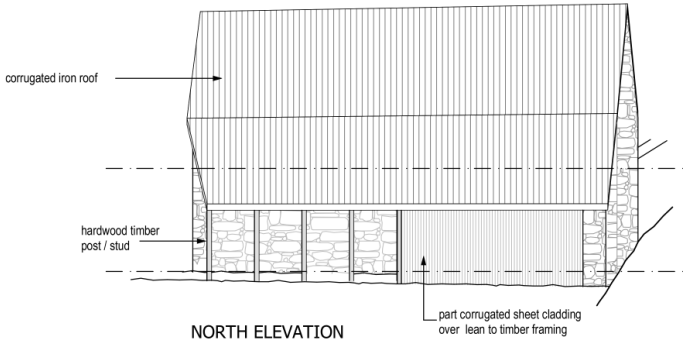
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Chimneys	The three tall chimneys are rendered brick with simple corbelling at the top.	
Masonry	The walls are brick, which is unusual for a building of this type and era at Oatlands where the predominant material was sandstone.	
Foundations	The sandstone foundations appear to be built on bedrock.	

## 5.2.2. The stables

### Exterior of the building

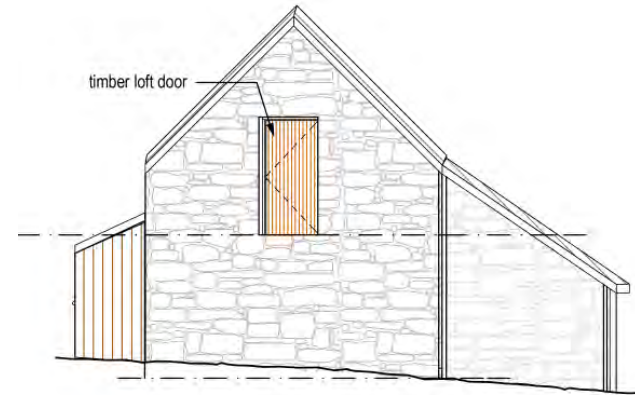
General description: The stables building comprises of the two-level body of the building, containing the stables and carriage house on the ground floor and a single-roomed loft on the upper floor. There is a fill-width skillion at the rear which is early (if not original). The building is on an oblique angle, built hard to the western boundary, joined to the rear of the cottage by a mortared rubblestone wall forming a semi-courtyard. The building is built directly onto the bedrock, which forms the floor of the skillion. The walls of the main portion of the building are sandstone, with the western wall of the skillion also sandstone. The northern and eastern walls of the skillion are/were timber framed. All original apertures remain, however the carriage house doors have been obscured by a timber pop-out front (probably to deepen the building to fit a car after the disuse of carriages).

Item/component	Description/Notes	Image
Northern elevation	The northern elevation is dominated by the expanse of roof of the rear of the main part of the building and the continued roofline of the skillion. The timber-framed rear wall of the skillion has almost entirely collapsed, with few timber cladding boards remaining. Some of this framework has been replaced with recycled telegraph pole arms (with some threaded insulator bases remaining). Recently galvanised iron cladding has blown off.	 <p>The architectural drawing shows the northern elevation of the building. It features a main gabled roof with corrugated iron cladding and a lower skillion roof at the rear. The drawing is annotated with labels: 'corrugated iron roof' points to the main roof, 'hardwood timber post / stud' points to the vertical supports of the skillion, and 'part corrugated sheet cladding over lean to timber framing' points to the lower roof section. The drawing is titled 'NORTH ELEVATION'.</p>



## Eastern elevation

The eastern elevation features an original (but degraded) loft door on the body of the building. The eastern elevation of the skillion is entirely missing. The masonry of the body of the building is in good condition, however has delaminated between skins on the north-western corner.

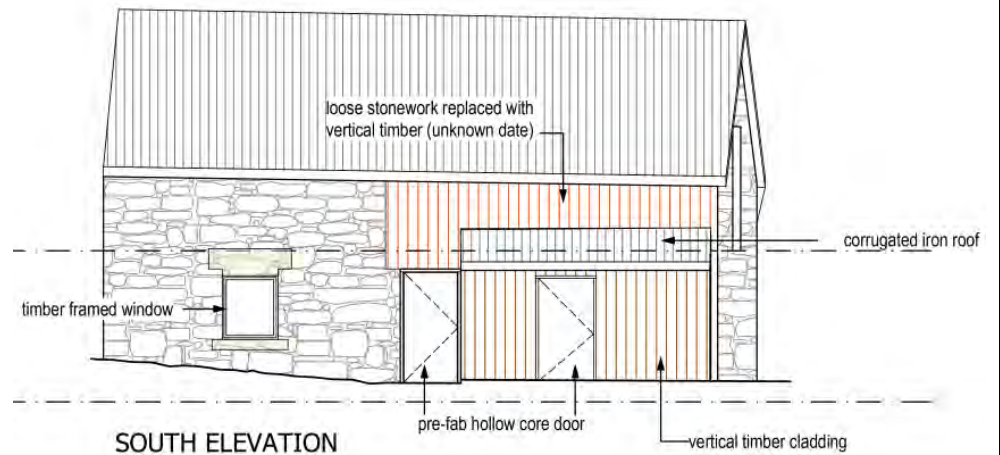


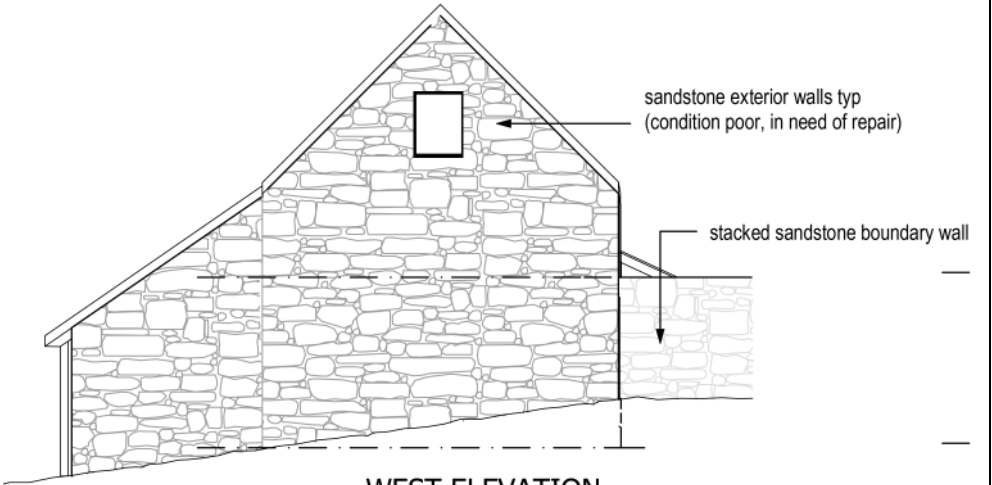
EAST ELEVATION



## Southern elevation

The southern elevation retains the original aperture, including a pedestrian door into the stables, a small window (with unusual lintel). The door and window have been removed. The original carriage house doors have been obscured by a timber addition and the door jamb has been crudely rendered with concrete. The original timber lintel above that aperture remains, however the stonework above has been removed and replaced with vertical timber cladding (the displaced stone remains on-site in a more recent retaining wall). The ground level in front of the stables has been built-up.




Western elevation	The western elevation is generally blank with only a small loft window. This wall has been covered by ivy which has recently been poisoned but has caused extensive damage to pointing. There is a distinct vertical break between the main body of the building and the skillion, suggesting a non-contemporary build (but noting that the skillion is pre-1845).	 <p style="text-align: center;">WEST ELEVATION</p>
Roof form	The roof form is a simple gable with skillion. The ridge of the gable has dropped, with insufficient collar ties, nonattachment to walls and tapering rafters. Several rafters have become detached from the ridge board. The skillion roof has been pushed outward from movement caused by the gable roof spread.	
Roof cladding & rainwater goods.	The corrugated galvanised iron roof cladding and all rainwater goods are in poor condition and are unserviceable.	

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	Battens from the original shingle roof remain. All shingles have been removed.	
Eaves, fascias etc.	Timber eaves and fascias are in poor condition.	
Masonry	The sandstone masonry is in good condition, with no micro-degradation. All pointing is defective and there are several areas where the stone has delaminated between skins.	
Foundations	Foundations are sound with the building built on bedrock.	

### 5.3. Exterior, Landscape and Setting Elements

Item/component	Description/Notes	Image
Fencing	There is a stacked rubblestone wall on the southern side of the site between the cottage and stables forming a semi-courtyard. There is no other notable fencing.	 A photograph showing a long, low wall constructed from stacked, irregular rubblestone. The wall runs along the southern side of a property. To the left, a portion of a stone building with a window is visible. To the right, the roofline of another building is seen. The ground in front of the wall is a mix of dirt and sparse grass. The sky is blue with scattered white clouds.
Garden layout	The garden layout is not notable. Noting that bedrock is visible in some areas indicating shallow soil coverage.	

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Trees/plantings	There are no notable trees or other plantings.	
Minor outbuildings	There is a modern chicken shed behind the stables in the location of a timber building depicted on the c1845 survey. There may be archaeological remains in this area.	
Well	There is a brick lined and partly filled well at the very rear of the site.	

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## 5.4. The Interior of the Buildings

For the purposes of this assessment, each room/area in the building has been assigned a number based on the original baseplan of the building, with a 'datasheet' for each room/area providing a broad description and commentary on the integrity of the room. Section 8 will consider these spaces and their integrity for individual significance (see that section for methodology) in-light of the statement of significance for the site as a whole as proposed in Section 7. Note that the descriptions of doors are included in the rooms into which they open.

### 5.4.1. The cottage.

#### General comments:

Form: With the exclusion of the rear section which was added in at least 2 stages in the 1930s-50s (and not described here as it is clearly of no significance) the form of the building is entirely original, representing a simple four-room plus hallway early Victorian cottage. Given the long build time (as per the history) it is likely that the attic room was an 'afterthought' with the ground floor plan not conducive to stairs – possibly with the design of the roof pitched changed during construction to accommodate that room (i.e. with the ground floor completed not leaving room for effective stairs). The attic room was until recently divided into two spaces with a makeshift Masonite partition (which has been removed). Unusually there is no evidence of the building ever having any early skillion, porch or wing.

Walls: The walls are all plastered brick with practically all of the original plaster remaining.

Ceilings: The ceilings were all original lathe-and-plaster, however these have failed in rooms G3, G4 and G6 and have been replaced with beaded Baltic pine boards.

Floors: Generally the original Tasmanian oak floors remain (except in Room G3), with Rooms G5 and G6 having a sandstone flagged floor.

Joinery and hardware: Most of the original joinery remains, however the skirting boards in room G3 and G6 as well as the doors to G4, G5 and G6 (as well as both internal doors and all except the small window have been replaced as part of the 1930s renovation. The stairs have also been replaced (probably also in

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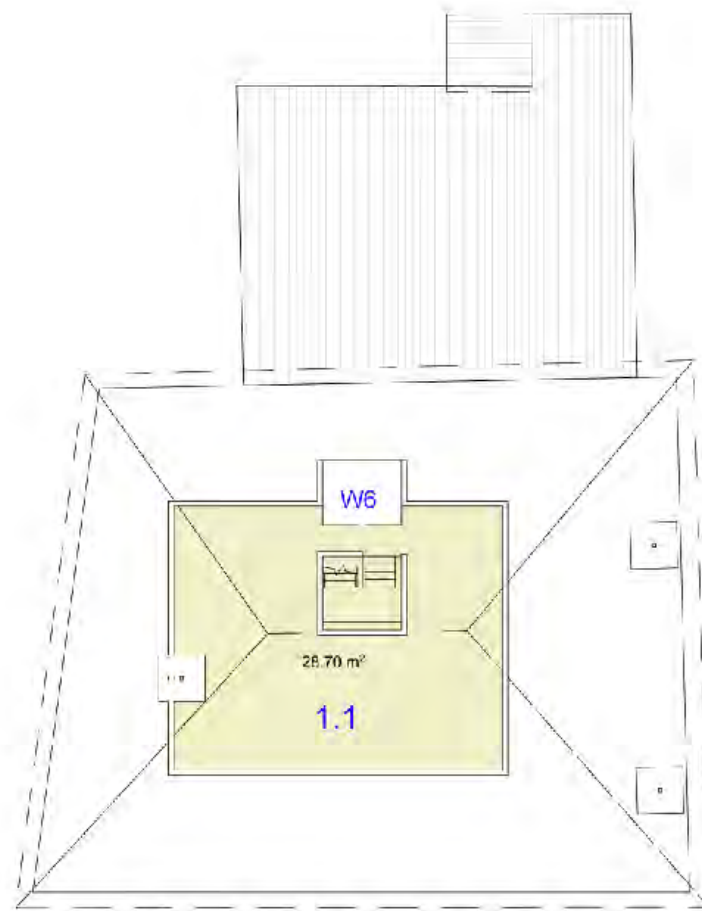
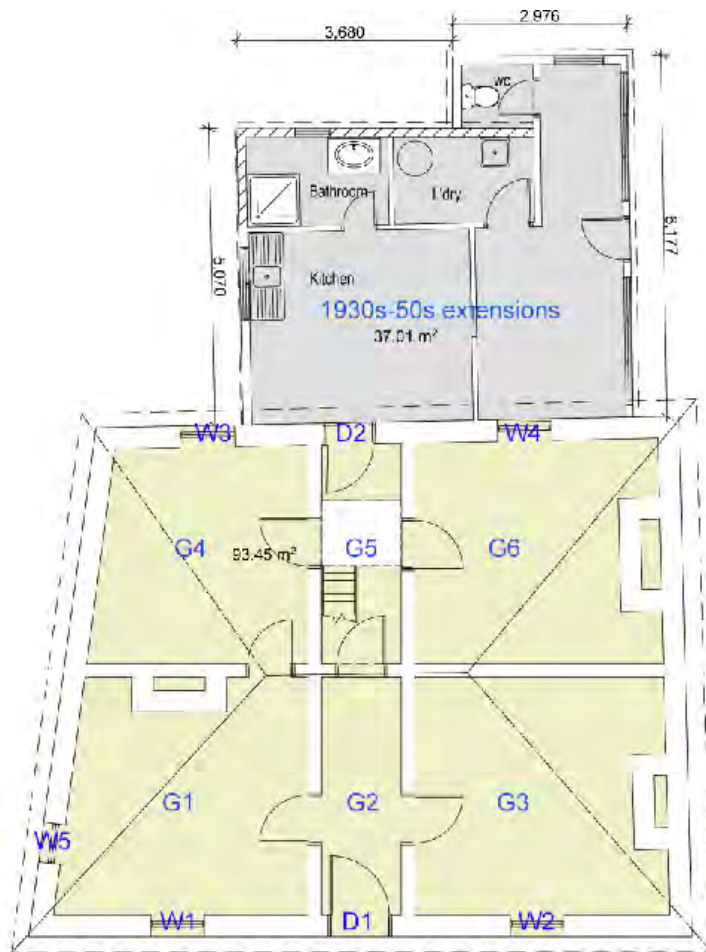
the 1930s) with their run lengthened and awkwardly broken into 2 flights. Most of the original hardware has been replaced.

Fireplaces: The three fireplaces remain with those in rooms G1 and G3 retaining their original sandstone mantelpieces, however that in room G6 has had a brick front and modern mantelpiece added (probably in the 1930s).

Services: The services are more recent and in poor condition (the mains electrical has been upgraded, but wiring, fittings and fixtures date from the latter-half of the c20th).

Movable cultural heritage: There is no significant movable cultural heritage within the building.

Evolution: With the exception of the 1930s-50s rear addition which is clearly of no significance therefore is not described in detail here, the cottage largely retains its 1830-40s styling and detailing. It has clearly had a c1930s makeover, with some replaced ceilings, floors and joinery as well as the replaced window sashes and exterior doors – however the tenor of the 1830s building is predominant and although that later fabric does represent the evolution of the building, it detracts from the appreciation of the holistic integrity of the building and in some cases obscures earlier fabric of greater ability to demonstrate that integrity.

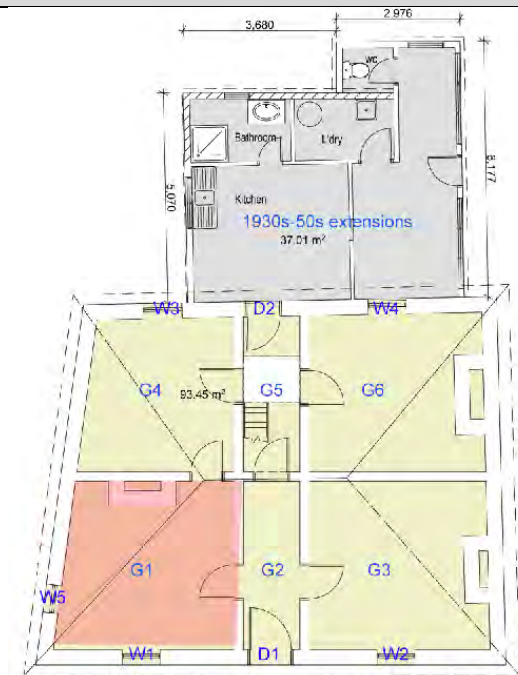


**Room G1 – Sitting room****Description and integrity**

This room is in remarkably original condition, with all cedar skirting boards and architraves, the original Tasmanian Oak floor, plastered ceilings and walls and a very ornate carved sandstone mantelpiece. The original cedar 6-panel door from the hallway remains (with a more recent lock). It is oblique in form and has an unusual and original small side window for views along High Street. There are several layers of wallpaper, the earliest a Rococo pattern dating to the 1840s.

**Ability to demonstrate key historic attributes of the site**

This room has the ability to demonstrate a modest-scale but ornately decorated principal room of an 1830s cottage. It is unusual in its oblique angle and small side window.



Images

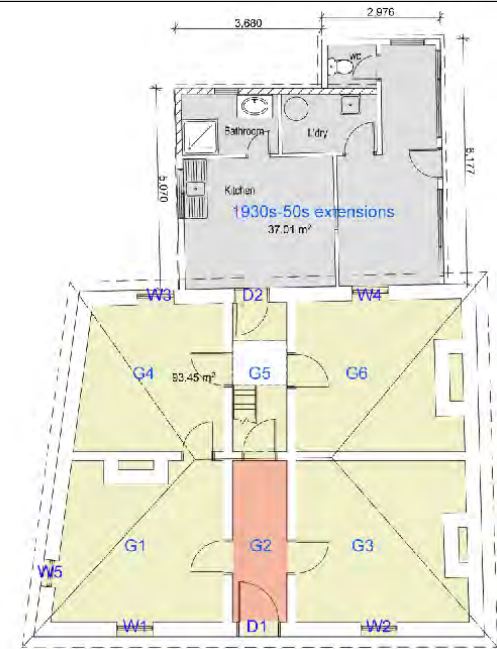


**Room G2 – Front hall****Description and integrity**

The hallway retains its original cedar architraves, skirting boards and Tasmanian Oak floor, as well as plastered walls and ceiling. The exterior door (D1) is c1930s but retains its original frame, architraves and top-light.

**Ability to demonstrate key historic attributes of the site**

This room demonstrates a largely intact hallway distinctly separated from the rear service hallway which is unusual in a small-scale cottage.



Images

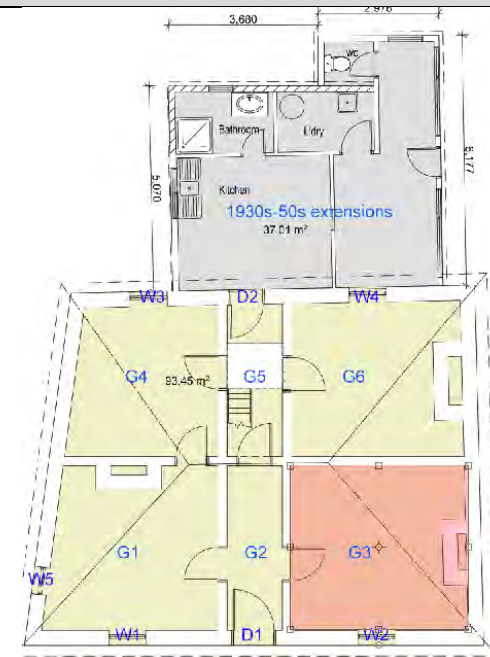


**Room G3 – Front bedroom.****Description and integrity**

This room has been renovated in the 1930s, with the floor replaced with Tasmanian Oak tongue-and-groove boards and half of the room has Inter-war styled skirting boards. The ceiling has been replaced with beaded Baltic pine boards. The wall linings are the original plaster, it retains its original cedar 6-panel door and window/door architraves, and the original fireplace with sandstone hearth and mantlepiece (much less ornate than that in Room G1).

**Ability to demonstrate key historic attributes of the site**

This room represents a principal bedroom of an 1830s cottage, however this has been compromised by the 1930s renovations.



Images



**Room G4 – Dining****Description and integrity**

This room remains largely original, with all original cedar skirting boards and architraves, the original Tasmanian oak floor, plaster wall linings and original cedar 6-panel door from Room G1. The original ceiling has been replaced by beaded Baltic pine boards and the door from Room G4 has been replaced probably in the late c19th. The room is on an oblique angle.

**Ability to demonstrate key historic attributes of the site**

This room has the ability to demonstrate a modest dining room of an 1830s cottage. It is unusual in its oblique angle.



Images



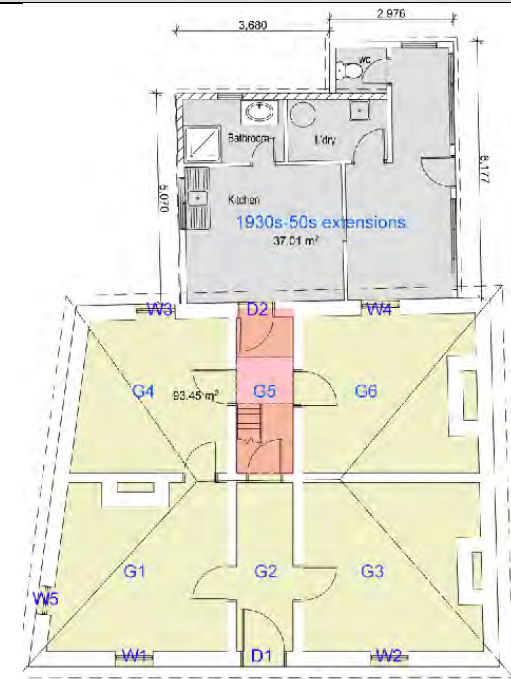
## Room G5 – Rear hall

### Description and integrity

The rear hall retains original skirting boards and architraves and a sandstone floor (which is in poor condition). The doors opening into this room retain their original openings and jambs, however have been replaced in the 1930s. The original back door retains its original top-light. The original plaster ceiling and wall linings remain. The original stair has been removed (this would have been extremely steep) and a c1930s stair added, which has been subsequently modified to form two flights with a small landing.

### Ability to demonstrate key historic attributes of the site

This room has the ability to demonstrate a service hallway, particularly due to the sandstone floor. The awkward staircase demonstrates later modification of the building.



Images

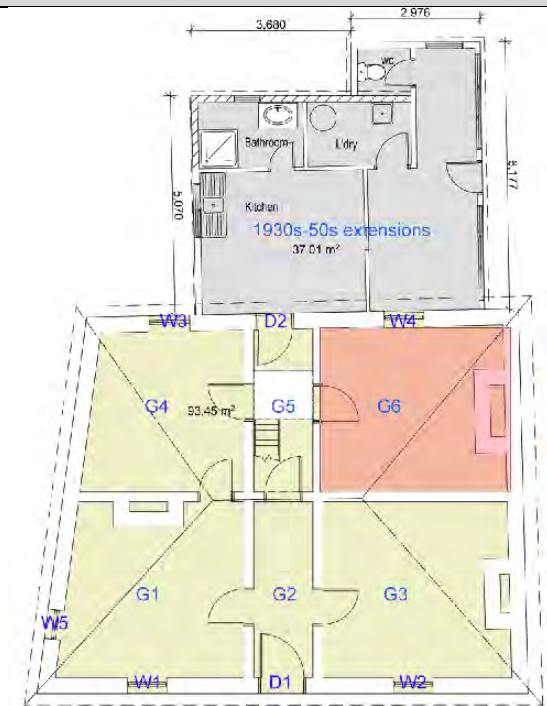


**Room G6 – Original kitchen****Description and integrity**

Unusually, this room appears to be the original kitchen – which is comparatively large for such a modest cottage and that it is not contained within a skillion, wing or outbuilding. The fireplace is larger than the others (albeit now infilled with modern brick) and the floor is flagstone (with a later c1930s timber overlay). The ceiling has been later lined with beaded Baltic pine boards and the skirting boards and architraves have been replaced with Inter-war styled profiles. The door has been replaced in the 1930s and there is a modern cupboard built in to one side of the chimney breast..

**Ability to demonstrate key historic attributes of the site**

The dimensions and flagged floor of this room represent an unusual early kitchen for such a small cottage. This has been compromised by the 1930s modifications and additions.



Images

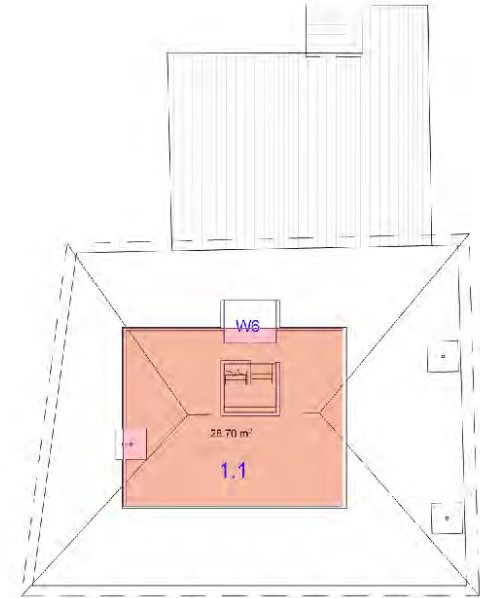


**Room 1.1 – Attic bedroom****Description and integrity**

This is an unusually large room for a modest cottage and has a high ceiling owing to the steep pitch of the roof. Until recently it was divided into two rooms by a plywood partition which has been removed. The original Tasmanian Oak floor remains and the original plastered walls and ceiling remain (although in poor condition). The plaster from one wall has been lost and replaced with Masonite. There is an early (possibly original) hatch into the roofspace and an early skylight at the rear. The skirting boards have been replaced with an Inter-war profile.

**Ability to demonstrate key historic attributes of the site**

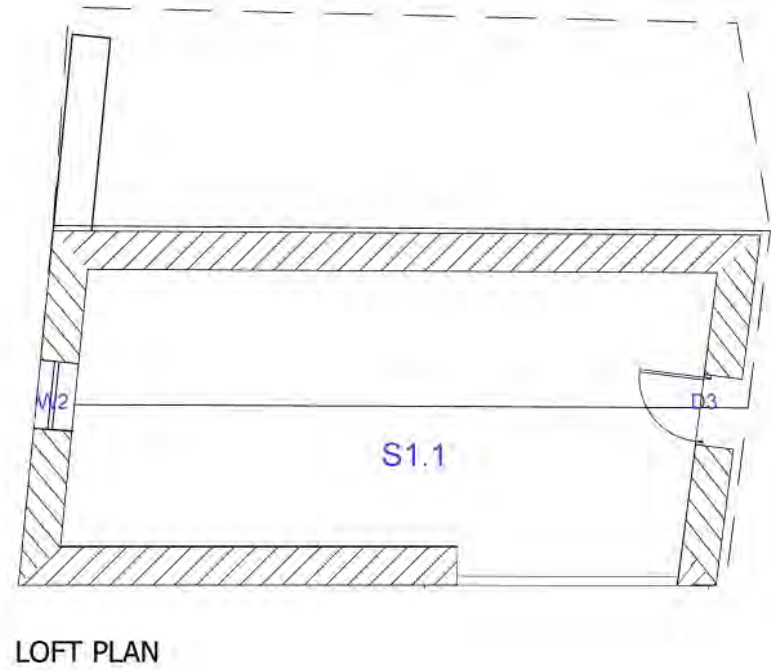
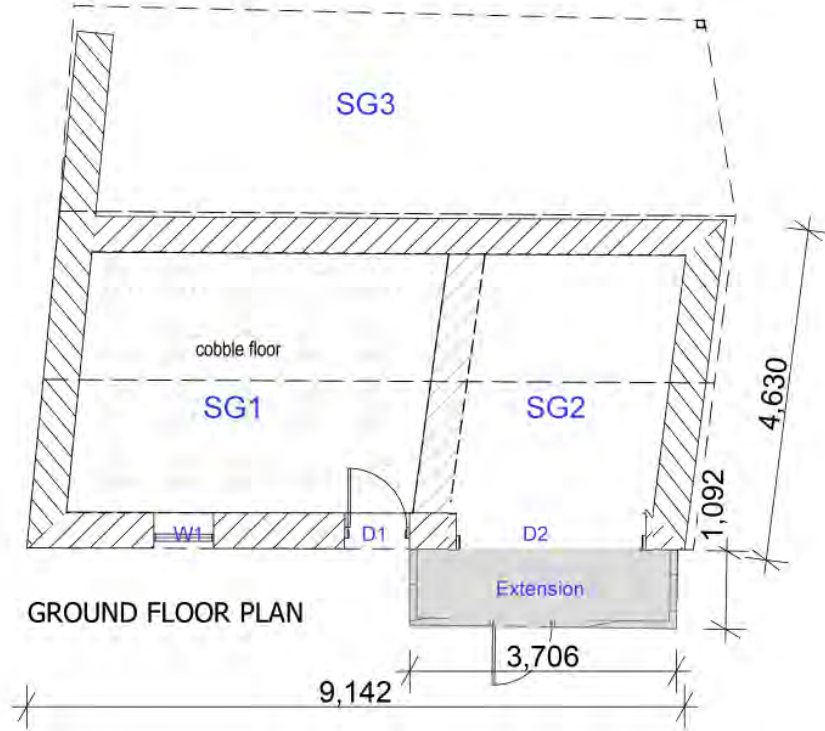
This room has the ability to demonstrate an unusually large attic room for such a modest and early cottage.



Images



### 5.4.2. The stables



## Room SG1 – Stables

### Description and integrity

This room is practically wholly intact, with bare rubble stone walls, a cobbled and flagged floor, unlined ceiling and no joinery. It is unclear if there were any stable stalls – as there is no evidence of such having been removed. The window has been replaced within the original small aperture however the original door is missing and the door frame has been replaced.

### Ability to demonstrate key historic attributes of the site

This room has the ability to demonstrate a small (probably single-horse) stable.



Images



**Room SG2 – Carriage house****Description and integrity**

This room retains its original form, however has been subject to some wall collapse and the entrance doors have been removed with a pop-out timber extension added to the front (probably to lengthen the room to accommodate a car once carts became obsolete). An early ceiling remains (possibly original) and there is evidence of the walls having been plastered. The floor is earthen – it is not clear if flagstones have been removed.

**Ability to demonstrate key historic attributes of the site**

This room has the ability to demonstrate a small and simple early cart shed, although this has been compromised by later additions and is threatened by structural collapse.



Images



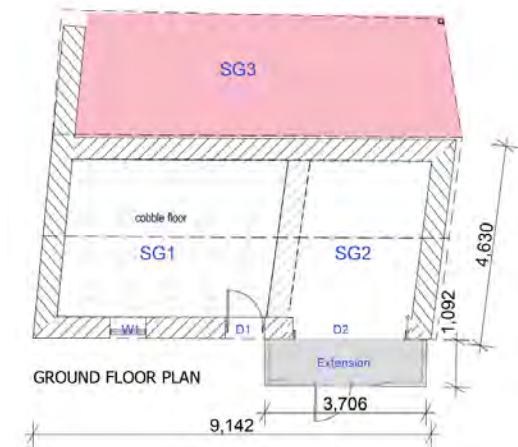
### Room SG3 – Rear skillion

#### Description and integrity

The skillion appears to have been a single room running the length of the building. The southern wall is sandstone and the internal skin has partially collapsed. The original western and northern walls are missing, with the western wall replaced (probably mid-c20th) with a timber stud wall with recycled materials. The eastern wall (i.e. that adjoining the body of the building) is rubble sandstone and has areas of collapse. It appears that the original floor was bedrock. This entire room/area of the building is in imminent danger of collapse.

#### Ability to demonstrate key historic attributes of the site

The skillion, known to be pre-1845 has the ability to demonstrate an ancillary area of the stables and cart-shed, although its condition is severely compromised and if not repaired soon the ability to demonstrate a part of the building will be lost.



Images

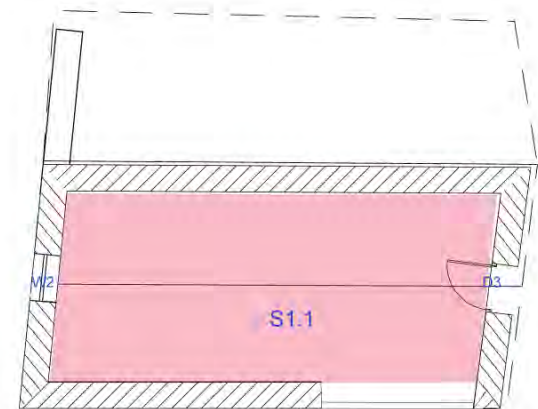


**Room S1.1 - Loft****Description and integrity**

The loft is in remarkably original condition, except for the loss of approximately 1/3 of the original Tasmanian oak floorboards and the portion of sandstone wall above the cart shed door. It has a loading door on the eastern end and a small window on the western end. The space is large and has substantial head-height. The rubble sandstone walls are unlined, as is the ceiling – with shingle-battens visible beneath the later iron.

**Ability to demonstrate key historic attributes of the site**

This room has the ability to demonstrate an early loft associated with a small stables and cart shed.



LOFT PLAN

Images



## 6. TOWNSCAPE SETTING, ATTRIBUTES AND VALUES

This section will further articulate the development and character of the precinct and specifically consider the subject site as a contributory element. The subject site is within the Oatlands Township Local Heritage Precinct as per Table C6.2 of the Tasmanian Planning Scheme – Southern Midlands. As detailed in Section 2, as the subject site is included on the Tasmanian Heritage Register, the provisions of the Local Historic Heritage Code do not apply, however it is considered best-practice to ensure that any future development is not inconsistent with the intent of the precinct statements of significance and the design criteria/conservation policy for the precinct. The Historic Cultural Heritage Act has no jurisdiction in relation to those Local Historic Heritage Precincts although does allow consideration of potential impact upon adjacent registered places (i.e. 124 and 128 High Street). Given the density of state listed places in the vicinity and the intent of the Local Heritage Precinct, this section provides an analysis of the setting of the place and provides the basis of site-specific policy to achieve appropriate heritage outcomes.

### 6.1. Townscape Evolution of the Area

As depicted in Section 4, what are now the modest-scale residential buildings between 122-138 High Street were all built in the 1830s-50s on smaller lots subdivided from the Browne and Bryant allotments -many as speculative-houses. All of those buildings remain and provide a relatively high-density group of buildings, close to the street frontage which are prominent particularly on the northern approach to the township. Proximity to Lake Dulverton provides a picturesque setting for this group of buildings, which the Register of the National Estate recognised as a group of 'eight cottages and barn' that are 'little altered and dating from 1835'.<sup>13</sup> Colloquially known as 'Wapping' it is not known where that name derived, however the connotation of an intact of working-class housing is appropriate. This collection of Old Colonial Georgian styled buildings provides a fitting approach to Oatlands, which prides itself as having the largest collection of Georgian sandstone buildings in any village in the Southern Hemisphere.<sup>14</sup>

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<sup>13</sup>[https://www.environment.gov.au/cgi-bin/ahdb/search.pl?mode=place\\_detail;search=street\\_name%3Dhigh%3Btown%3Doatlands%3Bstate%3DTAS%3Blist\\_code%3DRNE%3Bkeyword\\_PD%3Don%3Bkeyword\\_SS%3Don%3Bkeyword\\_PH%3Don;place\\_id=11652](https://www.environment.gov.au/cgi-bin/ahdb/search.pl?mode=place_detail;search=street_name%3Dhigh%3Btown%3Doatlands%3Bstate%3DTAS%3Blist_code%3DRNE%3Bkeyword_PD%3Don%3Bkeyword_SS%3Don%3Bkeyword_PH%3Don;place_id=11652)

<sup>14</sup> <https://www.southernmidlands.tas.gov.au/heritage-values-of-the-southern-midlands/>

## 6.2. Architectural Tenor of the Area

This analysis considers the general architectural tenor of the buildings in the vicinity of the subject site as defined by Figure 6.1 as a means of understanding the wider architectural character of the immediate environs of the subject site.

