



Public Notice Details

Application Details

Application No	DA2600037
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Property Details

Property Location	50 High Street Oatlands
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Application Information

Application Type	Discretionary Development Application
Development Category	Signage
Advertising Commencement Date	22/4/26
Advertising Closing Period	6/5/26
<small>If the Council Offices are closed during normal office hours within the above period, the period for making representations is extended.</small>	

If you need any further information, you're welcome to contact the Planning Department. A planner in the Development and Environmental Services section can be reached on 6254 5050 or at planningenquiries@southernmidlands.tas.gov.au.

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
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.

SMC - KEMPTON

RECEIVED

24/3/26



PLANNING ASSESSMENT

Signage

50 High Street, Oatlands

Land Use Planning and Development Tasmania Pty Ltd

ACN: 689 376 378

Authored by Peter Coney, Grad Dip Env Planning – March 2026

Peter.coney@outlook.com.au

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Land Use Planning and Development Tasmania Pty Ltd ACN: 689 376



To the General Manager, Southern Midlands Council

Land Use Planning and Development Tasmania Pty Ltd has been engaged by Mrs Rachel Manning, to prepare and lodge a development application for Signage at 50 High Street, Oatlands.

This assessment has been made with regard for the provisions of the Tasmanian Planning Scheme – Southern Midlands, and notes the place is entered into the Tasmanian Heritage Register thereby subject to Part 6 of the *Historic Cultural Heritage Act 1995*.

This report has been prepared with reference to the following documents, which are included as appendices in the making of the application:

Appendix A - Title Documents

Appendix B - Signage Plans A01 to A03

Appendix C - Tasmanian Heritage Register Datasheet, ANZ Bank, Residence and Stables,
accessed 06 February 2026.

Appendix D – Landowner notification letter (copy).



PROPOSAL

The proposal is for signage to be erected at 50 High Street, Oatlands (see Figure 1). The site is a prominent corner lot which contains the former ANZ bank building (c1906), and a Georgian house and stables (1840s).¹ The signage to be erected consists of a pole sign at the southern corner, with an area of 1200mm by 1800mm on posts to a maximum height of 2.4m (see Figure 2).



FIGURE 1. SITE AS VIEWED FROM HIGH STREET WITH SIGN LOCATION SHOWN

¹ Tasmanian Heritage Register Datasheet, ANZ Bank, Residence and Stables, accessed 06 February 2026.

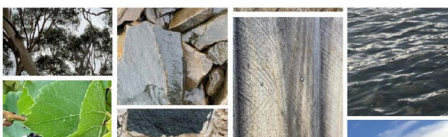




FIGURE 2. EXTRACT OF SITE PLAN SHOWING SIGNAGE LOCATION.

The signage has been designed specific regard for the heritage values of the place. The natural green tone befitting the garden setting, with simple white typography to inform but not overwhelm. This sign has been sited responsibly, so that key features of the former bank may remain evident without interruption or detracton.



SITE AND LOCALITY

The site is a large parcel within the centre of Oatlands, containing a former bank (now shop) and a Georgian residence with stables and associated outbuildings. There is a cottage garden which has been established in recent years, a large birch tree, and low wall which is neither contemporaneous to the bank or dwelling.



FIGURE 4. SITE AS VIEWABLE FROM HIGH STREET, THE KEY ELEMENTS OF THE SITE ARE MOST PROMINENT FROM THE EAST

The locality on High Street is a significant precinct of colonial Georgian buildings, alongside C20th shopfronts, the Oatlands District School, and dwellings each of distinct architectural styles. Predominantly Oatlands is renowned for its Georgian heritage, and the site is a significant element within the streetscape which contributes to the precinct's values.

There are in the immediate vicinity a number of elements which though understandable in an urban environment, do detract from the precinct values. The sign is collocated within the particular viewshed that these are the School crossing sign, statutory council sign, and dog bag dispenser.





FIGURE 5. DETRACTING ELEMENTS AT THE SOUTHERN CORNER



ZONE

The site is within the General Business Zone, which has been applied to much of High Street within Oatlands. The zoning pattern of the area is reflective of the Activity Centre status of the town.

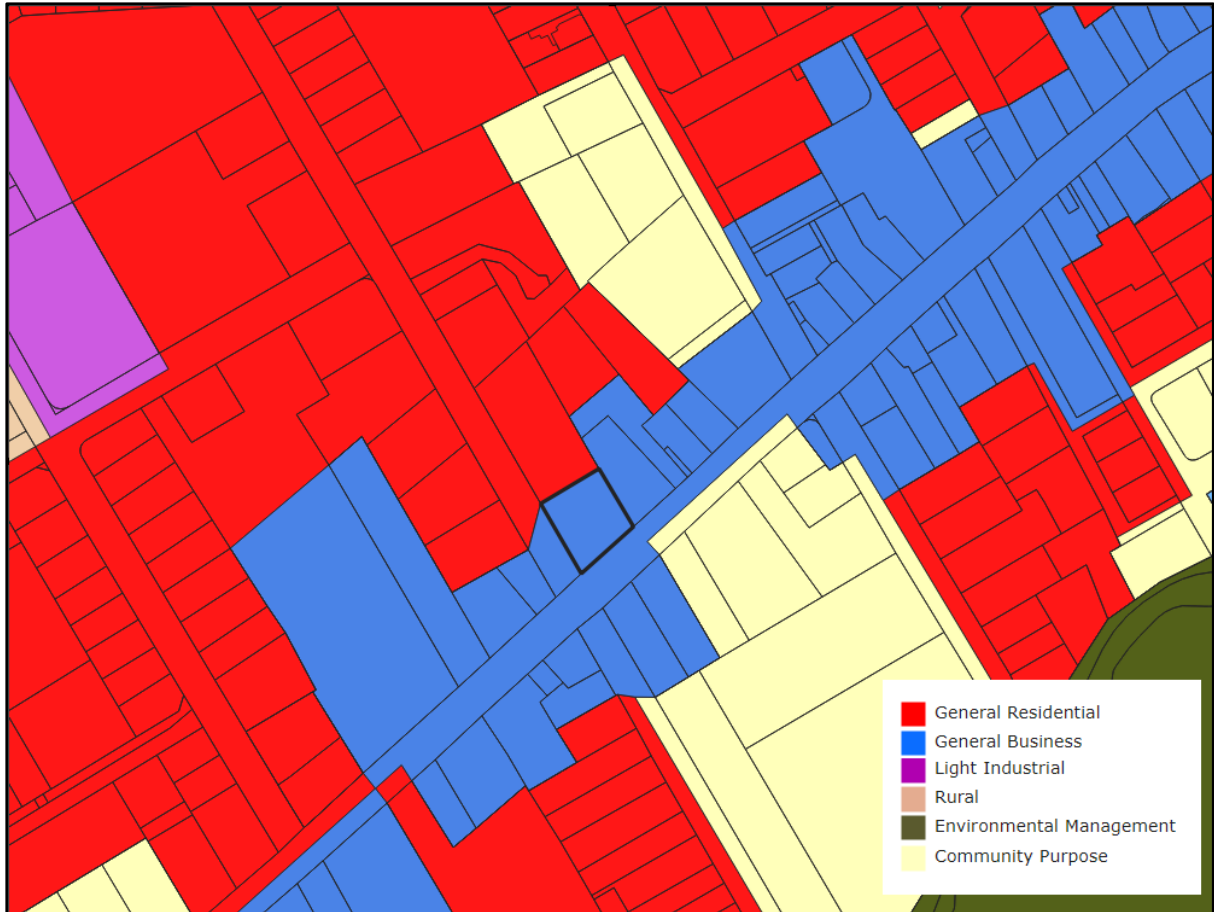
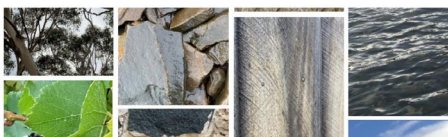


