

**COMMUNITY CONSULTATION PRESENTATION**  
*We would appreciate you sharing your thoughts on  
the preliminary project aspects with us.*

Oatlands Civic & Cultural Precinct

## **Creating a Vibrant Village Square**



*We have an opportunity to reimagine the area around the Council Chambers, Roche Hall and also connecting access to the public buildings across High Street, namely the Aquatic Centre as well as the Midlands Memorial Community Centre, to create a new focal point for residents and visitors alike that reinforces the character within the heritage village of Oatlands.*

*This set of slides provides the background of the Oatlands Village Square project as well as an explanation of the preliminary work that needs to be considered prior to embarking on the actual Village Square detailed design.*

**Report on the  
Community  
Consultation  
Survey  
Responses to  
the Oatlands  
Village  
Square  
Consultation  
Process**

## CONTENTS

Preamble	Page 3
Notice of Consultation	Page 4
Introduction – Deputy Mayor Karen Dudgeon	Page 5
Consultation Venue – Supreme Court Oatlands	Page 6
Slides 3 - 5 What Gave Rise to this Project: <i>Yes/No Responses; Other Comments</i>	Pages 7 – 13
Slides 6 - 9 No Response was required as these slides were providing project context only	Page 14
Slide 10 Project Site Scope: <i>Yes/No Responses; Other Comments</i>	Pages 15 – 16
Slide 11 No Response was required as this slide was providing project context only	Page 17
Slide 12 Identified Issues within the Scope: <i>Yes/No Responses; Other Comments</i>	Pages 18 – 21
Slide 13 Identified Issue - Public Toilets at the Rear of the Council Chambers: <i>Yes/No Responses; Other Comments</i>	Pages 22 – 24
Slide 14 Possible Response – Remove Toilets; New Toilets; New Location: <i>Yes/No Responses; Other Comments</i>	Pages 25 – 28
Slide 15 Identified Issue – Car Parking at the Rear of the Council Chambers: <i>Yes/No Responses; Other Comments</i>	Page 29
Slide 16 Identified Response – Install Accessible Parking Bay: <i>Yes/No Responses; Other Comments</i>	Pages 30 – 31
Slide 17 Identified Issue – Stutzer St, Road and Footpath Condition: <i>Yes/No Responses; Other Comments</i>	Pages 32 – 33
Slide 18 Possible Response – Stutzer St., Redesign Traffic Arrangements: <i>Yes/No Responses; Other Comments</i>	Pages 34 – 38
Slide 19 Identified Issue – Provide better Access to the Council’s Side Entrance: <i>Yes/No Responses; Other Comments</i>	Pages 39 – 41
Slide 20 No Response was required as this slide was providing project context only	Page 42
Slide 21 Identified Issue – Current Fencing around the Council Building: <i>Yes/No Responses; Other Comments</i>	Pages 43 – 45
Slide 22 Identified Issue – Safe Pedestrian Access across High St: <i>Yes/No Responses; Other Comments</i>	Page 46
Slide 23 Possible Response – Safe Pedestrian Access Design: <i>Yes/No Responses; Other Comments</i>	Pages 47 – 49
Slides 24 - 25 No Response was required – however some comments were received in respect to these slides	Page 50 51
<b>ATTACHMENTS</b>	
Attachment – Email and Graphics from the <i>Other Comments</i> section	Pages 52 – 54
Attachment – Oatlands Village Square Consultation Survey Form (blank)	Pages 55 – 57

## PREAMBLE

This document contains the information compiled from the *Community Consultation Survey*, under the 'Yes or No' category of the Survey. It also includes the 'Other Comments' responses. It has been packaged into the *Slides*, the *Yes/No* responses and the 'Other Comments' for ease of interpretation. A copy of the *Community Consultation Survey Questionnaire* is provided as an attachment to this document. The names of the Respondents are not shown in this document. A separate file exists with the correlation of names to responses identified, but will not be made available. That information will be accessed if further clarification at the design stage is required. This is a large document which includes all of the information from the survey that will be carried forward into the next stage of the project. The information contained within this Report documents the actual outputs of the tabulated data, along with a design concept that one of the Respondents provided. Where a Respondent has offered more than one response to the question, under the 'Other Comments' section, that has been numerated to show that the inputs are from the one Respondent, which provides some additional context to their other responses.

All of the information contained in this document faithfully represents the responses provided by the Respondents.

This information has been compiled and tabulated by Andrew Benson to enable the Oatlands Village Square Working Group and the Council to be able to appreciate the views and aspirations articulated by Community members. It provides a structured manner in which to undertake an analysis of the responses and consider, where possible, Community suggestions can be explored in the design tranche of the project.



Project Manager

On behalf of the Oatlands Village Square Working Group

## THE NOTICE OF CONSULTATION

### Community Consultation

**15<sup>th</sup> July to 22<sup>nd</sup> July at the Oatlands Supreme Court**

*During the development of the Oatlands Structure Plan in 2021, the community strongly shared, that their top priority was the creation of a Village Square at the heart of Oatlands, providing a connection to many of the buildings and spaces.*

*This is the first stage of the Community Consultation, which is seeking to address a range of matters that will be a precursor to the development of the Village Square. These matters need to be resolved and comments from the Community will shape the Council decision making for many of them. Some matters are required to be addressed as they are a legislative requirement, eg access, but it is important to put them into context with the overall project.*

*The Community are invited to review the Project Display Panels and then respond to a Community Survey about the way forward.*

**Where will the Display be?  
When and at What Times?**

**Supreme Court Building, 7 Campbell St Oatlands**  
 Tues. 15<sup>th</sup> July 2025 from 11.00am to 2.30pm  
 Wed. 16<sup>th</sup> July 2025 from 11.00am to 2.30pm  
 Wed. 16<sup>th</sup> July 2025 from 4.00pm to 6.30pm  
 Thur. 17<sup>th</sup> July 2025 from 11.00am to 2.30pm  
 Fri. 18<sup>th</sup> July 2025 from 11.00am to 2.30pm  
 Mon. 21<sup>st</sup> July 2025 from 11.00am to 2.30pm  
 Mon. 21<sup>st</sup> July 2025 from 4.00pm to 6.30pm  
 Tues. 22<sup>nd</sup> July 2025 from 11.00am to 2.30pm

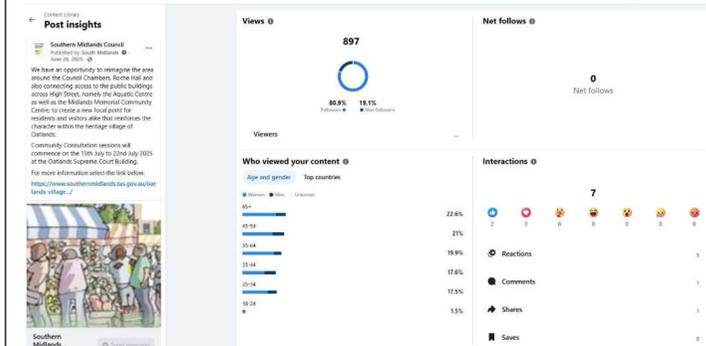
*No appointments required, just roll up and a Council Officer will be there to talk you through the Project Display Panels.*

For further information contact Andrew Benson, Deputy General Manager,  
[abenson@southernmidlands.tas.gov.au](mailto:abenson@southernmidlands.tas.gov.au) or mobile 0429 852 730 or  
 visit the website [www.southernmidlands.tas.gov.au/OatlandsVillageSquareProject](http://www.southernmidlands.tas.gov.au/OatlandsVillageSquareProject)

**The Community Consultation notice was posted at the following.**

- Southern Midlands Regional News
- Council website
- Council Facebook page
- Council Office front door
- Post Office
- IGA
- Bargain Centre
- Oatlands Historical Society

**SMC Facebook Page Statistics During the Consultation Period**



**Summary of SMC Face Book Page Views**  
 81% = 727 people 'followers'  
 19% = 170 people 'non followers'  
 897 people total views

## INTRODUCTION



Deputy Mayor, Karen Dudgeon,  
Chairperson - Oatlands Village  
Square Working Group

*Oatlands is home to many cherished buildings and spaces that are central to our village's civic and cultural life. This has been recognised across Australia, with Oatlands having the largest number of intact Georgian buildings in a village environment in the country.*

*During the development of the Oatlands Structure Plan in 2021, the community strongly shared, that their top priority was the creation of a Village Square at the heart of Oatlands, providing a connection to many of these buildings and spaces.*

*The idea is to combine key locations like the Council Chambers, Roche Hall (the old Oatlands School), the Aquatic Centre, and the Midlands Memorial Community Centre into a more integrated space. This would improve the use of these buildings, create a lively and connected village centre, as well as boost community activity levels, all whilst preserving the character of the village.*

*The project's starting point is understanding what is special about this location and what can be done to vary existing elements/infrastructure that have the potential to clutter or impact on a vibrant village square. The goal is to create a space that stands out but also strengthens Oatlands' identity.*

*This presentation explains the background of the project and the initial work needed before designing the Village Square in detail.*

*Community input is encouraged by the way of the attached survey form, to assist us in our decision making for these preliminary elements of the project. I look forward to your involvement in the process.*

*Karen*

Slide 2 of 26

**CONSULTATION VENUE – SUPREME COURT OATLANDS**



## Slides 3 to 5 – What Gave Rise to this Project?

### What gave rise to this project?

The Oatlands Structure Plan was adopted by Council in September 2021 and there were a number of strong recommendations that came out of the Community Consultation and the final report that acknowledged the creation of the Oatlands Village Square, as identified below in extracts from the Oatlands Structure Plan below.