Note that this assessment was done via online sources and observations from public spaces - no private property was accessed, and no photographs of private residences were taken. The nominal study area examined here is as per the following figure:

Figure 6.1 – Area examined for architectural tenor. Adapted from LIST.



Number	Architectural style/era	Storeys	Predom. Materials & roof form.	Street frontage/fencing	Other development
<b>High Street</b>					
116-118	Old Colonial Georgian conjoined cottages (one with a shop window).	1	Brick with a hipped roof clad in corrugated iron.	Hard to the street.	Garaging at rear off Dulverton Street. Small backyard.
120	Gothic-Revival shop with attached residence.	1.5	Sandstone with a hipped roof clad in corrugated iron.	Hard to the street with veranda over footpath.	Garaging at rear off Dulverton Street. Sandstone barn/stables at rear. Small backyard.
122	Early-Victorian cottage with attics with semi-dormer windows. Shop window on ground floor.	2	Sandstone with a shallow hipped roof clad in corrugated iron.	Hard to the street.	Small timber 'bootmakers shop' beside. Relatively large single storey rear addition. Large backyard.
124	Small double-fronted Old Colonial Georgian cottage.	1	Weatherboard with a shallow hipped roof clad in corrugated iron.	Relatively large street setback. Provides clear view of western wall of 126 High Street and stone boundary wall.	Small stone outbuilding at rear. Large backyard.
128	Double-fronted Old Colonial Georgian cottage.	1	Sandstone with a steep hipped roof clad in corrugated iron.	Hard to the street.	Modern garage with shared access with 128. Small rear addition. Large backyard.

130	Small single-fronted Old Colonial Georgian cottage.	1	Sandstone with a steep hipped roof clad in colourbond.	Hard to the street.	Modern garage with shared access with 128. Large backyard.
132	Small double-fronted Old Colonial Georgian cottage.	1	Rendered masonry with a shallow hipped roof clad in colourbond.	Small street setback with no front fence.	Large backyard. Added skillion at rear. Several sheds at rear.
134	Double-fronted Old Colonial Georgian cottage.	1	Weatherboard with a shallow hipped roof clad in corrugated iron.	Small street setback with a low timber picket fence.	Skillion extension to rear. Large backyard. Several sheds at rear.
136	Double-fronted Old Colonial Georgian cottage.	1	Weatherboard with a shallow hipped roof clad in corrugated iron.	Relatively large street setback with a low timber picket fence.	Large backyard. Several sheds at rear.
138	Double-fronted Old Colonial Georgian cottage.	1	Sandstone with a shallow hipped roof clad in corrugated iron.	Small street setback with no fence.	Substantial barn/stables and another sandstone outbuilding running perpendicular to the cottage. Extension to rear. Large backyard. Several sheds at rear.
107	1950s garage building converted to museum.	1	Form-poured concrete walls. Shallow pitched gable roof clad in colourbond.	Small street setback.	Small historic cottage relocated to forecourt.
105	Modern (c1990s) house.	1	Timber clad with a hipped colourbond roof and front veranda.	Small street setback and modern fence on a distinct rise.	Large backyard.

103	Small double-fronted Old Colonial Georgian cottage.	1	Rendered masonry with a shallow hipped roof clad in colourbond.	Small street setback with a modern iron front fence.	Original backyard subdivided to form an Esplanade property.
101	Double-fronted Old Colonial Georgian cottage.	1.5	Sandstone with a steep hipped roof clad in corrugated iron. Later dormer windows added.	Small street setback with a low timber picket fence.	Modern semi-detached kitchen extension at rear.
99	Large late Georgian former hotel.	2	Sandstone with a steep hipped roof clad in corrugated iron.	Small street setback with a modern iron palisade fence.	Large distillery buildings at rear. Sandstone stables near street frontage perpendicular to the building.

The following comments summarise the architectural tenor of the immediate area:



- Although there are some exceptions (e.g. 105 and 107 High Street) the environs comprise wholly of mid-c19th buildings.
- Generally these buildings are small cottages, although 99 High Street was a larger hotel and 118, 120 and 122 have been used for commercial purposes traditionally.
- Wall materials are generally sandstone, although brick, rendered masonry and weatherboards are not unrepresented.
- Roof materials are wholly corrugated iron or colourbond, however all traditional roof cladding would have been timber shingles.
- Hipped roof forms are the predominant roof form.
- There are range of window styles and sizes, however twelve-pane timber sashes are predominant.
- Small/nil street setbacks are predominant resulting in large backyards.
- Large backyards are typical on the northern side of the street, with all of these deriving from mic-c20th subdivisions and demonstrate the traditional pattern of settlement. The survival of these may be partly due to narrow frontages limiting practical access.
- Backyards vary on the southern side of the street and to the west due to the wedge-shape of those blocks, however those between High Street and Dulverton Street also represent the traditional pattern of settlement.
- Early outbuildings are rare, limited to 120, 124, 126, 138 and 99 High Street.
- Backyard development of ancillary buildings is common.


### 6.3. Visual Attributes of the Subject Site

The following table makes observations both to and from the subject site from street level in the current townscape context, with historical analogies and evolution also observed:

Figure 6.2 – Key vantage points to the place. Adapted from LIST.



Point	Importance to the heritage and visual values of the place	Image (from GoogleEarth).	Outcomes compatible with maintaining visual values
1	<p>Maintenance of generally clear agricultural tenor of the rear of the site (including views from the highway). The rear of the site is largely indiscernible from anywhere within the heritage precinct and ear environs, but distant views are gained from the Midlands Highway.</p>		<p>Any development at the rear of the site should be limited to ancillary/subservient buildings of a traditional form and screened with plantings.</p>
2	<p>The shape/form of the cottage as the 'entrance' to the row of cottages close to the street.</p>		<p>Maintain the shape and form of the cottage.</p>

3	<p>The shape/form of the cottage as the 'entrance' to the row of cottages close to the street.</p>		<p>Maintain the shape and form of the cottage.  Maintain the boundary wall.  Any new rear extension to the cottage must be semi-detached and with a traditional roof form – but as low as practicable to maintain the relationship between the cottage and stables (and as much view of the stables as practicable).</p>
4	<p>The shape/form of the cottage as the dominant streetscape element. Oblique view of the stables and its' 'off-grid' orientation. Relationship between the similarly shaped building at 128 High Street.</p>		<p>Maintain the shape and form of the cottage.  Any new rear extension to the cottage must be semi-detached and with a traditional roof form – but as low as practicable to maintain the relationship between the cottage and stables (and as much view of the stables as practicable).  Minimal fencing and low landscaping.</p>
5	<p>The shape/form of the cottage as the dominant streetscape element and grouping with 128-130 High Street.</p>		<p>Maintain the shape and form of the cottage.</p>

6	The shape/form of the cottage as the dominant streetscape element and grouping with 128-132 High Street.		Maintain the shape and form of the cottage.
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## 6.4. Summary of Townscape Setting and Contribution of the Subject Site

The subject site provides an integral contribution to the streetscape and wider townscape setting of its environs. As one of the eight like-period/style cottages that provide a cohesive tenor of early-Victorian-Victorian/Georgian small residential with nil/small street setbacks that provide a prominent historic entrance to the town, the following management approaches are desirable:

- Maintaining the general form/shape of the cottage, particularly that any rear extension is semi-detached.
- Enhancing lost detailing form (e.g. windows/door).
- Ensuring that any rear extension is not prominent, is of a traditional form and as best as practicable maintains the relationship between the cottage and stables.
- That landscaping does not dominate the near-street frontage.
- That any development rear of the stables is subservient/screened.

## 7. STATEMENT OF HISTORIC HERITAGE SIGNIFICANCE

### 7.1. Existing Statements of Historic Heritage Significance

The Tasmanian Heritage Register datasheet provides the following statements of significance:

**a) The place is important to the course or pattern of Tasmania's history.**

The cottage at 126 High Street, Oatlands, was built during the 1830s on what at the time was a 10-acre grant. This grant was subdivided in 1834 and again in 1844. The cottage therefore demonstrates aspects of the free settlement of Oatlands during the 1830s and 1840s, the township's main period of growth.

**d) The place is important in demonstrating the principal characteristics of a class of place in Tasmania's history.**

The cottage at 126 High Street, Oatlands, has the ability to demonstrate the characteristics of an Old Colonial Georgian brick cottage. This is demonstrated in particular by the use of exposed brick walling, the symmetrical facade, the medium pitched hipped roof with boxed eaves, the sash windows, the stone lintels and sills and the simple chimneys.

The stone stable behind the cottage at 126 High Street, Oatlands, is able to demonstrate the characteristics of an early nineteenth century stable building.

**f) The place has a strong or special association with a particular community or cultural group for social or spiritual reasons.**

Oatlands is widely acknowledged as a town extremely rich in nineteenth century buildings, and it may be assumed that this quality of the town has a strong and special meaning for the community at large. The brick cottage at 126 High Street, as an early nineteenth century building, contributes to the overall ambience of Oatlands and therefore contributes to this strong and special meaning.

## 7.2. Revised/Expanded Statements of Historic 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. Note that natural history values have not been assessed here, as these are beyond the scope of this assessment. This statement of significance has been based upon the history of the place as outlined above, however could be further refined with more detailed investigations into the site history.

The assessment methodology for each criterion follows the methodology details in the Tasmanian Government's Assessing Historic Heritage Significance for Application with the Historic Cultural Heritage Act 1995 (Version 7, February 2025). That document provides a 'tiered' approach to assessing significance at both a state and local level and is considered to represent a sound approach to assessing values.

Where it may initially appear marginal as to whether a place may or may not meet a particular criterion, a further discussion against the Exclusion Parameters as proposed in the Assessing Historic Heritage Significance document may be provided.

The statements have also been formulated with consideration to the fabric analysis in Section 5.

### **A. Importance to the course, or pattern of our cultural or natural history.**

A place is of importance to the course or pattern of Tasmania's history if that place is the product of, or is an example of, or was influenced by, or has influenced, or is associated with, or has a symbolic association with, or is the site of – an event, phase, period, process, function, movement, custom or way of life (including values, aspirations, tastes and fashions) which has made a strong, noticeable or influential contribution to the evolution or pattern of the settlement and development of Tasmania.

Further to the THR entry for Criterion A, the collective significance of the group of similarly styled cottages of a similar era, together with their early outbuildings provide a greater 'sum of parts' contribution to the significance of this area as a 'working-class' and largely residential enclave of Oatlands. What appears to be a ten-year duration of the construction of the cottage may represent the ups-and-downs of early land/building speculation.

**B. Possession of uncommon, rare or endangered aspects of our cultural or natural history.**

A place demonstrates rare or uncommon aspects of Tasmania's heritage if that place illustrates in its fabric an event, phase, period, process, function, movement, custom or way of life (including values, aspirations, tastes and fashions) which, or an aspect of which: (i) was considered uncommon or unusual at the time of its origin; (ii) is no longer practised AND is of special interest; or (iii) was once commonplace but for which there is little surviving evidence in Tasmania.

The offset shape of the cottage and stables, for no apparent reason, is considered to be a rare attribute. Whilst further research may refine this statement, the only other example of such that is known at Oatlands is the cottage at 79 High Street.

It is considered uncommon that both the front and rear elevations of the building are near-identical.

**C. Potential to yield information that will contribute to an understanding of our cultural or natural history.**

A place has the potential to yield information that will contribute to an understanding of Tasmania's history if, through analysis and further examination or research of the place and its fabric (including artefacts), it can provide information that could not be derived from any other source. While this criterion in Tasmania is most often used to define archaeological research potential, it may also be used for the research potential of architectural design, construction techniques, historical gardens, etc.

The subject site is considered to have limited archaeological potential – this is further discussed in Section 9.

**D. Important in demonstrating the principal characteristics of a class of cultural or natural places or environments.**

This criterion is concerned with representativeness. A place included under this criterion should demonstrate the principal characteristics of a particular class of cultural place if that place displays the defining features, qualities or attributes of its type, where type or class of place illustrates a range of human activities including a way of life, a custom, an ideology or philosophy, a process, a land use, a function, a form, a design, a style, a technique or some other activity or achievement. To be considered a good representative example, the place should have a high level of intactness.

Further to the THR entry for this Criterion, the cottage makes a strong and prominent contribution to the reputation of Oatlands as a 'Georgian village'. The overall integrity of the building retains its legibility as an Old Colonial Georgian residential building. The stables are a rare survivor of an outbuilding associated with such buildings and represents the past importance of the use of horses for transport.

**E. Importance in exhibiting particular aesthetic characteristics**

This criterion may be interpreted as a place being important because of its aesthetic significance if that place exhibits sensual qualities that can be judged against various ideals including beauty, picturesqueness, evocativeness, expressiveness, landmark presence, symbolism or some other quality of nature or human endeavour.

The subject site as part of the collective of Old Colonial Georgian residential buildings in the immediate environs, and the wider Oatlands townscape, coupled with its proximity to the lake and surrounding agricultural land provides a picturesque grouping of like-period/styled buildings juxtaposed against the natural and wider rural landscape.

**F. Importance in demonstrating a high degree of creative or technical achievement at a particular period.**

A place is important in demonstrating a high degree of creative or technical achievement if that place illustrates artistic or technical excellence, innovation, accomplishment, extension or creative adaptation in a variety of fields of human endeavour including but not exclusive to art, engineering, architecture, industrial or scientific design, landscape design, evolved design, construction, fabrication, manufacture, or craftsmanship.

The subject site is not considered to exhibit any notable creative nor technical achievement.

**G. Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.**

A place has a special associational value if it is associated with a person, organisation or group of people who or which is of importance to the history of Tasmania. In this context, importance may relate not only to the great and well-known, but also to the influential, the exemplary, and the innovative.

As per the THR entry for this Criterion.

**H. Special association with the life or works of a person, or group of persons, of importance in our history.**

A place has a special associational value if it is associated with a person, organisation or group of people who or which is of importance to the history of Tasmania. In this context, importance may relate not only to the great and well-known, but also to the influential, the exemplary, and the innovative.

The subject site is not known to be strongly associated with nor indicative of the life or works of any person/group of importance to Tasmania's history.

## 8. SIGNIFICANCE OF INDIVIDUAL ELEMENTS AND ABILITY FOR CHANGE

Based on the overall statements of significance outlined in Section 6, and the broad description and analysis of the evolution of the place as detailed in Section 4, individual and collective elements, and other possible heritage values (e.g. intangible values) of the place will be assessed here, in order to assign or rank specific levels of significance, upon which heritage management policies will be formulated in Section 11, to inform the alignment with statutory heritage requirements in Section 12. For the purposes of this section the following scale will be used to assign degrees of significance to individual elements of the fabric and form of the place:

<b>High</b>	Elements, forms or spaces which readily demonstrate important aspects of the significance of the place or related important historic theme.
<b>Medium</b>	Elements, forms or spaces which less-readily demonstrate important aspects of the history of the place or readily demonstrate aspects of lower significance (or related important historic theme).
<b>Low/no</b>	Elements, forms or spaces which less demonstrate less important aspects of the history of the place.
<b>Neutral</b>	Elements, forms or spaces which neither contribute to, nor detract from, the significance of the place.
<b>Intrusive</b>	Elements, forms or spaces which obscure the significance or are likely to threaten the longevity/integrity of significant elements, forms or spaces.

Whilst it is noted that the significance of any place need not necessarily be solely embodied in original fabric (i.e. later modifications can contribute to significance through demonstrating the evolution of the place), it is relevant to consider the impact that later modifications may have had on the integrity of more significant elements and whether that has diminished the significance of such. Similarly, decay of significant elements may also have an

impact on their ability to demonstrate significance. Accordingly, following scale will be used to rank **levels of integrity** of elements, forms or spaces within the context of the overall significance of the place:

<b>High</b>	Elements which are highly intact and readily demonstrate their respective significance.
<b>Medium</b>	Elements which subsequent modification or degradation have obscured or reduced their ability to readily demonstrate their respective significance; however this may be retrievable through restoration without the need for introduction of substantial new fabric which may reduce or obscure significance.
<b>Low</b>	Elements which have lost the ability to demonstrate any significance and could not feasibly be restored without conjecture or substantial addition of new fabric.

The following matrix represents the interplay of integrity and significance and introduces colour coding as used in the following tables:

	Integrity		
Significance	High	Medium	Low
High			
Medium			
Low			
Neutral			
Intrusive			

Accordingly, the following colour code has been adopted to consider significance in-light of the integrity of that particular element:

<b>High</b>	
<b>Medium</b>	
<b>Low/no</b>	
<b>Neutral</b>	
<b>Intrusive</b>	

The above is also correlated with the ability to sustain further change, i.e. elements of high significance have a low ability to sustain further change, elements of low significance and neutral elements have a greater ability to sustain change, and intrusive element ought be changed. The following Tables provide an overview of the significance of the elements of the building and brief commentary on their ability to sustain further change. These are further articulated in the heritage management policies in Section 11.

The following colour coding will be used to express the ability of particular elements to sustain change/modification:

<b>Do not change unless absolutely necessary</b>	
<b>Some changes may be possible</b>	
<b>Change may be readily acceptable.</b>	
<b>Change is encouraged</b>	

Exterior				
Element		Significance	Ability for change	Recommendations and ability for modification
Overall form	Main portion of the cottage			Retain original form.
	1930s-50s extensions			Remove. A new semi-detached service wing may be added subject to design resolution.
	Main body of the stables			Retain original form. Only modify previous modifications.
	Pop-out front			Remove and reinstate doors/windows in restored original opening.
	Stables skillion			Undertake urgent conservation within existing original form.
Elevations	Northern (cottage)			This assumes the removal of the existing 1930s-50s extension. Any modification to this elevation must be limited to a lightweight and ephemeral connection to any proposed rear wing that supports the ongoing use of the building.
	Eastern (cottage)			With the exception of reinstating lost elements (e.g. window sashes and doors) these elevations must not be altered.
	Southern (cottage)			
	Western (cottage)			

	Northern (stables)			Whilst this is a significant elevation in terms of general form, the severe deterioration of this elevation diminishes its significance and allows for some change if this supports the feasible use/adaptive reuse of the building.
	Eastern (stables)			Assuming removal of the pop-out extension and with the exception of reinstating lost elements (e.g. window sashes and doors and displaced masonry) these elevations must not be altered.
	Southern (stables)			
	Western (stables)			
Roofing (both buildings)	Form			
	Cladding			If unserviceable, re-clad in short-sheet galvanised corrugated iron with rolled ridges and lead flashings. Note that the cottage roof is serviceable, the stables requires replacement.
	Rainwater goods			If unserviceable, replace with half-round or Ogee gutter profile and downpipes with circular profiles. Fixings only into mortar joints.
	Eaves, fascias etc.			If unserviceable, replace like-for-like in timber.
Chimneys				Cap if desired.
Masonry				Repair defective masonry units and re-point in lime mortar as necessary.

				Reinstate missing masonry above cart shed door using displaced sandstone still on-site.
Cladding (stables skillion).				Re-clad missing/defective boards in rough-sawn Tasmanian oak horizontal boards.
Foundations				Foundations appear sound.
Windows (cottage)	W1	Aperture		Retain as existing.
		Joinery		Retain frame if feasible and install new timber 12-pane sashes of traditional detailing.
	W2	Aperture		Retain as existing.
		Joinery		Retain frame if feasible and install new timber 12-pane sashes of traditional detailing.
	W3	Aperture		Retain as existing.
		Joinery		Retain frame if feasible and install new timber 12-pane sashes of traditional detailing.
	W4	Aperture		Retain as existing.
		Joinery		Retain frame if feasible and install new timber 12-pane sashes of traditional detailing.
	W5	Aperture		Retain as existing.
		Joinery		Retain frame if feasible and install new timber 12-pane sashes of traditional detailing.
	W6	Aperture		Retain as existing.

		Joinery			Replace with operable skylight flush to roof plane if desired (or if required for ventilation).
Windows (stables)	W1	Aperture			Retain as existing.
		Joinery			Insert new timber framed casement window.
	W2	Aperture			Retain as existing.
		Joinery			Insert new timber framed casement window.
Doors (cottage)	D1	Aperture			Retain as existing.
		Joinery			Install new 6 panel timber door of traditional specifications. Retain existing top-light.
	D2	Aperture			Retain as existing.
		Joinery			Install new 6 panel timber door of traditional specifications (ideally lower quality than D1). Retain existing top-light.
Doors (stables)	D1	Aperture			Retain as existing.
		Joinery			Install new door frame and simple timber glazed door.
	D2	Aperture			Remove pop-out front and replace with suitable doors/window to interpret the original opening. Remove concrete render and restore stone reveals.
		Joinery			
	D3	Aperture			Retain as existing.

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		Joinery			If desired, fit external glazing and retain the door as an internal shutter.
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Exterior, landscape and setting elements			
Element	Significance	Ability for change	Recommendations and ability for modification
Courtyard wall.			Conserve and maintain as necessary.
Well			Conserve and maintain as necessary.
Concrete driveway, ramp, paths etc.			Remove in favour of better draining/ventilating surfaces.
Garden			Reinstate an appropriate cottage garden setting. Lower ground height between cottage and stables (potentially to bedrock if archaeological evidence suggests that this is wholly fill).
Title configuration			The title configuration dates to the 1840s and is indicative of the traditional settlement pattern of this important area of the heritage precinct. It must not be further subdivided.

Interior – Cottage				
Element		Significance	Ability for change	Recommendations/ability for modification
Overall form				The only possible change may be to move the door between Rooms G4 and G5 rearward to allow for a more practical stair run to facilitate safe use of the attic room. If so, then retain original joinery and masonry and reinstate in new location (using masonry to fill existing location).
Ceiling linings	Plaster			Retain as existing (consolidate any drummy areas). Limewash or distemper finish.
	Pine boards			Ideally remove and reinstate hard plaster over existing lathes (if tenable), otherwise install plastersheet with a skim coat to resemble hard plaster. Limewash finish.
Wall lining				Retain as existing (consolidate any drummy areas). Any repairs are to be in a lime plaster.
Wall finishes.				Limewash or distemper finish (except if Room G6 is used as a kitchen, in which case a modern finish is acceptable). Undertake a finish analysis and reinstate original colour scheme. Consider reinstatement of early wallpaper in Room G1.
Floors	Original timber			Gently hand-sand/scrub and finish with an oil/wax finish. No estapol is to be used.
	Replaced timber			Ideally replace with wide Tasmanian oak boards to match original. Otherwise machine sand if desired and finish with an oil/wax finish (stain if desired).

	Overlay flooring in Rooms G5 and G6			Remove to expose original flagstone flooring.
	Flagstones in Rooms G5 and G6			Expose and make-good. Select replacement with compatible local sandstone is acceptable if necessary for safety/serviceability.
	Floorcoverings			Remove all floorcoverings. Retains samples of early lino for interpretive purposes.
Architraves and skirtings	Original cedar			Retain. Utilise these profiles for replacement where necessary.
	Later (e.g. Inter-war and 1950s).			Replace with replicas of original.
Doors	Original 6-panel			Retain as existing. Replace hardware with period-style hardware if desired.
	1930s ledger-and-brace.			Replace with replica 6-panel cedar doors to match elsewhere. Those to Rooms G4, G5 and G6 should be less articulated than those to Rooms G1 and G3 to reflect the hierarchy of the front rooms over the rear.
Stairs				Replace with serviceable/safe stairs to facilitate use of the attic space. New stairs should be timber and of a very simple style sympathetic to the era of the building.
Joinery finishes				Undertake a finish analysis and strip/repaint based on earlier evidence.
Fireplaces	Chimney breasts and fireplaces			Retain as existing. Repair bricks like-for-like where defective. Restore original dimensions of that in Room G6.

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	Hearths			Retain as existing. Strip to sandstone if possible.
	Mantles in Rooms G1 and G3			Retain as existing. Strip to sandstone if possible.
	Mantle in Room G6			Remove modern mantle and brick insert/facing and restore original dimensions. Replace mantle based on any revealed evidence or a sympathetic alternative.
Services (e.g. electrical)				Remove/replace all services as desired. It is not considered necessary to install 'period' style services however these should be sympathetic/reversible. Avoid chasing walls and penetrating joinery.

Interior – Stables				
Element		Significance	Ability for change	Recommendations/ability for modification
Overall form				<p>It may be acceptable to provide minimal internal penetrations on the ground floor if this assists in a feasible adaptive reuse of the building. These should be limited to areas where masonry is collapsed as part of that overall repair.</p> <p>Subdivision of the loft may be acceptable if this assists in a feasible adaptive reuse – however any such subdivision should be lightweight and reversible.</p>
Ceilings	Timber (cart shed SG2)			Retain/repair like-for-like.
	Ground floor (stables)			Retain as unlined (i.e. retain ability to see the underside of loft floorboards).
	Loft (S1.1)			These would have originally been the exposed undersides of (now removed) shingles). Ideally any new lining should be installed above the original shingle battens (i.e. sandwiched between the battens and iron – which would also allow insulation/sisalation to be installed.
	Skillion (SG3)			
Wall linings and finishes	Cart shed (SG2)			Only a small remnant of plaster lining remains. This should be preserved. Walls may be re-lined if desired (with lime-based plaster) otherwise the stone may remain exposed (and re-pointed).
	Stables (SG1)			This room should remain unlined. Limewash if desired.
	Skillion			The sandstone walls should remain unlined (after repairs and pointing). Replaced northern and eastern

				walls may be lined as desired. If amenities are installed in these rooms as part of an adaptive reuse (e.g. bathroom/kitchen) then any necessary linings must be reversible.
Floors	Stables (SG1)			Ideally retain the flagged and cobbled floor. If this is not conducive to a feasible adaptive reuse, then a timber overlay floor may be installed provided that this does not disturb the existing floor. An alternative may also to be to lay new flagstones on a sand bed. Concrete must not be used.
	Cart shed (SG2).			If retention of an earthen floor is not conducive to a feasible adaptive reuse, a timber floor may be installed, alternatively a flagged floor may be installed on a soft lime mortar bed. Concrete must not be used.
	Skillion (SG3)			It appears that this floor was bedrock. If feasible, retain this however if not conducive to a feasible adaptive reuse a timber floor may be installed, alternatively a flagged floor may be installed on a soft lime mortar bed. If a waterproof floor is required for any facilities in this room (e.g. kitchen/bathroom) this should be installed on a timber frame with a separation of any new floor from the bedrock. Concrete must not be used.
	Loft (S1.1)			Hand sand/scrub viable floorboards and finish with oil/wax. Replace missing boards with replicas of original and finish to match. Stair location may be as desired, however any fabric removed for any new stair penetration is to be used to repair the existing opening.
Joinery generally.				This building is devoid of internal joinery (e.g. architraves, skirtings). Any adaptive reuse should

				ideally not include such joinery, however any refit of the skillion or new door penetrations require joinery this should be simple and minimal.
Stairs				Replace with serviceable/safe stairs to facilitate use of the loft. New stairs should be timber and of a very simple style sympathetic to the era of the building.
Services (e.g. electrical)				Remove/replace all services as desired. It is not considered necessary to install 'period' style services however these should be sympathetic/reversible. Use of any new underfloor cavities for services is encouraged.

## 9. ARCHAEOLOGICAL CONSIDERATIONS

Although the site of a c1830s house and stables, the archaeological potential of the site is not considered to be high, given that the current buildings are the only phase of development. The shallow level of bedrock also adds to the likelihood of low archaeological potential (i.e. the likely inability for deep deposits). It is considered that the archaeological potential of the site is limited to:

- Underfloor deposits within the cottage (noting that the stables are built on bedrock and have cobbled/flagged floors).
- Intra-floor (e.g. ceiling of ground floor) deposits in the cottage.
- The well (both accidental and intentional discard).
- The site of the small stone outbuilding behind the stables, shown on the c1845 survey (possible cesspit?).
- Possible rubbish pits in the rear yard area where bedrock is deeper.

Any excavation in these areas, or any floor removal should be archaeologically monitored and any significant finds managed in accordance with the Tasmanian Heritage Council's Practice Note 2 – *Managing Historical Archaeological Potential in the Works Process*.

## 10. CONSTRAINTS, OPPORTUNITIES, REQUIREMENTS AND THREATS

The preceding sections have followed the conservation management planning process (as depicted in Section 3) in the gathering of evidence (Section 4), articulating a detailed physical description of the place (Section 5), provided an assessment of the overall historic cultural heritage significance of the place (Section 7) within the context of various key heritage themes (Sections 4 and 6) and has provided a detailed breakdown as to how the physical nature of the site acts to demonstrate that historic heritage significance (Section 8).

Prior to the formulation of conservation policy, it is necessary to consider a range of other (some external) factors which may influence how the implementation of the conservation management plan may be rolled out. This is an assessment of the *constraints* that the site and its ongoing management and maintenance may present, the *opportunities* that the site may present, the *requirements* around going forward with any use of the site and any *threats* to achieving any objective. To gain an understanding of the wider range of management scenarios for the place, initially these may be proposed without regard for heritage, and may not necessarily be relevant to heritage – where relevant these are used to inform the framework within which the conservation policies are formulated.

The following table provides overarching constraints, opportunities and requirements for the building/site, with the subsequent table a ‘brainstorm’ of the constraints, opportunities and requirements for each more specific element of the site.

**Constraints**

- The integrity of the cottage limits the amount of change (e.g. fenestrative pattern and layout should not be changed).
- The unusual attribute of the rear elevation being near-identical to the front limits the ability to extend the building rearward, which may be desirable for addition of 'higher-impact' amenities such as kitchen/bathroom.
- The fragmented internal layout of the stables limits opportunities for feasible adaptive reuse.

**Opportunities**

- The stables offer an opportunity for adaptive reuse.
- Oatlands is suffering a shortage of residential housing. Both the cottage and stables offer an opportunity to provide such.
- Oatlands is a thriving tourist town which may have the potential for 'passive' commercial uses for the building (e.g. short-stay accommodation, retail etc.). The cottage is in a prominent location at the entrance to the town.
- The large backyard area has the potential for small-scale ancillary development in support of the cottage and stables.

**Requirements**

- Adherence to the conservation policies formulated here in any development, in order to best meet statutory heritage requirements.
- The conservation, restoration and fitout of the buildings will require substantial expenditure.

**Threats**

- Unless urgent remedial works are undertaken to the stables they will continue to deteriorate – potentially to a point where they cannot be feasibly restored.
- The risk of over-capitalising in what is likely to be an expensive restoration.

## 11. HERITAGE MANAGEMENT POLICIES

### 11.1. Heritage Management Objectives

The following objectives drive the conservation management process for the subject site:

- To conserve and restore the cottage for ongoing residential use or a passive adaptive reuse.
- To guide the possibility of a rear extension to the cottage in which higher-impact amenities (e.g. kitchen/bathroom) may be installed with less impact upon significant fabric.
- To address the urgent need for remedial works to the stables.
- To promote the ongoing conservation, restoration and adaptive reuse of the stables.
- To maintain and conserve significant fabric and forms.
- To remove intrusive fabric and forms.
- To replace lost elements.
- To maintain the townscape associations of the subject site in relation to the immediate environs and wider heritage precinct.

### 11.2. Purpose of Policy and Definitions and Role of Statement of Significance

It is expected that any administrators and professionals planning and undertaking physical works on site will first familiarise themselves with all general conservation policies, then the specific implementation recommendation (based on these policies) relating to the particular element on which works are being planned.

Any conservation policy strongly favours the conservation of elements of primary significance, and the removal of elements which may be of detriment to the conservation or interpretation of elements of a higher significance. A thorough understanding of the statement of significance, and the specific significance of individual items, is therefore essential in appreciating how specific policies have been developed, and how these should be applied to the physical attributes of the place.

The statement of significance has defined and ranked the eras, themes and associations which the place represents, and the analysis of the physical attributes has detailed what represents such. Each element of the

physical fabric has been assigned its own significance level, based on its ability to demonstrate the significance of the place, and thresholds for assignment of this significance have been kept consistent in the assessment of all elements.

The policies below, therefore, broadly guide how this fabric should be treated (within the context of form, associations, setting etc.) in order to allow it to better conserve and demonstrate the statement of significance.

### **11.3. Development of policy**

Having ascertained the ability for fabric to demonstrate the statement of significance, constraints, opportunities and requirements are considered, alongside stakeholder requirements, to develop the broad conservation policies below. Whilst conservation policies may be contrary to the constraints, opportunities or requirements, the policies aim to best address these whilst still maintaining appropriate conservation practice. Any unresolved conflict is then to be specifically debated in the implementation strategy for any particular proposal.

### **11.4. Policies**

As per the methodology in Section 3, the underlying principle by which all conservation practices should be guided is the ICOMOS Australia *Burra Charter*. The statement of significance has defined the attributes of the site of which greatest significance is assigned, thereby the priority of conserving attributes associated with such should be considered paramount compared to those of lesser significance. This, however, must be balanced with retention of elements of lesser significance where guided by the conservation policies. With the statement of significance in mind and with the adoption of Burra Charter principles this section will introduce the conservation policies developed specifically for the subject site.

1	General Policies		Objective of Policy
1.1	Approach to works	The approach to managing any works on the place must be guided by the principles of the ICOMOS Australia <i>Burra Charter</i> . <sup>15</sup>	To ensure that all works are undertaken in a manner which seeks to enhance and not diminish the heritage values of the place and that adequate heritage input is included in any future development of the place.
1.2	Use/development	Any use or development of the place must not have any unreasonable adverse heritage impact upon identified values of the place and wider environs.	
1.3	Supervision	All works to the significant elements of the place, and planning for such works, must be guided by a conservation architect, heritage consultant or other person(s) qualified and experienced in the conservation of historic heritage places.	
1.4	Ongoing use	The <u>critical</u> aspect of maintaining the holistic heritage values of the buildings, including architecture, fabric, forms and associations, is the continued use of the buildings. Continued use for its original purpose is the ideal outcome, however, <u>adaptive reuse</u> is essential to ensure the survival of the buildings. The loss or abandonment of use would have an overarching negative heritage impact upon all values of the place.	To ensure that the significant use that maintains the values of the buildings are retained and/or an adaptive reuse is facilitated – particularly for the stables which will never be used for their original purpose – therefore adaptive reuse is critical for their feasible survival.
1.5	Balance of heritage impact	It is acknowledged that some heritage impact may arise from the desire for the place to have a suitable adaptive use, particularly in the context of upgrades required for amenity, compliance etc. Any such impacts must be balanced with whether	To allow maximum amenity and compliance of the buildings in facilitating an appropriate use/adaptive reuse.

<sup>15</sup> <http://australia.icomos.org/wp-content/uploads/The-Burra-Charter-2013-Adopted-31.10.2013.pdf>

		<p>that heritage impact is necessary, under the overarching necessity of a compatible use.</p> <p>It must be acknowledged that non-use or underutilisation of the buildings may result in a more adverse impact in dereliction or vulnerability of the buildings.</p>	
1.6	Significant fabric and forms	Fabric, forms and spaces deemed to be of high significance must be conserved and a careful balance to achieve Policy 1.5 must be considered.	To retain the integrity of the buildings but to ensure that they remain fit-for-purpose.
1.7	Non-significant fabric and forms	Elements of the buildings which are of low or no significance may be retained, modified or demolished as desired. Removal of lesser-significant fabric to reveal fabric/forms of higher significance is encouraged.	To recognise that there are portions of the buildings which are not considered to be of heritage value and in some cases may be inhibiting the appreciation of heritage value.
1.8	Significant views	Maintain significant views, curtilage and axial relationships both within the site and into the site.	To maintain significant views and relationships.
1.9	Urgent and essential works.	Attend to urgent and essential works as the highest priority. Engineering advice is required for the stables.	To recognise the urgency of the obvious structural issues affecting the stables.
1.10	National Construction Code compliance.	Where substantial adverse heritage impact would arise from meeting NCC compliance, detailed dialogue must occur between the building surveyor, heritage consultant, client and permit authorities to balance heritage impact and compliance and to consider feasible alternatives, performance-based solutions and a pragmatic balanced outcome.	To acknowledge that NCC compliance may be more difficult within a heritage building and that the NCC has provisions for a relaxation of requirements based on a satisfactory performance solution where adverse heritage impact may arise.