FIGURE 6. APPLICATION OF ZONES WITHIN THE LOCALITY, WITH SITE SHOWN OUTLINED (LISTMAP – ANNOTATED).



TASMANIAN PLANNING SCHEME – SOUTHERN MIDLANDS

6.0 ASSESSMENT OF AN APPLICATION FOR USE AND DEVELOPMENT

6.2 CATEGORISING USE OR DEVELOPMENT

Pursuant to clause 6.2.6; notwithstanding clause 6.2.1, development which is for signage does not need to be categorised into a use class.

6.8 DISCRETIONARY USE OR DEVELOPMENT

The proposal is reliant on the Performance Criteria of the following standards.

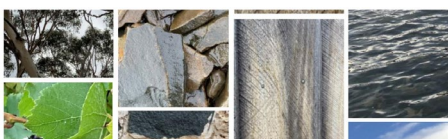
- C1.6.1 Design and siting of signs (P1.1)
- C1.6.3 Third party sign (P1)
- C1.6.4 Signs on local heritage places and in local heritage precincts and local historic landscape precincts

As such, the planning authority has discretion to refuse or permit the development under clause 6.8.1 (b).

Further and pursuant to clause 6.8.2, the planning authority has discretion under clause 7.10 to refuse to permit a development that is not required to be categorised into a use class under sub-clause 6.2.6 (sign) of the planning scheme if:

- (a) there are no applicable standards that apply to the development; or
- (b) the use or development relies on any Performance Criteria to demonstrate compliance with an applicable standard; and
- (c) the development is not Prohibited under any other provision of this planning scheme.

As there are applicable development standards for subdivision within the C1.0 Signs code, and the proposal is reliant on the Performance Criteria for those standards, the planning authority has discretion under clause 7.10.



7.0 GENERAL PROVISIONS

7.10 DEVELOPMENT NOT REQUIRED TO BE CATEGORISED INTO A USE CLASS.

Where clause 6.8.2 applies, the planning authority has discretion under clause 7.10 to refuse or permit a development that is not required to be categorised into a use class.

In considering a proposal under this provision, the purpose of the applicable zone and codes is relevant. For the General Business Zone, the purpose is:

15.1.1 To provide for business, retail, administrative, professional, community, and entertainment functions within Tasmania's main suburban and rural centres.

15.1.2 To ensure that the type and scale of use and development does not compromise or distort the activity centre hierarchy.

15.1.3 To encourage activity at pedestrian levels with active frontages and shop windows offering interest and engagement to shoppers.

15.1.4 To encourage Residential and Visitor Accommodation use if it supports the viability of the activity centre and an active street frontage is maintained.

Invariably a sign supporting businesses in a business zone fulfills this purpose.

For the relevant code, being the C1.0 Signs Code; the proposed signage is entirely supportable on the grounds of its modest size, suitable siting with respect to heritage values, and subdued design with simple messaging. The design and siting is considered to comply with each of the applicable standards of the C1.0 Signs Code, and so accords to the purpose of that code.



15.0 GENERAL BUSINESS ZONE

The signage is to support a shop on the site, and directs attention to a café on the same street. There are no applicable use or development standards for signage for an existing No Permit Required use within the General Business Zone.

C1.0 SIGNS CODE

The proposal is for signage which is not exempt. There are no use standards within the C1.0 Signs Code, though as development the Development Standards are applicable.

C1.6 DEVELOPMENT STANDARDS FOR BUILDINGS AND WORKS

C1.6.1 Design and siting of signs

Acceptable Solutions	Performance Criteria
<p>A1</p> <p>A sign must:</p> <p>(a) be located within the applicable zone for the relevant sign type set out in Table C1.6; and</p> <p>(b) meet the sign standards for the relevant sign type set out in Table C1.6,</p> <p>excluding for the following sign types, for which there is no Acceptable Solution:</p> <p>(i) roof sign;</p> <p>(ii) sky sign; and</p> <p>(iii) billboard.</p>	<p>P1.1</p> <p>A sign must:</p> <p>(a) be located within an applicable zone for the relevant sign type as set out in Table C1.6; and</p> <p>(b) be compatible with the streetscape or landscape, having regard to:</p> <p>(i) the size and dimensions of the sign;</p> <p>(ii) the size and scale of the building upon which the sign is proposed;</p> <p>(iii) the amenity of surrounding properties;</p> <p>(iv) the repetition of messages or information;</p> <p>(v) the number and density of signs on the site and on adjacent properties; and</p>



	<p>(vi) the impact on the safe and efficient movement of vehicles and pedestrians.</p> <p>P1.2</p> <p>Not applicable</p>
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The sign is considered a Pole sign. Pole signs are permissible within the General Business Zone, though as the clearance from ground level for each sign does not exceed 2.4m, these cannot meet the Acceptable Solution, and so are reliant on the Performance Criteria. It is important to elaborate on the nature of the sign which causes for discretionary consideration being specifically the clearance from ground level; such clearance ordinarily is desirable for reason of pole signs which are to be walked under. Such a purpose is not anticipated for reason that the proposed sign is within the garden.