#### **Oatlands Structure Plan 2021 [Extracts]**

*Fostering and Enlivened and Historic Rural Town*

#### **1. Executive Summary**

*Key Actions of the Structure Plan are to:*

- *Create an Oatlands Town square in front of Oatlands Town Hall and the Old State School fronting High Street as a focal point for town events;*

*(Oatlands Structure Plan page 5)*

#### **Action 1.1 - Create an Oatlands Town square fronting High Street.**

##### **Improved Passive Recreation Opportunities**

*There is an opportunity to create a space to support public events, festivals and markets in an area that includes the forecourts of both the Oatlands Town Hall and the Old State School fronting High Street. The space crosses Stutzer Street, thus some urban design treatment would be required to delineate this part of the street as a pedestrian zone. The Town square can connect to the Barrack Street Car Park (via Mason Street) or the Military Precinct and Lake Dulverton via Campbell Street. The hub would act as an important focal point on the main street and the main pedestrian link to and from Lake Dulverton, the residential areas to the south-west, and the community facilities to the north of High Street.*

*A town square design plan (or master plan) is to be prepared and include public consultation prior to a final design being prepared for implementation.*

*(Oatlands Structure Plan page 43)*

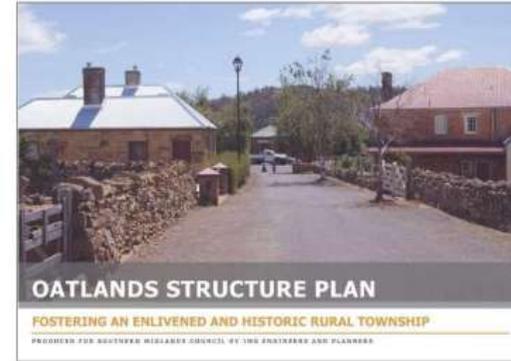
Slide 3 of 26

Survey Responses after Slide 5

Slides 3 to 5 – What Gave Rise to this Project?

# What gave rise to this project?

(Oatlands Structure Plan page 57)



## 4.0 The Structure Plan

### Land Use and Development Directions



Key actions for Oatlands have been translated into development directions for the township and those with a spatial application are shown in the following maps (excluding those for traffic found in Appendix C).

- 1 Create an Oatlands Town square in front of Oatlands Town Hall and the Old State School fronting High Street.
- 2 Construct new toilets facilities at the new playground and upgrade the toilet facilities at the rear of the Council chambers to a high standard.
- 3 Strengthen trail links around Oatlands.
- 4 Create a Conservation-based interface with Lake Dulverton.
- 5 Unlock residential growth in the town through site identification, master planning and services upgrades.
- 7 Foster development of a knowledge-based economy development centred around Heritage.
- 8 Create a Village Design Plan that focuses on strengthening the High Street's identity, and provides a cohesive and unified approach to streetscape works in the township.

Slide 4 of 26

Survey Responses after Slide 5

Slides 3 to 5 – What Gave Rise to this Project?

## What gave rise to this project?

**Appendices** (Oatlands Structure Plan page 62)

**A. Implementation Plan**

STRATEGIES	ACTION	RESPONSIBILITY	EST. COSTS (APPROX)	PRIORITY (HIGH, MEDIUM, LOW) & TIMING
1. IMPROVED PASSTIVE RECREATION OPPORTUNITIES:	Action 1.1 - Design and co-create an Oatlands Town Square in front of Oatlands Town Hall and the Old State School fronting High Street.	Council	\$500K	High
	Action 1.2 - Continued development of the playground.	Council	\$800K	High
	Action 1.3 - Construct new toilets facilities at the new playground; upgrade the toilet facilities at the rear of the Council chambers (potentially other public spaces) to a high standard.	Council	\$1M	High
	Action 1.4 - Promote the former rodeo paddock for events.	Council	Operational Budget	Medium
	Action 1.5 - Increase conservation-based activities on Lake Du'verton (pathway and focal point).	Council	\$850K	Medium
	Action 1.6 - Increase walking activities around Lake Du'verton (pathway and interpretation point)	Southern Midlands Council/ PWS	\$350K	Medium

### 4.0 The Structure Plan

#### Proposed Town Square Precinct

*In August 2024 Council resolved to establish a Working Group to progress the implementation of a framework for the Oatlands Village Square Project. The Project Plan and the makeup of the Working Group are detailed on slide 9/26. The Working Group found that there were a number of issues that required resolving as a precursor to progressing with the Village Square design. These slides represent those issues for community feedback, prior to progressing to the next stage of the project.*

*Slide 5 of 26*

Survey Responses next page

Slide No. and Description	Statement / Question	Yes %	No %
Slides 3 to 5 – What Gave Rise to this Project?	I participated in the Oatlands Structure Plan Consultation in 2021	23%	77%
	I agree with the Consultant's recommendations in the Report	78%	22%
	Other comment(s): There were nineteen comments made in respect of these Slides		

**Survey / Slides 3 to 5 – What Gave Rise to this Project?**

**Other Comments provided by Survey Respondents**

Person's Response	Project Working Group Comments
1. I have read the Structure Plan and agree with most of its content.	<i>Noted. No further action on this item.</i>
2. Refer to my site plan (attached) for my suggested extension of the proposed square footprint. I think that greater use of the space can be achieved if it is extended.	<i>Comments noted, we will provide a linkage to other areas once this space has been designed and developed. Need to start somewhere and make it a scalable. At this point in time there are many elements, more at this point in time would make it unwieldy. Will note the elements in the 'precinct' for consideration at the design stage.  Take this forward to the next tranche</i>
3. (Slide 9 – Project Working Group) I think that you need to include a Community Reference Group in the development of the design. And members should be of all ages, abilities, disciplines and professions, including reps from the Business Association (if there is one). I would like to be in the group. I am a project manager in infrastructure with a background in urban design and public open space.	<i>Comments noted. The Working Group represents a broad range of professional skills and design capability as well as meaningful Community input through the Elected Members. We will go out for Consultation at various stages throughout the project for input. No further action on this item.</i>
While not involved @ inception, the values & virtues of the proposal in this location are logical & compelling in the only contiguous open space in High Str.	<i>Comments noted and appreciated. No further action on this item.</i>
1. The DDA seems to be driving a lot of this.	<i>Correct, to some extent. No further action on this item.</i>

<b>Person's Response</b>	<b>Project Working Group Comments</b>
<p>2. Can a stone and gravel ramp to the original front doors of Council chambers, starting to the Stutzer St side, save a lot of this?</p> <p>As Hobart City Council have done (albeit rather unsympathetically with a steel ramp). It would save shifting the traditional entry focus and circulation pattern of this building and give the DDA customers the full traditional entry pleasure?</p>	<p><i>This is worthy of consideration, but gravel is not a DDA acceptable surface so it will be unable to be used.</i></p> <p><i>BW: This option is unlikely to be acceptable from a heritage perspective. We have had an Access Consultant assess the building and the preferred (in fact only) viable option is to utilise the side door as the 'main' entrance. This will provide equitable access to a designate accessible parking space at rear and provide a more functional entrance. The front door will remain usable, however the public will be encouraged to use the side entrance.</i></p>
<p>I participated in the 90s+/- when Mr Harry Oldmeadow put forward a similar plan to close Stutzer St.</p>	<p><i>Comment noted. No further action on this item.</i></p>
<p>Seats need to be installed along High St, these could be put out in front of Roche Hall. Several elderly visitors have commented there is nowhere to rest while walking around Oatlands. This needs to be addressed urgently</p>	<p><i>Agreed and also in the Village Square. This will be an important element in the final design. Plans. Take this forward to the next tranche</i></p>
<p>1. Why do we not know how much the project is going to cost? The costings that are shown, \$600,000.00 (in the Oatlands Structure Plan) are well out of date and I would estimate todays cost would be around \$2-3million and by probably 2028, probably \$5million.</p>	<p><i>At this stage it is a concept, once the project has gone through the consultation process and a preliminary design is developed and cost framework can be developed. Take this forward to the next tranche</i></p>
<p>2. Why are we spending money on a project with no costings?</p>	<p><i>Ditto 1 above in this suite of responses. Take this forward to the next tranche</i></p>
<p>3. Where are the finances coming from if it were to proceed? I understand the need for grants to undertake such a project but with both the State and Federal Government's being in such debt</p>	<p><i>Comments noted. The project will be packaged into various components that are relatively 'standalone' and then grant submissions will be developed, with maybe some capital works funding where required. Take this forward to the next tranche</i></p>
<p>4. The money being spent and planned to be spent would I believe, be better spent on badly needed infrastructure in the SMC</p>	<p><i>Comments noted. Much of the infrastructure that we are referring to in this concept plan are well overdue for infrastructure improvements. No further action on this item.</i></p>