2	Exterior Building Envelope – the cottage <sup>16</sup>		Objective of Policy
2.1	Original building form.	Maintain the original building form without alteration.	To maintain significant forms.
2.2	Roof form.	Maintain the roof form without alteration.	
2.3	Elevations.	All elevations are to be retained without alteration (apart from necessary like-for-like repairs and removal of intrusive elements).	To maintain the significance of the elevations.
2.4	Fenestrative pattern.	The fenestrative pattern of the building must not be further altered.	To maintain this important and original pattern of fenestration.
2.5	Windows and doors.	<p>All original/significant windows and doors must be maintained and where missing replicas of the original should be installed. These must be documented as new work.</p> <p>Minor modifications to doors and windows (e.g. measures for security and thermal/acoustic efficiency) may occur provided that these are reversible and result in no visual impact (e.g. internal double-glazing).</p>	To maintain and/or reinstate missing significant architectural detailing.
2.6	Detailing.	Significant exterior detailing should be retained, unless replacement is necessary for repair, weatherproofing or security purposes, in which case compatible styling and materials must be used. New work should be sympathetic to the original form, detailing and materials.	

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<sup>16</sup> Note that these policies do not apply to the rear additions, which are of no significance.

3	Exterior Building Envelope – the stables.		Objective of Policy
3.1	Original building form.	Maintain the original building form without alteration except for repair or reinstatement of original forms.	To maintain significant forms.
3.2	Roof form.	Maintain the roof form without alteration apart from necessary repairs (noting that discrete skylights on rear roof planes may be acceptable as part of a feasible adaptive reuse).	
3.3	Elevations (main body of stables and western wall of skillion).	All elevations are to be retained without alteration (apart from necessary like-for-like repairs, removal of intrusive elements and reinstatement of lost elements of known specification).	To maintain the significance of the elevations.
3.4	Northern and eastern elevation of skillion.	These elevations may be replaced with sympathetic insertions as part of a feasible adaptive reuse.	To acknowledge that these elevations are lost and their original configuration/detailing is not known and to assist in providing a feasible adaptive reuse.
3.5	Fenestrative pattern.	The fenestrative pattern of the building must not be further altered.	To maintain this important and original pattern of fenestration.
3.6	Windows and doors.	Repair and retain the loft door. Reinststate all other doors and windows with sympathetic styles and materials.  Measures for security and thermal/ acoustic efficiency may occur provided that these are visually unobtrusive.	To maintain and/or reinststate missing significant detailing and to provide for fit-for-purpose adaptive reuse.

3.7	Detailing.	Significant exterior detailing should be retained, unless replacement is necessary for repair, weatherproofing or security purposes, in which case compatible styling and materials must be used. New work should be sympathetic to the original form, detailing and materials.	
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4	Interiors		Objective of Policy
4.1	The cottage.	Interior fabric, forms etc. are to be managed as per the recommendations in Section 8.	To retain the significant forms, fabric etc. of the cottage.
4.2	The stables.	Interior fabric, forms etc. are to be managed as per the recommendations in Section 8.	To retain the significant forms, fabric etc. of the stables.
4.3	New insertions for amenities.	New instructions for amenities must be guided by the recommendations in Section 8 and preferably be limited to areas which have a lower degree of integrity (e.g. Rooms G4 or G6 of the cottage and the stables skillion).  Their installation must be as reversible as practicable and not impact upon significant fabric. This policy is to act in association with Policies 1.5, 1.10 and 4.4.  New fixtures and fittings need not attempt to emulate a 'heritage style' but must be sympathetic.	To recognise that these are necessary for ongoing use/adaptive reuse.
4.4	Service installation.	The installation of plumbing, electrical, heating, fire detection/protection, security, acoustics and environmental (etc.) services are likely to be acceptable however these should be installed in an unobtrusive manner as possible and in as	To recognise that these facilities may be required and to manage the impact arising from such.

		<p>reversible manner as possible. This policy is to act in association with Policy 7.2.</p> <p>New fixtures and fittings need not attempt to emulate a 'heritage style' but must be sympathetic.</p>	
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5	Extensions, setting and further development	Objective of Policy
5.1	Existing extensions.	Remove existing extensions. To remove these intrusive elements.
5.2	New extensions – the cottage.	The northern elevation is the only elevation which has scope for extensions. Any extension must be semi-detached, with a separate roof form meeting the elevation below the eave-line and be as visually unobtrusive/permeable as practicable. To maintain the shape/form of the original portion of the cottage but to allow for the possibility of an extension to house higher-impact amenities such as kitchen/bathroom.
5.3	Siting, bulk and form of any new extension to the cottage.	Further to Policy 5.2, any new extension should be as subservient as practicable to the cottage and stables and be of a traditional form. The bulk/footprint should be as minimal as practicable. To acknowledge that an extension may be necessary for the feasible ongoing use of the cottage, but to maintain curtilage and the relationship between the cottage and stables and significant viewlines.
5.4	Materiality and detailing of any new extension to the cottage.	The materiality of any new extension should be traditional and subservient to the more dominant masonry of the cottage and stables. Detailing should be subtle and potentially interpretive (but not necessarily imitative of) the existing buildings. To provide for a sympathetic response to materials and detailing, to promote subservience but potentially including an interpretive element.

5.5	New extensions – the stables	The stables do not have any scope for extensions.	To preserve the significant form of the stables and recognise that higher-impact amenities may be inserted in the skillion (which has low integrity).
5.6.	New buildings	Any new buildings (e.g. ancillary structures such as garaging) must be rear of the stables (preferably below the bank). Any new buildings should be of a traditional form, but not necessarily of traditional materials and/or detailing.	To maintain the curtilage of the cottage and stables and avoid visual impact. To allow for an overall sympathetic form but to allow for a more modern approach to materiality and detailing if desired (noting the likely low visibility of such).
5.7	Front fencing	Any proposed front fencing must be sympathetic to the building and era and its original context.	To promote a sympathetic and cohesive approach to fencing.
5.8	Subdivision	The title must not be subdivided.	To recognise the significance of the title configuration in the traditional pattern of development of Oatlands.
5.9	Signage	Should any signage be required for any commercial use, signs must not be affixed to the building and be as minimal as practicable.	To maintain the domestic character of the buildings and setting.
5.9	Archaeology	Any works that may disturb archaeological remains must be in accordance with the recommendations in Section 9.	To appropriately manage any archaeological remains.

## 12. ALIGNMENT OF HERITAGE MANAGEMENT POLICIES WITH STATUTORY HERITAGE REQUIREMENTS

### 12.1. Tasmanian Planning Scheme – Southern Midlands

Noting that by virtue of Clause 6.2.2 of the Tasmanian Planning Scheme, by inclusion on the Tasmanian Heritage Register the provisions of the Local Historic Heritage Code do not apply, however that Clause does not override the Signs Code. Further, Clause 7.4 - Change of Use of a Place Listed on the Tasmanian Heritage Register or a Local Heritage Place remains applicable. The following aligns the conservation policies with these clauses:

#### C1.6.4 Signs on local heritage places and in local heritage precincts and local historic landscape precincts

Objective	
That the size, design and siting of signs is compatible with and does not have an unacceptable impact on the local historic heritage significance of a local heritage place, a local heritage precinct or a local historic landscape precinct as listed in the Local Historic Heritage Code.	
Acceptable Solution/Performance Criteria	Policy Guidance
<p><b>A1</b></p> <p>A sign located on a site that is a local heritage place, in a local heritage precinct or local historic landscape precinct listed under the Local Historic Heritage Code, must:</p> <ul style="list-style-type: none"> <li>(a) be not more than 0.2m<sup>2</sup>;</li> <li>(b) not be an illuminated sign; and</li> <li>(c) there must be not more than 1 sign per site.</li> </ul> <p><b>P1</b></p> <p>A sign located on a site that is a local heritage place, in a local heritage precinct or local historic landscape precinct listed under the Local Historic Heritage Code must be located in a manner that does not have an unacceptable impact on the local historic heritage significance of the place or precinct, having regard to:</p> <ul style="list-style-type: none"> <li>(a) placement to allow the architectural details of the building to remain prominent;</li> </ul>	5.9 – Signage.

<ul style="list-style-type: none"> <li>(b) the size and design not substantially diminishing the local historic heritage significance of the place or precinct;</li> <li>(c) where relevant, placement in a location on the building that would traditionally have been used as an advertising area;</li> <li>(d) any domination or obscuring of any historic signs forming an integral part of a building's architectural detailing or local historic heritage significance;</li> <li>(e) using fixtures that do not and are not likely to damage building fabric;</li> <li>(f) not projecting above a parapet or roof line if such a projection impacts on the local historic heritage significance of the building; and</li> <li>(g) not using internal illumination in a sign on a local heritage place unless it is demonstrated that such illumination will not detract from the local historic heritage significance of the place or precinct.</li> </ul>	
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#### 7.4. Change of Use of a Place Listed on the Tasmanian Heritage Register or a Local Heritage Place.

Objective	
<p>7.4.1 An application for a use of a place listed on the Tasmanian Heritage Register or as a Local Heritage Place subject to the Local Historic Heritage Code that would otherwise be Prohibited is Discretionary.</p> <p>7.4.2 The planning authority may approve such an application if it would facilitate the restoration, conservation and future maintenance of:</p> <ul style="list-style-type: none"> <li>(a) the local historic heritage significance of the local heritage place; or</li> <li>(b) the historic cultural heritage significance of the place as described in the Tasmanian Heritage Register.</li> </ul> <p>7.4.3 In determining an application the planning authority must have regard to:</p>	
Matter for regard	Policy Guidance
<ul style="list-style-type: none"> <li>a. Any statement of historic cultural heritage significance for the place, as described in the Tasmanian Heritage Register;</li> </ul>	<p>The statement of significance for the subject site are provided here in Section 7.1.</p>

b. any statement of local historic heritage significance and historic heritage values, as described in the Local Historic Heritage Code;	There are not statements of significance included for the subject site I the Local Historic Heritage Code.
c. Any heritage impact statement prepared by a suitably qualified person setting out the effect of the proposed use and any associated development on: <ul style="list-style-type: none"> <li>• the local historic heritage significance of the local heritage place or local heritage precinct; and</li> <li>• the historic cultural heritage significance of the place as described in the Tasmanian Heritage Register;</li> </ul>	The current document provides a background understanding of the site and its values as well as conservation policy (aligned with statutory heritage requirements) upon which a heritage impact assessment may be formulated for any particular proposal.
d. The likely impact of the proposed use on the amenity, or operation, of surrounding uses;	A planning matter to be considered in the case of any proposed ordinarily prohibited use.
e. Any Heritage Agreement that may be in place, in accordance with the provisions contained in the Historic Cultural Heritage Act 1995;	There is no Heritage Agreement in place.
f. The purpose and provisions of the applicable zone.	A planning matter to be considered in the case of any proposed ordinarily prohibited use.
g. The purpose and provisions of any applicable code.	A planning matter to be considered in the case of any proposed ordinarily prohibited use.

The zoning of the subject site is 'General Residential' which allows for permitted uses including:

- Residential (including multiple dwellings).
- Visitor Accommodation.

And discretionary uses including:

- Business and Professional Services.
- Food services.
- General Retail and Hire (limited to Local Shop).

There may be other uses that could facilitate the conservation of the place in accordance with the statements of significance and a heritage impact assessment as-informed by the current document that may be appropriate and rely on this clause to allow discretionary consideration of an ordinarily prohibited use.

## 12.2. Tasmanian Heritage Council Works Guidelines

The following table aligns the heritage management policies against the *Appropriate Outcomes* of the Tasmanian Heritage Council's Works Guidelines (Version 2, November 2025) – omitted where not applicable:

Types of works (as per guidelines)	Policy guidance
<b>Maintenance and Repair of Built Elements</b>	
1.1. Repair by select replacement.	1.6. Significant fabric and forms. 1.7. Non-significant fabric and forms. 4.1. The cottage interior. 4.2. The stables interior. 2.6. Exterior detailing – the cottage 3.7. Exterior detailing – the stables.
1.2. Repairs by additions.	1.9. Urgent and essential works. 3.3-3.4 Elevations – stables 3.7. Exterior detailing – the stables.
1.3. Roofs – cladding replacement.	2.6. Exterior detailing – the cottage 3.7. Exterior detailing – the stables.

1.4. Roofs – gutters and downpipes.	1.9. Urgent and essential works.
1.6. Rising damp treatment.	1.9. Urgent and essential works.
1.7. Doors and windows.	1.6. Significant fabric and forms. 1.7. Non-significant fabric and forms. 2.4. Fenestrative pattern – the cottage. 2.6. Detailing – the cottage. 3.5. Fenestrative pattern – the stables. 3.6. Windows and doors – the stables.
1.10. Services, fixtures and fittings.	1.10. National Construction Code compliance. 4.3. New insertions for amenities. 4.4. Service installation.
1.11. Painting and applied finishes.	4.1. The cottage interior. 4.2. The stables interior.
<b>3. Restoration and Reconstruction.</b>	
3.1. Restoration	1.6. Significant fabric and forms. 1.7. Non-significant fabric and forms. 4.1. The cottage interior. 4.2. The stables interior. 2.6. Exterior detailing – the cottage 3.7. Exterior detailing – the stables.
3.2. Reconstruction.	2.6. Exterior detailing – the cottage 3.7. Exterior detailing – the stables.
<b>5. Subdivision or Boundary Adjustment.</b>	
5.2. Subdivision or boundary adjustment.	5.8. Subdivision.

<b>6. Demolition, Relocation and Moveable Heritage.</b>	
6.3. Partial demolition.	1.7. Non-significant fabric and forms. 5.1. Existing extensions.
<b>7. Excavation and Archaeological Investigation.</b>	
7.2. Excavation and ground disturbance.	5.1. Archaeology.
<b>8. New Buildings.</b>	
8.1. New buildings (generally).	5.6. New buildings.
8.3. Adding freestanding structures (eg: garages, carports, sheds, outbuildings)	5.6. New buildings.
<b>9. Alterations, Additions and Extensions.</b>	
9.1. Internal alterations generally.	4.1. The cottage interior. 4.2. The stables interior.
9.2. Internal partitions.	4.1. The cottage interior. 4.2. The stables interior.
9.3. Works to non-significant structures (ie: modern buildings, sheds, garages).	1.7. Non-significant fabric and forms. 5.1. Existing extensions.
9.4. External alterations.	2.1-2.2. Exterior form – cottage. 2.3. Elevations – cottage. 3.1-3.2 – Exterior form – cottage. 3.3-3.4 Elevations – stables.
9.5. Additions or extensions.	2.3. Elevations – cottage. 5.2-5.4. Extensions – cottage. 5.5. Extensions – stables.

<b>11. New Services.</b>	
11.1. New services (generally).	1.10. National Construction Code compliance. 4.3. New insertions for amenities. 4.4. Service installation.
<b>13. Residential Fences and Gates.</b>	
13.1. New fences and gates.	5.7. Front fencing.
<b>15. Signage.</b>	
15.3. New signs.	5.9. Signage.

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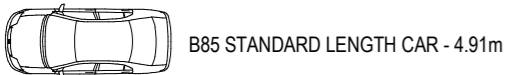
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Southern Midlands Interim Planning Scheme 2015  
10.0 General Residential Zone

NOTE: DRAWINGS TO BE READ IN CONJUNCTION  
WITH DETAIL HERITAGE SPECIFICATIONS

- STAGE 1: PROPOSED ADDITION TO BRICK COTTAGE 52.59 m<sup>2</sup>
- STAGE 2: PROPOSED C.O.U BARN > ACCOMODATION 66.24 m<sup>2</sup>



- r - ridge
- ds - door step
- ue - under eave
- g - gutter
- f - fascia
- ui - under iron
- uf - under fascia
- fl - floor level

- NOTES:
- DATUM FOR HEIGHTS IS AHD SPM 10193
  - CONTOUR INTERVAL IS 0.25 METRE
  - BEARINGS ON APPROXIMATE MGA.
  - BOUNDARIES ARE AS OCCUPIED
  - LEVELS ARE ACCURATE AS AT DATE OF SURVEY

### WARNING

Beware underground services. Locate all existing services prior to construction. The location shown on plans are indicative only and precise location should be proven on site. No guarantee is given that all services are shown on plan.

This plan is prepared from a combination of field survey and existing records for the purpose of designing new constructions on the land and should not be used for any other purpose. Services shown hereon have been located where possible by field survey. If not able to be located, services have been plotted from the records of relevant information where available and have been noted accordingly on this plan. Where such records either do not exist or are considered inadequate, a notation has been made hereon. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services. This note is an integral part of this plan.



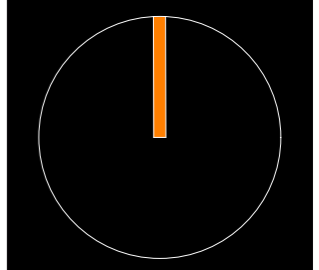
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ALTERATIONS &  
JOB : ADDITIONS + C.O.U.  
(BARN TO  
ACCOMODATION)

AT : 126 HIGH STREET  
OATLANDS

FOR : BRAD WILLIAMS

DRAWING TITLE :

## SITE PLAN

DRAWN: MJD    DATE: 17.12.2025    DWG NO. :

SCALE: A3    ISSUE: DA    **01**

1:200



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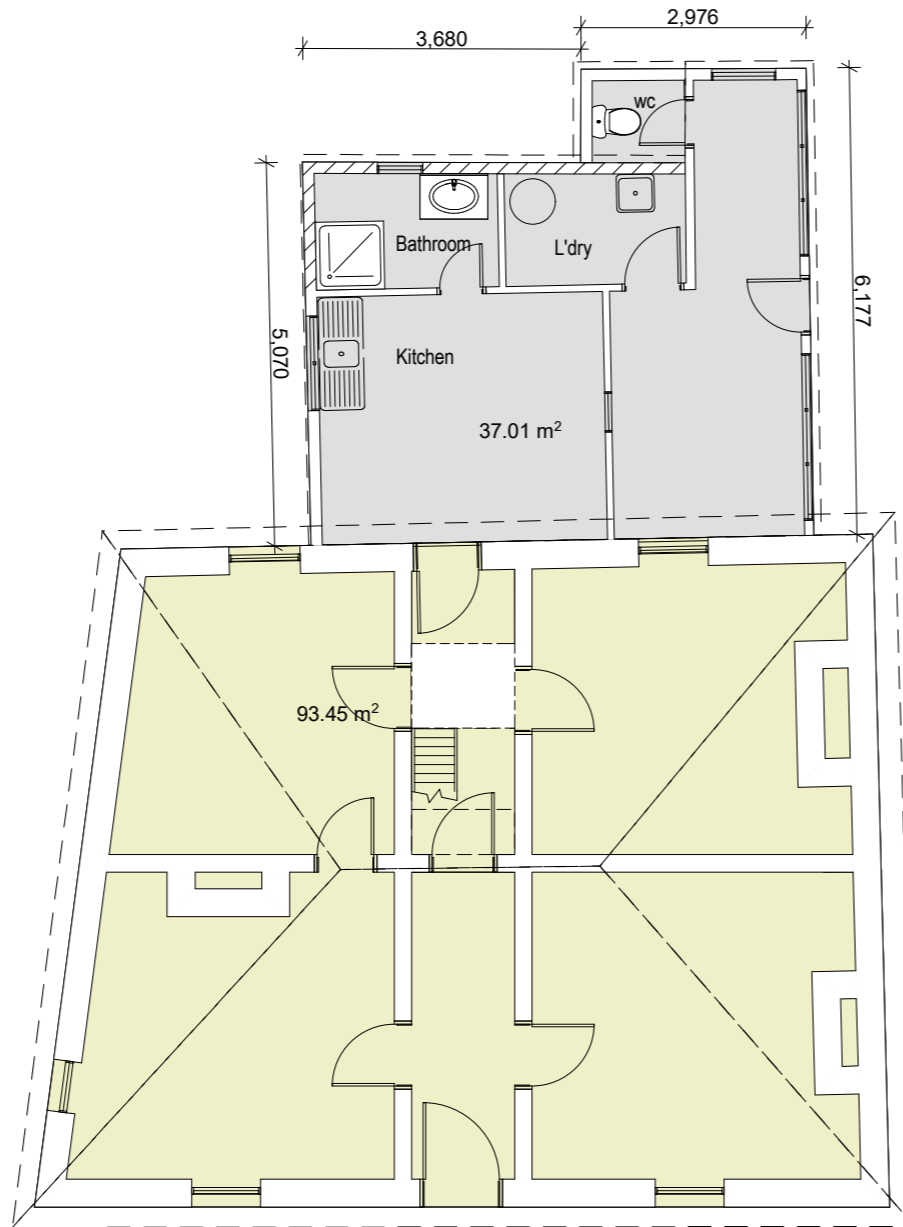
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LOCAL COUNCIL BY-LAWS AND CURRENT NCC

EXISTING COTTAGE GROUND FLOOR AREA : 93.45m<sup>2</sup> + 37.01m<sup>2</sup>  
TOTAL :130.46m<sup>2</sup>



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JOB : ALTERATIONS &  
ADDITIONS

AT : 126 HIGH STREET  
OATLANDS

FOR : BRAD WILLIAMS

DRAWING TITLE :  
**EXISTING LOWER  
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(COTTAGE)**

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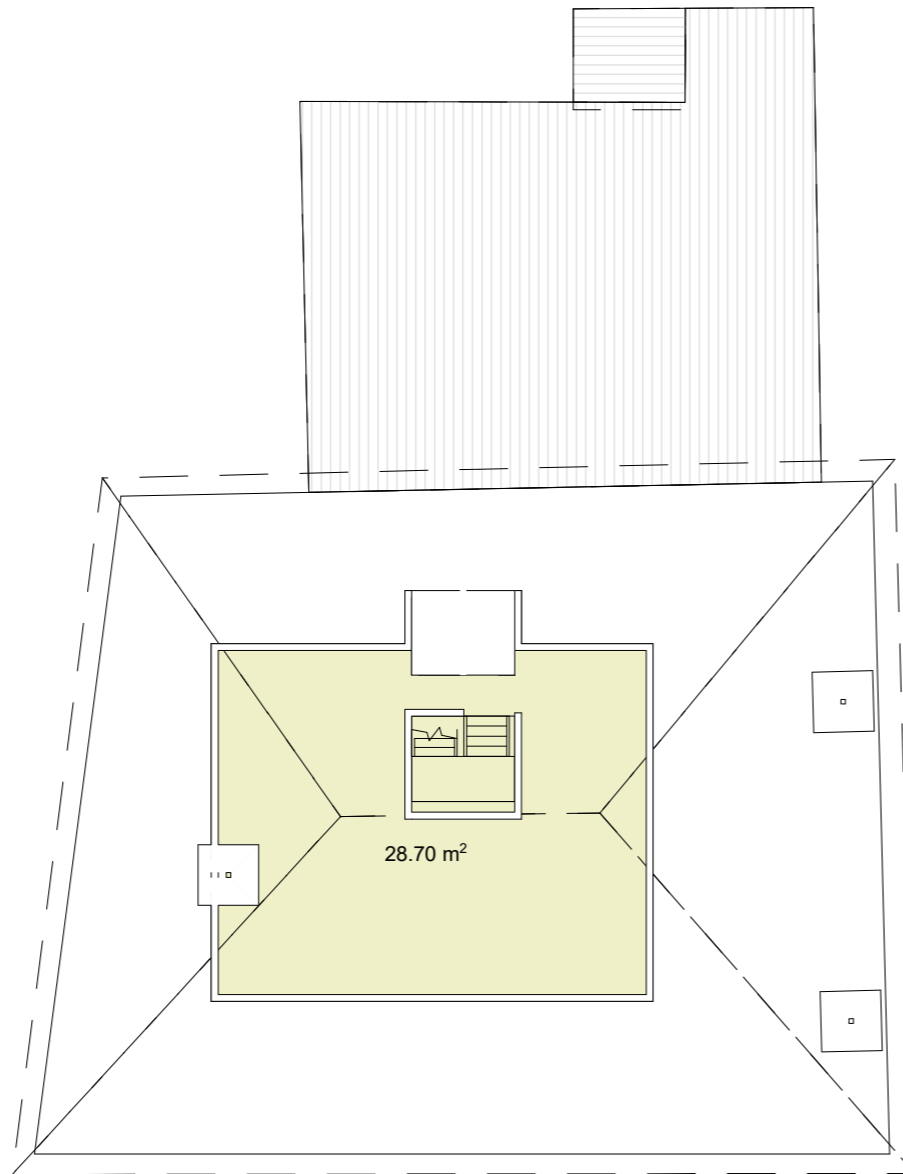
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EXISTING COTTAGE LOFT FLOOR AREA : 28.70m<sup>2</sup>



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JOB : ALTERATIONS &  
ADDITIONS

AT : 126 HIGH STREET  
OATLANDS

FOR : BRAD WILLIAMS

DRAWING TITLE :  
**EXISTING LOFT  
PLAN  
(COTTAGE)**

DRAWN: MJD	DATE: 17.12.2025	DWG NO. :
SCALE: 1:100	ISSUE: DA	<b>03</b>

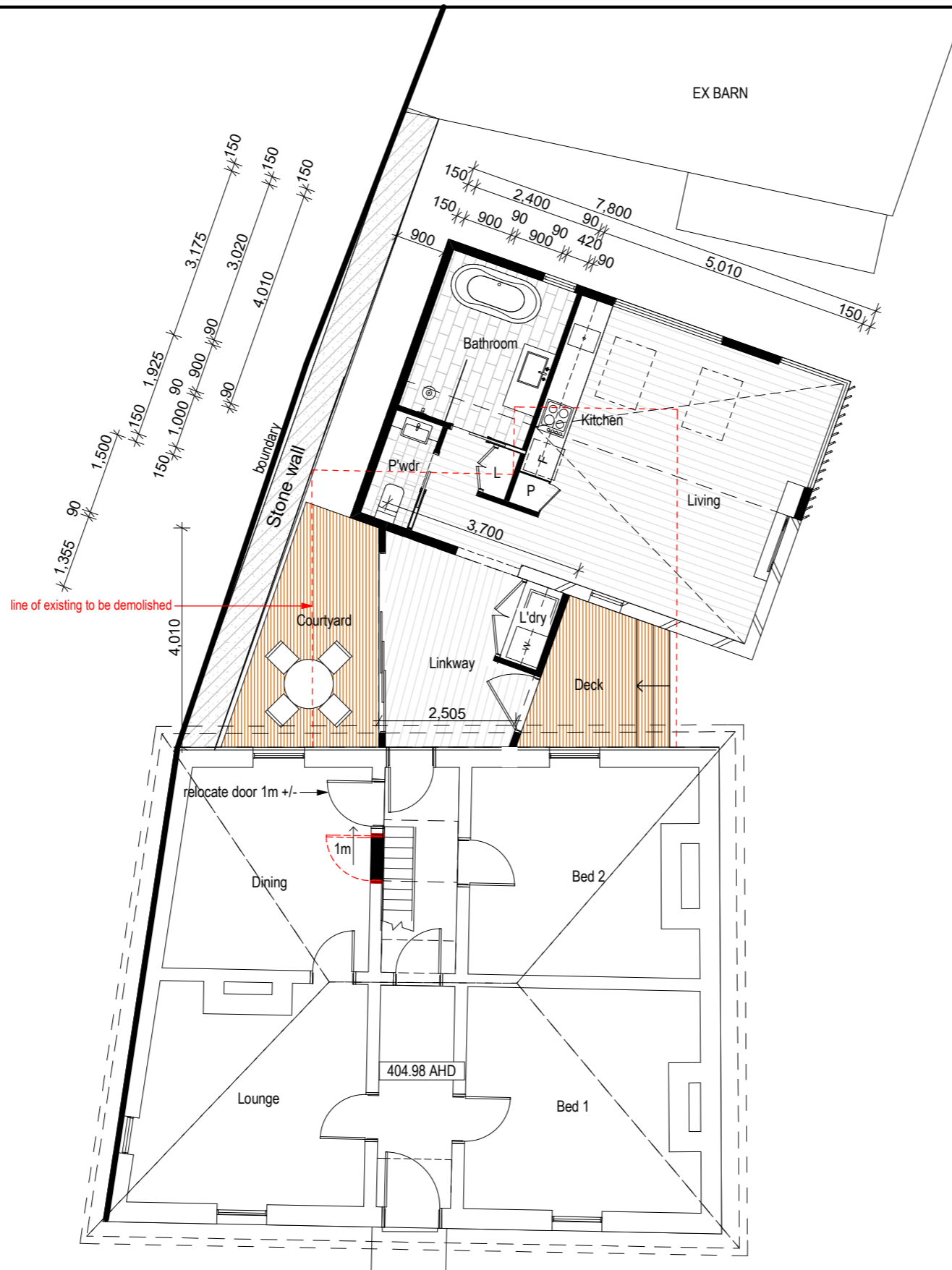


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NO PROPOSED EXTERNAL CHANGES TO THE ORIGINAL BRICK COTTAGE



EXISTING TO BE DEMOLISHED : 37m2  
PROPOSED ADDITIONS: 52.60m2

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JOB : ALTERATIONS & ADDITIONS

AT : 126 HIGH STREET OATLANDS

FOR : BRAD WILLIAMS

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**PROPOSED LOWER FLOOR PLAN**

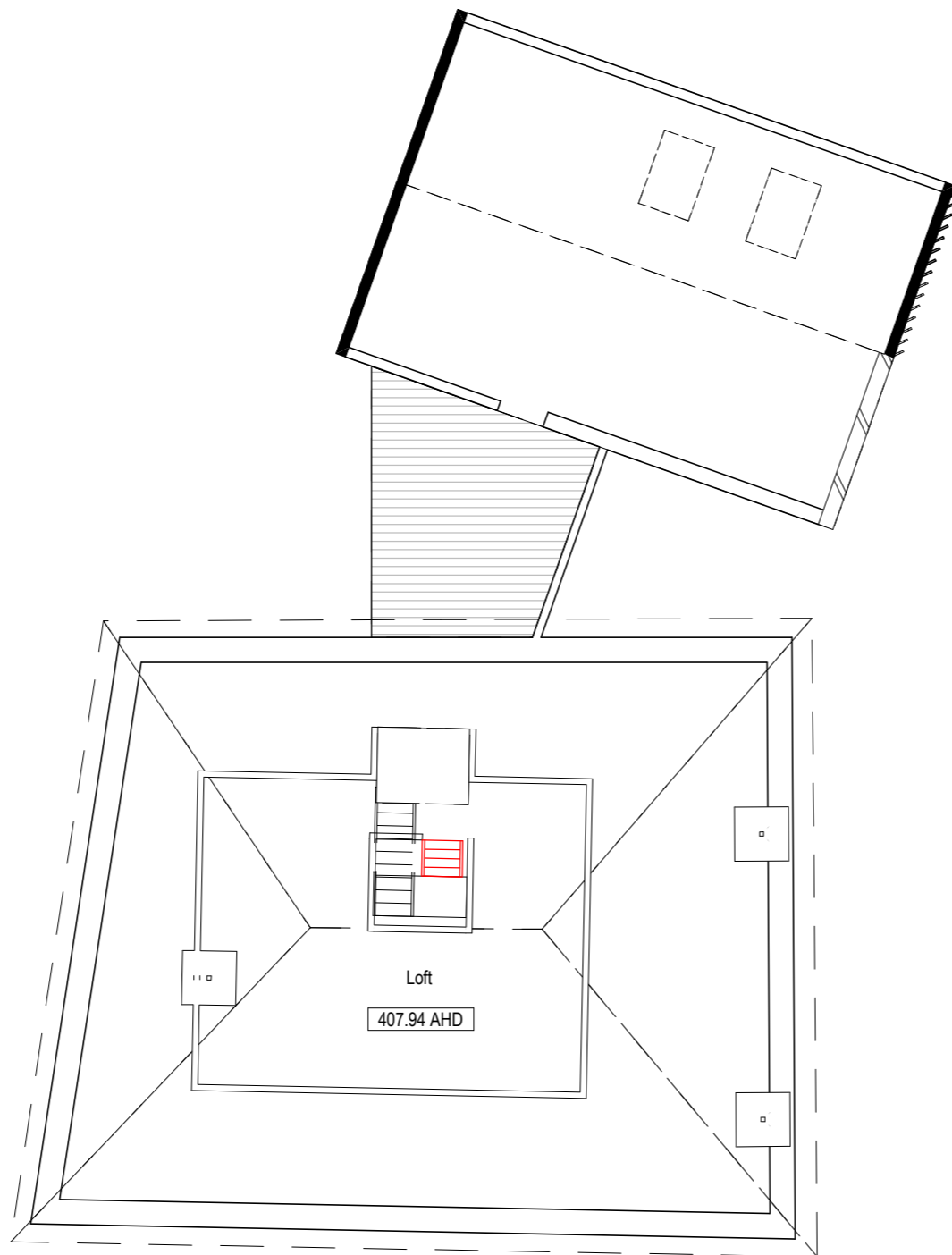
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JOB : ALTERATIONS &  
ADDITIONS

AT : 126 HIGH STREET  
OATLANDS

FOR : BRAD WILLIAMS

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**PROPOSED LOFT  
PLAN**

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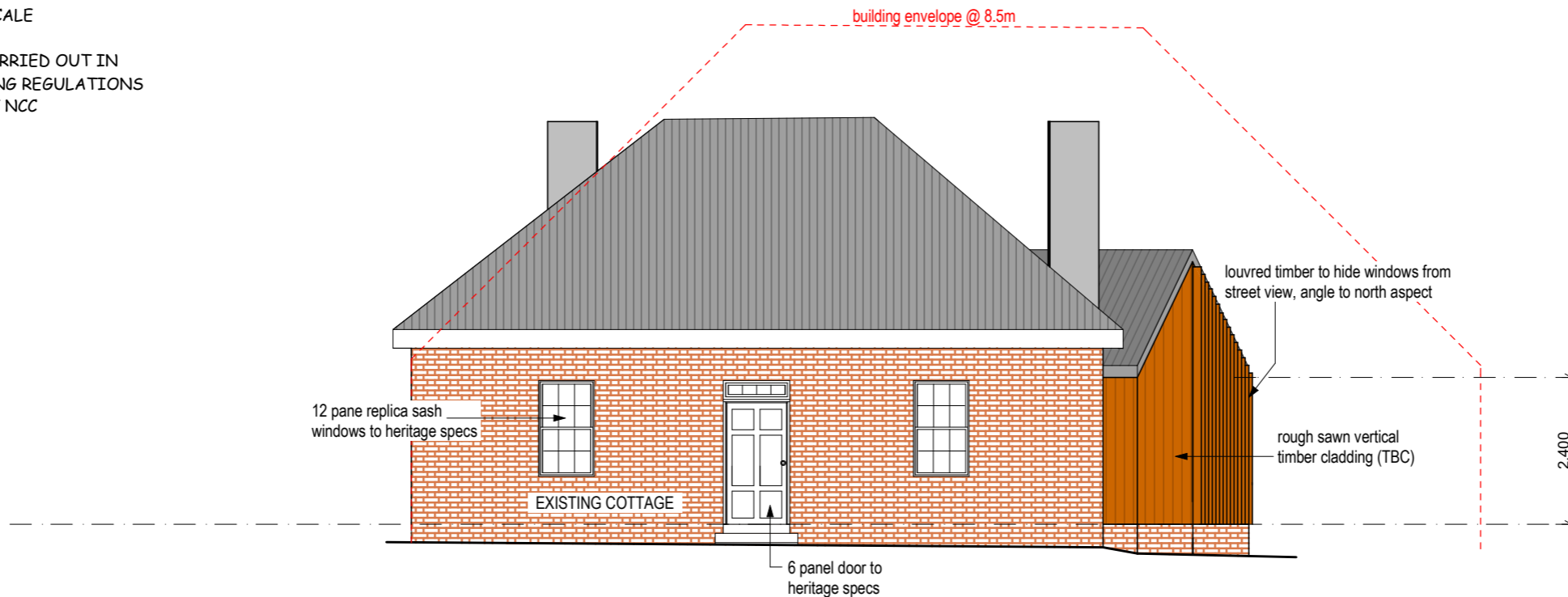