Nevertheless, consideration against the performance criteria follows that:

For (a) the sign is a permissible sign within the General Business Zone

For (b) the sign is compatible with the streetscape; the character of which is principally informed by the sites heritage values, those of the dwellings on the northern side of High Street (south of Wellington Street), and the former 'Oatlands Roadhouse' being that collection of sandstone buildings at 47 High Street. Within the streetscape too there are circa 1940s dwellings, Weatherboard buildings as part of the School, the BP Service Station and the IGA.

For (b)(i),(ii),(iii), and (iv) specifically: The sign is integrated within a garden thereby allowing the building to remain as a significant contributory element to the streetscape. The number is modest being only one. The sign is no larger than the IGA signage affixed to the wall of Roxy's IGA, nor is it higher than that either that sign, or the BP pole sign.

For (b)(vi) the sign is not of itself a hazard to pedestrians or motorists, nor is it of a type to unnecessarily distract attention from responsible drivers. It is not illuminated nor does it have moving parts.

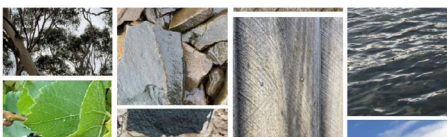
The sign is proposed in a garden, is of a subdued bespoke design and is not unnecessarily repetitive in its messaging, nor obnoxiously coloured so as to 'grab attention'. The palette is muted and the typology subtle. The amenity impacts are slight on balance of the area being commercial in nature.

The proposal is considered to comply.



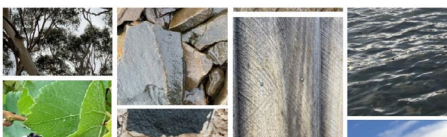
<p>A2</p> <p>A sign must be not less than 2m from the boundary of any lot in the General Residential Zone, Inner Residential Zone, Low Density Residential Zone, Rural Living Zone or Landscape Conservation Zone.</p>	<p>P2</p> <p>A sign must not cause an unreasonable loss of amenity means, in relation to a locality, place or building, any quality, condition or factor that makes or contributes to making the locality, place or building harmonious, pleasant or enjoyable.</p> <p>to adjoining residential properties, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site and the surrounding area; (b) the relative location of buildings, habitable rooms of dwellings and private open space; (c) any overshadowing; and (d) the nature and type of the sign.
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No sign is within 2m of the listed zones. The proposal complies with the Acceptable Solution.



<p>A3</p> <p>The number of signs for each business or tenancy on a road frontage of a building must be no more than:</p> <p>(a) 1 of each sign type, unless otherwise stated in Table C1.6;</p> <p>(b) 1 window sign for each window;</p> <p>(c) 3 if the street frontage is less than 20m in length; and</p> <p>(d) 6 if the street frontage is 20m or more,</p> <p>excluding the following sign types, for which there is no limit:</p> <p>(i) name plate; and</p> <p>(ii) temporary sign.</p>	<p>P3</p> <p>The number of signs for each business or tenancy on a street frontage must:</p> <p>(a) not unreasonably increase in the existing level of visual clutter in the streetscape, and where possible, reduce any existing visual clutter in the streetscape by replacing existing signs with fewer, more effective signs; and</p> <p>(b) not involve the repetition of messages or information.</p>
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There is one sign proposed and so the complies with the Acceptable Solution



C1.6.3 Third party sign

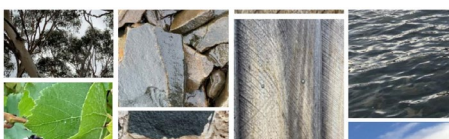
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>No Acceptable Solution</p>	<p>P1</p> <p>A third party sign must be compatible with the natural and built environment of the surrounding area, having regard to:</p> <ul style="list-style-type: none"> (a) the content of the sign; (b) the necessity for the advertisement to be in the location; (c) opportunities for alternative locations or other methods to achieve the intended purpose (e.g. eligibility for Tasmanian Visitor Information System (TVIS) signs); and (d) the likely impact on the operation and safety of a railway, road, footpath, or navigable water ; and (e) any advice from a State authority.

The signs content relates to both a business on site, and provides information on an allied business further along High Street. This collocating of messaging is a deliberate act to minimise overall signage along High Street.

For (a), It is considered inasmuch as the sign is sympathetic to the values of the site as related to the business at 50 High Street, so too is it compatible as a third party sign. It is in fact a better practice to collocate messaging rather than proliferate messaging, especially where the messaging can be integrated to relate to both sites.

For (b), The messaging for the Bunch Café at 106 High Street is necessary for reason that the collocation of signage to reduce overall proliferation of multiple signs for multiple businesses within a heritage precinct is an ideal outcome worth achieving. Further, the site at 106 High Street is not conducive to such a sign by reason of the shopfront being parallel to the road, and affixing a wall sign at the southern side is inappropriate with respect to the traditional form the shop has been constructed to (albeit not of itself a historic building). For (c), TVIS signage is unlikely possible, and the proposal is more effective in integrating a third party message within a sign which also relates to a business on site.

For (d), the sign is static, set within a garden and not illuminated, and so hazards in the sense of distraction of responsible road users are negligible.



Land Use Planning and Development Tasmania Pty Ltd.
 SOU-26-02 – 50 High Street, Oatlands.

For (e), the road is a Council road and the advice of a State authority is not warranted in this instance.

The proposal is considered to comply.

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

Acceptable Solutions	Performance Criteria
<p>A1</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"> (a) be not more than 0.2m²; (b) not be an illuminated sign; and (c) there must be not more than 1 sign per site. 	<p>P1</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"> (a) placement to allow the architectural details of the building to remain prominent; (b) the size and design not substantially diminishing the local historic heritage significance of the place or precinct; (c) where relevant, placement in a location on the building that would traditionally have been used as an advertising area; (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.