<b>Person's Response</b>	<b>Project Working Group Comments</b>
<p>5. I have not seen any evidence of a Village Square in the history of Oatlands and we do not use our existing facilities (Callington Park) enough now and this would simply be doubling up on those facilities;</p>	<p><i>Comments noted.</i></p> <p><i>BW: This is correct. Some Macquarie-era towns had a formal town square, which survive in only in New Norfolk and George Town, which appear to be truly Macquarie-planned towns (i.e. 1811-1821). Towns from slightly later (e.g. 1820s – which were located by Macquarie, but not necessarily planned by his instructions) lacked the formal town square that he favoured (e.g. Ross, Campbell Town, and Perth). Both Oatlands and Hamilton had squares planned (post-Macquarie), but never achieved (Oatlands was to be bounded by Gay, Church, William Streets and South parade.) However Bothwell and Westbury (both 1820s – non-Macquarie planned) retain a planned square. Often, ‘town squares’ were repurposed from early colonial administrative uses – such as that at Richmond (which is what Oatlands would be akin to.</i></p> <p><i>We do need to think about how the square will be used in-line with other public spaces. We have Callington Park, and soon the gaol yard as versatile public open spaces within the town centre.</i></p> <p><i>Take this forward to the next tranche</i></p>
<p>6. If the current Council Chambers in Oatlands is inadequate, then perhaps we should look at transferring some functions to the Kempton location;</p>	<p><i>Comment noted. The basic staffing services are vastly inadequate and outdated in the main Council offices. The public toilet dates from the 1970s and does not accommodate all abilities usage. (DDA). No further action on this item.</i></p> <p><i>BW: The plans for the upgrade of the Oatlands Council Chambers and Town Hall have been finalised, and are subject to consultation with Heritage Tasmania ahead of a DA. Council has a forward financial plan for funding these as part of the overall Oatlands building upgrade which will take some years to fully achieve.</i></p>
<p>7. Can I suggest you use the money to upgrade the toilet facilities upstairs at the Council Chambers;</p>	<p><i>Comment noted. That definitely needs to happen as part of the project.</i></p> <p><i>BW: The plans for the upgrade of the Oatlands Council Chambers and Town Hall have been finalised, and are subject to consultation with Heritage Tasmania ahead of a DA. Council has a forward financial plan</i></p>

<b>Person's Response</b>	<b>Project Working Group Comments</b>
	<i>for funding these as part of the overall Oatlands building upgrade (which will take some years to fully achieve). Toilets within the building (as well as access) are the highest priority.</i>
8. Focus should be on infrastructure, not woke ideas like dog parks and village square.	<i>Comment noted. The needs of a Community are wide and varied. No further action on this item.</i>
Fantastic idea would serve the community well as it does at Ross / Richmond	<i>Comment noted and appreciated. No further action on this item.</i>
Our market is now in the School Gym. A great place. Don't have to worry about weather. Not enough room for events.	<i>Comment noted. No further action on this item.</i>
Implementation Plan is a very important aspect of having a structural plan. Kudos to the Oatlands Village Square Working Group	<i>Comment noted and appreciated. No further action on this item.</i>

End of Other Comments in respect of Slides 3 – 5.

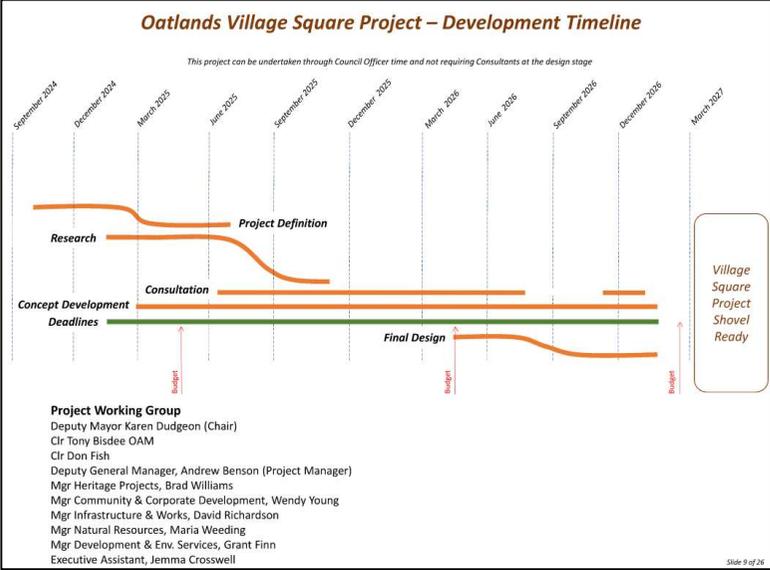
Slides 6 to 9 - No Response was required as these slides were providing project context only

Whilst we are calling this space a Village Square, which engenders a sense of history and enhanced Community activity, it does in fact have six sides of varying dimensions rather than just four sides, which allows for the area to be segmented for various styles of events and activities which could be run in parallel within the space.

A "village square" is a public gathering space, often but not always, geometrically square. It's a central location in a village or town, usually surrounded by buildings. The name "village square" is a descriptive term, not necessarily a strict geometrical definition.

Oatlands TASMANIA

Slide 6 of 26





**Oatlands**  
TASMANIA

*The Site Scope*

This project is in response to the outputs of the Oatlands Structure Plan, quote 'Create an Oatlands Town/Village Square in front of the Oatlands Town Hall and the Old State School fronting High Street, as a focal point for town/village events'.

There are elements that are required to be a benchmark of understanding as the project is established and progressed, eg

1. We need to understand the sense of 'place', from an individual level, a Council level and a broader Community level?
2. What has occupied this space in the past and how relevant is it to today?
3. What interpretation/representation is appropriate of former uses?
4. What are Community expectations in respect of a Village Square?

*Oatlands Village Square Project Considerations*

Slide 10 of 26

Slide No. and Description	Statement / Question	Yes %	No %
Slide 10 – Project Site Scope	I agree with the Project Site Scope	90%	10%
	Other comment(s): There were six comments made in respect of this Slide		