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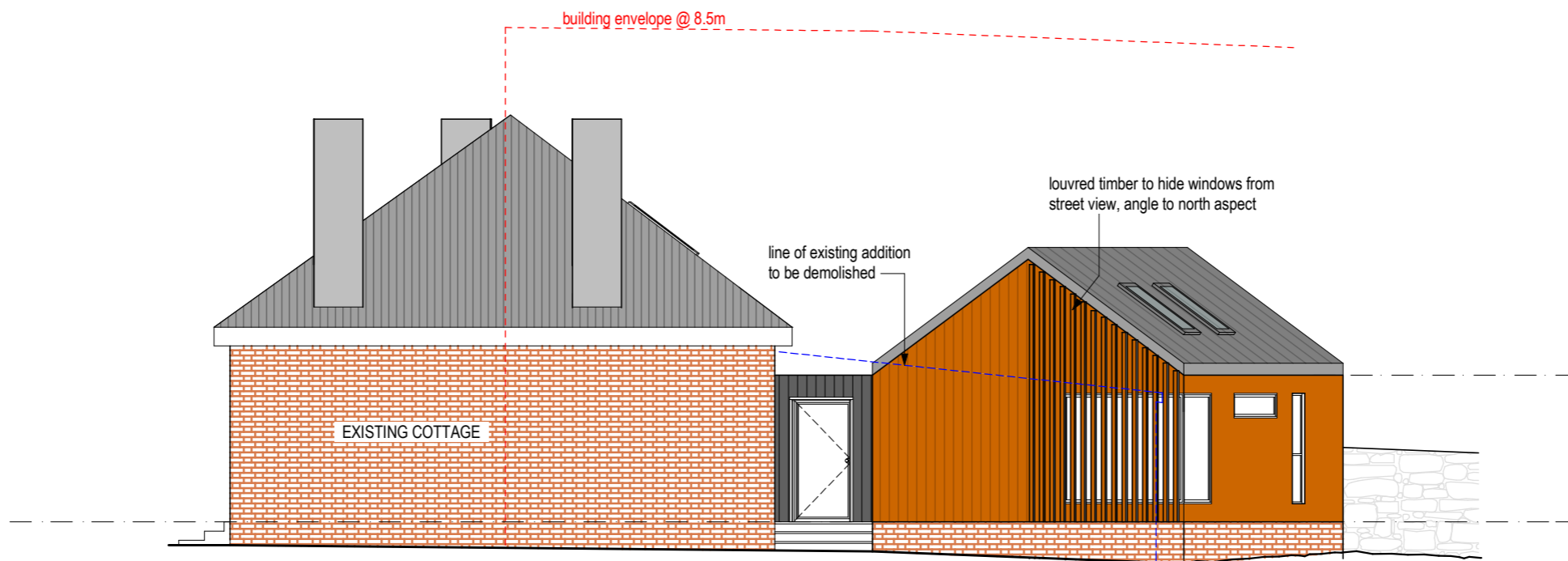
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NO PROPOSED EXTERNAL CHANGES TO THE ORIGINAL BRICK COTTAGE



SOUTH ELEVATION



EAST ELEVATION

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JOB : ALTERATIONS & ADDITIONS

AT : 126 HIGH STREET OATLANDS

FOR : BRAD WILLIAMS

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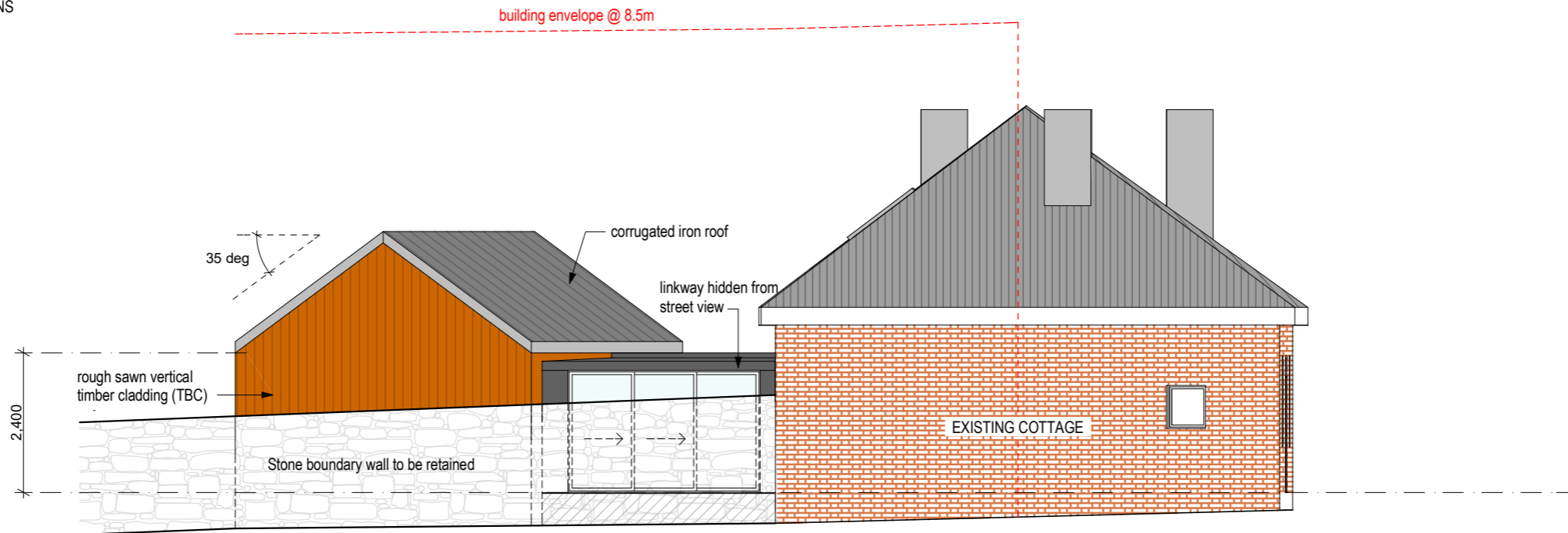
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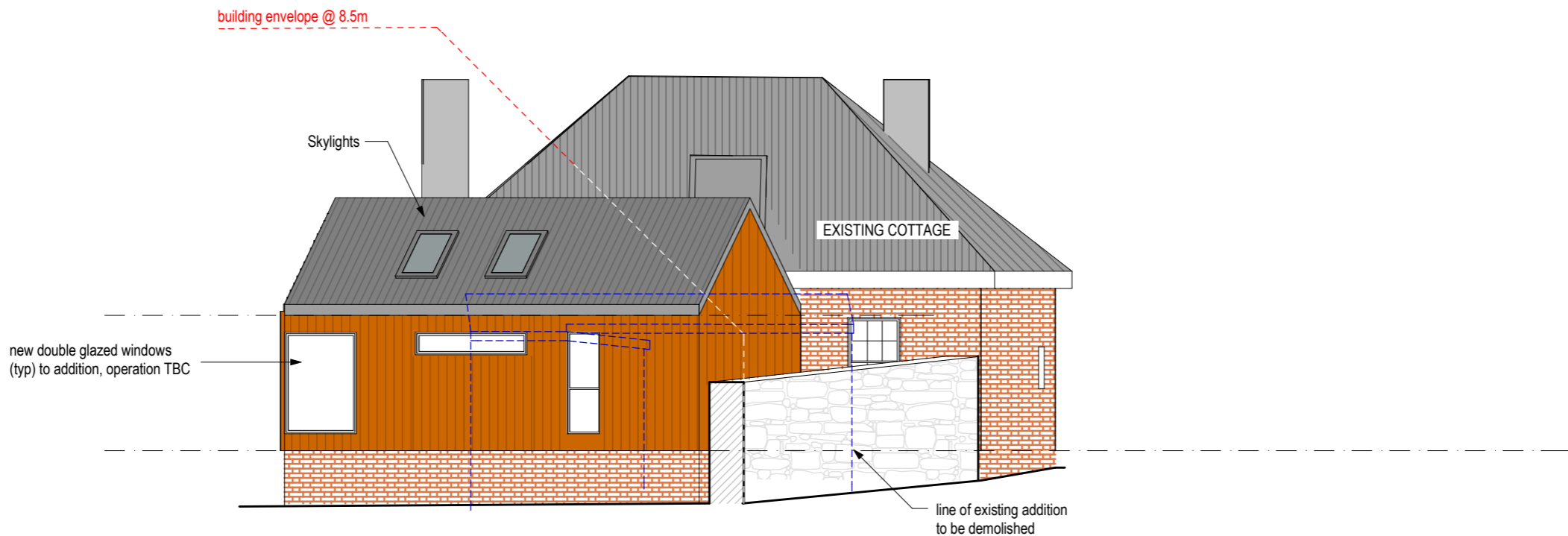
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WEST ELEVATION



NORTH ELEVATION

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JOB : ALTERATIONS & ADDITIONS

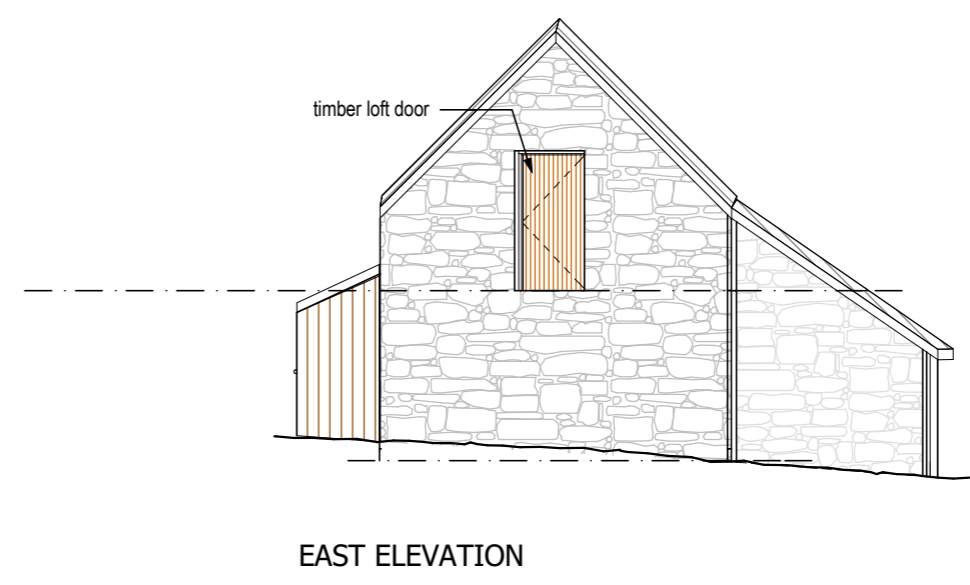
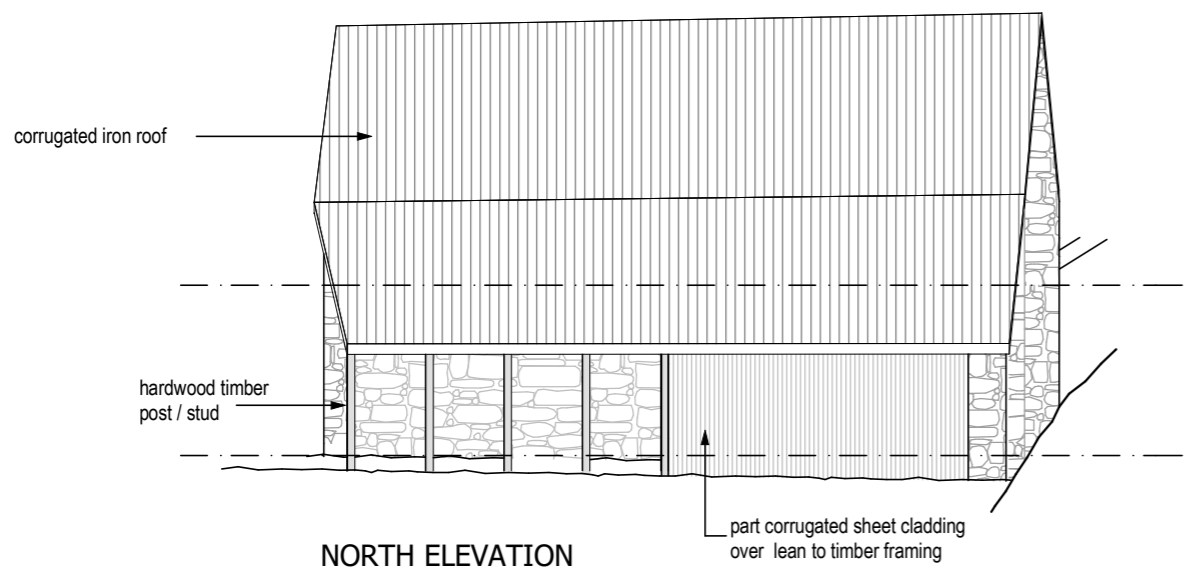
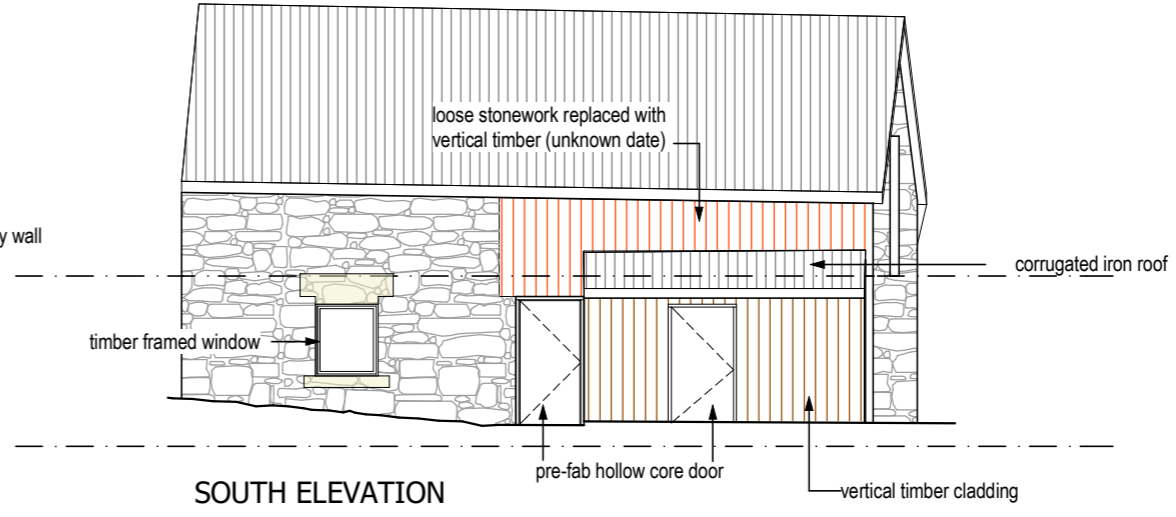
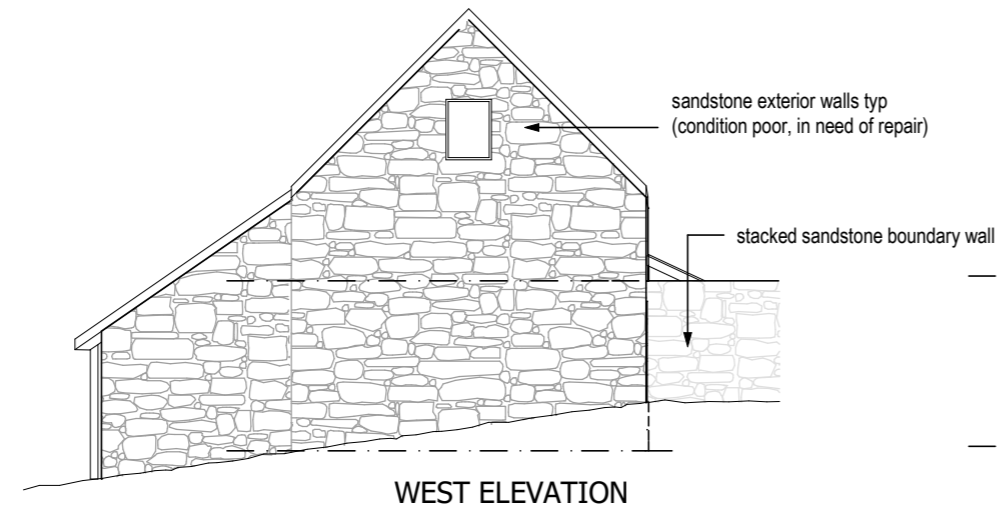
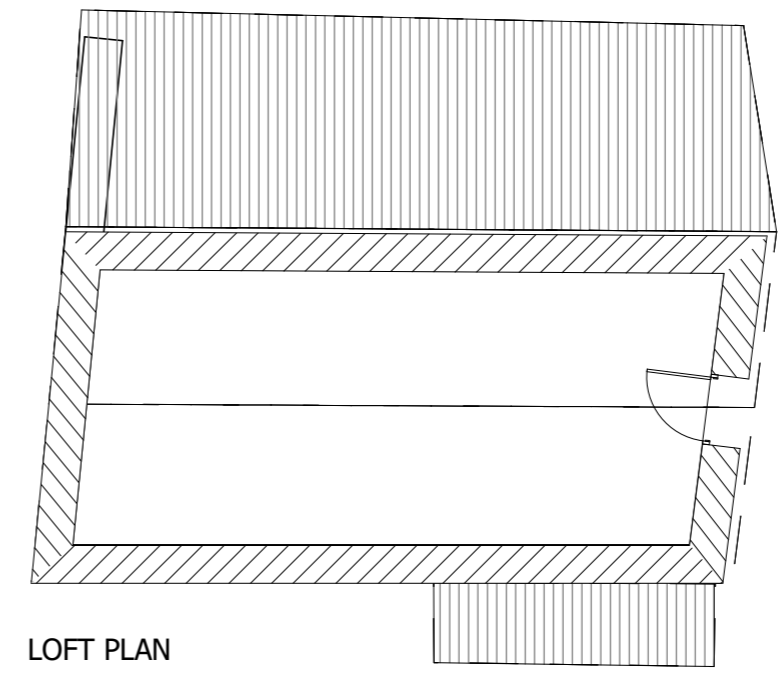
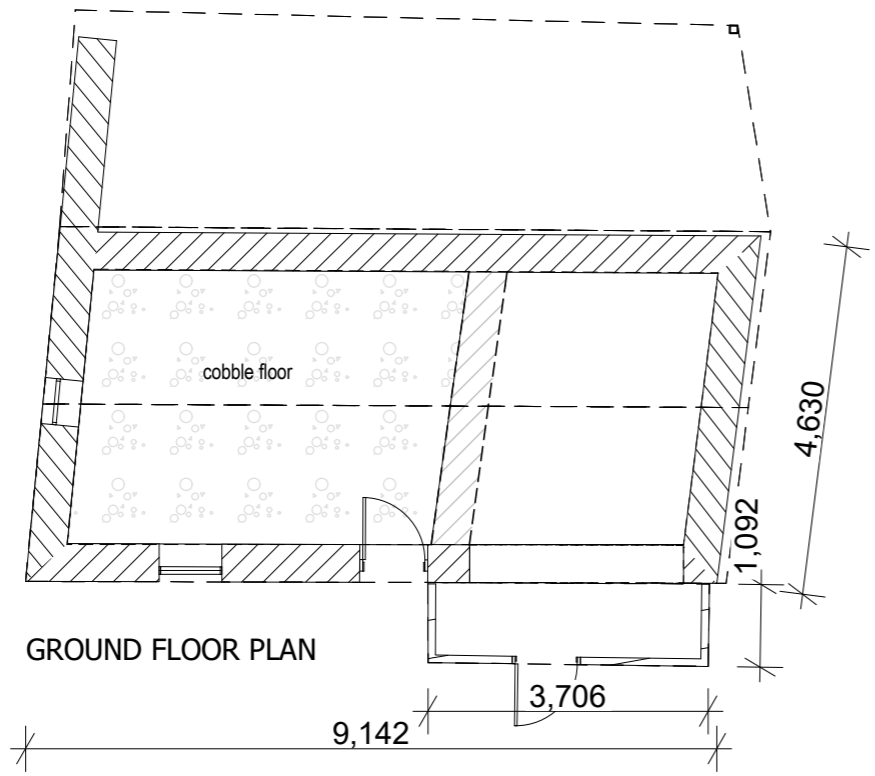
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FOR : BRAD WILLIAMS

DRAWING TITLE :  
**PROPOSED COTTAGE ELEVATIONS**

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JOB : ALTERATIONS &  
ADDITIONS

AT : 126 HIGH STREET  
OATLANDS

FOR : BRAD WILLIAMS

DRAWING TITLE :

**EXISTING BARN PLAN  
& ELEVATIONS**

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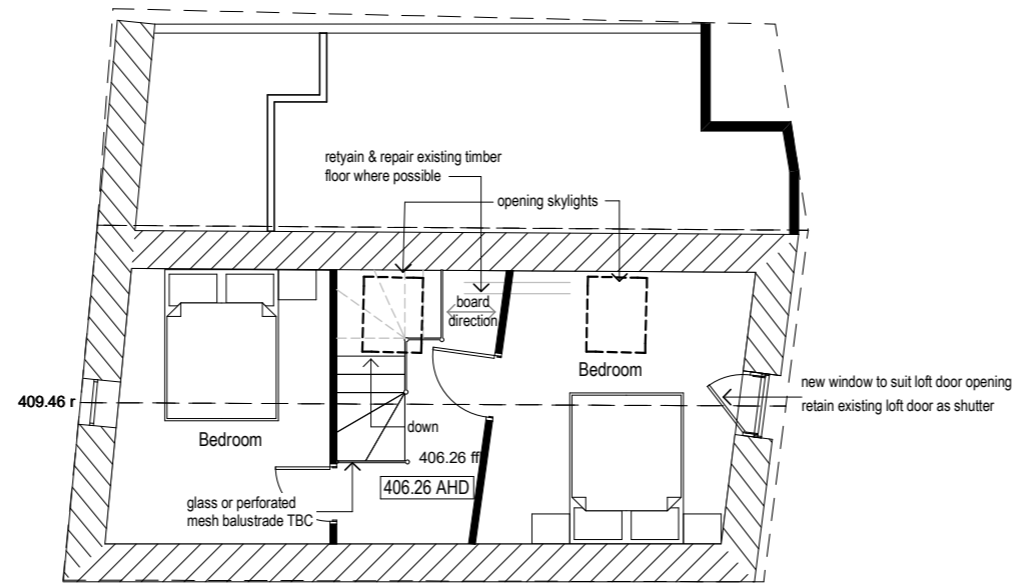


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BARN LOFT FLOOR AREA: 29.17m2



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AT : 126 HIGH STREET OATLANDS

FOR : BRAD WILLIAMS

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**PROPOSED LOFT PLAN (BARN)**

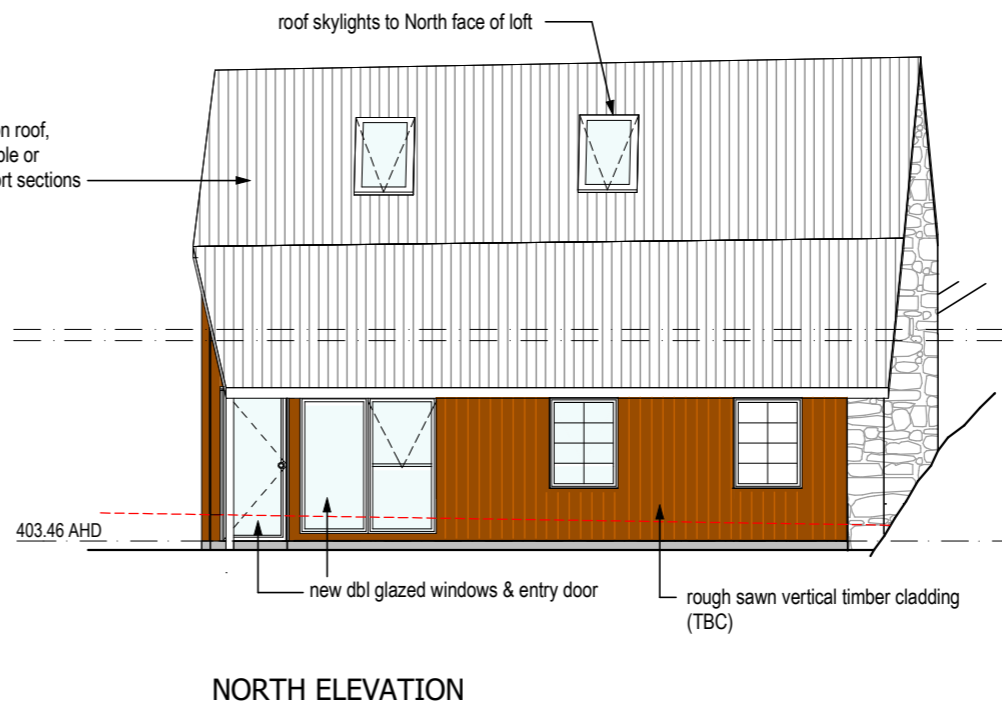
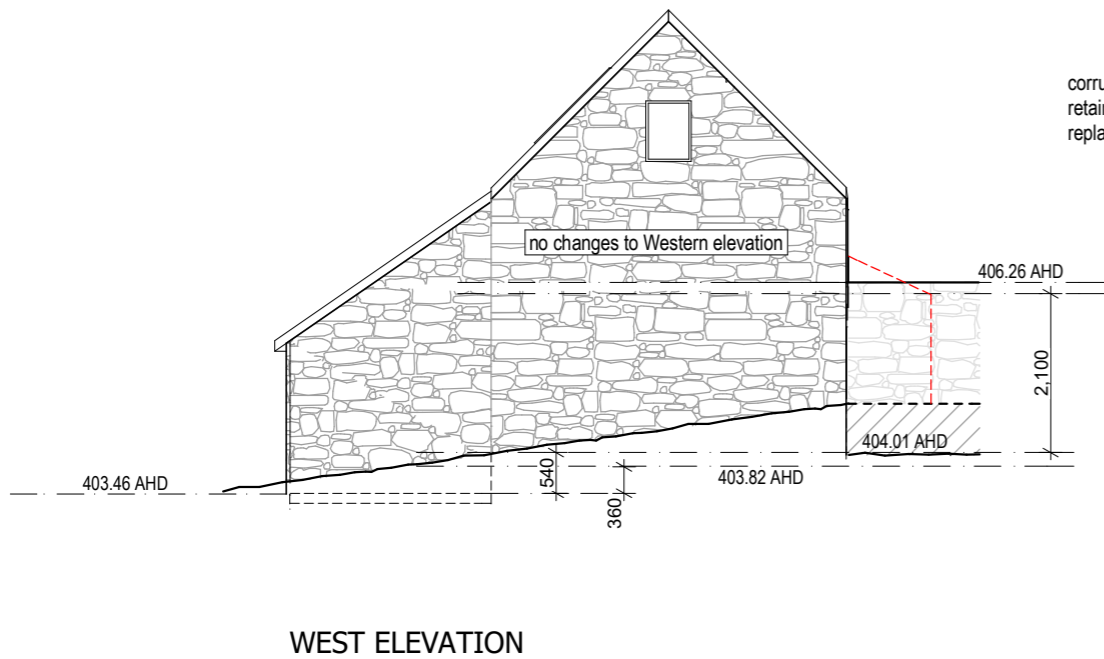
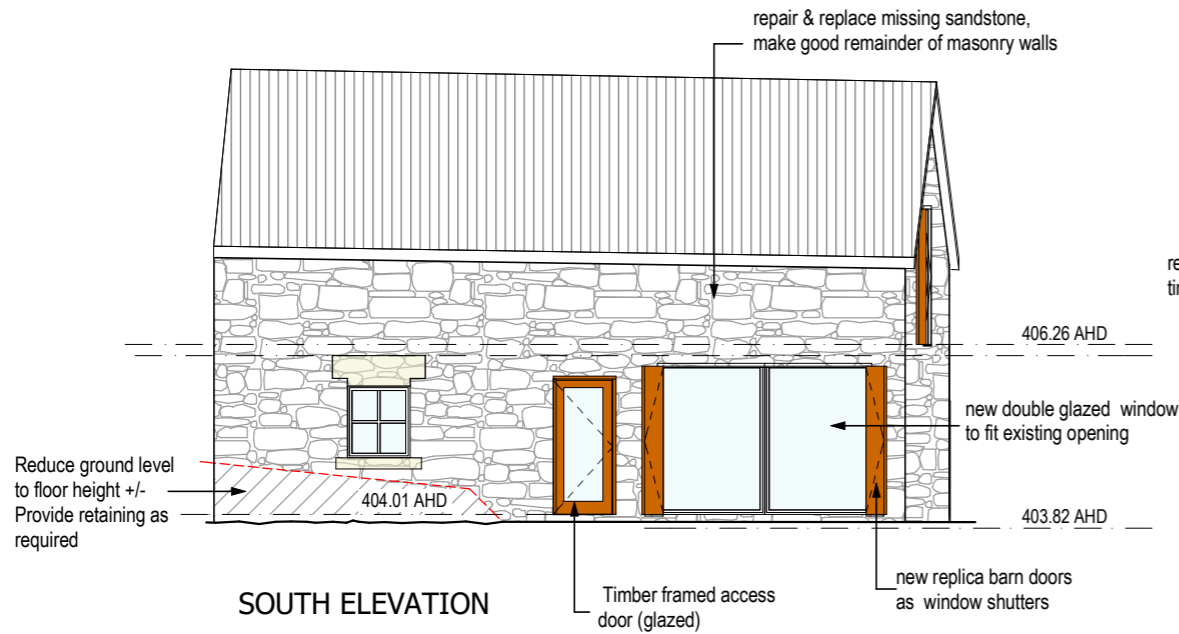
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JOB : ALTERATIONS &  
ADDITIONS

AT : 126 HIGH STREET  
OATLANDS

FOR : BRAD WILLIAMS

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### PROPOSED BARN ELEVATIONS

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**Supplementary information further to Duo Design plans, and minor amendments/corrections to that plan:**

The following comments are to be read in conjunction with the Duo Design plans for 126 High Street, Oatlands (issue dated 17/12/25).

- DWG01: The concrete driveway will be removed and a gravel driveway installed (to prevent moisture ingress into the building. Parking for 2 cars will be provided adjacent to this (i.e. to the RHS of that depicted), utilising the existing crossover.
- DWG08: The as-existing plans for the stables erroneously shows the western window on the ground floor – it is on the loft level (as per the west elevation depiction).

Additionally, the following style of fence will be erected on the street frontage (adjacent to 128 High Street. The fence will be traditional timber picket, 900mm high with a permeability of 30% (pickets spaced slightly further apart than this photo):



SMC - KEMPTON

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The proposed signage will be a single sign attached to the fence, 500x400 (non-illuminated):



SMC - KEMPTON

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heritage

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moonah  
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# Bilton Cottage & Stables

126 High Street OATLANDS TASMANIA  
Heritage Impact Assessment  
December 2025

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1. Introduction .....	3
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# 1. INTRODUCTION

## 1.1. The Subject Site & Proposal

<b>Site name</b>	<i>Bilton Cottage and Stables</i>
<b>Address</b>	126 High Street, OATLANDS TASMANIA 7120
<b>C/T</b>	115279/1
<b>PID</b>	5843437
<b>Owner</b>	Brad Williams
<b>Client/Proponent</b>	Brad Williams
<b>Current use</b>	Residential cottage and derelict stables.
<b>Associated documents</b>	<ul style="list-style-type: none"><li>- Duo Design (Belinda Weston) documentation, 126 High Street, Oatlands (DA issue).</li><li>- Engineering specification, Peter Spratt (JMG) (DA issue).</li><li>- Site survey, C.L. Andrews &amp; Associates.</li><li>- Bilton House and Stables, Conservation Management Plan (CMP). Praxis Environment November 2025.</li></ul>

The proposal is to convert the existing residence and derelict stables building at 126 High Street Oatlands to 2 x 3-bedroom short-stay accommodation units. The project will be called *Bilton Cottage and Stables* after the initial builder of the cottage, Henry Bilton, and will offer high-end self-contained accommodation.

In brief, the proposal involves:

**Stage 1 –**

- Urgent and essential maintenance works to the c1834 stables.
- Restoration and refurbishment of the stables building to a 3-bedroom short-stay unit.
- Demolition of the non-significant rear skillion (1930s-50s) of the c1830s cottage.
- Front fencing and signage.
- Landscaping and parking.
- Replacement of the 1930s windows and exterior doors of the cottage to a more appropriate detail.

**Stage 2 –**

- Restoration of the original (1830s) portion of the cottage.
- Construction of a semi-detached kitchen, laundry and bathroom at the rear of the cottage.

The proposal is prefaced by the following points:

- The cottage has been subject to neglect for many decades and requires substantial upgrade. The rear skillion (added 1930s-50s) is in poor condition and is a poorly-resolved addition which is detrimental to the heritage and streetscape values of the building. Whilst currently tenanted, it will require substantial maintenance and upgrade in the near future.
- The stables are in imminent danger of collapse. Their only chance of a viable future is to install a suitable adaptive reuse. This is considered the most urgent action required, hence the project will be staged to address this building in the first instance.
- A business model has been formulated to demonstrate the viability of the proposed use, which is preferable to the restoration of the buildings for purely residential use.

## 1.2. Conservation Planning Background & Statutory Heritage Requirements

This heritage impact assessment is guided by the conservation policies formulated in the *Bilton House and Stables Conservation Management Plan*, Praxis Environment, November 2025 (the *CMP*). Section 3 of that document detailed the conservation planning process utilised in the formulation of that document, based on the J.S. Kerr conservation planning methodology and in accordance with the ICOMOS Australia *Burra Charter* process.

Given the obviously degraded condition of the stables, a key recommendation of that document was to gain professional engineering opinion on that building, and accordingly a structural engineer with considerable heritage experience, Mr. Peter Spratt, was engaged to provide specialist engineering advice.

The *CMP* (Section 2) identified the applicable statutory heritage requirements for the site, and the conservation policies were aligned with those as a means of best meeting those requirements. The policies of the *CMP* informed the design brief to Duo Design who have formulated the plans for the proposed development to meet the aspirations of the client to restore the stables and cottage and convert them to 2 x 3-bedroom short-stay accommodation units.

The current document spearheads the recommendations of the *CMP* and the Spratt report to address the statutory heritage requirements to assist permit authorities in consideration of the application. It is acknowledged that some detail is still required which in the event of gaining planning approval will be detailed in the building permit application documentation, which is expected to be reviewed by permit authorities as a condition of any approvals prior to the commencement of works. Note that the *CMP* does provide specific detailed recommendations for the approach to works which will be utilised further in the detail design phase.

## 2. CONSIDERATION OF THE PROPOSAL AGAINST THE CMP POLICIES

1	General Policies		Commentary on Proposal
1.1	Approach to works	The approach to managing any works on the place must be guided by the principles of the ICOMOS Australia <i>Burra Charter</i> . <sup>1</sup>	Section 2 of the CMP has detailed the process by which that document has been formulated and utilised in the design response.
1.2	Use/development	Any use or development of the place must not have any unreasonable adverse heritage impact upon identified values of the place and wider environs.	
1.3	Supervision	All works to the significant elements of the place, and planning for such works, must be guided by a conservation architect, heritage consultant or other person(s) qualified and experienced in the conservation of historic heritage places.	
1.4	Ongoing use	The <u>critical</u> aspect of maintaining the holistic heritage values of the buildings, including architecture, fabric, forms and associations, is the continued use of the buildings. Continued use for its original purpose is the ideal outcome, however, <u>adaptive reuse</u> is essential to ensure the survival of the buildings. The loss or abandonment of use would have an overarching negative heritage impact upon all values of the place.	The proposed use as short-stay accommodation is considered to be an appropriate passive use, not dissimilar to residential use. The stables <u>must</u> have an adaptive reuse in order to provide a feasible future and to justify the substantial expenditure on their conservation. Short-stay accommodation is considered to be a 'passive' use which requires few major changes to the building.