Per SOU C6.2.1 the Oatlands Township Precinct is of historic cultural heritage significance because:

- (a) *it demonstrates a township comprising a concentration of highly intact historic buildings of the Old Colonial Georgian and Victorian Georgian styles;*
- (b) *the density of historic buildings of similar architectural styles and periods in Oatlands contributes to a highly intact streetscape character;*
- (c) *it demonstrates the evolution and settlement patterns of Tasmania in the early-mid nineteenth century, as a township transport routes joining the north and south of the State, and as an intended central capital associated with the pastoral activity of the Midlands area,*
- (d) *its predominant building material of sandstone, as a source of local materials, and reflecting the differing economies of labour and construction at the time;*
- (e) *it demonstrates the theme of convictism, through the use of sandstone, links to transport, and the many buildings in the township associated with convicts;*
- (f) *it has the largest number of sandstone buildings within a township setting in Australia;*

The significance of the precinct is understood. Though the former Bank is not principally a Georgian sandstone building, it is an exceptional building which contributes to the significance of the town. This is owed to its demonstration of the evolution of the settlement from a settlement associated with gaol and commissariat buildings in the early C19th, to a centre in the C20th, warranting a national bank presence.

The place is also significant for its high quality design, and though constructed in the federation period, use of Victorian motifs, establishing a modest sized but no less respectable presence in the street. The contribution of the place to the significance of the precinct is undisputed.

Though there are no specific Design Criteria for signs within the Table C6.2, best practice would suggest that signage must either be in a traditional location with historic precedent, and placed without damaging heritage fabric; or new signs may be in entirely new locations but should be sympathetic to the heritage values in design and siting.

While new signs should not necessarily emulate a heritage sign type or form; subdued colours, standard typologies and simplicity in design and ornamentation or graphics will assist to not detract from architectural features of heritage buildings. Further, the siting of signs should maintain key viewsheds to the features of significance in a subservient manner.



This best practice is captured in the performance criteria of the standard C1.6.4, and has been considered in the siting and design of the proposal. Namely, the sign is wholly independent of the heritage buildings and does not encroach upon views of the principle elements of the bank, namely the façade, quoins, and the western side of the architrave and string course at the entablature.

For (c), the traditional location of signage for the bank is not considered appropriate for the sign types or design. The name 'Commercial Bank' is still visible and to paint over this is not considered appropriate. (d) (e) and (f) are therefore not relevant given the location of signage. For (g) the signage is not illuminated.

The proposal is considered to comply.

HISTORIC CULTURAL HERITAGE ACT 1995

Significance of the Place

In considering the impact of the proposal, the significance of the place should be understood. Largely by reason of the siting of the signs, this should focus on the former ANZ bank.

50 High Street is entered into the Tasmanian Heritage Register (THR5524). The place is entered into the Register for demonstrating qualities important to the course of Tasmanian history (criterion a) and for demonstrating the principal characteristics of a Georgian home and stables, as well as the federation era bank façade (criterion d).

As one of a suite of intact buildings within the High Street of Oatlands, the place has a special association with the community which prides itself and identifies with being a 'heritage town' (criterion f).

The Georgian home is the principal structure of the site. The datasheet does not give a construction date, though the building can be seen in a photo of Oatlands from 1865. The building is identifiable by its double hip roof section at the rear, and prominent chimneys.

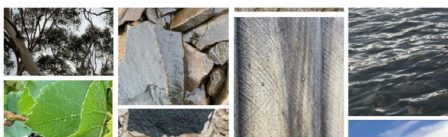




FIGURE 8. PHOTOGRAPH OF OATLANDS R.C POULTER, IN ALBUM OF PHOTOGRAPHS OF TASMANIA. TASMANIAN ARCHIVES, FA1304, ITEM 1173205.- ANNOTATED



FIGURE 9. THREE PRINCIPAL ELEVATIONS OF THE FORMER ANZ BANK. THE SIGN WILL NOT IMPEDE ANY OF THESE VIEWS.



The datasheet specifically describes the significant elements of the federation Victorian bank as follows:

A single-storey sandstone Victorian bank chamber is attached to the western elevation of the residence. Behind the decorative sandstone parapet with entablature detail is a hipped roof. The symmetrical facade has two sash-windows with stone sill and moulded edging that curves in at the top and is capped by a decorative keystone motif. The western elevation has three window openings with simple curved stone edgings. The banking chamber has a doorway on the eastern elevation with a timber six-panel framed door, accessed from High Street by two low steps. Flag poles on each side are attached at an angle and fixed to the wall by a bracket. The words Commercial Bank are barely legible along the parapet.²

In addition to those features described, of relevance to the location of sign, the quoins which tie in the façade to the western wall of the building are distinguished features, as are the curved blocks at the rear of the parapet, cornice and string course. All are prominent from the south and these are retained by the sign location.

At the western elevation, three windows are visible to varying degrees. These are considered secondary elements as they lack the keystone motif of those at the façade.

Interestingly, the windows at the façade of the former bank at 50 High Street are identical to those of the ground floor to Hobart's Town Hall (see Figure 10). Though a modest building it does assert itself within the street through these elements.

² ibid

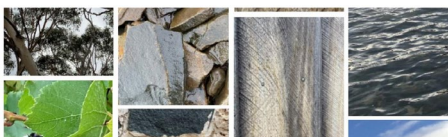




FIGURE 10. THOUGH FORTY FIVE YEARS APART, THE FAÇADE WINDOWS OF HOBART TOWN HALL OF 1861 (LEFT), SHARE A STRIKING RESEMBLANCE TO THOSE OF THE COMMERCIAL BANK, CONSTRUCTED 1906 (RIGHT) SOURCE GOOGLE AND LAND USE PLANNING AND DEVELOPMENT TASMANIA PTY LTD,

Impact of the proposal

The signage has been sited and designed to reduce the impact on the key values of the place. This has been achieved by putting the sign as far to the boundary as possible, and centring to the low iron fence, such that the edge will not obstruct the quoins at the south corner of the building. The distance also being 10m will afford passers-by plenty of distance to observe the south elevation windows absent of any contemporary elements (shown at the left of Figure 9).

With respect to archaeology, the following informs a simple consideration of archaeological potential. The vicinity of the site has been modified through gardening, and somewhat by the construction of the low wall with iron fence. Early aerial photography shows the vicinity as having been grassed (Ref Figure 11), Poulter's photo (Ref Figure 8) does not show ground level, though no intervening roof adjacent to the building is evident in viewing from the south west.

Though the datasheet refers to an early wooden residence of the 1840s "on the corner block", this is not taken to mean *at* the corner, i.e in the vicinity of the proposed sign.