## Survey / Slide 10 – Project Site Scope

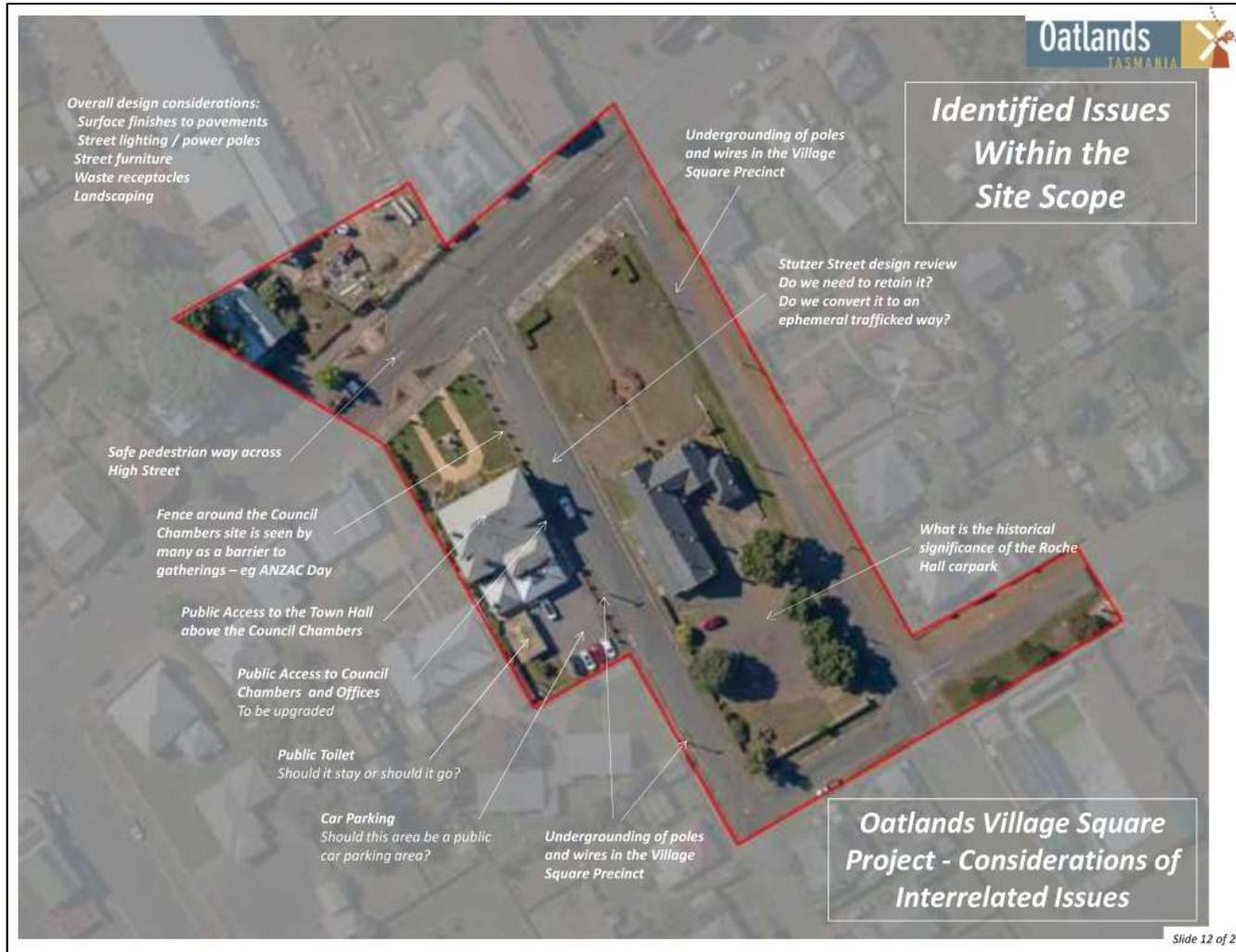
## Other Comments provided by Survey Respondents

<b>Person's Response</b>	<b>Project Working Group Comments</b>
<p>I think that it is a great idea. I would like to be on the Community Reference Group as the design is developed. I strongly suggest you get a landscape architect to design the space and do a streetscape master plan</p>	<p><i>Comments noted and appreciated.</i></p> <p><i>Take this forward to the next tranche</i></p>
<p>As discussed the Precinct could extend to include the Goal interpretation &amp; the forecourt between the Gaol and the former Police Residence</p>	<p><i>Comments noted. That will be the next stage as a natural extension of this project.</i></p> <p><i>BW: Fully agree.</i></p> <p><i>Take this forward to the next tranche</i></p>
<p>1. If Stutzer St only has 50 traffic movements a day, and you are moving the toilets, surely, there will be even less.</p>	<p><i>Comments noted. Stutzer has currently 100 traffic movements per day, reducing down to 50/day with the removal of the public toilets.</i></p>
<p>2. Please don't give Oatlands a one way street there and narrow it. It is a very quiet country town not a city.</p>	<p><i>Comment noted.</i></p> <p><i>BW: Noting that Stutzer Street was not an originally planned street – it came about only after the break-up of the Military Precinct in 1858, so a re-think of that street is not out of the question in terms of maintaining the original street grid (as the heritage precinct provisions seek).</i></p> <p><i>Take this forward to the next tranche</i></p>
<p>I don't accept that we need to understand the 'sense of place'</p>	<p><i>Comment noted. A sense of place is the deep, subjective emotional and psychological connection people form with a specific location, turning a mere "space" into a meaningful "place" through feelings of belonging, comfort, identity, or even negativity like fear. It's shaped by physical environment, history, culture, and personal memories, making a spot unique and fostering attachment, as seen in community identity or a childhood home.</i></p>
<p>The plaques along the High St (WW2) need to be placed in the Military Section of the proposed Village Square.</p>	<p><i>Comment noted. This could be considered for the detailed design stage.</i></p> <p><i>Take this forward to the next tranche</i></p>

End of Other Comments in respect of Slides 10.

**Slide 11 - No Response was required as this slide was providing project context only**





Slide No. and Description	Statement / Question	Yes %	No %
Slide 12 – Identified Issues within the Site Scope	I agree that the issues identified require addressing	90%	10%
	Other comment(s): There were twenty one comments made in respect of this Slide		

**Survey / Slide 12 – Identified Issues within the Site Scope**

**Other Comments provided by Survey Respondents**

<b>Person's Response</b>	<b>Project Working Group Comments</b>
<p>1. Power Poles – don't underground it's too costly and the money is better spent on improving amenity for people. Focus on landscaping, seating, creating space for people and gatherings (markets/events).</p>	<p><i>Comments noted. Many. Many people have made positive comments about the undergrounding of the power poles and wires in the High St. The other comments will be incorporated in the detail design of the square.</i>  <i>Take this latter portion of the comments forward to the next tranche.</i></p>
<p>2. Remove impediments ie fence around council office.</p>	<p><i>Comment noted.</i>  <i>BW: The Town Hall Conservation Management Plan (CMP) provides a pathway for optional removal of this fence (keep a representative sample). It does encourage enclosure with a traditional Victorian Fence – this may not need to be complete enclosure however, noting the desire for ease of passage between the sites). This can be worked-through.</i>  <i>Take this forward to the next tranche</i></p>
<p>3. Provide power and lighting for evening events/markets.</p>	<p><i>Comments notes. For consideration in the detailed design of the Square.</i>  <i>Take this forward to the next tranche</i></p>
<p>4. Remove car parking from the area (except parking M-F).</p>	<p><i>Comments unclear.</i></p>
<p>5. Keep toilets and upgrade in the same location.</p>	<p><i>Comment noted. This would impact on other elements in the concept design, eg parking and DDA parking. In the survey 83% of Respondents wanted the toilets to be removed.</i>  <i>No further action on this item.</i></p>
<p>6. Town Hall access – rental space/public events – commercialise this space. Also refer to my attachments for site plan – just ideas to consider in the design phase.</p>	<p><i>Comments noted. For consideration in the detailed design.</i>  <i>Take this forward to the next tranche</i></p>
<p>1. Stutzer St's cross sectional profile is an issue as well as access to council staff carpark;</p>	<p><i>Comment noted.</i>  <i>Take this forward to the next tranche</i></p>

<b>Person's Response</b>	<b>Project Working Group Comments</b>
2. Retaining 2 way access has turning issues, but allows the northern area to be closed and incorporated into the Square, while the one way, narrowed solution addresses the turning issue & if surface treatment changed would calm traffic.	<i>Comments noted.</i> <i>Take this forward to the next tranche</i>
1. Moving the toilets to the proposed spot behind the police station, undergrounding the power lines and removing the cement post and steel rod fence, will make it much easier to use and look tidier.	<i>Comments noted.</i> <i>Take this forward to the next tranche</i>
2. The road of Stutzer St is quite charming, properly macadamized and redolent of good civic pride. New poured cement edging will just make it look naff.	<i>Comments noted. Detailed design elements for consideration.</i> <i>Take this forward to the next tranche</i>
1. Power should be placed underground;	<i>Comment noted.</i> <i>Take this forward to the next tranche</i>
2. Toilets should be relocated;	<i>Comment noted.</i> <i>Take this forward to the next tranche</i>
3. Stutzer should be a temporary traffic way NOT blocked off completely;	<i>Comment noted.</i> <i>Take this forward to the next tranche</i>
4. A public car park should be available elsewhere.	<i>Comment noted.</i> <i>Take this forward to the next tranche</i>
5. The car park behind the Council Chambers should be for staff and for accessible parking.	<i>Comment noted.</i> <i>BW: The works plan for the Council Chambers and Town Hall limits parking to staff and accessible parks.</i>
Safe pedestrian access across High St – no additional work required. If you need to have a raised road in front of the Council Chambers to reduce speed, then that is a separate issue	<i>Comments noted. All of these projects are interrelated.</i>
Stutzer St – I think that it should be closed off and removed in the area adjacent to the length of the Council Chambers	<i>Comment noted.</i>

<b>Person's Response</b>	<b>Project Working Group Comments</b>
Village Square should go to Callington Park	<p><i>Comment noted.</i>  <i>Take this forward to the next tranche</i></p>
1. Landscaping MUST include permeable paving, decent large deciduous street trees, a drinking fountain, seating (ie benches)	<p><i>Comment noted. Part of detailed design tranche.</i>  <i>Take this forward to the next tranche</i></p>
2. Undergrounding of the poles and wire is fabulous	<p><i>Comment noted.</i></p>
3. Perhaps some public art and interpretation of the precinct	<p><i>Comment noted. Detailed design tranche elements.</i>  <i>Take this forward to the next tranche</i></p>

End of Other Comments in respect of Slides 12.