<sup>1</sup> <http://australia.icomos.org/wp-content/uploads/The-Burra-Charter-2013-Adopted-31.10.2013.pdf>

1.5	Balance of heritage impact	<p>It is acknowledged that some heritage impact may arise from the desire for the place to have a suitable adaptive use, particularly in the context of upgrades required for amenity, compliance etc. Any such impacts must be balanced with whether that heritage impact is necessary, under the overarching necessity of a compatible use.</p> <p>It must be acknowledged that non-use or underutilisation of the buildings may result in a more adverse impact in dereliction or vulnerability of the buildings.</p>	<p>The policies of the CMP recognise this, and are specifically aimed at ensuring positive/acceptable heritage outcomes. The heritage listing allows certain dispensations under the National Construction Code where unacceptable heritage impact would arise by meeting the code, and allows dialogue between the heritage consultant and building surveyor to seek a deemed-to-comply solution to minimise heritage impact under the overarching aim of use/adaptive reuse of the buildings.</p>
1.6	Significant fabric and forms	<p>Fabric, forms and spaces deemed to be of high significance must be conserved and a careful balance to achieve Policy 1.5 must be considered.</p>	<p>The proposal retains practically all significant fabric, forms and spaces with only minimal intervention required to make the buildings fit-for-purpose. In particular the proposal for the stables will act to halt deterioration which threatens their survival.</p>
1.7	Non-significant fabric and forms	<p>Elements of the buildings which are of low or no significance may be retained, modified or demolished as desired. Removal of lesser-significant fabric to reveal fabric/forms of higher significance is encouraged.</p>	<p>The proposal removes several non-significant (and intrusive) elements of the buildings/site.</p>
1.8	Significant views	<p>Maintain significant views, curtilage and axial relationships both within the site and into the site.</p>	<p>The townscape/viewline analysis in Section 6 of the CMP has informed the design and siting of the proposed cottage extension to minimise impact upon significant views and curtilage</p>

			and responds to the unusual axial relationships within the site.
1.9	Urgent and essential works.	Attend to urgent and essential works as the highest priority. Engineering advice is required for the stables.	The Spratt report provides expert guidance for the conservation of the stables and the project will be staged to address this in the first instance.
1.10	National Construction Code compliance.	Where substantial adverse heritage impact would arise from meeting NCC compliance, detailed dialogue must occur between the building surveyor, heritage consultant, client and permit authorities to balance heritage impact and compliance and to consider feasible alternatives, performance-based solutions and a pragmatic balanced outcome.	See response to Policy 1.5.

<b>2</b>	<b>Exterior Building Envelope – the cottage<sup>2</sup></b>		<b>Objective of Policy</b>
2.1	Original building form.	Maintain the original building form without alteration.	The proposal maintains the original building form.
2.2	Roof form.	Maintain the roof form without alteration.	
2.3	Elevations.	All elevations are to be retained without alteration (apart from necessary like-for-like repairs and removal of intrusive elements).	The proposal maintains and restores the original elevations.
2.4	Fenestrative pattern.	The fenestrative pattern of the building must not be further altered.	The proposal maintains the original fenestration pattern.

<sup>2</sup> Note that these policies do not apply to the rear additions, which are of no significance.

2.5	Windows and doors.	<p>All original/significant windows and doors must be maintained and where missing replicas of the original should be installed. These must be documented as new work.</p> <p>Minor modifications to doors and windows (e.g. measures for security and thermal/acoustic efficiency) may occur provided that these are reversible and result in no visual impact (e.g. internal double-glazing).</p>	The proposal explicitly seeks to maintain significant windows, doors and detailing and to reinstate such where missing.
2.6	Detailing.	Significant exterior detailing should be retained, unless replacement is necessary for repair, weatherproofing or security purposes, in which case compatible styling and materials must be used. New work should be sympathetic to the original form, detailing and materials.	

3	Exterior Building Envelope – the stables.		Objective of Policy
3.1	Original building form.	Maintain the original building form without alteration except for repair or reinstatement of original forms.	The proposal generally maintains the original building form and restores lost elements. The only major intervention is the replacement of the missing and completely decayed walls of the stables where the original configuration is not known. This will be replaced with a fit-for-purpose yet sympathetic insertion.
3.2	Roof form.	Maintain the roof form without alteration apart from necessary repairs (noting that discrete skylights on rear roof planes may be acceptable as part of a feasible adaptive reuse).	
3.3	Elevations (main body of stables and	All elevations are to be retained without alteration (apart from necessary like-for-like repairs, removal	The proposal retains significant elements of these elevations and reinstates missing elements.

	western wall of skillion).	of intrusive elements and reinstatement of lost elements of known specification).	
3.4	Northern and eastern elevation of skillion.	These elevations may be replaced with sympathetic insertions as part of a feasible adaptive reuse.	These will be replaced with a fit-for-purpose yet sympathetic insertion.
3.5	Fenestrative pattern.	The fenestrative pattern of the building must not be further altered.	The remaining fenestrative pattern will not be altered and the proposal reinstates lost elements of the original fenestrative pattern.
3.6	Windows and doors.	Repair and retain the loft door. Reinstatement of all other doors and windows with sympathetic styles and materials.  Measures for security and thermal/ acoustic efficiency may occur provided that these are visually unobtrusive.	The loft door will be retained and the missing doors and windows will be reinstated with sympathetic and fit-for-purpose insertions.  Significant exterior detailing will be preserved where possible, however much of this will be replaced like-for-like and/or with sympathetic detailing where this detailing has been lost or decayed beyond feasible repair.
3.7	Detailing.	Significant exterior detailing should be retained, unless replacement is necessary for repair, weatherproofing or security purposes, in which case compatible styling and materials must be used. New work should be sympathetic to the original form, detailing and materials.	

<b>4</b>	<b>Interiors</b>	<b>Objective of Policy</b>
4.1	The cottage.	Interior fabric, forms etc. are to be managed as per the recommendations in Section 8.
4.2	The stables.	Interior fabric, forms etc. are to be managed as per the recommendations in Section 8.

4.3	New insertions for amenities.	<p>New instructions for amenities must be guided by the recommendations in Section 8 and preferably be limited to areas which have a lower degree of integrity (e.g. Rooms G4 or G6 of the cottage and the stables skillion).</p> <p>Their installation must be as reversible as practicable and not impact upon significant fabric. This policy is to act in association with Policies 1.5, 1.10 and 4.4.</p> <p>New fixtures and fittings need not attempt to emulate a 'heritage style' but must be sympathetic.</p>	<p>The key rationale of the proposed extension is to house the proposed kitchen, bathroom and laundry out of the original building footprint.</p> <p>The proposed kitchen and bathroom in the stables will be in an area of low integrity (the severely degraded skillion).</p> <p>The design of fittings and fixtures will be resolved in the building application documentation stage.</p>
4.4	Service installation.	<p>The installation of plumbing, electrical, heating, fire detection/protection, security, acoustics and environmental (etc.) services are likely to be acceptable however these should be installed in an unobtrusive manner as possible and in as reversible manner as possible. This policy is to act in association with Policy 1.5.</p> <p>New fixtures and fittings need not attempt to emulate a 'heritage style' but must be sympathetic.</p>	See response to Policies 1.5 and 4.3.

5	Extensions, setting and further development		Objective of Policy
5.1	Existing extensions.	Remove existing extensions.	The proposal removes existing extensions to the cottage and stables.
5.2	New extensions – the cottage.	The northern elevation is the only elevation which has scope for extensions. Any extension must be semi-detached, with a	The proposed cottage extension is on the northern elevation and is semi-detached. The resulting courtyard spaces will allow a

		separate roof form meeting the elevation below the eave-line and be as visually unobtrusive/permeable as practicable.	greater appreciation of this significant elevation which is currently obscured by the 1930s-50s extension.
5.3	Siting, bulk and form of any new extension to the cottage.	Further to Policy 5.2, any new extension should be as subservient as practicable to the cottage and stables and be of a traditional form. The bulk/footprint should be as minimal as practicable.	The proposed extension has been sited to respond to the unusual axial relationships within the site, on a similar (but better resolved) location to the existing extension. The form of the proposed extension will be of a traditional form in response to the townscape analysis.
5.4	Materiality and detailing of any new extension to the cottage.	The materiality of any new extension should be traditional and subservient to the more dominant masonry of the cottage and stables. Detailing should be subtle and potentially interpretive (but not necessarily imitative of) the existing buildings.	The proposed extension will be timber clad as a means of promoting a subservience of materiality compared to the more durable masonry of the cottage and stables. The brick foundations of the extension are intended to provide some cohesiveness with the cottage in contrast to the stables.
5.5	New extensions – the stables	The stables do not have any scope for extensions.	No extensions are proposed for the stables.
5.6.	New buildings	Any new buildings (e.g. ancillary structures such as garaging) must be rear of the stables (preferably below the bank). Any new buildings should be of a traditional form, but not necessarily of traditional materials and/or detailing.	No new buildings are proposed.

5.7	Front fencing	Any proposed front fencing must be sympathetic to the building and era and its original context.	The front fence is consistent with fences in the area as a simple and low timber picket fence.
5.8	Subdivision	The title must not be subdivided.	No subdivision is proposed.
5.9	Signage	Should any signage be required for any commercial use, signs must not be affixed to the building and be as minimal as practicable.	A small (0.2m <sup>2</sup> ) sign is proposed to be installed on the proposed fence as a minimal approach.
5.9	Archaeology	Any works that may disturb archaeological remains must be in accordance with the recommendations in Section 9.	Any excavations will be monitored by a historical archaeologist and any significant finds managed in accordance with the recommendations of Section 9 of the CMP.

## 3. STATEMENT OF COMPLIANCE – STATUTORY HERITAGE REQUIREMENTS

### 3.1. Tasmanian Planning Scheme – Southern Midlands

Noting that by virtue of Clause 6.2.2 of the Tasmanian Planning Scheme, by inclusion on the Tasmanian Heritage Register the provisions of the Local Historic Heritage Code do not apply, however that Clause does not override the Signs Code. Further, Clause 7.4 - Change of Use of a Place Listed on the Tasmanian Heritage Register or a Local Heritage Place remains applicable.

#### C1.6.4 Signs on local heritage places and in local heritage precincts and local historic landscape precincts

Objective
That the size, design and siting of signs is compatible with and does not have an unacceptable impact on the local historic heritage significance of a local heritage place, a local heritage precinct or a local historic landscape precinct as listed in the Local Historic Heritage Code.
Acceptable Solution/Performance Criteria
<p><b>A1</b></p> <p>A sign located on a site that is a local heritage place, in a local heritage precinct or local historic landscape precinct listed under the Local Historic Heritage Code, must:</p> <ul style="list-style-type: none"> <li>(a) be not more than 0.2m<sup>2</sup>;</li> <li>(b) not be an illuminated sign; and</li> <li>(c) there must be not more than 1 sign per site.</li> </ul>
<p><b>P1</b></p> <p>A sign located on a site that is a local heritage place, in a local heritage precinct or local historic landscape precinct listed under the Local Historic Heritage Code must be located in a manner that does not have an unacceptable impact on the local historic heritage significance of the place or precinct, having regard to:</p> <ul style="list-style-type: none"> <li>(a) placement to allow the architectural details of the building to remain prominent;</li> <li>(b) the size and design not substantially diminishing the local historic heritage significance of the place or precinct;</li> <li>(c) where relevant, placement in a location on the building that would traditionally have been used as an advertising area;</li> </ul>

- (d) any domination or obscuring of any historic signs forming an integral part of a building's architectural detailing or local historic heritage significance;
- (e) using fixtures that do not and are not likely to damage building fabric;
- (f) not projecting above a parapet or roof line if such a projection impacts on the local historic heritage significance of the building; and
- (g) not using internal illumination in a sign on a local heritage place unless it is demonstrated that such illumination will not detract from the local historic heritage significance of the place or precinct.

**Planning comment**

The proposed sign will be 500mm x 400mm, therefore meets the Acceptable Solution for this clause (i.e. under 0.2m<sup>2</sup>).

**7.4. Change of Use of a Place Listed on the Tasmanian Heritage Register or a Local Heritage Place.****Objective**

7.4.1 An application for a use of a place listed on the Tasmanian Heritage Register or as a Local Heritage Place subject to the Local Historic Heritage Code that would otherwise be Prohibited is Discretionary.

7.4.2 The planning authority may approve such an application if it would facilitate the restoration, conservation and future maintenance of:

- (a) the local historic heritage significance of the local heritage place; or
- (b) the historic cultural heritage significance of the place as described in the Tasmanian Heritage Register.

7.4.3 In determining an application the planning authority must have regard to:

- a. Any statement of historic cultural heritage significance for the place, as described in the Tasmanian Heritage Register;
- b. any statement of local historic heritage significance and historic heritage values, as described in the Local Historic Heritage Code;
- c. Any heritage impact statement prepared by a suitably qualified person setting out the effect of the proposed use and any associated development on:
  - the local historic heritage significance of the local heritage place or local heritage precinct; and
  - the historic cultural heritage significance of the place as described in the Tasmanian Heritage Register;

- d. The likely impact of the proposed use on the amenity, or operation, of surrounding uses;
- e. Any Heritage Agreement that may be in place, in accordance with the provisions contained in the Historic Cultural Heritage Act 1995;
- f. The purpose and provisions of the applicable zone.
- g. The purpose and provisions of any applicable code.

**Planning comment**

The zoning of the subject site is 'General Residential' which allows for Visitor Accommodation as a permitted use, therefore the proposed change of use does not rely on this clause.

### 3.2. Tasmanian Heritage Council Works Guidelines

The following table aligns the heritage management policies against the *Appropriate Outcomes* of the Tasmanian Heritage Council's Works Guidelines (Version 2, November 2025) – omitted where not applicable:

Types of works (as per guidelines)	Comment on the acceptable outcomes of the proposal.
<b>Maintenance and Repair of Built Elements</b>	
1.1. Repair by select replacement.	As guided by the CMP, the proposal undertakes extensive repairs to the stables by select replacement and additions.
1.2. Repairs by additions.	
1.3. Roofs – cladding replacement.	The stables roof is proposed to be re-clad in short-sheet corrugated galvanised iron with traditional-styled rainwater goods (rolled ridge, Ogee guttering and circular-section galvanised downpipes.
1.4. Roofs – gutters and downpipes.	The roof cladding of the cottage will be retained, however the rainwater goods will be replaced as per above.

1.6. Rising damp treatment.	<p>It is considered likely that the rising damp in the stables will be rectified by lowering the ground level to the south, which has built-up by 600mm above floor level. This will be done immediately, and monitored. If this is not effective the Spratt report has recommended an air-drain system which will only be implemented if necessary.</p> <p>The concrete driveway abutting the cottage will be removed in favour of free-draining gravel.</p>
1.7. Doors and windows.	<p>The one remaining door of the stables will be conserved and utilised as an internal shutter with new glazing installed in the aperture. Sympathetic doors and windows will be installed in the stables where the originals are missing.</p> <p>The existing c1930s windows and doors on the cottage will be replaced with replica Georgian styles suitable to the context of the building.</p>
1.10. Services, fixtures and fittings.	<p>Services, fittings and fixtures have been conceptually designed to be within new or currently highly degraded portions of each building, and the conservation policies above guide the minimal-impact of these. The detailing will be further resolved in the building application documentation.</p>
1.11. Painting and applied finishes.	<p>Traditional paint types and colour schemes will be utilised as per the recommendations of the CMP.</p>
<b>3. Restoration and Reconstruction.</b>	
3.1. Restoration	<p>The approach to the project is founded largely on restoration.</p>
3.2. Reconstruction.	<p>The highly degraded and missing elements of both the cottage and stables will be reconstructed to known original specifications where possible. The missing elements of the skillion will be replaced with sympathetic yet fit-for-purpose insertions which follow the original form of the building.</p>

<b>5. Subdivision or Boundary Adjustment.</b>	
5.2. Subdivision or boundary adjustment.	No subdivision nor boundary adjustment is proposed.
<b>6. Demolition, Relocation and Moveable Heritage.</b>	
6.3. Partial demolition.	Demolition is limited to non-significant and/or intrusive elements. Some demolition of the structure of the stables is required to achieve structural rectification – this will be reinstated in a like-for-like manner with rectification of the structural issues.
<b>7. Excavation and Archaeological Investigation.</b>	
7.2. Excavation and ground disturbance.	Any ground disturbance will be archaeologically monitored in accordance with the Tamanian Heritage Council's Practice Note 2.
<b>8. New Buildings.</b>	
8.1. New buildings (generally).	No new buildings are proposed (see below for commentary on the proposed cottage extension).
8.3. Adding freestanding structures (eg: garages, carports, sheds, outbuildings)	No freestanding structures are proposed.
<b>9. Alterations, Additions and Extensions.</b>	
9.1. Internal alterations generally.	Internal alterations to the cottage are limited to the moving of one internal doorway, which is considered necessary to provide for a safe and compliant stair to activate the attic space. All removed fabric will be reinstated to block the existing opening, with all joinery (except the non-significant door) will be reused in the new opening.  Two penetrations are proposed within the stables building, which are necessary to facilitate its adaptive reuse. These will be located in areas of wall which are structurally unsound, and require partial demolition in any case to rectify structural issues. These openings will be kept to the minimum practicable (900-1000mm) and the removed stone reused for repairs elsewhere in the building. No joinery will be fitted to these openings so that they can be interpreted as new work.

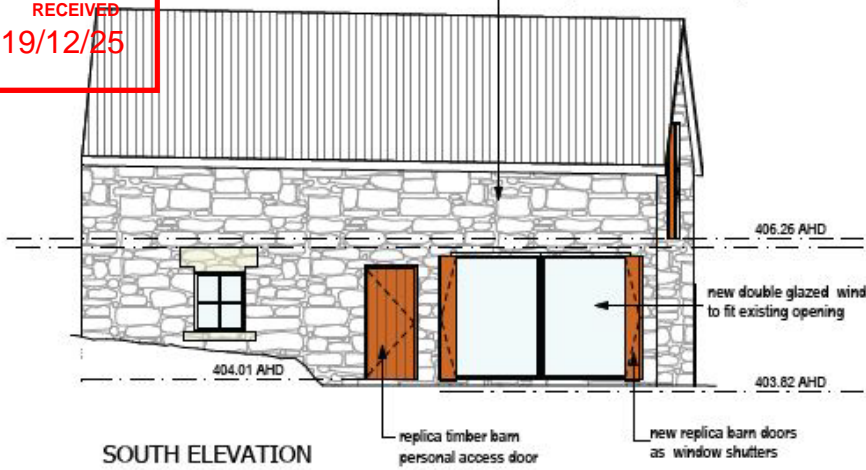
9.2. Internal partitions.	<p>Two partitions are proposed to be added to the loft of the stables. Whilst subdivision of this space is not ideal, these are intended to hide the necessary structural interventions for the integrity of the roof (as per the Spratt report). This will assist in the viable adaptive reuse of the building in providing a stair landing and two separate bedrooms. These walls will be lightweight and reversible and will be legible as new insertions.</p>
9.3. Works to non-significant structures (ie: modern buildings, sheds, garages).	<p>The non-significant structures (i.e. mid c20th additions) will be removed.</p>
9.4. External alterations.	<p>External alterations to the cottage are limited to reinstating lost detailing and elements.</p> <p>The external alterations to the stables will reinstate lost elements, however the lost and near-completely degraded skillion walls will be reinstated with sympathetic insertions which facilitate the adaptive reuse of the building – noting that the original configuration and detailing of these walls is not known (beyond their location).</p>
9.5. Additions or extensions.	<p>The proposed extension has been sited to respond to the unusual axial relationships within the site, on a similar (but better resolved) location to the existing extension. The form of the proposed extension will be of a traditional form in response to the townscape analysis. It will be semi-detached, attached to the cottage only by a narrow and permeable linkway set below the eave line to result in a light-touch which will allow better discernment of the significant northern elevation and a clear delineation between new and old, yet providing the necessary amenity of attachment of the extension intended to house the higher impact facilities (i.e. kitchen, bathroom and laundry).</p> <p>The proposed extension will be timber clad as a means of promoting a subservience of materiality compared to the more durable masonry of the cottage and stables. The brick foundations of the extension are intended to provide some cohesiveness with the cottage in contrast to the stables.</p>

<b>11. New Services.</b>	
11.1. New services (generally).	<p>The policies of the CMP recognise the possible impact of necessary services, and are specifically aimed at ensuring positive/acceptable heritage outcomes. The heritage listing allows certain dispensations under the National Construction Code where unacceptable heritage impact would arise by meeting the code, and allows dialogue between the heritage consultant and building surveyor to seek a deemed-to-comply solution to minimise heritage impact under the overarching aim of use/adaptive reuse of the buildings.</p> <p>Higher impact services such as kitchens and bathrooms have been designed to be in the new extension of the cottage and in the highly degraded area of the stables.</p> <p>No solar panels, TV antennas etc. are proposed. Heat-pump units are to be in locations to be confirmed, however these will be distant from each building and screened by discreet enclosures.</p>
<b>13. Residential Fences and Gates.</b>	
13.1. New fences and gates.	A simple timber picket fence is proposed for the street frontage, 900mm high with 30% permeability, consistent with other fences in the area.
<b>15. Signage.</b>	
15.3. New signs.	A single sign of 0.2m <sup>2</sup> is proposed on the new front fence. No signage will be attached to buildings.

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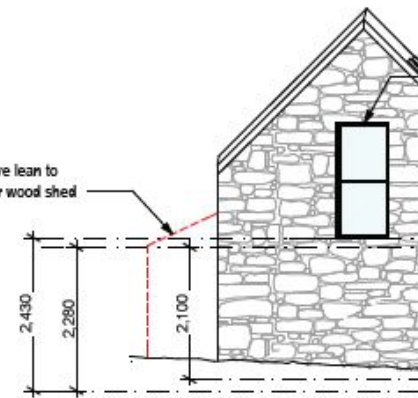
RECEIVED  
19/12/25

repair & replace missing sandstone,  
make good remainder of masonry walls



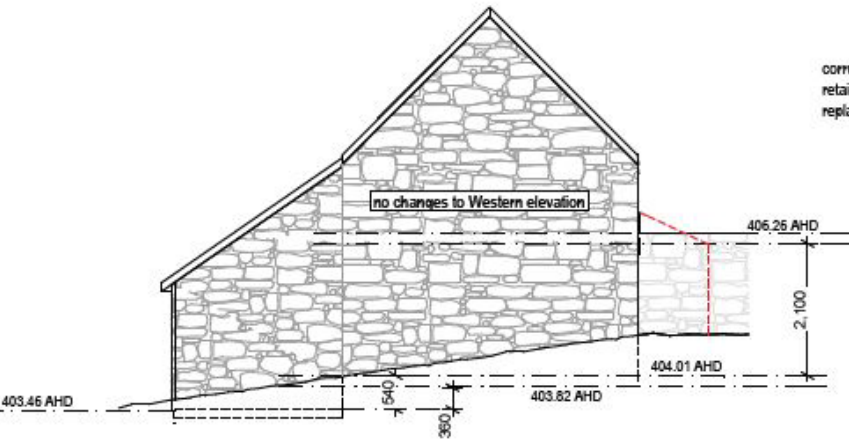
SOUTH ELEVATION

remove lean to  
timber wood shed



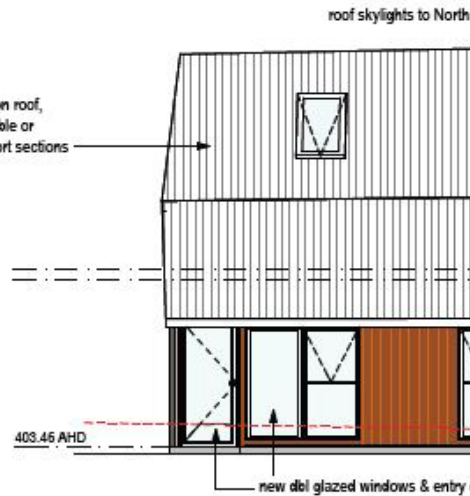
EAST ELEVATION

no changes to Western elevation



WEST ELEVATION

corrugated iron roof,  
retain if possible or  
replace in short sections



NORTH ELEVATION

praxissynergy pty.ltd.  
praxisenvironment

heritage

planning

archaeology

129 albert road  
moonah  
tasmania 7009

0418 303 184  
info@prax.com.au

# Bilton Cottage & Stables

126 High Street OATLANDS TASMANIA

Preliminary Project Implementation Plan – Stage 1

December 2025

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# 1. INTRODUCTION AND PERMIT PROCESS

## 1.1. The Subject Site and Proposal

<b>Site name</b>	<i>Bilton Cottage and Stables</i>
<b>Address</b>	126 High Street, OATLANDS TASMANIA 7120
<b>C/T</b>	115279/1
<b>PID</b>	5843437
<b>Owner</b>	Brad Williams
<b>Client/Proponent</b>	Brad Williams
<b>Current use</b>	Residential cottage and derelict stables.
<b>Associated documents</b>	<ul style="list-style-type: none"><li>- Duo Design (Belinda Weston) documentation, 126 High Street, Oatlands (DA issue).</li><li>- Engineering specification, Peter Spratt (JMG) (DA issue).</li><li>- Site survey, C.L. Andrews &amp; Associates.</li><li>- Bilton House and Stables, Conservation Management Plan (CMP). Praxis Environment November 2025.</li><li>- Bilton House and Stables, Heritage Impact Assessment, Praxis Environment, December 2025.</li></ul>

The proposal is to convert the existing residence and derelict stables building at 126 High Street Oatlands to 2 x 3-bedroom short-stay accommodation units. The project will be called *Bilton Cottage and Stables* after the initial builder of the cottage, Henry Bilton, and will offer high-end self-contained accommodation.

In brief, the proposal involves:

**Stage 1 –**

- Urgent and essential maintenance works to the c1834 stables.
- Restoration and refurbishment of the stables building to a 3-bedroom short-stay unit.
- Demolition of the non-significant rear skillion (1930s-50s) of the cottage.
- Front fencing and signage.
- Landscaping and parking.

**Stage 2 –**

- Restoration of the original (1830s) portion of the cottage.
- Construction of a semi-detached kitchen, laundry and bathroom at the rear of the cottage.

The current project plan is for **Stage 1 only** (noting that the BA and DA documentation will cover both stages of the project).

## **1.2. Permit Status**

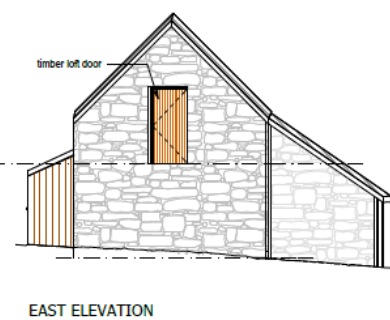
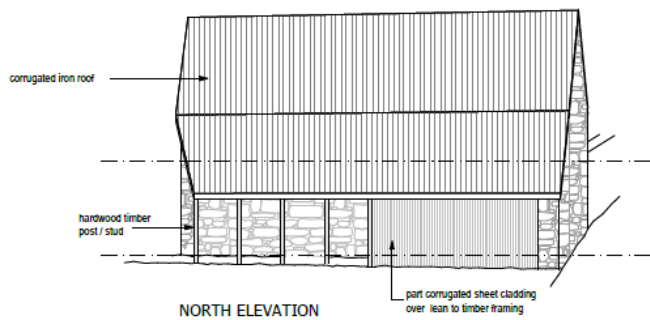
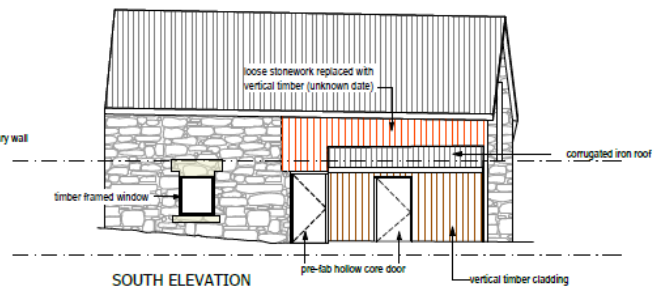
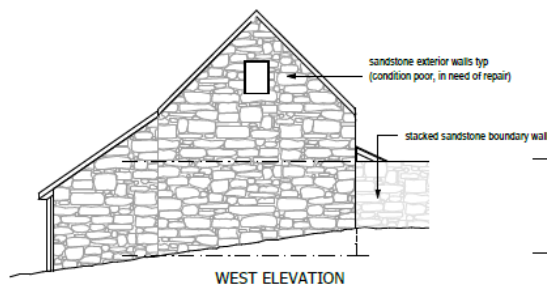
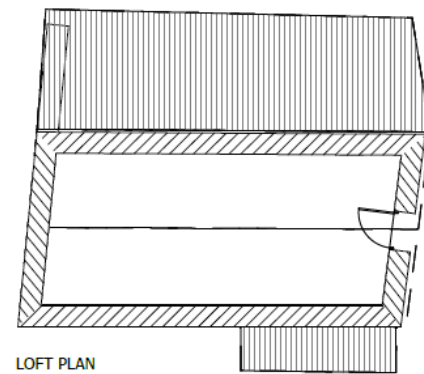
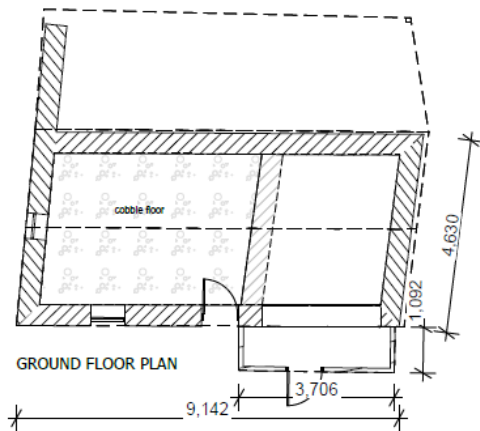
An application is currently before Southern Midlands Council for planning approval for the proposal. The application is currently before the Tasmanian Heritage Council and TasWater (as external referral bodies via the SMC development application).

Upon receipt of development approval, Duo Design will be engaged to provide a building application drawing set for the project. This will be accompanied by detailed engineering specifications by JMG for the application for a certificate of likely compliance from a building surveyor, to accompany a building application to Southern Midlands Council as permit authority.

Accordingly, the current document is to be read as a 'preliminary' project plan, which seeks to set out the proposed works program for the purposes of supporting the development application, programming the timing of works, and initial cost estimates. This will be refined in response to any conditions of approvals and further engineering and architectural detailing.

## 2. EXISTING SITE CONDITIONS

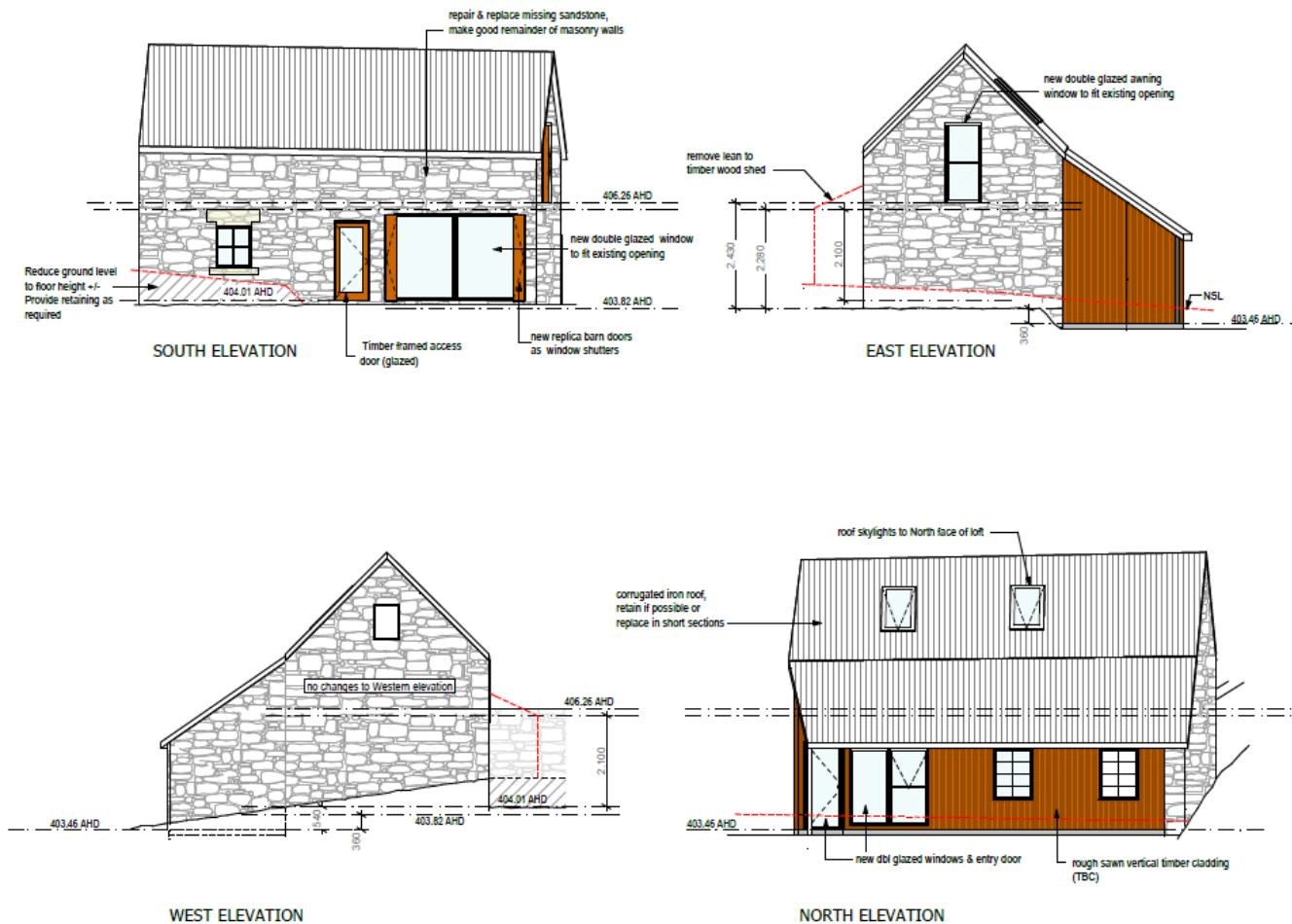
The stables are currently derelict and in a precarious position of imminent collapse. Refer to the Spratt report for further detail. Section 5 of the Praxis CMP provides a detailed as-existing description of the site and buildings.

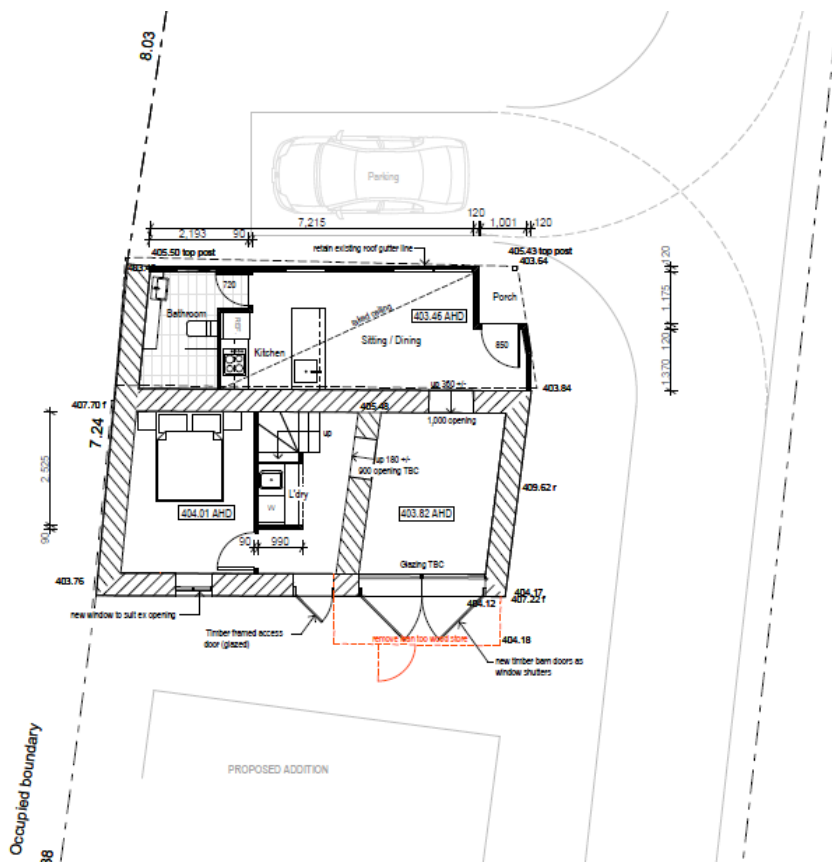




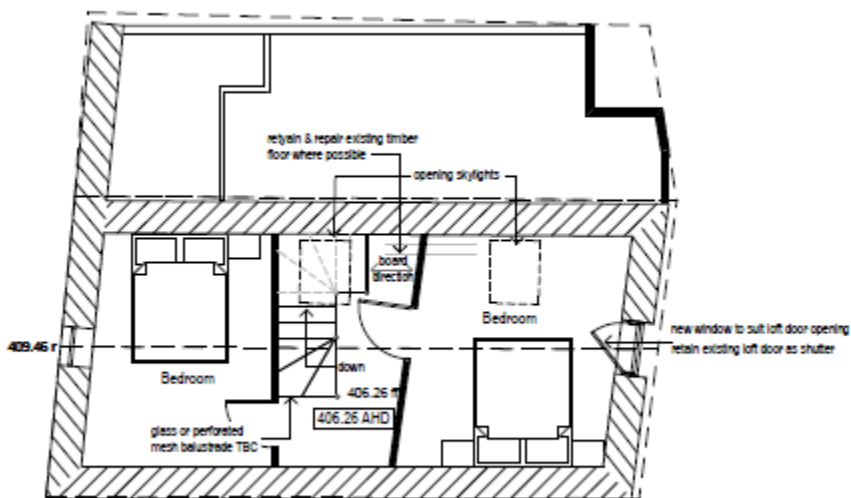
### 3. THE PROPOSED WORKS

The proposed works are depicted on the Duo Design plans Drawings 10 and 11 (from which the following overview plans and elevations are taken):





Ground floor



Loft

Further detail of the proposal is provided in the Spratt engineering report and guided by Section 8 of the Praxis CMP.