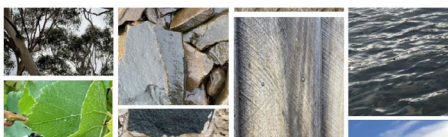




FIGURE 11. INSET OF AERIAL IMAGE OF OATLANDS CIRCA 1956, AB713/1/5648, EDUCATION DEPARTMENT (TA63), ACCESSED 20 FEBRUARY 2026. NOTE TO THE LEFT OF THE BANK BUILDING, THE SITE IS GRASSED.

In considering the above, it is still reasonable to implement an unanticipated discovery plan during works for the excavation of the 300mm x 300mm post holes. As the post holes will be dug by hand (i.e not with machinery), the destruction of any subsoil artefacts (low in likelihood to be present), is also a low probability.

Any artefacts, footings or other archaeological material will be readily identified should it be encountered and if so, work will cease and a consulting archaeologist will be contacted to attend the site and provide advice. On the advice of the consulting archaeologist, Heritage Tasmania may be contacted for further advice prior to the recommencement of works.



Works guidelines

In considering works at a heritage place, the Works Guidelines issued by the Tasmanian Heritage Council are relevant.

As the proposal is for two new signs, though Sign 2 may of itself qualify for a minor works approval as a small sympathetic sign; Sign 1 by virtue of its size warrants consideration under the appropriate outcomes of section 14.3 of the Works Guidelines.

14.3 New Signs

<p>What is eligible for a minor works approval? (ie: work that will have no impact or only negligible impact on the significance of the place)</p>	<p>When is a discretionary permit application required by the Tasmanian Heritage Council and what are appropriate outcomes?</p>
<p>Name plates and other small sympathetic signs that do not impact on heritage fabric.</p>	<p><i>Appropriate outcomes:</i></p> <p>New signs should be sympathetic to the heritage significance of the place in terms of placement, size, number of signs, materials and colour. The imitation of historic sign forms and designs is not necessary.</p> <p>Avoid proliferation of signs at a heritage place.</p> <p>Corporate image requirements may have an adverse impact on the heritage significance of some buildings. Reducing the size or restricting placement of signs may be conditioned.</p> <p>Placing new signs in the traditional location of such signage is preferred. This will differ between places, but signs have traditionally been placed: on the front or side of awnings; on parapet panels above and below cornices; on string course bands; on spandrel panels below windows and on ground floor piers; above or on ground and first floor windows; and on side walls, panels and fences. Buildings should generally not have projecting signs placed above awning level.</p> <p>Installing freestanding signs may be an appropriate option. However, the installation should not impact on significant archaeological values.</p> <p>Internally illuminated signs and sky signs are generally not appropriate.</p> <p>A tenancy board should be used instead of individual signs where a building has more than two tenants. For complex multi-tenancies a signage policy setting out the intentions for the whole place should be provided by the applicant.</p> <p>Fixings for signs should be non-corrosive and placed into mortar joints and not the face of bricks or stonework to allow removal without causing damage to significant fabric.</p> <p>Adhesives should not be used to fix signs directly to historic fabric.</p> <p>Painting new signs over previously unpainted surfaces is not acceptable.</p>



The design and siting of the sign is such that it allows for the key features of the building at the principal elevation to remain unobstructed, and will have only a slight impact of those features at the secondary elevation to the west. The siting of the sign at the southern corner of the lot will be sufficiently separate so as to allow any passer by to both read the sign and then appreciate the forms of the bank building and the house quite separately.

Placing a sign within the traditional frieze is considered inappropriate in this instance, as the specifics of the design are contemporary and so would be discordant with the value of the façade as it stands.

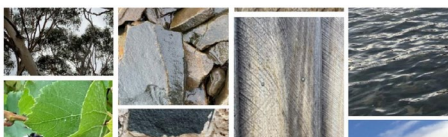
The sign is not illuminated.

Affixing signage to the heritage fabric has been deliberately avoided and an alternative sought in order to protect the heritage fabric.

It is considered that with respect to the works guidelines, the outcome of signage at the place is appropriate.



FIGURE 12. VIEW OF THE SITE FROM HIGH STREET WITH SIGN LOCATION NOTED.



CONCLUSION

The proposal provides for signage which both attracts patronage to a new business on the High Street of Oatlands, and collocates messaging of another business at the other end of town which by reason of its relationship to the street is not suitable for additional signage of its own.

The collocation of messaging will reduce the proliferation of signage within a heritage precinct, focusing it on areas with the least potential to detract.

The design and messaging is simple, contemporary, and sited such that the principal features of the heritage place may continue to demonstrate their qualities within the streetscape.

This assessment has considered both the Tasmanian Planning Scheme – Southern Midlands, and as well those relevant criteria under Part 6 of the *Historic Cultural Heritage Act 1995* both generally and specifically captured under the Works Guidelines. Further, noting the watermain in the vicinity, the undertaking of a dial before you dig will be done prior to any works commencing.

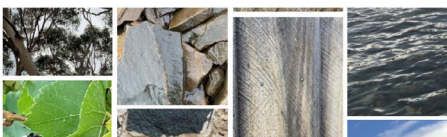
The signage is a simple addition to a commercial area and is entirely sympathetic, and so considered supportable.

Yours faithfully,



Peter Coney - GradDip Env Planning

Director, Land Use Planning and Development Tasmania Pty Ltd



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Appendix A – Title Documents

SEARCH OF TORRENS TITLE

VOLUME 50758	FOLIO 1
EDITION 9	DATE OF ISSUE 22-Oct-2018

SEARCH DATE : 22-Mar-2026

SEARCH TIME : 10.19 pm

DESCRIPTION OF LAND

Town of OATLANDS

Lot 1 on Diagram [50758](#)

Derivation : Part of 1A-1R-2Ps. (Section H.) Gtd. to F.J. Park.