## ISSUE - PUBLIC TOILETS AT THE REAR OF THE COUNCIL CHAMBERS

**Current Description**  
 The public toilets are at the rear of the Council staff car park. The design was circa 1975. The construction is of standard brick size, in Heather Brown colour. This is a very well used public amenity and according to our traffic counter approximately 50 vehicles per day use Stutzer Street just to access the public toilets.

**To Change or Not to Change**  
 Given this public amenity is well patronised it means that Stutzer Street does receive an inordinate amount of traffic, in a very tight traffic space. If we wish to reduce the traffic to enable a safer public use of the Village Square and maybe an ephemeral road way, or maybe the roadway has to be moved, to reduce traffic flow. If moving the toilet is preferred where is an alternative location?

**Constraints**

1. The roof pitch / form is not consistent with the heritage style of the Council Chambers building;
2. The internal layout is dated and not in line with contemporary design and universal access requirements;
3. From a location perspective having the public walk through a car park is not the safest access.

**Opportunities**

1. There are few options for an alternative public amenities site in the centre of the Village;
2. Alternative options/locations should be scoped prior to a determination being made.
3. The removal of the public amenity would provide additional parking space

Decision required to be made






Google Earth  
Slide 13 of 26

Slide No. and Description	Statement / Question	Yes %	No %
Slide 13 – Identified Issue: Public Toilets at the Rear of the Council Chambers	I understand the issue and agree that the issues identified require addressing.	96%	4%
	Other comment(s): There were ten comments made in respect of this Slide		

**Survey / Slide 13 – Public Toilets at the Rear of the Council Chambers**

**Other Comments provided by Respondents**

<b>Person's Response</b>	<b>Project Working Group Comments</b>
1. Refer to my attached – site plan ideas	<i>Attachment noted. Take this forward to the next tranche</i>
2. Retain toilets here, new building, increase the size and make for all abilities with a 10 minute parking spot in front of them off Stutzer St.	<i>Comment noted. In the survey 83% of Respondents wanted the toilets to be removed.</i>
The toilets service council staff, removal necessitates in-house facility upgrade, so may be happens at a later stage as part of a different but associated project	<i>Comment noted.</i>
The extra space, simplicity, car parking and logic work. Why not have it all in the fine brown gravel as Hobart Domain Car parking / rivulet paths?	<i>Comment noted. Fine brown gravel is a significant maintenance issue and line marking is challenging. In relatively flat surfaces stormwater ponding does become an issue. It is acknowledged that all surface finishes require detailed consideration in a heritage setting. Take this forward to the next tranche.</i>
New public toilets are needed. Somewhere more accessible than behind the Council Chambers. Along the main street area would be best. A new toilet block in keeping with the heritage style	<i>Comment noted. Take this forward to the next tranche.</i>
1. The existing toilets are well known and in a central location similar to the location in Campbell Town. They should be re-built in their current location.	<i>Comment noted. In the survey 83% of Respondents wanted the toilets to be removed. No further action on this item.</i>
2. If they are moved to the Barrack St location, then it would make sense that Callington Park should be the Village Square. It would have space/toilet facilities / excellent parking area;	<i>Comment noted. In the survey 70% of Respondents did not want the toilets to be relocated to the Barrack St car park.</i>
3. Moving the toilets to a separate location would place a strain on the Aquatic Centre and staff.	<i>Comment noted. That would depend on where the alternative location was to be sited. Take this forward to the next tranche.</i>

<b>Person's Response</b>	<b>Project Working Group Comments</b>
<p>1. Replace the toilets, not removed. After all they are in a good central location and easy access for tourists and locals.</p>	<p><i>Comment noted. In the survey 83% of Respondents wanted the toilets to be removed.</i> <i>No further action on this item.</i></p>
<p>2. I suggest we remove the toilets in Stutzer St and replace with a disability toilet, etc.</p>	<p><i>Comment noted. Any new toilet will be required to be all abilities accessible.</i> <i>No further action on this item.</i></p>

End of Other Comments in respect of Slides 13.

**POSSIBLE RESPONSE  
– A NEW PUBLIC  
TOILET IN BARRACK  
STREET CARPARK**

**Examples of New Public Toilets and Amenities.**



**Oatlands TASMANIA**

*This location would work for servicing the proposed Village Square, also events in Callington Park and also general traveller requirements.*



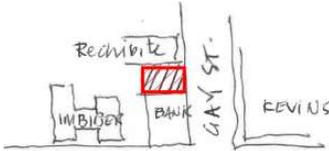
Slide 14 of 26

Survey Responses on the next page

Slide No. and Description	Statement / Question	Yes %	No %
<b>Slide 14 – Possible Response</b> - Remove the current Public Toilets - New Public Toilets - New Location	I agree with the proposed concept to address the issue.	89%	11%
	I agree that we remove the existing public toilet facility	83%	17%
	I agree that we need a new public toilet facility in another location.	74%	26%
	I agree with the proposed location in Slide 14, in the Barrack St car park.	30%	70%
	Do you have another site suggestion (if so, please share with us the location and reason for that location in the comments below).	69%	31%
	Other comment(s): There were fifteen comments made in respect of this Slide		

**Survey / Slide 14 – Possible Response: Remove the current Public Toilets; New Public Toilets; New Location**  
**Other Comments provided by Survey Respondents**

Person's Response	Project Working Group Comments
Possible New Location - What about behind the Post Office in the exchange in Church St	Comment noted. Good suggestion – need to explore the possibility
Possible New Location – Back of Roche Hall adjacent to Campbell St	Comment noted.  <i>BW: Archaeological issues would preclude this. This would also be a lost opportunity for interpretation of the convict probation/road station on that site. This would probably not gain Tasmanian Heritage Council approval due to likely heritage impact.</i>
Possible New Location – Back of Roche Hall adjacent to Campbell St	Comment noted.  <i>BW: Archaeological issues would preclude this. This would also be a lost opportunity for interpretation of the convict probation/road station on that site. This would probably not gain Tasmanian Heritage Council approval due to likely heritage impact.</i>

Person's Response	Project Working Group Comments
Refer to my attachment	<i>Comment noted.</i>
1. The suggested second location at the Park site concerns me from a safety and vandalism perspective;	<i>Comment noted. In the survey 70% of Respondents did not want the toilets to be relocated to the Barrack St car park.</i>
2. Maybe an alternative suggested location could be the 'handle' at Brad Williams site on Gay St, could be purchased. 	<i>Comment noted.</i> <i>BW: Brad Williams has declared an interest in this item and is not to be included in any discussion on this matter as part of the working group.</i> <i>Take this forward to the next tranche.</i>
A good idea & frees up the space behind the council chambers	<i>Comment noted.</i> <i>Take this forward to the next tranche.</i>
I think that the public toilets need to be in a location close to the town centre, preferably behind the Town Hall, in the same site but new building	<i>Comment noted.</i> <i>In the survey 83% of Respondents wanted the toilets to be removed.</i> <i>No further action on this item.</i>
Try the Church St area	<i>Comment noted.</i> <i>Take this forward to the next tranche.</i>
If there is enough room – 20 Church St, opposite the Kentish Hotel and the Post Office.	<i>Comment noted.</i> <i>Take this forward to the next tranche.</i>
The design of the new toilet facilities on slide 14 is good, but leave in current position.	<i>Comment noted.</i> <i>In the survey 83% of Respondents wanted the toilets to be removed.</i> <i>No further action on this item.</i>
There are already new facilities in the lake side camp and at the children's playground.	<i>Comment noted.</i>

<b>Person's Response</b>	<b>Project Working Group Comments</b>
<p>When events are underway the proposed location for the public toilets is a distance away and I believe it would be better if it was much closer to the Square &amp; Town Centre. Possible alternative may be on the side of Roche Hall car park being more central to both proposed Square and Callington Park</p>	<p><i>Comment noted.</i> <i>Take this forward to the next tranche.</i></p>
<p>If Stutzer St is to be closed off at the High St end it would make sense to move the loos to the Barrack St site. HOWEVER putting my staff hat on this toilet block MUST NOT BE MOVED until the ladies toilet sink upstairs in the Council Chambers building is fixed and the lift installed. Why couldn't the Roche Hall toilets be modified to become the new and upgraded &amp; safer public toilets. This corner of the building (Roche Hall) is handy to Campbell St, the Village Square, pedestrians and passing locals as well as tourist alike and doesn't need to be accessed through a car park.</p>	<p><i>Comment noted.</i> <i>BW: as per above re – upgrade of Council toilets. Consideration was given to public toilets in the rear of Roche Hall, however this cannot be accommodated with the space requirements of the PRISM program which Council has endorsed and works are underway. This option is also not likely to gain Tasmanian Heritage Council approval.</i></p>
<p>In addition to the existing toilet maximise the space at the back of 68 High St (MMCC) and part of 70 High St (Aquatic Centre)</p>	<p><i>Comment noted.</i> <i>Take this forward to the next tranche.</i></p>

End of Other Comments in respect of Slides 14.