The following table lists the project components (in approximate order of implementation). A separate document has been formulated which provides cost estimates for each component.

#### Stage 1A – Structural stabilisation and sealing the exterior.

<b>Site cleanup and prep</b>	
Item	Notes
Remove all loose debris	All loose stone to be salvaged and stored according to location salvaged for re-use in original locations.
Excavate ground level between cottage and stables to base wall level.	To just below top of foundation course. Substantial building up currently has ground level at up to 600mm too high causing damp ingress.
Excavate skillion floor to bedrock.	Expected to be <100mm. It appears that this area traditionally had a bedrock floor. Assess suitability for kitchen/bathroom/sitting area. Allow a contingency for a framed timber floor if found to be unsuitable.
Erect temporary fencing.	At rear of cottage wall to create works compound.
<b>Demolition</b>	
Remove 'pop-out' front in front of cart shed and timber cladding above.	Salvage material for reuse.
Dismantle skillion roof.	Salvage timber for reuse, preferably for use within new skillion roof, however much of this material is decayed. Reuse may occur for the roof of the main portion of the building and/or may need to be replaced over the proposed bathroom area. Assess quantity upon removal.
Dismantle skillion northern wall.	Salvage material for reuse.
Erect scaffold on northern and southern wall of main portion of the building.	Mobile scaffold may be used.

Remove roof sheeting from main building.	
Dismantle roof structure from main building.	All rafters and battens to be retained for re-use.
<b>Wall and floor structure stabilisation</b>	
Rebuild internal skin of eastern wall of skillion.	All stone on-site from collapse.
Dismantle and rebuild external skin on base 2m of north-western corner of main building.	
Demolish stone from partially collapsed areas between stables and cart shed and skillion and cart shed intended for new door openings. Install timber lintels to carry load above.	Each max. 1000mm wide. Prop as necessary during works. Reveals to be squared. Retain stone for reuse in repairs.
Minor demolition around stables door to re-lay displaced blocks. Re-build missing stone on southern wall (above cart shed door).	Note that it appears all stone is still on-site from that earlier demolition. Any shortfall use removed stone from new internal doorways. Utilise existing timber lintel – if steel reinforcement is required (subject to engineer's advice) this is to be above the lintel (and non-visible).
Install timber bond beam and secondary bearers under loft bearers as per Spratt report.	As per engineer specifications. All of these bearers are sound, however they sit loose in pockets.
Install scaffold planks as necessary on loft floor.	To provide a safe working platform on the loft floor.
Grout and patch-repair all wall tops to provide a level surface for replacement of rafter landings.	

Spike and grout any identified wall cavities as necessary as per Spratt report.	As per engineer specifications.
Construct rubble sandstone strip footing to northern and western skillion lines of (new) walls as well as internal bathroom/ kitchen dividing wall.	Subject to building certification, this may be laid directly onto bedrock.
Frame northern and western skillion walls and bathroom/ kitchen dividing wall.	All new material.
Install underpurlin and wall-tie system as per Spratt report.	As per engineer's specification.
<b>Roof structure and cladding (main portion of the building)</b>	
Reinstate roof structure utilising removed rafters and landing plates. Reinstall removed landing plates – spike and epoxy through plate and into wall tops.	It is expected that all rafters can be reused, however any shortfall is to use recycled rafters from the skillion.
Reinstall all removed shingle battens at traditional spacing.	It is expected that all battens can be reused, however any shortfall is to use recycled battens from the skillion.
Install 'ceiling' and insulation/ sisalation above shingle battens.	This will comprise of: <ul style="list-style-type: none"> <li>- Tight-weave black/dark-brown hessian (as the visible component from underside).</li> <li>- Heavy-duty 'Permastop' blanket.<sup>1</sup></li> <li>- Secondary battens as necessary to accommodate blanket thickness (130mm) (aluminum channel fixed to shingle battens).</li> </ul>

<sup>1</sup> <https://insulation.com.au/product/permastop-building-blanket/>. Note that a 'deemed to comply' certification from a building surveyor is likely to be required for this approach as it will achieve a R3.6 rating, where a R5+ rating is required.

Install new fascia and gable-end boards.	
Install skylights (3)	
Install short-sheet galvanised iron corrugated iron roof cladding and roll-top ridge.	Oblique angle of the building may require a lead flashing at the iron-barge junction.
Install new galvanised ogee profile gutter and round-section downpipes to southern elevation (rainheads as necessary).	
<b>Roof structure and cladding (skillion)</b>	
Frame roof structure, preferably using reused timber from the skillion. Any shortfall – use new timber over bathroom area.	Noting that the current roof structure over the proposed bathroom area is severely degraded, this may not be suitable for reuse. This likely being the case, the roof structure over the bathroom area may use new material and omit reinstallation of battens (that ceiling therefore to have a new lining). It is preferred that the kitchen/sitting area use original rafter and battens to be exposed from the underside.
Reinstall all removed shingle battens at traditional spacing. Any shortfall – omit from bathroom area.	
Install 'ceiling' and insulation/sisalation above shingle battens.	It is preferred that over the kitchen/sitting area that this be as per the loft specifications. If new timber is used over the bathroom (likely) then omit the hessian (as that ceiling will be lined on the underside).
Install new fascia and gable-end boards.	
Install skylight (1).	
Install short-sheet galvanised iron corrugated iron roof cladding and roll-top ridge.	Oblique angle of the building may require a lead flashing at the iron-barge junction.
Install new galvanised ogee profile gutter and round-section	

downpipes to northern elevation (rainheads as necessary).	
<b>Sealing and finishing the exterior.</b>	
Repoint all exterior stone with lime-based mortar.	
Fit timber frame to cart shed doors and stables pedestrian door. Install 'barn-style' doors to cart shed and timber-framed glazed door to stables.	All new doors and windows to be double glazed with timber frames. Gloss oil paint finish.
Fit new 4-pane timber framed window to existing stables windows (x2).	
Repair loft door (retain as internal shutter) and fit timber-framed sash window (bottom sash fixed, top operable) to loft door.	
Fit windows and door to skillion.	All new doors and windows to be double glazed with timber frames. Gloss oil paint finish.
Clad skillion.	Rough-sawn Tasmanian oak boards. Natural finish.

**Stage 1B – Internal and fitout**

<b>Internal prep</b>	
<b>Item</b>	<b>Notes</b>
Repoint all internal stonework.	Lime-based mortar.
Install stairs to loft.	
Frame loft internal walls. Fit doors/joinery.	
Replace defective loft floorboards to match existing. Stain to match and wax/oil entire floor.	
Limewash stables and loft walls.	At least 3 coats of traditional limewash.
Clean and wax cart shed ceiling.	
Clean stables (exposed bearers and underside of loft floor) ceiling. Stain underside of new boards to match.	
Install sandstone flagstones (45mm thick) to cart shed and stables floor.	Area of proposed entrance to remain cobbled/flagged as-existing. Extent within proposed bedroom in stables to be confirmed (intention to leave part exposed). Leave a 30mm wide gap around all edges for cabling (to be mortared once cable installed).
Rough-in electrical connection.	
Skillion floor	Subject to assessment of suitability of bedrock floor. It is likely that the bathroom and kitchen will require a framed timber floor (which also provides opportunity for services underfloor).
Line interior of northern and eastern walls of skillion and fit skirtings/architraves.	Utilise recycled Tasmanian oak lining from the cottage skillion.
Line bathroom ceiling and upstairs partition walls.	Plastersheet. Likelihood that that this ceiling cannot remain unlined.

Install bathroom and laundry connections.	Final specifications to be confirmed.
Install kitchen and connections.	Final specifications to be confirmed.
Paint new linings.	
Electrical fitoff and fittings	
Install heating	2 x heat pumps.

### Stage 1C – Preparatory works to cottage

Item	Notes
Demolition of skillion of cottage.	This will occur at the end of the stables project – it will be used as a site office, lunch room and toilet during works (noting that some lining will be salvaged for reuse in the stables skillion and some stone from the stables has been used in the laundry extension which will need to be removed early in the process).
Install Georgian style front and back door and insert 12-pane window sashes to 4x windows.	Intended to provide the exterior envelope of the cottage with a more conducive appearance ahead of Stage 2 works.

### Stage 2 – Works to the cottage

It is proposed that a further detailed works plan will be produced and submitted to the satisfaction of permit authorities ahead of works commencing to the interior of the cottage (e.g. the building application set). These will be in compliance with the recommendations and policies of the CMP. It is accepted that this is likely to be a condition of any approval.

**REPONSE FOR ADDITIONAL INFORMATION REQUEST**

155 Fergusson Road, Brighton TAS 7030

03 6268 0063

0409 537 337 or 0434 147 747

duodesign@bigpond.com or mday.duodesign@gmail.com

PLANNING REF: DA200176

**NOTICE OF INTEREST  
AND REQUEST FOR ADDITIONAL INFORMATION***(Historic Cultural Heritage Act 1995)*

The Place: 'Cottage, 126 High Street, Oatlands  
Proposed Works: Change of use to Visitor Accommodation, including demolition, alterations and addition

Under s36(3)(b) of the *Historic Cultural Heritage Act 1995* (the Act) the Tasmanian Heritage Council provides notice that it wishes to be involved in determining the discretionary permit application.

Under s36(4) of the Act, the Tasmanian Heritage Council gives notification that it requires the following additional information:

1. Please provide a plan clearly indicating the fabric proposed to be demolished, including windows, doors, internal finishes, joinery, and new openings in floors, walls, ceilings or roofs. **REFER TO DEMOLITION PLANS PROVIDED.**
2. Please provide a schedule of materials and colours for all external surfaces and elements. **REFER TO REVISED PLANS AND ELEVATIONS PROVIDED**
3. Please provide sections/sectional details showing how the addition will connect to the existing cottage. **REFER TO WALL & FLASHING CONNECTION DETAILS (DWG 10)**
4. Please provide sections/sectional details showing how the new internal works will connect to the existing barn, including floors and ceilings. **REFER TO PRELIMINARY SECTION A-A AND DETAIL PROVIDED (DWG 16)**
5. Please provide details of all works required to install or connect services to the barn, including electrical meter box, hot water cylinder, penetrations through the building fabric for water and sewer services, ventilation from kitchen and bathroom, and proposed heating method.

**ELECTRICAL: THE EXISTING COTTAGE METER BOX TO BE UPGRADED TO ALLOW FOR POWER REQUIREMENTS OF BOTH BUILDINGS. ELECTRICAL CABLING SHALL BE UNDERGROUND IN CONDUIT AND CONCEALED WHERE POSSIBLE IN NEW STUD WALLS AND NEW FLOORING. WHERE GPO'S AND LIGHT SWITCHES CANNOT BE CONCEALED THEN THEY SHALL BE HOUSED WITHIN COPPER PIPING RISERS AND DROPPERS TYPICALLY, NOT CHASED INTO THE SANDSTONE FABRIC. FIXINGS SHALL BE WITHIN MOTAR JOINTS AND NOT DIRECTLY INTO SANDSTONE.**

**PLUMBING: EXISTING SEWER FROM THE EX. COTTAGE CURRENTLY SKIRTS**

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THE PERIMETER ON ROUTE TO THE SEWER MAIN LOCATED DOWNSLOPE FROM THE HOUSE AND BARN/STABLE. ALL NEW PIPEWORK FOR THE BARN SHALL BE WITHIN THE NEW BUILT SKILLION SECTION. NO PIPEWORK SHALL BE CONCEALED UNDER NEW FLOORING AND WITHIN NEW STUD WALL CAVITIES. SEWER VENTING SHALL BE VIA 50mm VENT PIPE WITHIN THE WALL CAVITY OF EXTERNALLY FIXED TO NEW ROUGH SAWN TIMBER VERTICAL CLADDING. VENT PIPE WILL TERMINATE ABOVE THE LOWER ROOF LINE TO AS3500. EXPOSED EXTERNAL PVC PIPEWORK SHALL BE CLAD WITH GALV. SLEAVE AND VENT CAPPINGS AS REQUIRED. THE KITCHEN SINK MAY BE VENTED INTERNALLY VIA AN AIR ADMITTANCE VALVE TO MINIMISE PIPEWORK.

WATER SERVICES: SHALL BE CONNECTED DIRECTLY TO THE NEW SKILLION ADDITION AND NOT ROUTED THROUGH EXISTING SANDSTONE BLOCKWORK. OR COBLESTONE FLOORING.

HEATING METHOD: SMALL HEATPUMP LOCATED BEHIND THE BARN SKILLION AND NOT VISABLE FROM THE STREET. ADDITIONAL WALL MOUNTED PANEL HEATER MAY BE FIXED TO NEW PARTITION STUD WALLS AS REQUIRED FOR THE BEDROOMS.

YOURS SINCERELY

BELINDA WESTON & MARK DAY  
DATE: 17/04/2026

**SMC - KEMPTON**  
**RECEIVED**  
 17/04/2026

BUILDER MUST VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION

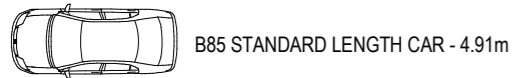
USE WRITTEN DIMENSIONS-DO NOT SCALE

ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE STATE BUILDING REGULATIONS LOCAL COUNCIL BY-LAWS AND CURRENT NCC

Southern Midlands Interim Planning Scheme 2015  
10.0 General Residential Zone

**NOTE:** DRAWINGS TO BE READ IN CONJUNCTION WITH DETAIL HERITAGE SPECIFICATIONS

- STAGE 1: PROPOSED ADDITION TO BRICK COTTAGE 52.59 m<sup>2</sup>
- STAGE 2 : PROPOSED C.O.U BARN > ACCOMODATION 66.24 m<sup>2</sup>



- r - ridge
- ds - door step
- ue - under eave
- g - gutter
- f - fascia
- ui - under iron
- uf - under fascia
- fl - floor level

- NOTES:**
1. DATUM FOR HEIGHTS IS AHD SPM 10193
  2. CONTOUR INTERVAL IS 0.25 METRE
  3. BEARINGS ON APPROXIMATE MGA.
  4. BOUNDARIES ARE AS OCCUPIED
  5. LEVELS ARE ACCURATE AS AT DATE OF SURVEY

**WARNING**

Beware underground services. Locate all existing services prior to construction. The location shown on plans are indicative only and precise location should be proven on site. No guarantee is given that all services are shown on plan.

This plan is prepared from a combination of field survey and existing records for the purpose of designing new constructions on the land and should not be used for any other purpose. Services shown hereon have been located where possible by field survey. If not able to be located, services have been plotted from the records of relevant information where available and have been noted accordingly on this plan. Where such records either do not exist or are considered inadequate, a notation has been made hereon.

Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services. This note is an integral part of this plan.



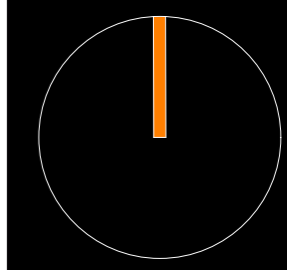
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<b>REV:</b>	
1.	17/4/2026 - Heritage RFI
<b>JOB :</b> ALTERATIONS & ADDITIONS + C.O.U. (BARN TO ACCOMODATION)	
<b>AT :</b> 126 HIGH STREET OATLANDS 7120	
<b>FOR :</b> BRAD WILLIAMS	

<b>DRAWING TITLE :</b>		
<b>SITE PLAN</b>		
<b>DRAWN:</b>	<b>DATE:</b>	<b>DWG NO. :</b>
MJD	17.12.2025	01
<b>SCALE:</b> A3	<b>ISSUE:</b>	
1:200	DA	



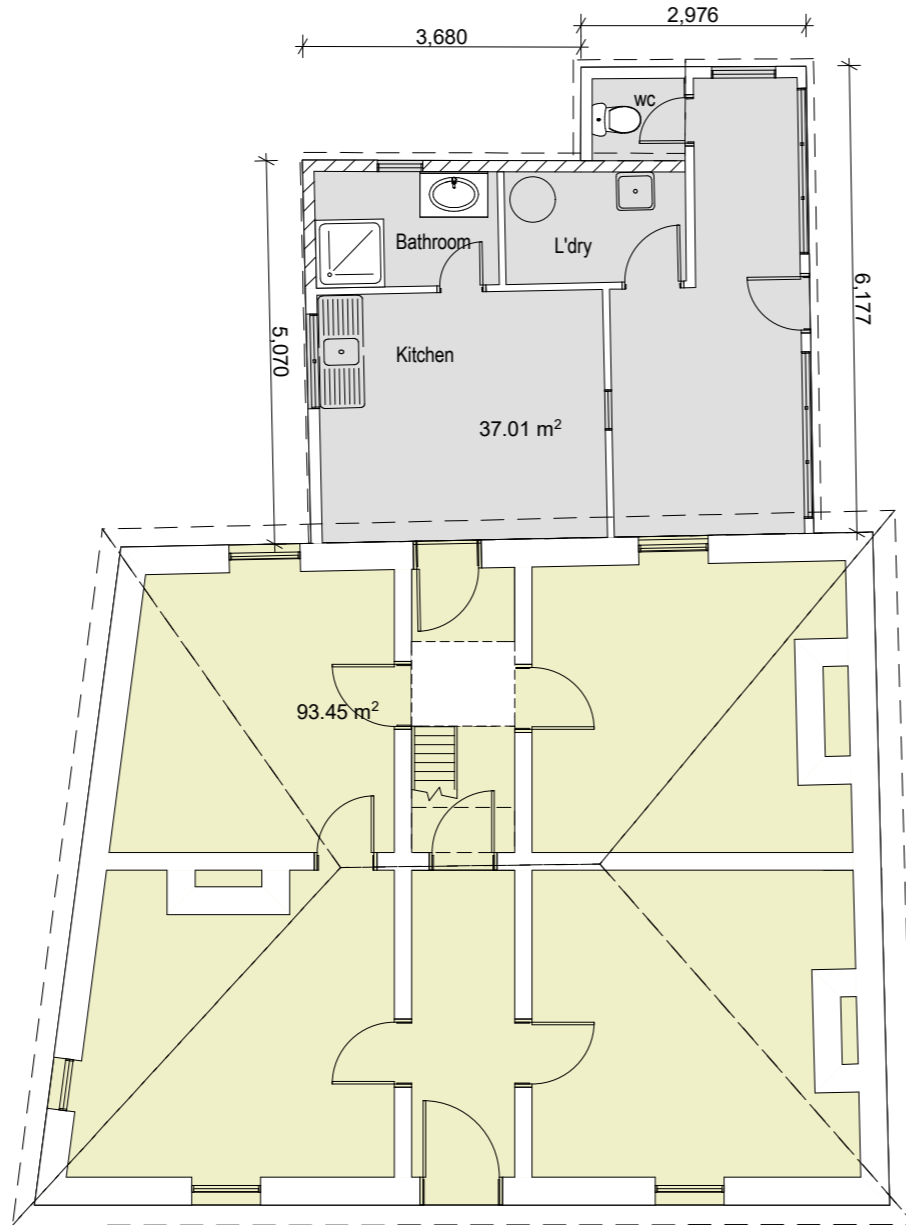
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17/04/2026

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PRIOR TO COMMENCING CONSTRUCTION

USE WRITTEN DIMENSIONS-DO NOT SCALE

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ACCORDANCE WITH THE STATE BUILDING REGULATIONS  
LOCAL COUNCIL BY-LAWS AND CURRENT NCC

EXISTING COTTAGE GROUND FLOOR AREA : 93.45m<sup>2</sup> + 37.01m<sup>2</sup>  
TOTAL :130.46m<sup>2</sup>



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JOB : ALTERATIONS &  
ADDITIONS  
AT : 126 HIGH STREET  
OATLANDS 7120  
FOR : BRAD WILLIAMS

DRAWING TITLE :  
**EXISTING LOWER  
FLOOR PLAN  
(COTTAGE)**

DRAWN: MJD	DATE: 19.4.2021	DWG NO. : <b>02</b>
SCALE:A3 1:100	ISSUE: DA	



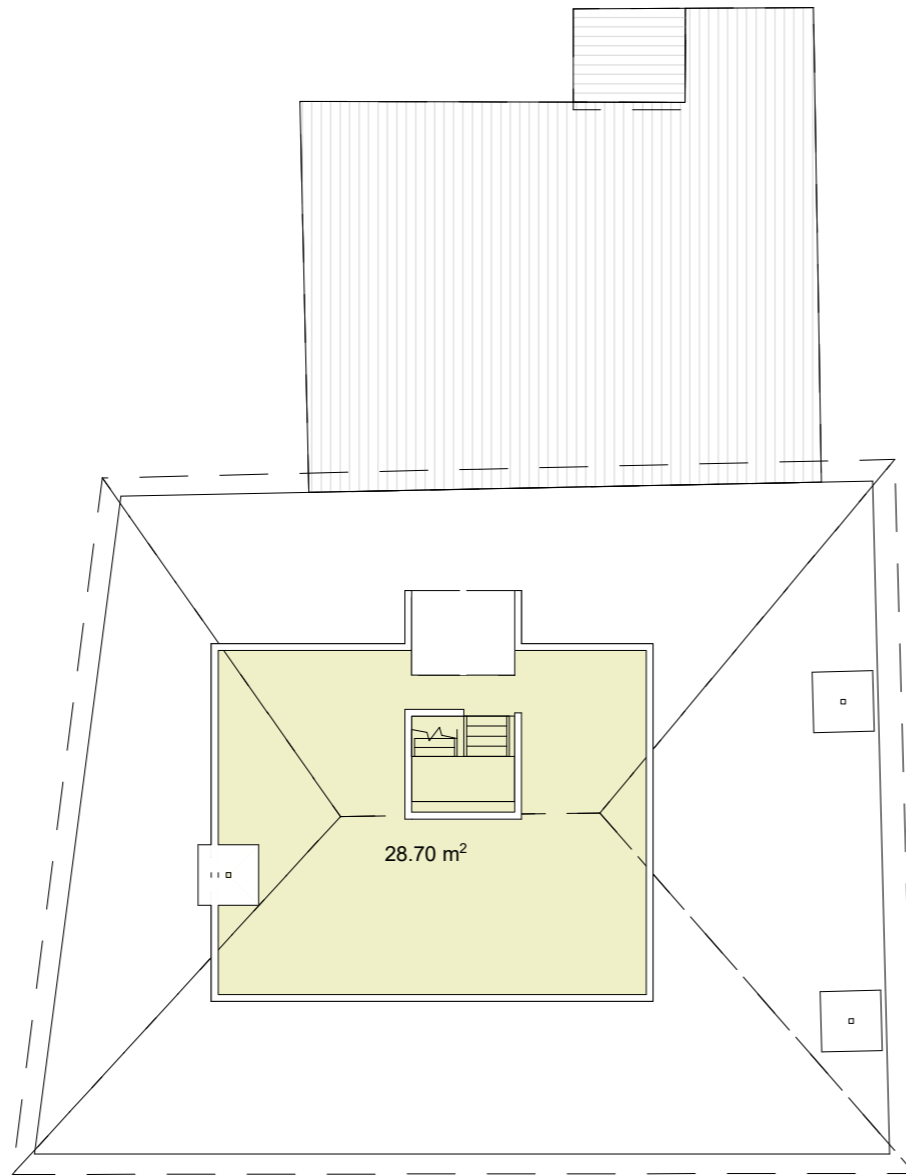
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EXISTING COTTAGE LOFT FLOOR AREA : 28.70m<sup>2</sup>



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JOB : ALTERATIONS &  
ADDITIONS

AT : 126 HIGH STREET  
OATLANDS 7120

FOR : BRAD WILLIAMS

DRAWING TITLE :  
**EXISTING LOFT  
PLAN  
(COTTAGE)**

DRAWN:	DATE:	DWG NO. :
MJD	17.11.20	<b>03</b>
SCALE:	ISSUE:	
1:100	Draft	



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BUILDER MUST VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION

USE WRITTEN DIMENSIONS-DO NOT SCALE

ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE STATE BUILDING REGULATIONS LOCAL COUNCIL BY-LAWS AND CURRENT NCC

Demolition Schedule

1. Remove non original stair
2. Remove original door & joinery to be relocated to suit new stairs(refer proposed floor plan) make good opening with recycled bricks from new door opening.
3. Demolish non-significant addition
4. Replace 1920's windows with 12 pane replica sash windows to heritage specs
5. Replace 1920's doors with 6 panel timber doors based on traditional design,(retain top lights)

**HAZARDOUS SUBSTANCES**

**1 ASBESTOS**

For alterations to or demolition of a building constructed prior to 1990, if the building was constructed prior to:  
1990 - it may contain asbestos  
1986 - it is likely to contain asbestos, either in cladding material or in fire-retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

**2 POWDERED MATERIALS**

Many materials used in construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment, including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

**3 TREATED TIMBER**

The design of the building may include provision for inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

**4 VOLATILE ORGANIC COMPOUNDS**

Many types of glues, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturers' recommendations for use must be carefully considered at all times.

**5 SYNTHETIC MINERAL FIBRE**

Glass fibre, rock wool, ceramic and other material used for thermal or acoustic insulation may contain synthetic mineral fibre which may be harmful if inhaled, or if it comes into contact with the skin, eyes or other sensitive parts of the body. Personal Protective Equipment, including protection against inhalation of harmful material, should be used when installing, removing or working near bulk insulation material.

**6 TIMBER FLOORS**

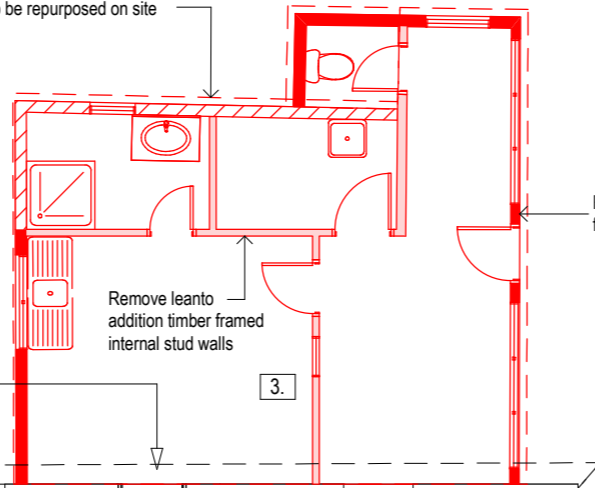
The building may contain timber floors that have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application, and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

**PUBLIC ACCESS**

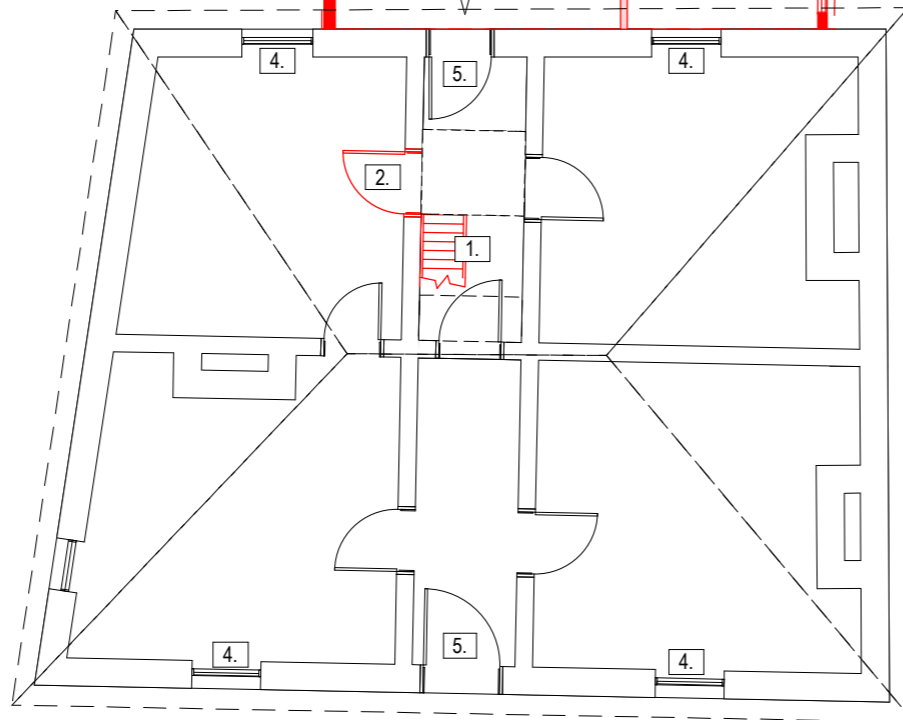
Public access to construction and demolition sites and to areas under maintenance causes risk to workers and the public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present, they should be secured when not fully supervised.



Remove concrete block wall, salvage sandstone blocks incorporated into concrete wall, clean to be repurposed on site



Remove leanto addition timber framed weatherboard clad walls



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REV :	
1.	17/4/2026 - Heritage RFI

JOB : ALTERATIONS & ADDITIONS

AT : 126 HIGH STREET OATLANDS 7120

FOR : BRAD WILLIAMS

DRAWING TITLE :  
**DEMOLITION LOWER PLAN**

DRAWN:	DATE:	DWG NO. :
MJD	17.12.2025	<b>04</b>
SCALE:A3	ISSUE:	
1:100	DA	



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 17/04/2026

BUILDER MUST VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION

USE WRITTEN DIMENSIONS-DO NOT SCALE

ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE STATE BUILDING REGULATIONS LOCAL COUNCIL BY-LAWS AND CURRENT NCC

Demolition Schedule

- 1. Remove non original stair
- 3. Demolish non-significant addition



**HAZARDOUS SUBSTANCES**

**1 ASBESTOS**

For alterations to or demolition of a building constructed prior to 1990, if the building was constructed prior to:  
 1990 - it may contain asbestos  
 1986 - it is likely to contain asbestos,  
 either in cladding material or in fire-retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

**2 POWDERED MATERIALS**

Many materials used in construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment, including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

**3 TREATED TIMBER**

The design of the building may include provision for inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

**4 VOLATILE ORGANIC COMPOUNDS**

Many types of glues, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturers' recommendations for use must be carefully considered at all times.

**5 SYNTHETIC MINERAL FIBRE**

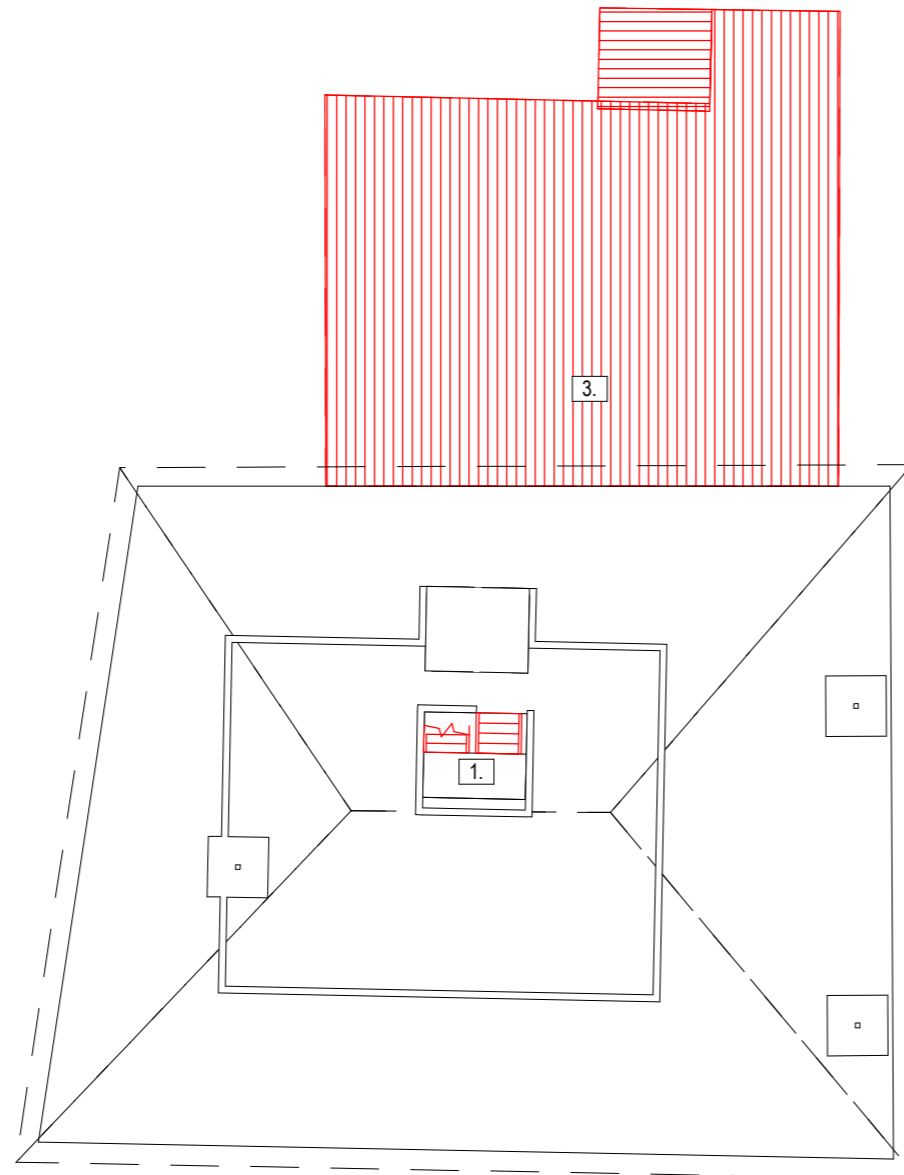
Glass fibre, rock wool, ceramic and other material used for thermal or acoustic insulation may contain synthetic mineral fibre which may be harmful if inhaled, or if it comes into contact with the skin, eyes or other sensitive parts of the body. Personal Protective Equipment, including protection against inhalation of harmful material, should be used when installing, removing or working near bulk insulation material.

**6 TIMBER FLOORS**

The building may contain timber floors that have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application, and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

**PUBLIC ACCESS**

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and the public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present, they should be secured when not fully supervised.