Prior CT [3413/78](#)

SCHEDULE 1

[M721348](#) TRANSFER to CARMELITA VERONICA HENRI Registered
22-Oct-2018 at noon

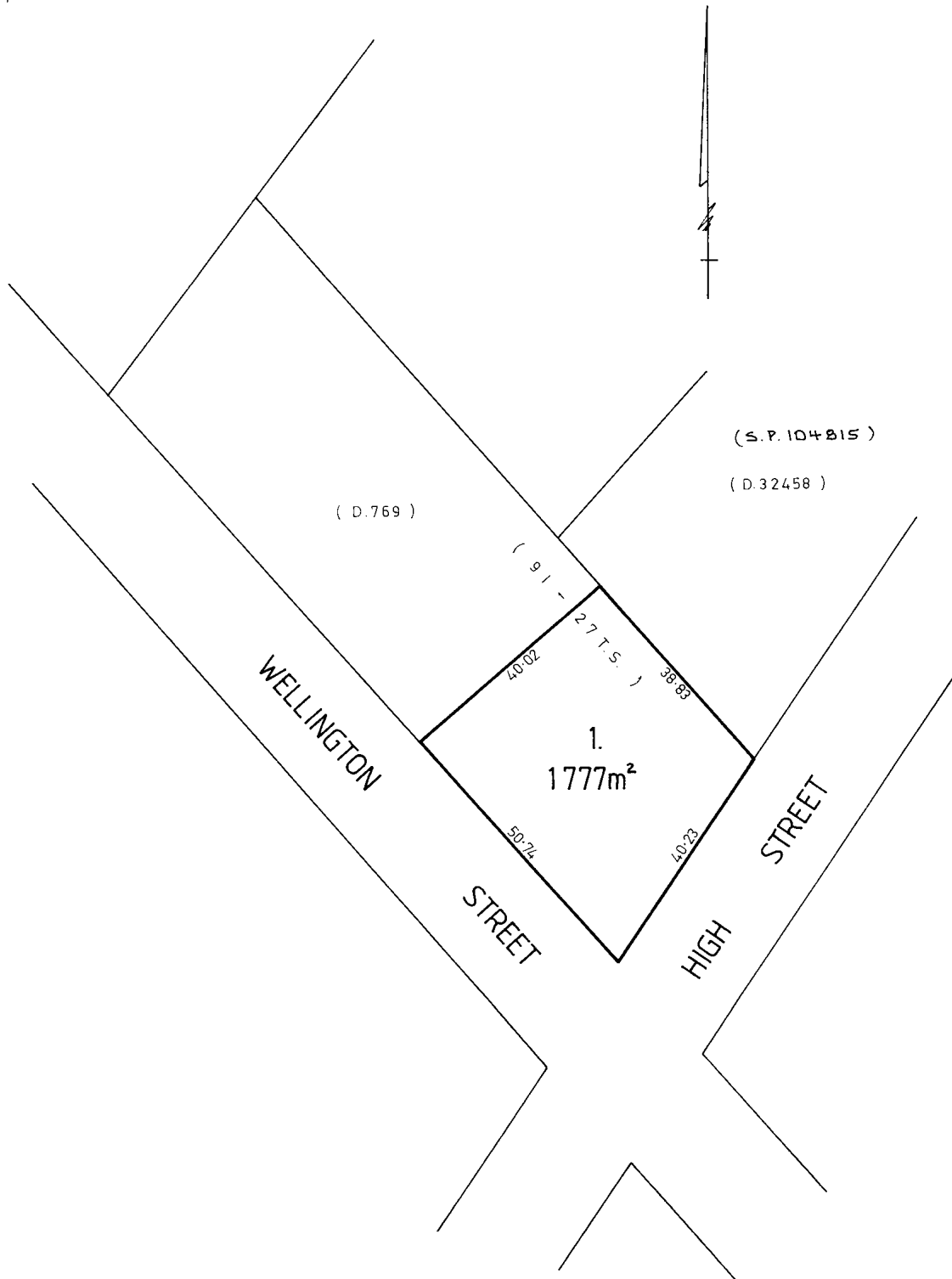
SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner:	PLAN OF TITLE of land situated in the TOWN : OATLANDS SEC.H. COMPILED FROM 9-29T.S., D.769 SCALE 1:750 MEASUREMENTS IN METRES	Registered Number: D.50758
Title Reference: C.T. 3413-78		Approved:
Grantee:		Recorder of Titles



LRP

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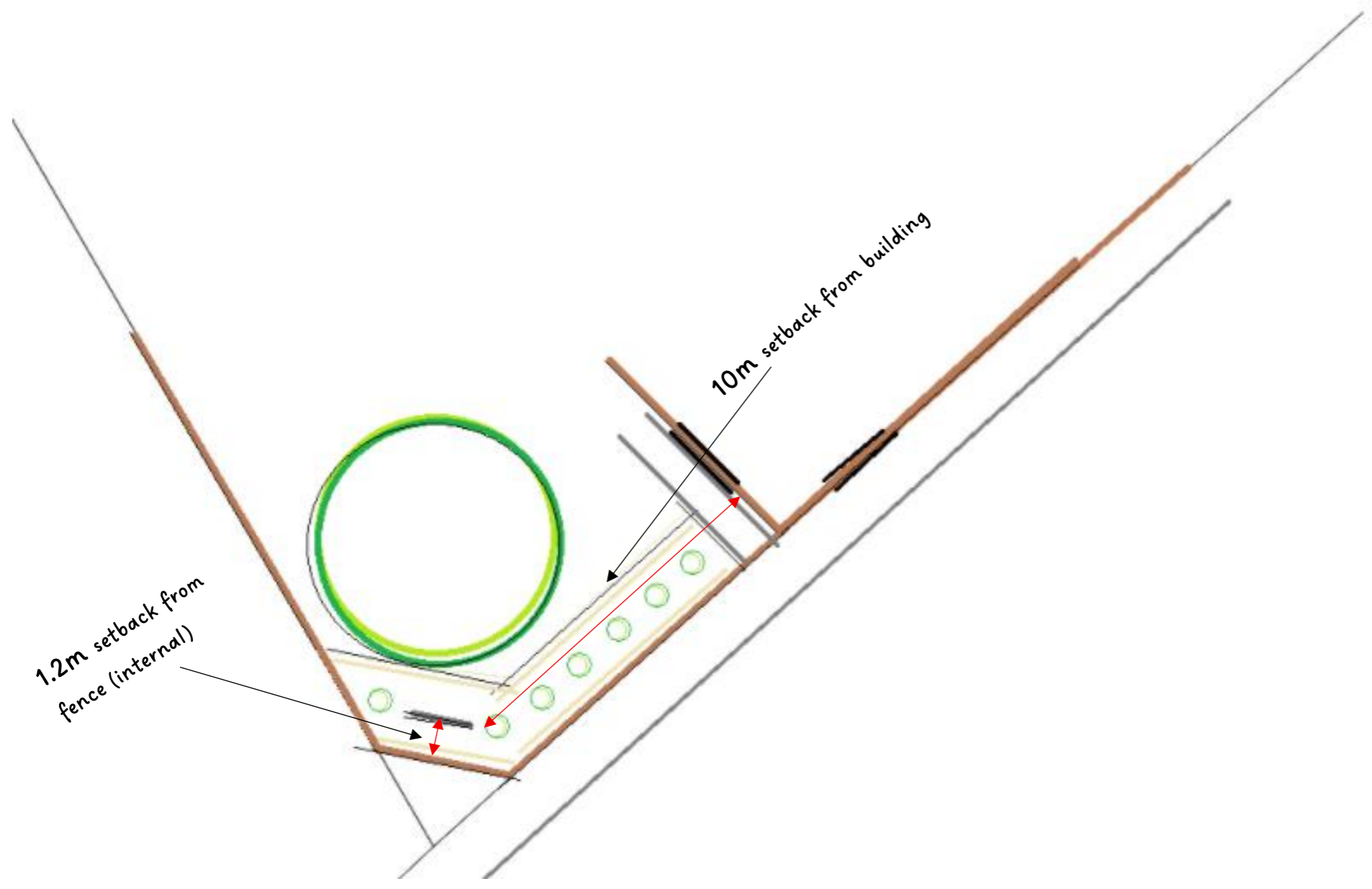
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Appendix B – Drawings