## ISSUE - CAR PARKING AT THE REAR OF THE COUNCIL CHAMBERS

Decision required to be made



**Current Description**  
The car parking is currently used by Council staff. Members of the public wander through to use the public toilet. The access into the car park is constrained by the rather narrow access through the fence line opening. Currently the car park accommodates – seven vehicles

**To Change or Not to Change**  
With the opportunity to relocate the public toilets it will provide additional parking spaces plus a Disability Access parking area

**Constraints**  
The Council staff car parking is currently constrained by the public toilet and the rather tight access through the boundary fence, plus the power pole.

**Opportunities**  
Ideally there needs to be a disability parking space on this flat area with convenient access to the Council Chambers side entrance

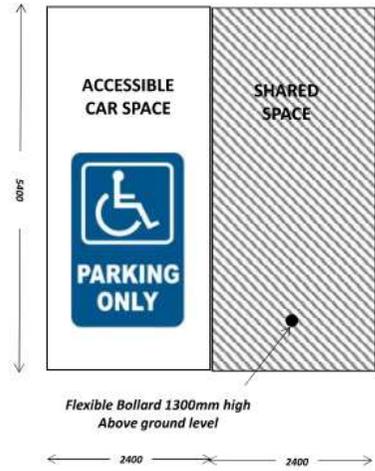
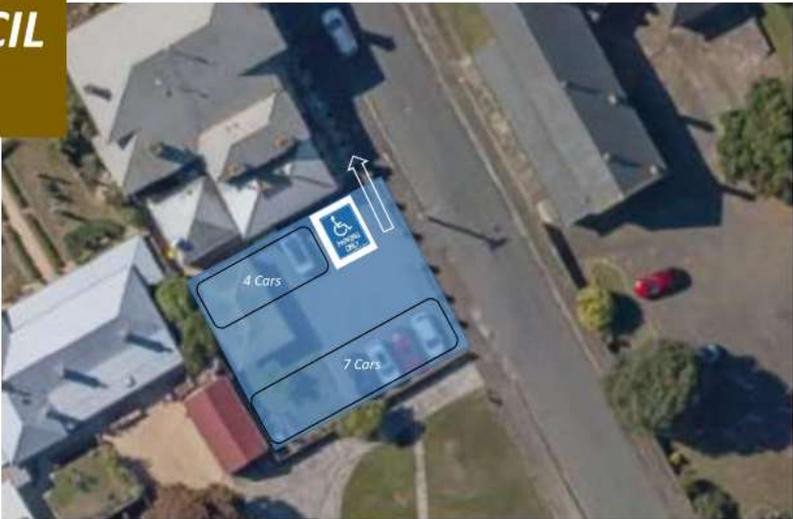



Slide No. and Description	Statement / Question	Yes %	No %
Slide 15 – Identified Issue: Car Parking at the Rear of the Council Chambers	I understand the issue and agree that the issues identified require addressing.	83%	17%

# POSSIBLE RESPONSE - CAR PARKING AT THE REAR OF THE COUNCIL CHAMBERS



As shown a revamped car park at the rear of the Council Chambers has the ability to provide additional parking spaces plus a new Disability Access Parking, with a DDA compliant walkway to the proposed side entrance of the Council Chambers building. The removal of the fence and the power pole would greatly enhance the accessibility of the car park.



Slide 16 of 26

Slide No. and Description	Statement / Question	Yes %	No %
<p><b>Slide 16</b> – Identified Issue: Install Accessible parking bay</p>	<p>I agree with the proposed concept to install Accessible Parking in the carpark.</p> <p>Other comment(s): <b>There were eleven comments made in respect of this Slide</b></p>	<p>100%</p>	<p>0%</p>

**Survey / Slide 16 – Identified Issue: Install Accessible Parking Bay**      **Other Comments provided by Survey Respondents**

<b>Person's Response</b>	<b>Project Working Group Comments</b>
See attachment – plan	<i>Comment noted. Take this forward to the next tranche.</i>
1. Extra spaces: Equitable access (DDA)	<i>Comment noted.</i>
2. Remove fence & poles for safety and improved visibility	<i>Comment noted. Take this forward to the next tranche.</i>
3. Essential & improve the secondary council building entrance. Removal or rationalise alternative egress.	<i>Comment noted. Take this forward to the next tranche.</i>
Make a car park behind Roche Hall	<i>Comment noted. This cannot be a finite solution but can still be used as an interim solution.</i>
A disability parking space can be installed now, it isn't reliant on a Village Square.	<i>Comment noted. Take this forward to the next tranche.</i>
I think that this is a practical solution	<i>Comment noted.</i>
Agree with disability parking the rest should remain.	<i>Comment noted.</i>
1. I agree that this area needs looking at. I would like to see the area designated as Staff Car Parking 08.30 – 5.00 but disabled for all hours.	<i>Comment noted.</i>
2. Great idea to remove entrance pillars and modify/remove fencing as well as the power pole	<i>Comment noted. Take this forward to the next tranche.</i>
3. I would personally like to see the lawn area in the corner redeveloped as an outdoor staff lunch area with appropriate shade/shelter/seating instead of being turned into more car parking	<i>Comment noted. Take this forward to the next tranche.</i>

# STUTZER STREET

Decision required to be made

**Current Description**  
 The public toilets in the carpark at the rear of the Council Chambers generate a considerable amount of traffic in Stutzer Street (100 vehicle movements per day according to the traffic counter across the road with 50 of those for the Public Toilet usage alone).  
 The geometry of the road and footpath is less than satisfactory, with the grades and angles that people have to navigate. Clearly improvements are required for the access to the Council Office. The reason for minimising traffic on Stutzer Street is to try reduce movement across a connected Village Square between the two frontages of the Council Chambers and Roche Hall, as referred to in the Oatlands Structure Plan.

**To Change or Not to Change**  
 There are very good reason to change the traffic arrangements and the geometry of the pavement surfaces. Removing the current constrains of dangerous footpath and poor road surface, plus the power pole & stay, plus narrow access for the Council staff carpark

**Constraints**  
 The need to underground the power and consider the implications of stormwater disposal from the road pavement.

**Opportunities**  
 Close off Stutzer Street between the Council Chambers and High Street.  
 Or, making Stutzer Street a one way street would greatly improve pedestrian and motorist safety. The one way traffic movement (narrower width) would allow a viable transition 'treatment' in the extension of the Village Square section between the frontage of the Council Chambers and Roche Hall.

Current traffic flow

Stutzer Street looking North West  
Current Pavement Surfaces which are not Pedestrian Friendly

Should there be a connection between these two High St. facing public spaces either side of Stutzer St as suggested in the Community consultation ?

Google Earth  
Slide 17 of 26

Survey Responses on the next page

<b>Slide No. and Description</b>	<b>Statement / Question</b>	<b>Yes %</b>	<b>No %</b>
<b>Slide 17 – Possible Response</b> <i>Stutzer St Footpath is has too much slope</i> <i>Roadway camber makes parking a problem</i>	<i>I agree that the issues identified require addressing</i>	<b>96%</b>	<b>4%</b>
	<i>I agree that the footpath has too much slope and is dangerous</i>	<b>92%</b>	<b>8%</b>
	<i>I agree that the camber on the roadway makes parking a problem.</i>	<b>91%</b>	<b>9%</b>
	<i>I agree that there should be a Village Square connection between the frontage of Roche Hall and the frontage of the Council Chambers.</i>	<b>86%</b>	<b>14%</b>



Survey Responses on the next page

Slide No. and Description	Statement / Question	Yes %	No %
Slide 18 – Possible Response: Reconstruction of Stutzer Street	I agree with the proposed concept to reconstruct Stutzer St with one-way for half the road, then with one-way plus parking for the balance of Stutzer St to the rear boundary of Roche Hall.	48%	52%
	<p><b>NOTE:</b></p> <p>Notwithstanding the abovementioned question/response, a more detailed analysis of this question and the comments of the Respondents, realised that whilst Yes / No referred to a one way design of part of Stutzer St, ie should the Village Square go right across in front of Roche Hall and the Council Chambers in one large space, unencumbered by a roadway, or should a one way roadway be included as an ephemeral or transient roadway that could be blocked off when events take up the whole of the space in front of the buildings. There was another response that people made, ie maintain the street as it is. So the figures read <b>Yes = 11 (48%), No = 8 (35%) &amp; 'Leave as is' = 4 (17%)</b>.</p>	48% One way part of Stutzer St	35% Block off Stutzer St  17% Leave as is
	Other comment(s): There were twenty three comments made in respect of this Slide		

**Survey / Slide 18 – Possible Response: Reconstruction of Stutzer Street**

**Other Comments provided by Respondents**

Person's Response	Project Working Group Comments
1. See attached	Comment noted. Take this forward to the next tranche.
2. I think it should be closed to through traffic from High St to the end of Council's office title (rear carpark).	Comment noted. Take this forward to the next tranche.
3. Parking access only for staff from the rear, with 10 minute parking for toilet use, including DDA parking.	Comment noted. In the survey 83% of Respondents wanted the toilets to be removed. No further action on this item.
4. The road pavement should be raised to create a walkable area as part of the Village Square – refer to my attachment, there is a sketch that show this.	Comment noted. Take this forward to the next tranche.
5. With Stutzer St closed, opportunities are opened up, including;	Comment noted.