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REV :

1.	17/4/2026 - Heritage RFI
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JOB : ALTERATIONS & ADDITIONS

AT : 126 HIGH STREET  
OATLANDS 7120

FOR : BRAD WILLIAMS

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DRAWING TITLE :

**DEMOLITION  
UPPER PLAN**

DRAWN: MJD	DATE: 17.12.2025	DWG NO. : <b>05</b>
SCALE:A3 1:100	ISSUE: DA	

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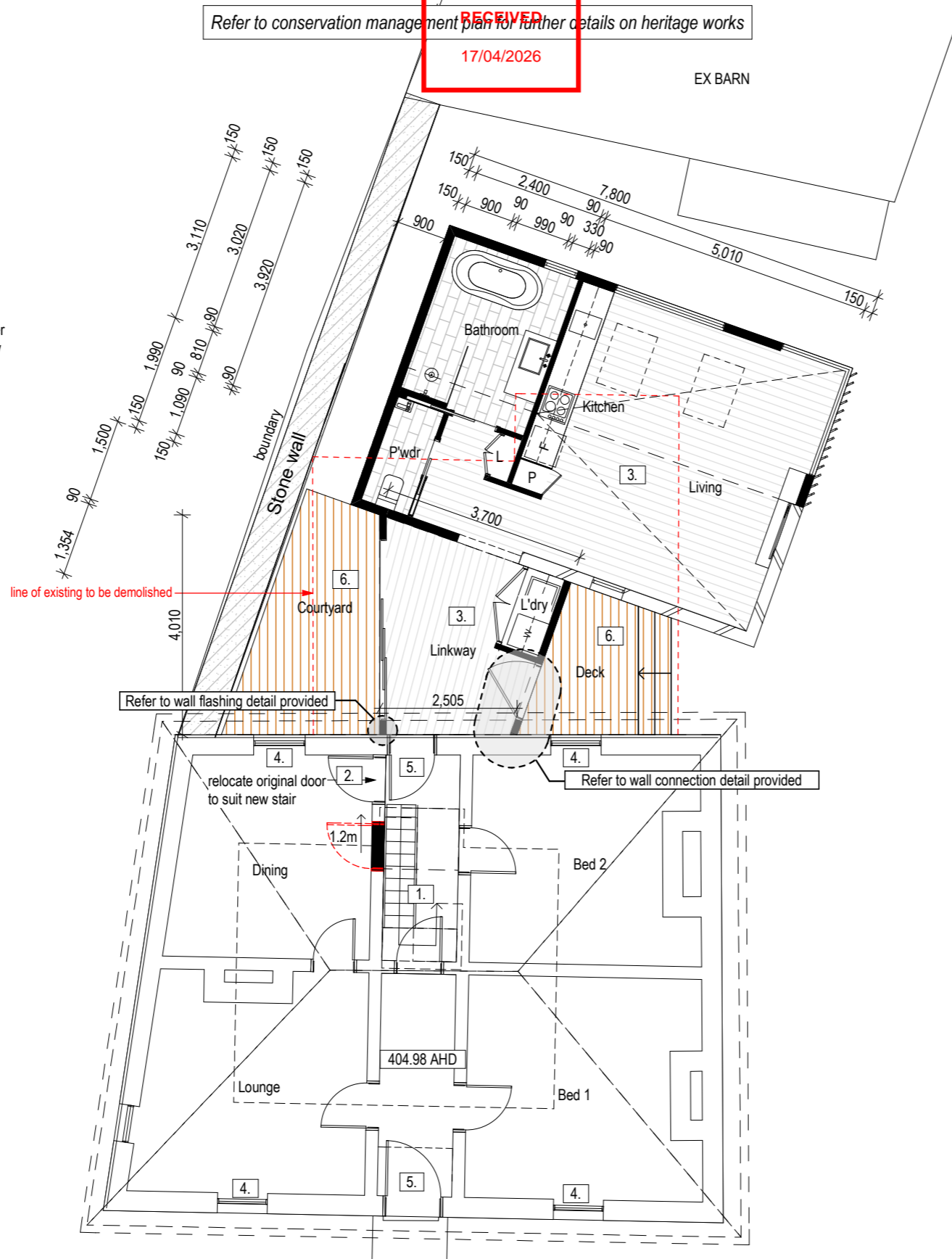
BUILDER MUST VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING CONSTRUCTION

USE WRITTEN DIMENSIONS-DO NOT SCALE

ALL CONSTRUCTION WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE STATE BUILDING REGULATIONS LOCAL COUNCIL BY-LAWS AND CURRENT NCC

NO PROPOSED EXTERNAL CHANGES TO THE ORIGINAL BRICK COTTAGE

1. New complaint stair based on 1830's design and fabric
2. Remove original door & joinery to be relocated to suit new stairs(refer proposed floor plan) make good opening with recycled bricks from new door opening.
3. New addition and linkway
4. Replace 1920's windows with 12 pane replica sash windows to heritage specs
5. Replace 1920's doors with 6 panel timber doors based on traditional design,(retain top lights)
6. Rough sawn timber decking 150mm Tas Oak tbc. (BAL compliant)



EXISTING TO BE DEMOLISHED : 37m2  
PROPOSED ADDITIONS: 52.60m2

Belinda Weston  
Mark day

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duodesign@bigpond.com

REV :

1. 17/4/2026 - Heritage RFI

JOB : ALTERATIONS &  
ADDITIONS

AT : 126 HIGH STREET  
OATLANDS 7120

FOR : BRAD WILLIAMS

DRAWING TITLE :

**PROPOSED LOWER  
FLOOR PLAN**

DRAWN: DATE: DWG NO. :

MJD 17.4.2026

SCALE:A3 ISSUE:

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**06**

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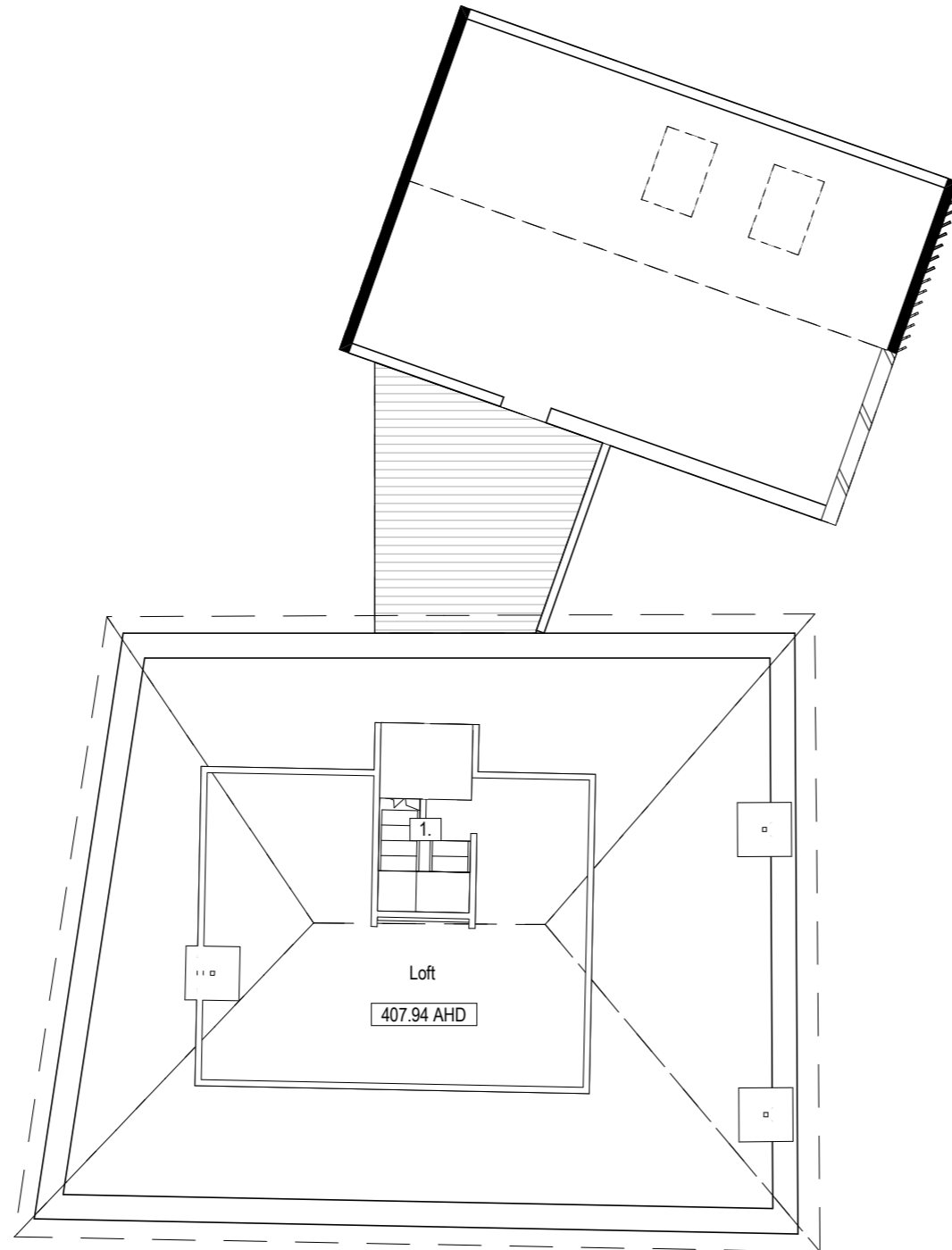
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1. New complaint stair based on 1830's design and fabric



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REV :  
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JOB : ALTERATIONS &  
ADDITIONS  
AT : 126 HIGH STREET  
OATLANDS 7120  
FOR : BRAD WILLIAMS

DRAWING TITLE :  
**PROPOSED LOFT  
PLAN**

DRAWN: MJD	DATE: 17.12.2025	DWG NO. : <b>07</b>
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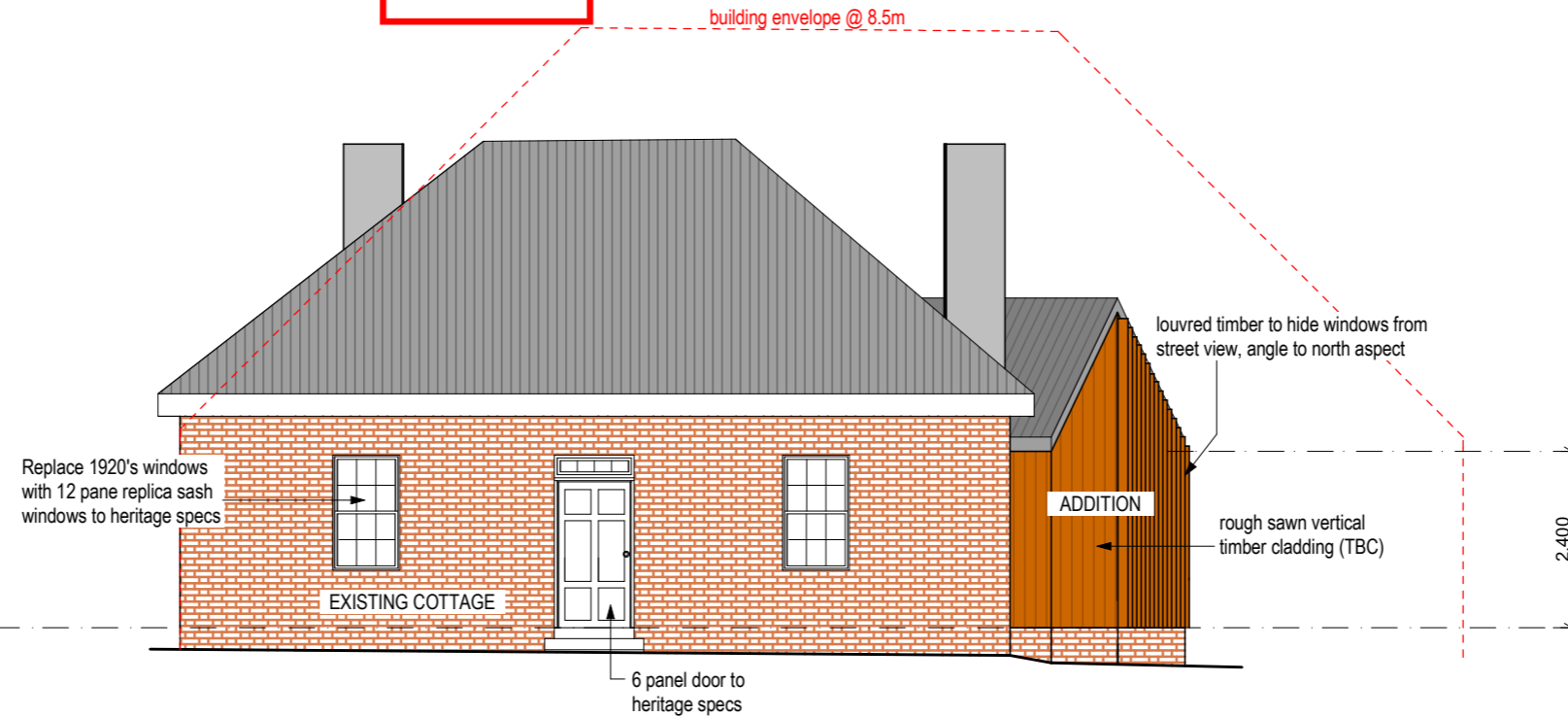
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NO PROPOSED EXTERNAL CHANGES TO THE ORIGINAL BRICK COTTAGE



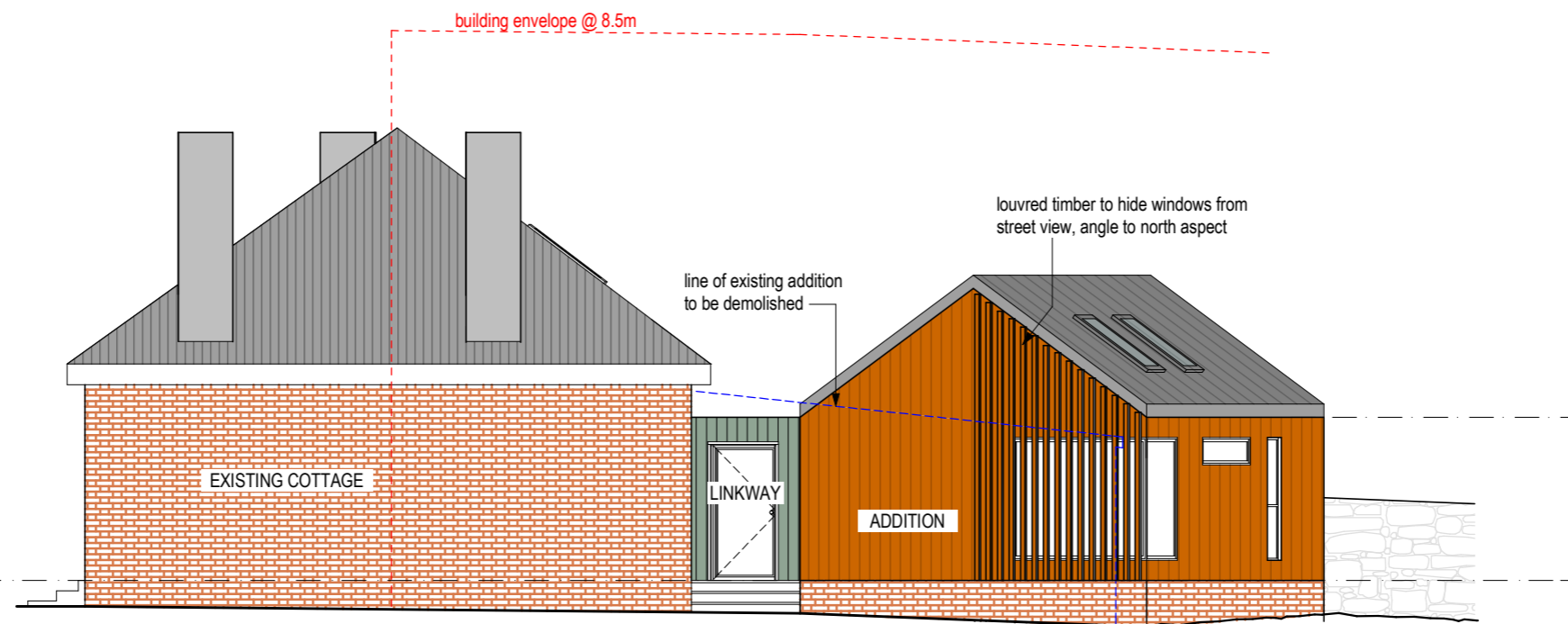
SOUTH ELEVATION

PROPOSED MATERIALS

LINKWAY:  
 WALLS - COPPER STANDING SEAM CLADDING  
 ROOF - CORRUGATED GALVANISED IRON  
 ADDITION:  
 WALLS - ROUGH SAWN VERTICAL TIMBER CLADDING  
 ROOF - CORRUGATED GALVANISED IRON

PROPOSED TIMBER COLOURS

WINDOW, DOOR FRAMES & SILLS - CB 'JASPER'  
 WINDOW SASHES AND DOORS - CB 'WOODLAND GREY'  
 EAVES AND FASCIAS - CB 'JASPER'  
 ROUGH SAWN CLADDING - UNFINISHED TO WEATHER NATURALLY



EAST ELEVATION

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JOB : ALTERATIONS & ADDITIONS

AT : 126 HIGH STREET  
OATLANDS 7120

FOR : BRAD WILLIAMS

DRAWING TITLE :  
**PROPOSED  
COTTAGE  
ELEVATIONS**

DRAWN:	DATE:	DWG NO. :
MJD	17.4.2026	08
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CLADDING MATERIALS

LINKWAY:

WALLS - COPPER STANDING SEAM CLADDING

ROOF - CORRUGATED GALVANISED IRON

ADDITION:

WALLS - ROUGH SAWN VERTICAL TIMBER CLADDING

ROOF - CORRUGATED GALVANISED IRON

PROPOSED TIMBER COLOURS

WINDOW , DOOR FRAMES & SILLS - CB 'JASPER'

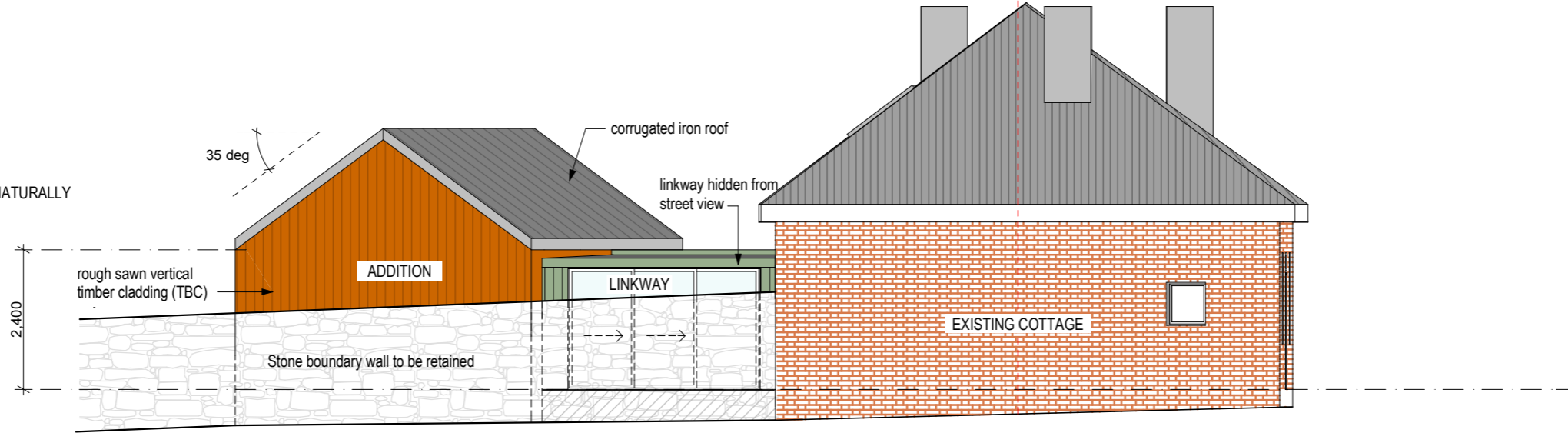
WINDOW SASHES AND DOORS - CB 'WOODLAND GREY'

EAVES AND FASCIAS - CB 'JASPER'

ROUGH SAWN CLADDING - UNFINISHED TO WEATHER NATURALLY

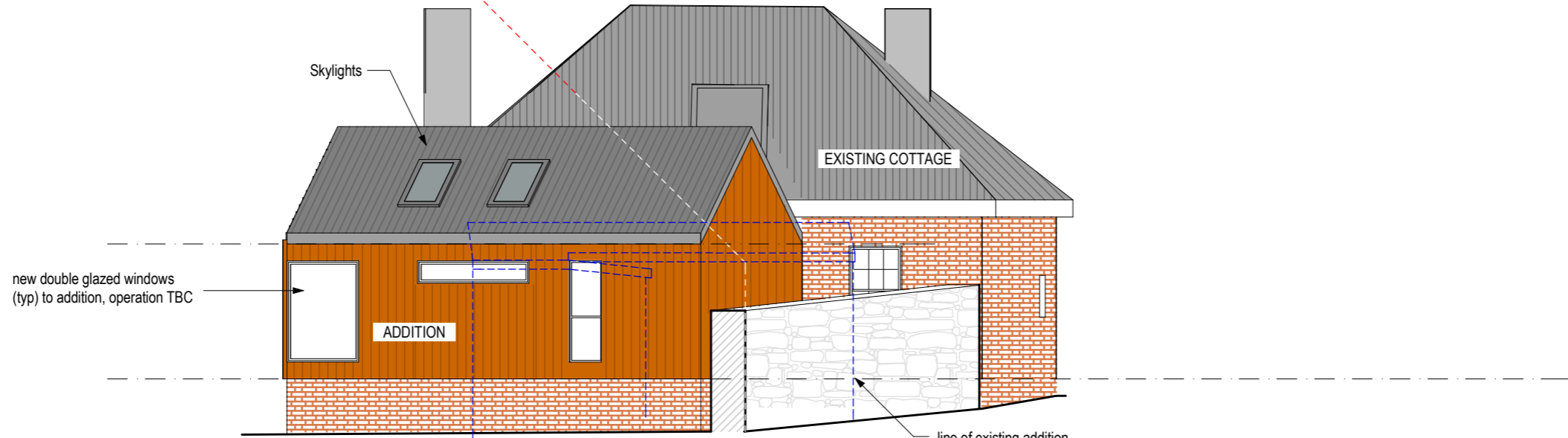
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building envelope @ 8.5m



WEST ELEVATION

building envelope @ 8.5m



NORTH ELEVATION

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JOB : ALTERATIONS & ADDITIONS

AT : 126 HIGH STREET  
OATLANDS 7120

FOR : BRAD WILLIAMS

DRAWING TITLE :  
**PROPOSED  
COTTAGE  
ELEVATIONS**

DRAWN:	DATE:	DWG NO. :
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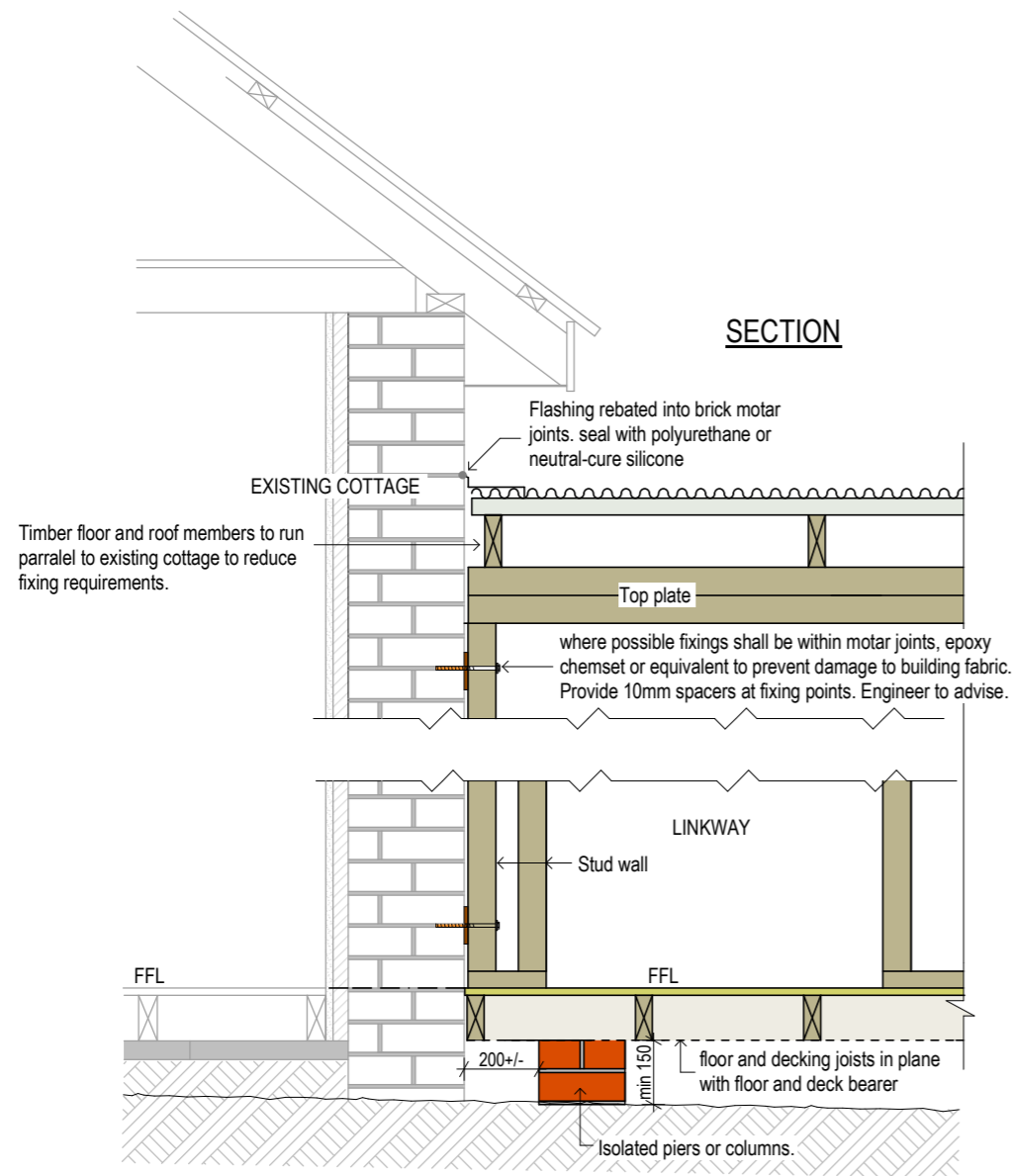
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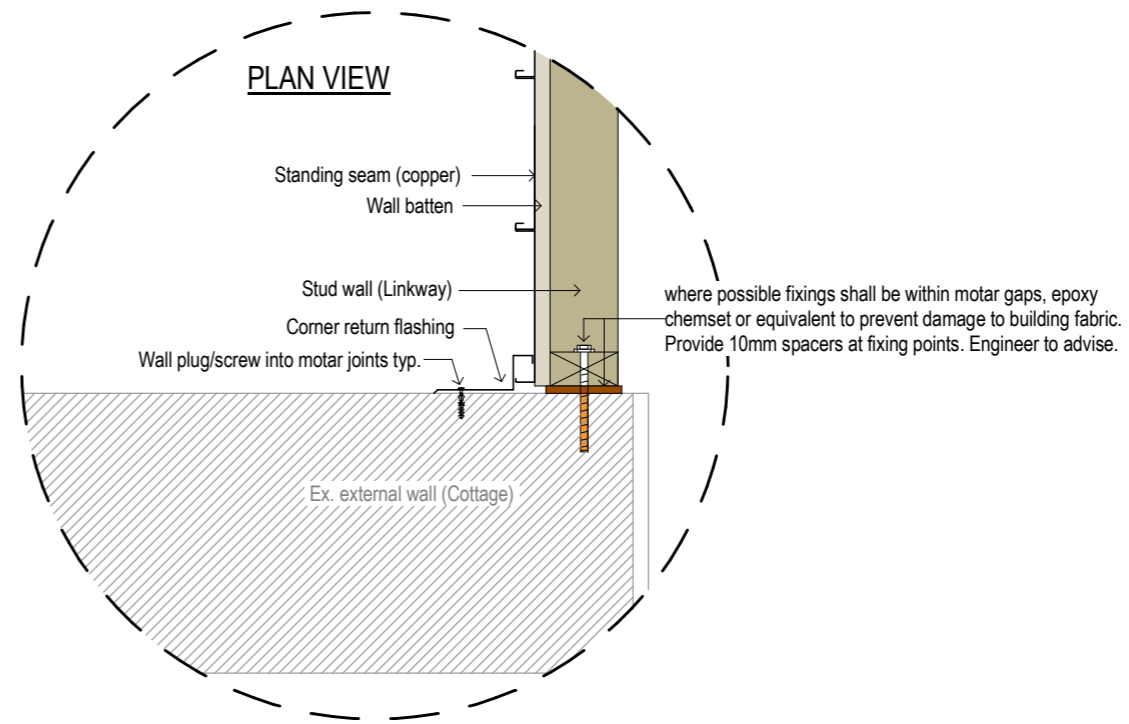
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○ **DETAIL: WALL CONNECTION (COTTAGE)**  
Scale: 1.20



○ **DETAIL: CORNER WALL FLASHING (COTTAGE)**  
Scale: 1.10

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JOB : ALTERATIONS & ADDITIONS

AT : 126 HIGH STREET OATLANDS 7120

FOR : BRAD WILLIAMS

DRAWING TITLE :  
**COTTAGE/LINKWAY CONNECTION DETAILS**

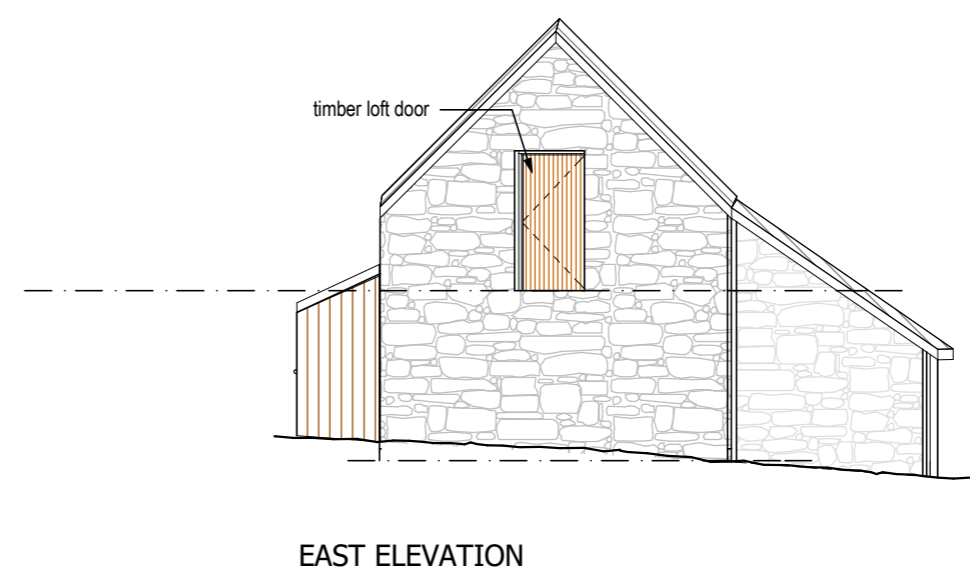
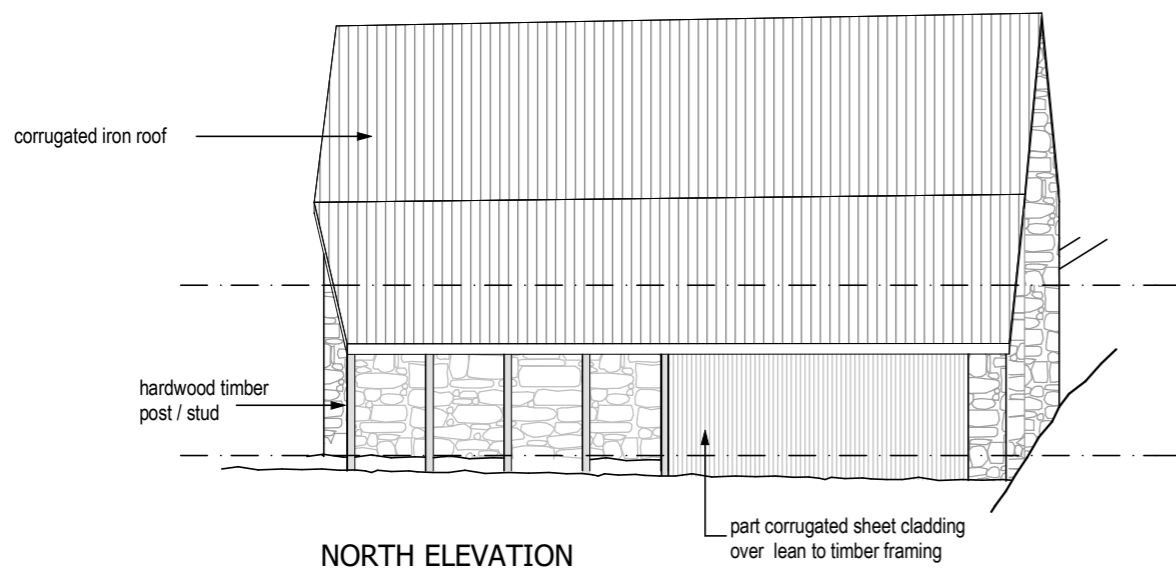
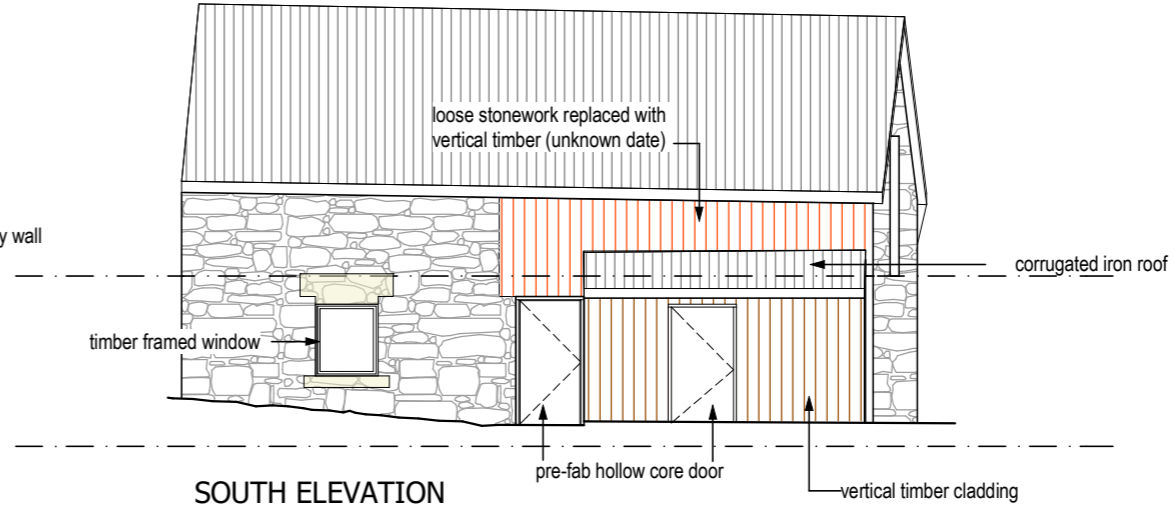
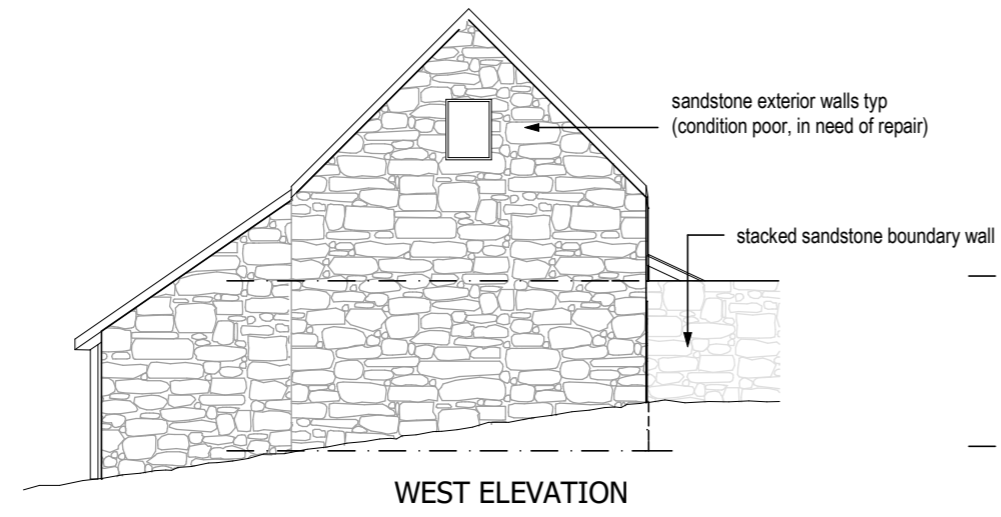
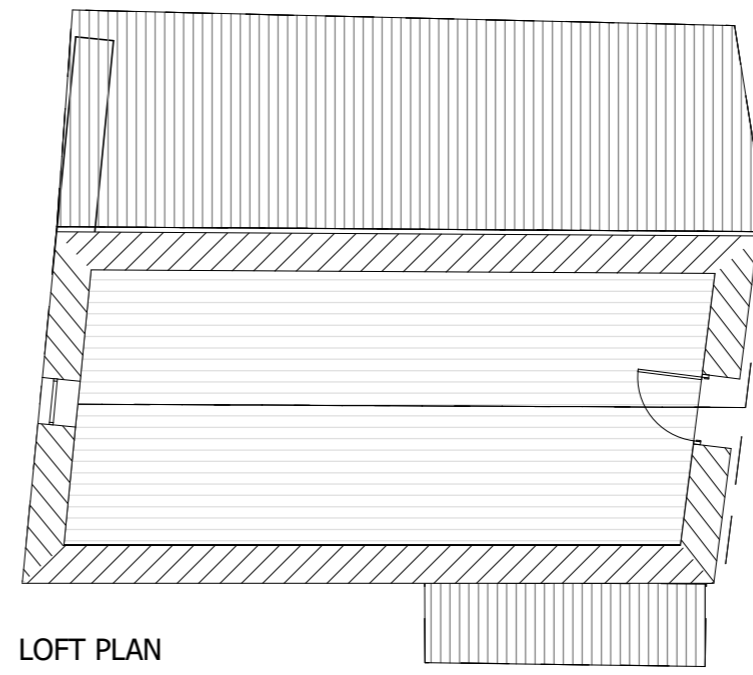
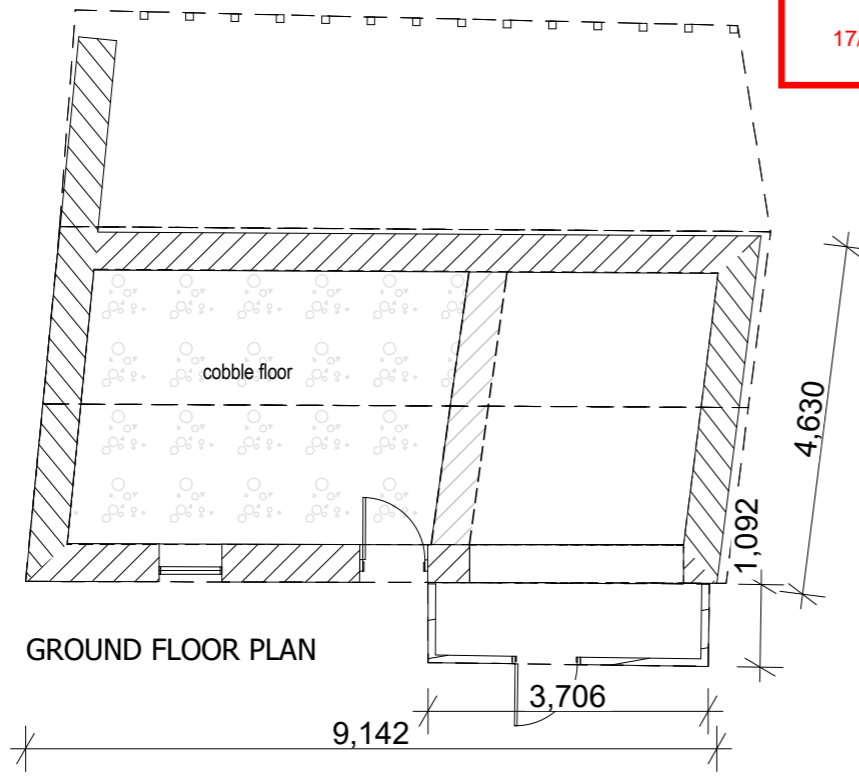
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JOB : ALTERATIONS & ADDITIONS