LUPAD	SIGNAGE – 50 HIGH STREET OATLANDS	NOTE - <i>Not to Scale</i>	REV01- 19 MAR - Application	A01
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LUPAD	SIGNAGE - 50 HIGH STREET OATLANDS	NOTE - <i>Not to Scale</i>	REV01- 19 MAR - Application	A02
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LUPAD	SIGNAGE - 50 HIGH STREET OATLANDS	NOTE - Not to Scale	REV01- 19 MAR - Application	A03
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Appendix C – Tasmanian Heritage Register, Datasheet

134 Macquarie Street (GPO Box 618)
Hobart Tasmania 7001
Phone: 1300 850 332 (local call cost)
Email: enquiries@heritage.tas.gov.au
Web: www.heritage.tas.gov.au

Name: ANZ Bank, Residence and Stables
Status: Permanently Registered
Tier: State
State

THR ID Number: 5524
Municipality: Southern Midlands
Council
Boundary: CPR8757

<u>Location Addresses</u>	<u>Title References</u>	<u>Property Id</u>
50 HIGH ST, OATLANDS 7120 TAS	50758/1	5843015



50 High Street - Bank built 1906
DPIPWE



50 High Street, Oatlands - Stables
DPIPWE



Untitled
No copyright on file



Untitled
No copyright on file

Statement of Significance: (non-statutory summary)

50 High Street is of historic cultural heritage significance as the venue for a range of services being provided to the community of Oatlands over a 170 year period, including the development of non-denominational private education in Tasmania through the creation of the Oatlands Grammar School, along with additions and alterations that demonstrate the subsequent commercial demand for financial services in the region. The existing buildings demonstrate both the initial use of the site as a

residence and its adaptation and ongoing operation as a banking establishment. 50 High Street is a prominent group of stone buildings within the main commercial area of Oatlands which, in concert with the numerous other stone buildings in Oatlands, is part of an outstanding group of intact nineteenth century streetscapes. This aspect of Oatlands is widely known and appreciated by both locals and visitors.

Why is it significant?:

The Heritage Council may enter a place in the Heritage Register if it meets one or more of the following criteria from the Historic Cultural Heritage Act 1995:

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

50 High Street has had many varied uses during its long history. The site reflects the growth and evolution of the town of Oatlands as a rural centre that provided services for the greater Southern Midlands region. Firstly established as a residence for district surgeon, Dr Park, it also became the site of William Fisher's General Store, Oatlands Grammar School and several prominent banking institution. 50 High Street demonstrates the pattern of evolving service needs in rural towns across Tasmania during the nineteenth and twentieth centuries.

b) The place possesses uncommon or rare aspects of Tasmania's history.

c) The place has the potential to yield information that will contribute to an understanding of Tasmania's history.

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

The Bank, residence and stables are of historic heritage significance because of their ability to demonstrate the principal characteristics of an Old Colonial Georgian house and stables and Federation banking chamber. The residence has retained its Georgian proportions and dominance with the sandstone stables referencing its residential history. The banking chamber still retains strong elements of its impressive Federation facade, including the parapet and moulded fenestration detail.

e) The place is important in demonstrating a high degree of creative or technical achievement.

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

Oatlands has a reputation throughout Tasmania and further afield for its large and distinctive collection of early to mid-nineteenth century buildings. Such buildings are widely acknowledged as one of the town's main attractions, and consequently have a strong and special meaning for the community at large. The prominent group of stone buildings at 50 High Street, in concert with the numerous other early to mid-nineteenth century buildings in Oatlands, contributes to this strong and special meaning for the broad Tasmanian community.

g) The place has a special association with the life or works of a person, or group of persons, of importance in Tasmania's history.

No Data Recorded

h) The place is important in exhibiting particular aesthetic characteristics.

Heritage approval is required for work that will result in changes to the nature or appearance of the fabric of a Heritage place, both internal and external.

Please refer to the Heritage Council's Works Guidelines (www.heritage.tas.gov.au) for information about the level of approval required and appropriate outcomes.

Heritage Advisors are also available to answer questions and provide guidance on enquiries@heritage.tas.gov.au or Tel 1300850332

This data sheet is intended to provide sufficient information and justification for listing the place on the Heritage Register. Under the legislation, only one of the criteria needs to be met. The data sheet is not intended to be a comprehensive inventory of the heritage values of the place, there may be other heritage values of interest to the Heritage Council not currently acknowledged.

Setting:

The ANZ Bank, Residence and Stables are located along High Street, the main thoroughfare of Oatlands. The property is located towards the southern end of the commercial and retail area of Oatlands on the corner of High and Wellington Streets. The BP service station is adjacent.

Description:

Situated prominently in the centre of the grouping is a two-storey sandstone Old Colonial Georgian residence with hipped roof and three corbelled chimneys. The two-storey residence is set back approximately two metres from the boundary. The fence that extends along the High Street boundary of the property has low sandstone foundations with a decorative steel fence atop. There is a small hinged gate leading to the entrance and larger double-hinged gates at the driveway that leads to the stable.