<b>Person's Response</b>	<b>Project Working Group Comments</b>
<ul style="list-style-type: none"> <li>a. Better access into the building;</li> <li>b. Better visual amenity;</li> <li>c. Increased public open space;</li> <li>d. A welcoming council office building;</li> <li>e. Space for an external glass lift (DDA compliance);</li> <li>f. Space for a larger Village Square with greater impact and use, and</li> <li>g. Space for people and not cars.</li> </ul>	<p><i>Take this forward to the next tranche.</i></p>
<p>1. It solves the problem of being able to provide a cul-de-sac arrangement if the street is truncated &amp; car park but retains two way traffic</p>	<p><i>Comment noted.</i> <i>Take this forward to the next tranche.</i></p>
<p>2. The confluence of people with vehicles becomes a management issue when events are held and may simply be dealt with by removable or retractable bollards.</p>	<p><i>Comment noted.</i> <i>Take this forward to the next tranche.</i></p>
<p>1. It is over thinking a simple location and wasting money. In the past it was the height of good urban street works.</p>	<p><i>Comment noted.</i> <i>The geometry of the road pavement and the footpath create safety and access issues are required to be resolved.</i> <i>Take this forward to the next tranche.</i></p>
<p>2. Removing the fencing, light poles, moving the toilets will give you the staff car parking and visitor parking needed. Making it one way will just make it look like you have nothing else to spend money on.</p>	<p><i>Comment noted.</i> <i>Take this forward to the next tranche.</i></p>
<p>I think that Stutzer St needs to be two way</p>	<p><i>Comment noted.</i> <i>Take this forward to the next tranche.</i></p>
<p>Close off Stutzer St between the Council and the old school</p>	<p><i>Comment noted.</i> <i>Take this forward to the next tranche.</i></p>
<p>Close off from High St to the back of the Council chambers</p>	<p><i>Comment noted.</i> <i>Take this forward to the next tranche.</i></p>
<p>1. Stutzer St should not be closed off, but be made into a one way street;</p>	<p><i>Comment noted.</i> <i>Take this forward to the next tranche.</i></p>

<b>Person's Response</b>	<b>Project Working Group Comments</b>
2. Power put underground;	<i>Comment noted. Take this forward to the next tranche.</i>
3. Drainage improved;	<i>Comment noted. Take this forward to the next tranche.</i>
4. Remove the slope of the road and footpath.	<i>Comment noted. Take this forward to the next tranche.</i>
Creating a Village Square in this location will increase traffic and parking problems in the area and I don't see how it will increase pedestrian safety. Entrance to the car park can be widened and is not subject to the creation of a Village Square. Yes, Stutzer St and the footpaths need attention, like many others in the Municipality, but you don't need a Village Square to do this. The money saved from a Village Square would be better spent on other roads that need attention	<i>Comment noted. Take this forward to the next tranche.</i>
1. I believe that maintaining traffic to Stutzer St from High St would become an 'accident risk' if grassed areas in front of the Town Hall and Roche Hall were combined	<i>Comment noted. Take this forward to the next tranche.</i>
2. I also believe that 'hedging / walling / or fencing' would be necessary along Roche Hall boundary as well as Campbell St for the same reason as 1 above.	<i>Comment noted. Take this forward to the next tranche.</i>
I think that part of Stutzer St along the length of the Council Chambers should be closed and renovated to form part of the Village Square. It would provide for better Square usage, additional parking spaces in the car park, better opportunities to develop the rear entrance to the Council building. It seems to me that there is good access to the rear of Council by cars by all other roads. There is good access to the lake side from other roads by vehicles.	<i>Comment noted. Take this forward to the next tranche.</i>

<b>Person's Response</b>	<b>Project Working Group Comments</b>
By doing this there is less parking, less access to the toilet and Council building	<p><i>Comment noted.</i></p> <p><i>In the survey 83% of Respondents wanted the toilets to be removed. No further action on this item.</i></p>
Close it off completely and perhaps have an expanded turn around area (or additional parking) at the little kink area at the High St end of the Roche Hall weatherboards.	<p><i>Comment noted.</i></p> <p><i>Take this forward to the next tranche.</i></p>
Any new footpaths should be of a colour that tones into the surrounding buildings and NOT white cement, as seen in the recent footpaths.	<p><i>Comment noted.</i></p> <p><i>BW: The structure plan seeks a set of streetscape design guidelines that need to be progressed.</i></p> <p><i>Take this forward to the next tranche.</i></p>

End of Other Comments in respect of Slides 18.

# PUBLIC ACCESS TO THE COUNCIL CHAMBERS

Access is required to comply with the legislation DDA 1992 – Must be done.



### Current Description

The front entrance to the Council Chambers is a grand entrance in keeping with the status of this historic building. However under the disability Discrimination Act 1992 we need to provide all abilities access to the building which will need to enhance what we currently now have.

### To Change or Not to Change

We have no alternative but to provide an all abilities access to the building under the Act. When combining the current 'limited' access through twin doorways, along with the substandard footpath and step to the entry path, the access does not comply.



Slide 19 of 26

Slide No. and Description	Statement / Question	Yes %	No %
Slide 19 – Identified Issue: Provide better access to the side entrance of Council Chambers	I agree that the issues identified require addressing	100%	0%
	Other comment(s): There were twelve comments made in respect of this Slide		

**Survey / Slide 19 – Identified Issue: Provide better access to the side entrance of Council Chambers**  
**Other Comments provided by Respondents**

<i>Person's Response</i>	<i>Project Working Group Comments</i>
<p>1. Arriving at a solution to this is an aesthetically sensitive one preserving the character &amp; integrity of the Chambers while introducing equitable and seamless access</p>	<p><i>Comment noted.</i></p> <p><i>BW: see comment above re Town Hall access.</i></p> <p><i>Take this forward to the next tranche.</i></p>
<p>2. Also internal vertical transportation to activate the 1<sup>st</sup> floor without foyer intrusion</p>	<p><i>Comment noted.</i></p> <p><i>Take this forward to the next tranche.</i></p>
<p>1. The DDA is simply solved by having a ramp, with an Oatlands stone side, gravelled in brown gravel, to the present and original front doors of the Council Chambers. Please don't for the sake of DDA make the original façade redundant.</p>	<p><i>Comment noted.</i></p> <p><i>BW: see comment above re Town Hall access.</i></p> <p><i>Take this forward to the next tranche.</i></p>
<p>2. Also, a glass and steel tower to the side will not look invisible or polite. Glass and steel are reflective, intrusive and dominate.</p>	<p><i>Comment noted.</i></p> <p><i>BW: The design resolution for this proposal has been a long-running and iterative process between the Designer, Fire Engineer, Building Surveyor and Access Consultant. I think this comment seems to be tied into the 'glass elevator' concept – which is not proposed (nor feasible). The next step is informal discussion with Heritage Tasmania ahead of a DA submission, where the public can make comment on the proposal.</i></p> <p><i>Take this forward to the next tranche.</i></p>
<p>3. Can the fire stair be removed, and a lift tower, clad in weather boards, painted in a flat oil paint in a pale stone colour be considered? Secondary structures to Victorian stone buildings done in weatherboard have a receding and sympathetic feel. If it had a clerestory (roof lantern) it would be more energy efficient and be a nice space to be in. The Hobart City Council lift is very small, most people use the stairs. And it all complies and is used by thousands of people a year.</p>	<p><i>Comment noted.</i></p> <p><i>BW: As above</i></p> <p><i>Take this forward to the next tranche.</i></p>