AT : 126 HIGH STREET OATLANDS 7120

FOR : BRAD WILLIAMS

DRAWING TITLE :

**EXISTING BARN PLAN & ELEVATIONS**

DRAWN:	DATE:	DWG NO. :
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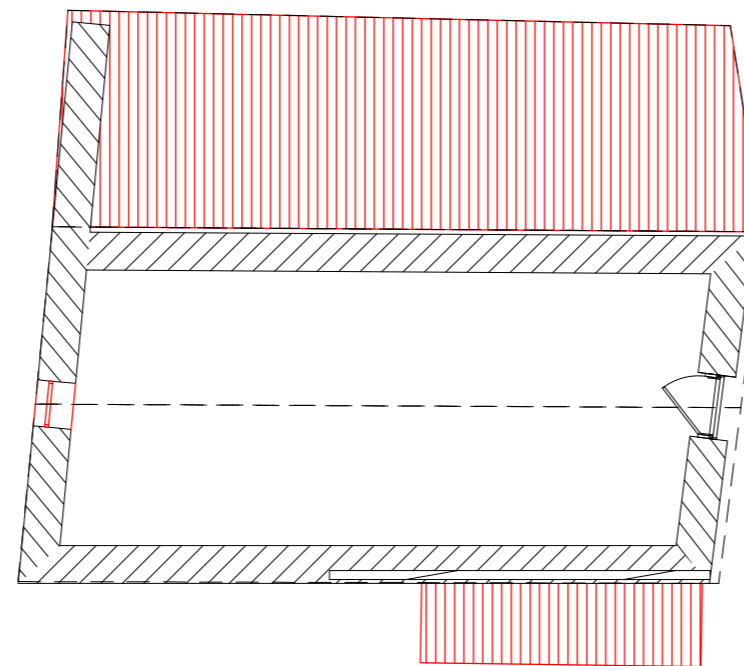
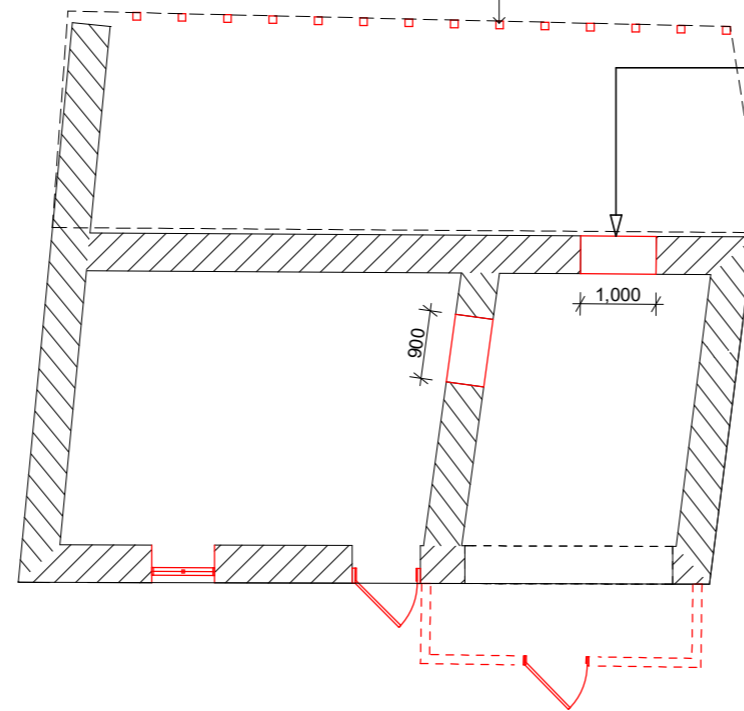
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Reclaim hardwood timber posts / framing to be repurposed elsewhere as required



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USE WRITTEN DIMENSIONS-DO NOT SCALE

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**HAZARDOUS SUBSTANCES**

**1 ASBESTOS**

For alterations to or demolition of a building constructed prior to 1990, if the building was constructed prior to: 1990 - it may contain asbestos 1986 - it is likely to contain asbestos, either in cladding material or in fire-retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

**2 POWDERED MATERIALS**

Many materials used in construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment, including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

**3 TREATED TIMBER**

The design of the building may include provision for inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

**4 VOLATILE ORGANIC COMPOUNDS**

Many types of glues, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturers' recommendations for use must be carefully considered at all times.

**5 SYNTHETIC MINERAL FIBRE**

Glass fibre, rock wool, ceramic and other material used for thermal or acoustic insulation may contain synthetic mineral fibre which may be harmful if inhaled, or if it comes into contact with the skin, eyes or other sensitive parts of the body. Personal Protective Equipment, including protection against inhalation of harmful material, should be used when installing, removing or working near bulk insulation material.

**6 TIMBER FLOORS**

The building may contain timber floors that have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application, and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

**PUBLIC ACCESS**

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and the public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present, they should be secured when not fully supervised.

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REV :

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JOB : ALTERATIONS &  
ADDITIONS

AT : 126 HIGH STREET  
OATLANDS 7120

FOR : BRAD WILLIAMS

DRAWING TITLE :

**(BARN)  
DEMOLITION PLAN**

DRAWN: DATE: DWG NO. :

MJD 17.4.2026

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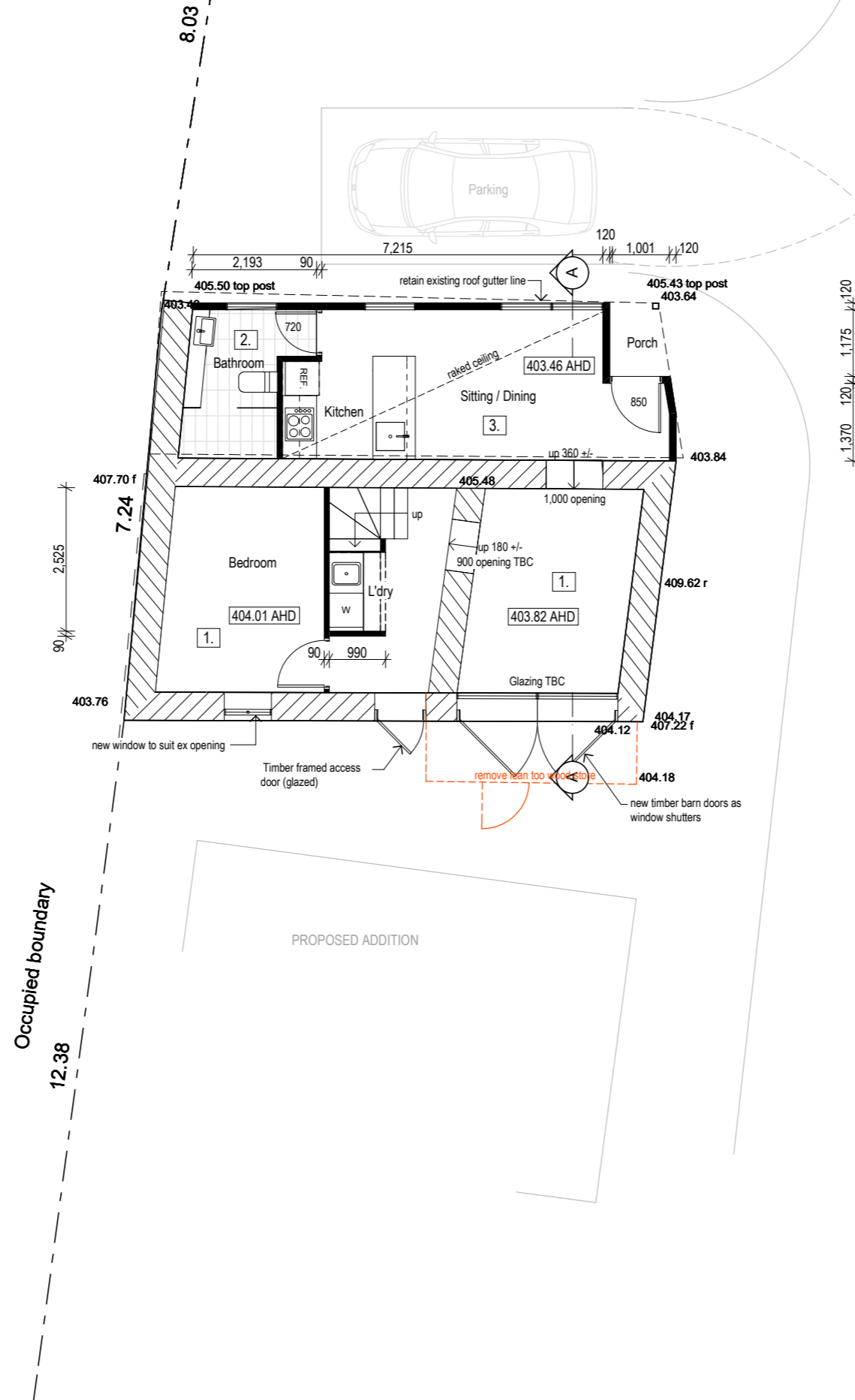
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LOWER BARN FLOOR AREA: 66.24m<sup>2</sup>

1. Sandstone flagstones laid on mortar bed over retained cobble stones
2. Timber Overlay floor. Note bathroom to comply with current NCC wet area requirements.
3. Flooring TBC. Possible use of natural bedrock with timber overlay where necessary.

**Notes:** 1. All external wall finishes to remain natural sandstone, or limewashed where previously limewashed.  
 2. Fabric removed to create new door openings will be reused to reinstate missing/defective fabric within the building



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REV :

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JOB : ALTERATIONS & ADDITIONS  
 AT : 126 HIGH STREET OATLANDS 7120  
 FOR : BRAD WILLIAMS

DRAWING TITLE :  
**PROPOSED LOWER PLAN (BARN)**

DRAWN:	DATE:	DWG NO. :
MJD	17.4.2026	
SCALE:A3	ISSUE:	<b>13</b>
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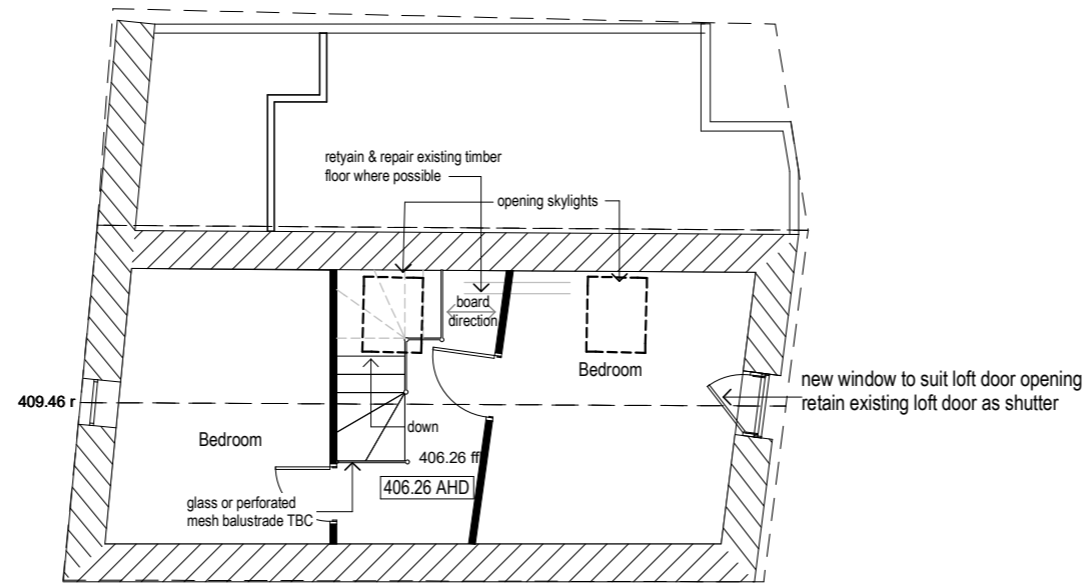
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BARN LOFT FLOOR AREA: 29.17m2



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JOB : ALTERATIONS & ADDITIONS

AT : 126 HIGH STREET OATLANDS 7120

FOR : BRAD WILLIAMS

DRAWING TITLE :

**PROPOSED LOFT PLAN (BARN)**

DRAWN:	DATE:	DWG NO. :
MJD	17.12.2025	
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1:100	DA	



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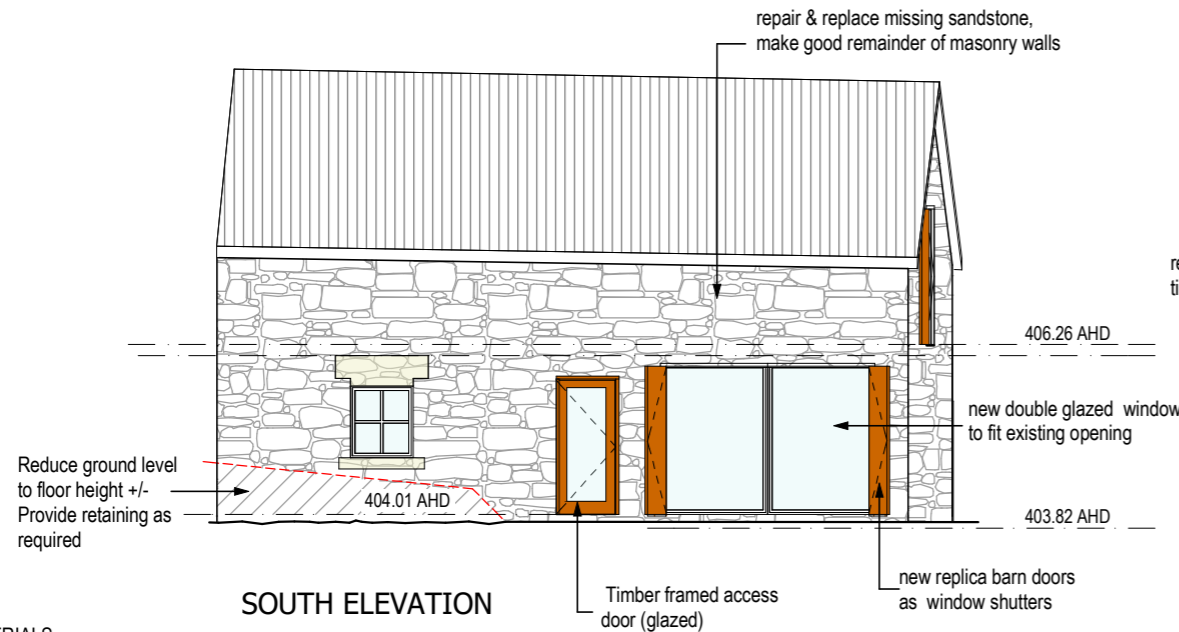
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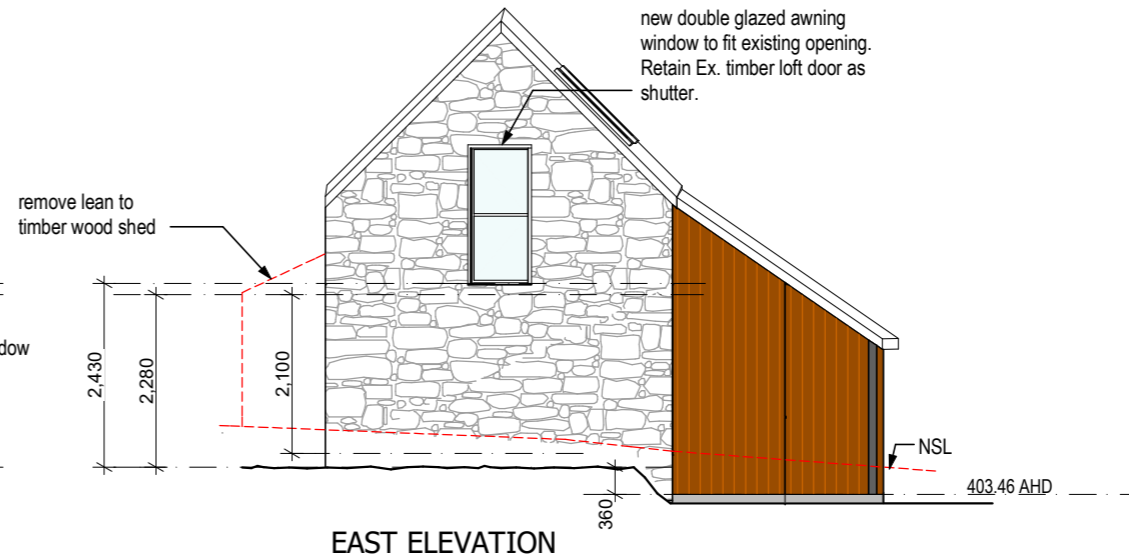
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Pointing
General - All defective pointings are to be repaired to all external wall elevations.
Mix - 1:3 quicklime/sand mix of coarse sand with colour and texture to match existing.
Technique - Clean out to 25mm depth, thoroughly wet and point with specified mix. The joints are to be completely filled, with horizontal joints slightly recessed at the top and struck so that the face slopes downwards and out to flush finish with the stone face at joint bottom.
Six sample sections of 600 to 700mm length adjacent to original work are to be prepared by the Mason and the sample approved by the Engineer shall then be used throughout the works. No joint is to be widened to permit pointing. The mortar for pointing shall always be softer than the surrounding stones.



SOUTH ELEVATION



EAST ELEVATION

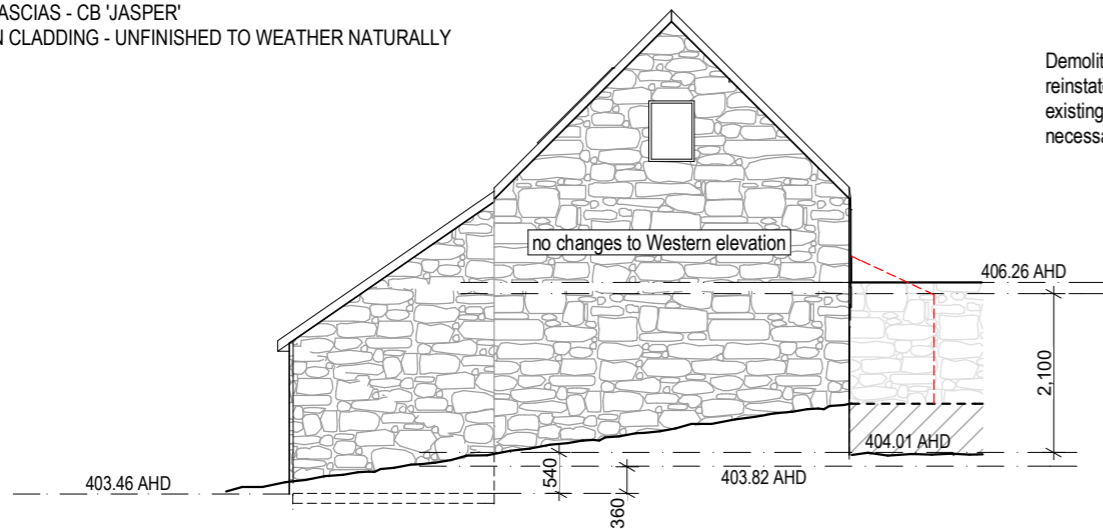
CLADDING MATERIALS

EX. BARN:
WALLS - ALL EXTERNAL WALL FINISHES TO REMIAN NATURAL SANDSTONE OR LIMEWASHED WHERE PREVIOUSLY LIMEWASHED.
ROOF - CORRUGATED GALVANISED IRON

ADDITION:
WALLS - ROUGH SAWN VERTICAL TIMBER CLADDING
ROOF - CORRUGATED GALVANISED IRON

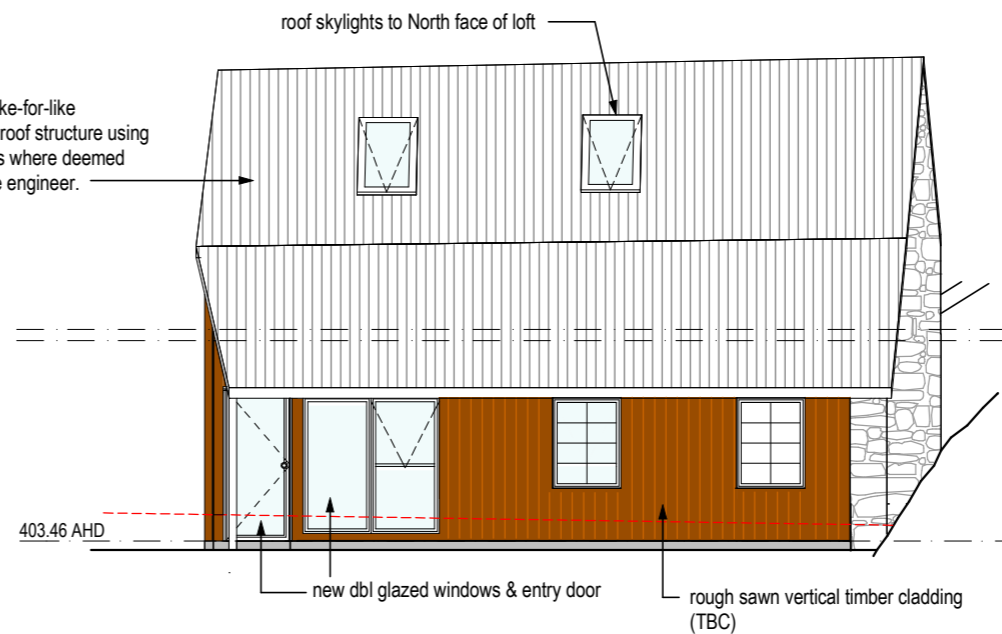
PROPOSED TIMBER COLOURS

WINDOW , DOOR FRAMES & SILLS - CB 'JASPER'
WINDOW SASHES AND DOORS - CB 'WOODLAND GREY'
EAVES AND FASCIAS - CB 'JASPER'
ROUGH SAWN CLADDING - UNFINISHED TO WEATHER NATURALLY



WEST ELEVATION

Demolition and like-for-like reinstatement of roof structure using existing materials where deemed necessary by the engineer.



NORTH ELEVATION

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JOB : ALTERATIONS & ADDITIONS

AT : 126 HIGH STREET OATLANDS 7120

FOR : BRAD WILLIAMS

DRAWING TITLE : PROPOSED BARN ELEVATIONS

Table with 3 columns: DRAWN, DATE, DWG NO. and 3 rows: MJD, 17.12.2025, and 15



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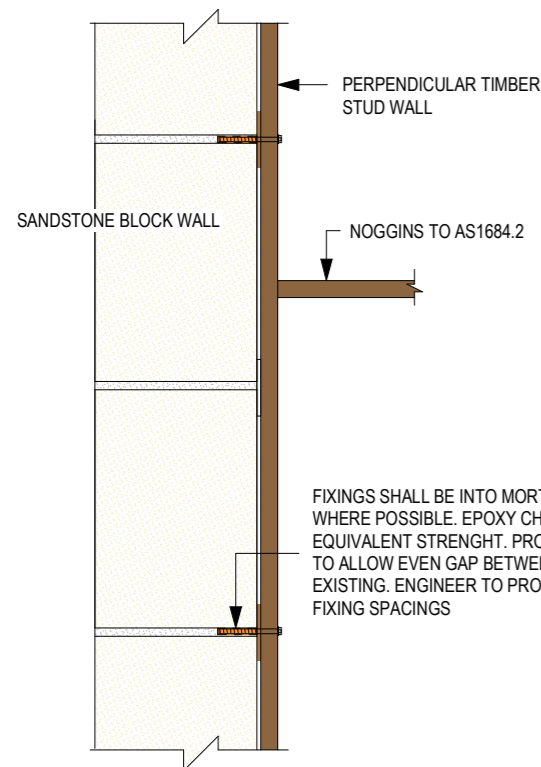
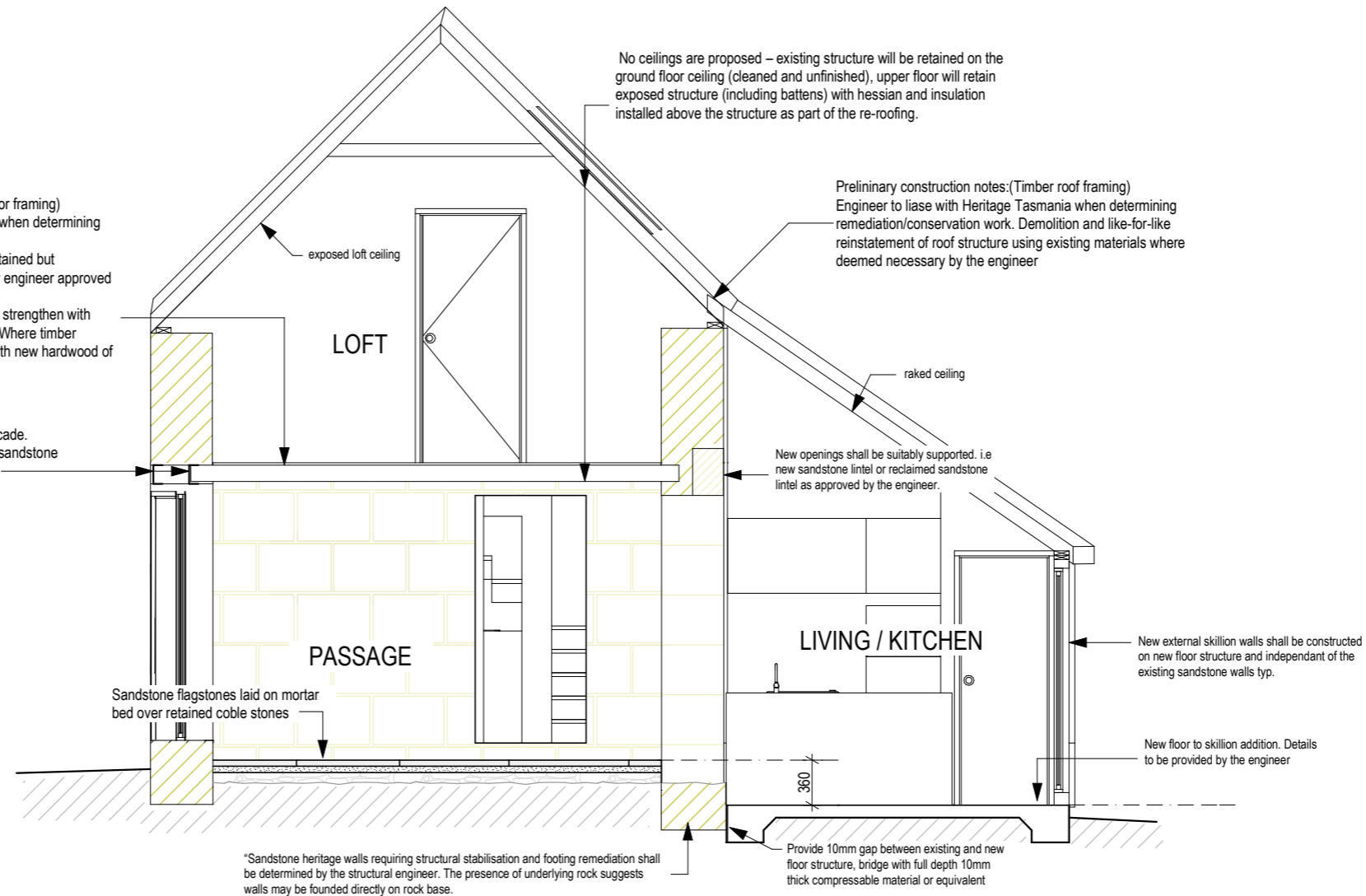
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Preliminary construction notes: (Timber floor framing)  
Engineer to liaise with Heritage Tasmania when determining remediation/conservation work.  
Existing upper floor bearers/joists to be retained but strengthen when necessary by bolting new engineer approved timber members to them.  
(if beam ends are found to be sound, then strengthen with new timber plates bolted onto either side. Where timber members are rotted or missing, replace with new hardwood of same dimensions as original).

Reinstate missing sandstone to front facade.  
Engineer to specify new lintel to support sandstone blocks and timber flooring connection.

No ceilings are proposed – existing structure will be retained on the ground floor ceiling (cleaned and unfinished), upper floor will retain exposed structure (including battens) with hessian and insulation installed above the structure as part of the re-roofing.

Preliminary construction notes:(Timber roof framing)  
Engineer to liaise with Heritage Tasmania when determining remediation/conservation work. Demolition and like-for-like reinstatement of roof structure using existing materials where deemed necessary by the engineer



DETAIL: TIMBER STUD TO SANDSTONE BLOCK CONNECTION.  
Scale:1.20

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JOB : ALTERATIONS & ADDITIONS

AT : 126 HIGH STREET OATLANDS 7120

FOR : BRAD WILLIAMS

DRAWING TITLE :  
**PRELIM SECTION A-A (BARN)**

DRAWN:	DATE:	DWG NO. :
MJD	17.4.2026	
SCALE:	ISSUE:	<b>16</b>
1:100	DA	



SEARCH OF TORRENS TITLE

VOLUME 115279	FOLIO 1
EDITION 4	DATE OF ISSUE 23-Jan-2020

SEARCH DATE : 02-Jan-2026

SEARCH TIME : 10.37 am

DESCRIPTION OF LAND

Town of OATLANDS  
 Lot 1 on Plan [115279](#)  
 Being the land described in Conveyance 36/1672  
 Derivation : Part of Grant to Henry Bilton  
 Derived from W2178

SCHEDULE 1

[M797074](#) TRANSFER to BRADLEY JONATHON ALLEN WILLIAMS  
 Registered 23-Jan-2020 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
[E207178](#) MORTGAGE to Westpac Banking Corporation Registered  
 23-Jan-2020 at 12.01 pm

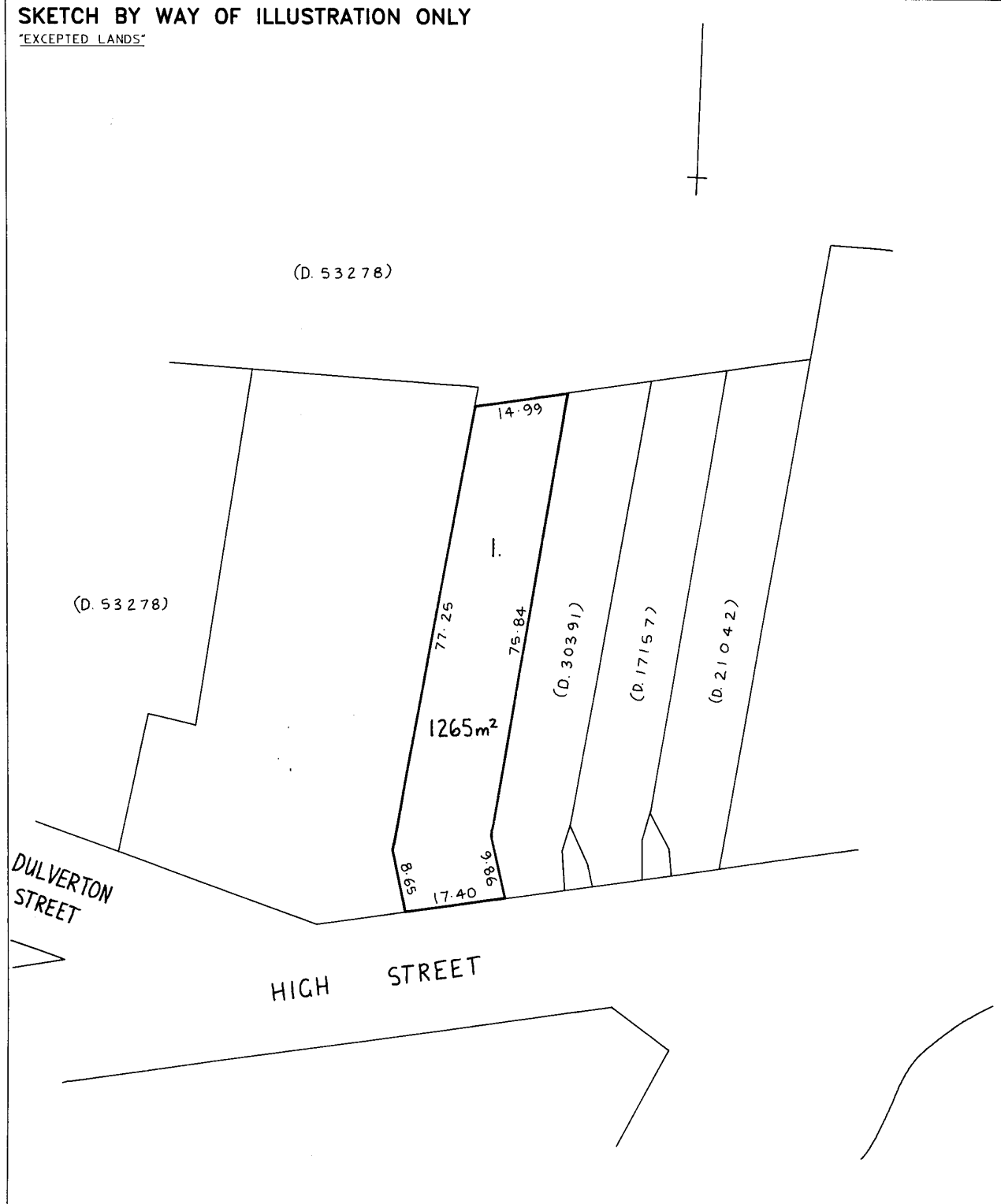
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

FILE NUMBER W. 2178		<b>CONVERSION PLAN</b>	REGISTERED NUMBER
GRANTEE PART OF GRANT TO HENRY BILTON.			<b>P 115279</b>
LOCATION TOWN OF OATLANDS (SEC D)		APPROVED 20 DEC 1994	
CONVERTED FROM 36/1672		<i>Michael Sim</i> Recorder of Titles	
NOT TO SCALE		LENGTHS IN METRES	
MAPSHEET MUNICIPAL CODE No. 25	LAST UPI No. 0762	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	DRAWN DJB

**SKETCH BY WAY OF ILLUSTRATION ONLY**

"EXCEPTED LANDS"



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