The central building has a symmetrical facade. The ground floor has a centrally placed doorway accessed by three steps. The doorway has a solid timber panelled door with decorative hinges, and a fanlight above. The door is flanked by timber framed sash windows either side with stone sills and lintels. A stringcourse divides the levels of the building. The first-floor has three evenly spaced sash windows with stone sills and lintels. The eastern elevation is constructed of a different stone than the facade and features a sash window on each level. The stone sills are painted white. There is a sandstone and weatherboard double-storey addition with a skillion roof at the rear.

A single-storey sandstone Victorian bank chamber is attached to the western elevation of the residence. Behind the decorative sandstone parapet with entablature detail is a hipped roof. The symmetrical facade has two sash-windows with stone sill and moulded edging that curves in at the top and is capped by a decorative keystone motif. The western elevation has three window openings with simple curved stone edgings. The banking chamber has a doorway on the eastern elevation with a timber six-panel framed door, accessed from High Street by two low steps. Flag poles on each side are attached at an angle and fixed to the wall by a bracket. The words Commercial Bank are barely legible along the parapet.

A detached two-storey sandstone stable with gabled roof is located at the eastern side of the property. A sandstone boundary wall projects from the corner of the stables to the front of the property. The stables are set back a distance from the High Street boundary with the area in front used as a driveway which leads to two large painted timber doors. A small louvred window is located above the doors. The western elevation has a central door flanked by a small window either side. An external steel staircase leads to a door in upper floor. There is a weatherboard addition with skillion roof at the rear.

History:

The land on which these buildings are located was originally granted to Dr Frederick John Park, the district surgeon (CT 50758/1). It is assumed that Dr Park commissioned the erection of his residence in the 1840s, and lived there for many years.

In 1846 there was a wooden residence on the corner block and it was presumably in this building that William Fisher kept his General Store in the 1880s (Unpublished notes).

By 1873 the two-storey building housed the Oatlands Grammar School, a non-denominational establishment set up to educate boys from the district. A report in the Mercury dated 10 July 1875 gives an account of the first speech day held at the school:

'This was the first examination and distribution of prizes which has taken place in relation to this school, the school having been in existence only about 18 months. By way of illustrating the educational enterprise of the District, it may be mentioned that about the time specified 18 months ago a number of gentlemen, residents of the District, guaranteed Mr Samuel Moore, the present teacher, if he would open the school' (Weeding, unpublished notes). However, the number of pupils that attended the school was enough to make it self-supporting. In the same report Mr Moore was described as 'a thoroughly efficient and accomplished teacher'.

Moore left Oatlands in 1877 after becoming an ordained Presbyterian Minister. The Rev EC Tennant took up the position of head teacher. Originating from Victoria, Rev Tennant was a keen sportsman who organised a successful cricket team comprising of school boys. In 1879 Rev Tennant relocated to the West Tamar to take up the role of Presbyterian Missioner. Mr Edward Budge, son of an English Clergyman, succeeded Tennant as head teacher. Oatlands Grammar School lasted another three years, ceasing as an educational establishment in 1881. The Oatlands State School was established in 1886 at 73 High Street.

On 30 April 1886 50 High Street was opened as a branch of the Commercial Bank of Tasmania. The bank chamber added to the main building was designed by R Flack Richards in January 1906. Work on the building was completed in September of that year at a cost of 580 pounds (Weeding 1988:99-101).

In March 1921 the Commercial Bank of Tasmania was purchased by the ES&A Bank. The Examiner reported that '[t]he purchaser bank will take over the whole of the assets and liabilities of the vendor bank, which is represented throughout the whole of the north and south of the island' (12 March 1921). The merger between the two banks allowed the ES&A to expand its network of branches and agencies in Australia to around 200. The ES&A Bank continued to profit and expand up until the late 1960s.

On 10 December 1968 the directors of the ANZ Bank Ltd and the ES&A Bank announced an amalgamation of the two banks. On 1 October 1970 the merged banks commenced trading as the Australian and New Zealand Banking Group Ltd (Cash 1993:14-15). The building is currently leased by the ANZ Bank and has remained in continual service as a bank for over a century.

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Appendix D – Owners Notification

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Land Use Planning and Development Tasmania Pty Ltd

Email: planning@lupad.com.au

Phone: 0422 505 146

Ms Carmelita Henri

50 High Street

Oatlands TAS 7120

23rd March 2026

Dear Ms Henri,

I am writing to notify you of the intention to lodge a development application for a Sign at 50 High Street, Oatlands, on behalf of Mrs Rachel Manning.

As the owner of the land, it is a requirement of section 52 of the *Land Use Planning and Approvals Act 1993* that we notify you and include within our application a declaration to that effect.

Should you have any questions please contact me by phone or email.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'Peter Coney', written over a vertical line that serves as a baseline for the signature.

Peter Coney

Director | Land Use Planning and Development Tasmania Pty Ltd



PLANNING REF: DA2600037
THC WORKS REF: WA8849
REGISTERED PLACE NO: 5524
APPLICANT: Land Use Planning and Development Tasmania Pty Ltd
DATE THC RECEIVED: 08 April 2025
DATE OF THIS NOTICE: 10 April 2025

NOTICE OF NO INTEREST

(Historic Cultural Heritage Act 1995)

The Place: ANZ Bank, Residence and Stables,
Address: 50 High Street, Oatlands
Proposed Works: Sign

Under s36(3)(a) of the *Historic Cultural Heritage Act 1995* the Tasmanian Heritage Council provides notice that it has no interest in the discretionary permit application because the proposed heritage works are consistent with what is eligible for a Minor Works Approval under Section 15.3 of the *Works Guidelines*.

A Minor Works Approval need not be issued where a discretionary planning permit is issued.

The planning authority is required to notify the Heritage Council of its determination of this application, or if a discretionary planning is no longer required, or the application is withdrawn, in which case an application must be made to the Heritage Council for a Minor Works Approval in order to obtain heritage approval.

Any further information provided in relation to the permit application must be forwarded to the Heritage Council as soon as practicable (and in any event within 5 days). The Heritage Council may issue a new Notice where there is a substantial change to the heritage works.

Please contact Xin Guo on 1300 850 332 if you would like to discuss any matters relating to this application or this notice.

Xin Guo

Planner / Heritage Advisor

Under delegation of the Tasmanian Heritage Council