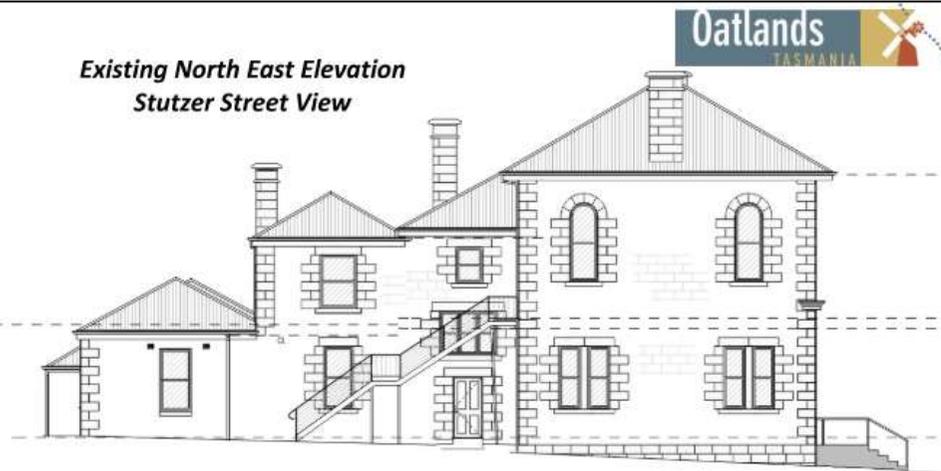
<b>Person's Response</b>	<b>Project Working Group Comments</b>
I think that the side entrance to the Council Chambers needs to be retained but upgraded.	<p><i>Comment noted.</i></p> <p><i>BW: As above</i></p> <p><i>Take this forward to the next tranche.</i></p>
The main entrance needs to remain at the front of the building. The side entrance should be made for people with disability needs. The footpath and roadway needs the slope and drainage addressed.	<p><i>Comment noted.</i></p> <p><i>BW: As above</i></p> <p><i>Take this forward to the next tranche.</i></p>
Again this issue is not subject to a Village Square.	<p><i>Comment noted.</i></p> <p><i>BW: Correct, the Town Hall upgrades need to happen – however the planning of such needs to integrate and not be something which may inhibit the town square project (and vice-versa).</i></p>
I agree that better access should be provided in particular for people with a disability. Remove the old fire escape, as it is not in keeping with the heritage of the building and is questionable as it has a window adjacent to it (fire safety). An internal stair should be considered in addition to the lift.	<p><i>Comment noted.</i></p> <p><i>Take this forward to the next tranche.</i></p> <p><i>BW: The Fire Engineer has advised that the existing stair can become the fire stair when the lift is installed, therefore the exterior fire stair can go</i></p>
This has nothing to do with the Village Square. This is a Council matter	<p><i>Comment noted. All of these elements that have been discussed in the Slides are interrelated with the Village Square development within the precinct.</i></p>
Oh yes! Lovely glass sliding door thanks. Better weather protection too. Disabled access improves access for elderly and parents with pushers too!	<p><i>Comment noted.</i></p> <p><i>Take this forward to the next tranche.</i></p>
Not to change the front entrance to the Council Chambers	<p><i>Comment noted.</i></p> <p><i>Take this forward to the next tranche.</i></p> <p><i>BW: see comment above re Town Hall access.</i></p>

End of Other Comments in respect of Slides 19.

**Slide 20 - No Response was required as this slide was providing project context only**

**RESPONSE -  
PUBLIC ACCESS  
TO THE  
COUNCIL  
CHAMBERS**

**Existing North East Elevation  
Stutzer Street View**

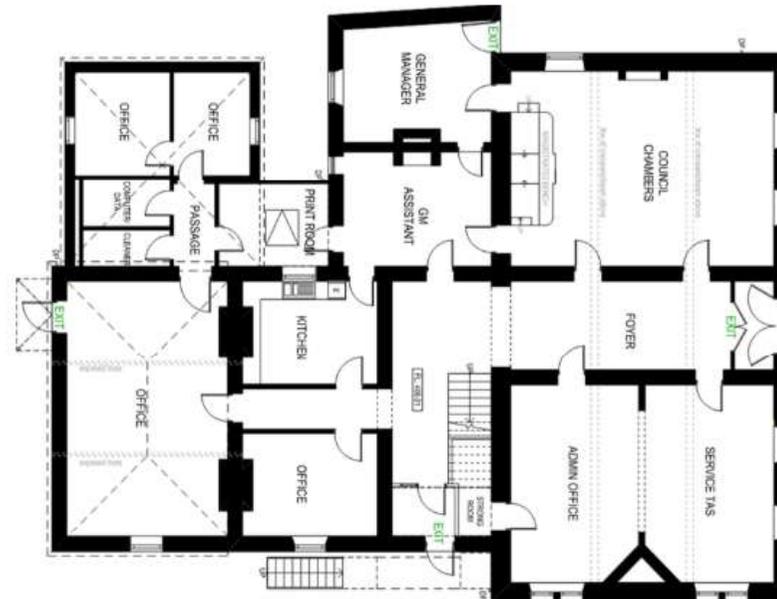


*The side entrance of the Council Chambers and the Town Hall will become the 'main entrance' as part of the redevelopment works to comply with the DDA, therefore there needs to be a clear and prominent 'frontage' from Stutzer Street.*

*The new entry 'structure' isn't as simple as it would seem, as it has to incorporate fire-engineer advice (likely staged removal of the existing fire-stair in parallel with the progress (or not) of the lift) as well as Access Consultant advice.*

*Council's brief to the Manager Heritage Projects, was to incorporate that advice, and to provide a solution that is fit-for-purpose, but as 'ephemeral' as possible - lightweight and detached from the building, probably highly glazed, modern but sympathetic. How that might combine all of those requirements we are not sure as yet, so we are awaiting some concept designs.*

*This issue is Work in Progress*



**Existing Floor Plan**

Slide 20 of 26

## FENCING AROUND THE COUNCIL CHAMBERS

**Current Description**  
*The cement rendered posts along with the tube rails that constitute the fence around the Council Chamber building was constructed following the removal of the picket fence that was previously in that location. The fence is a barrier to inclusion, it has been observed that during ANZAC and Remembrance Day services, the members of the public, by enlarge remain outside the fence line. This would also be a barrier in providing a connecting space between the front spaces of the Council Chambers and Roche Hall, ie an enhanced Village Square*

**To Change or Not to Change**  
*The removal of the majority of the fence, apart from an historical cue, say the section that is on the boundary between the Council Chambers and 69 High Street would not impede the objectives of inclusion with the remaining of space. However a definition of the original title boundary is important and could be at ground level flush with the ground level.*



Decision required to be made




Slide 21 of 26

Slide No. and Description	Statement / Question	Yes %	No %
<b>Slide 21</b> – Identified Issue: Current fencing around the Council Chambers	<i>I agree that the issue identified requires addressing by the fence being removed</i>	<b>91%</b>	<b>9%</b>
	Other comment(s): <b>There were eleven comments made in respect of this Slide</b>		

## Survey / Slide 21 – Identified Issue: Current fencing around the Council Chambers Other Comments provided by Respondents

<i>Person's Response</i>	<i>Project Working Group Comments</i>
It's got to go!	<p><i>Comment noted.</i></p> <p><i>BW: as per above re fence.</i></p> <p><i>Take this forward to the next tranche.</i></p>
It's got to go!	<p><i>Comment noted.</i></p> <p><i>BW: as per above re fence.</i></p> <p><i>Take this forward to the next tranche.</i></p>
See attached – Great idea to remove the fence, take it all out.	<p><i>Comment noted.</i></p> <p><i>Take this forward to the next tranche.</i></p>
It is a barrier that is obsolete & is an obstruction to the broader use of the contiguous open space. If you did nothing else – remove the fence and retain the High St piers with post top lights	<p><i>Comment noted.</i></p> <p><i>Take this forward to the next tranche.</i></p>
<p>Removing all fences can give the buildings, as is the case at present, a lost in space, lunar and barren quality. There needs to be some containment. If by hedges, large trees planted to the corners of the six sided square (ie oak / Radiata / ornamental pink hawthorn), in a language of late 19<sup>th</sup> century plantings already found in Oatlands / as previous. Conversely, a carefully remade and scaled picket fence to 19<sup>th</sup> century evidence could contain the whole square and could look very jolly. It would present good heritage credentials is done with care, quality and grand scale.</p> <p>The town squares of Westbury and Bothwell are both wonderful examples of this. Also the intersection of William / Marlborough and Wellington St Longford serves as town square / cemetery / park.</p> <p>It is not particularly neat or municipal, but it is made beautiful by the good pinetum of interesting pines, plantings and simple gravel paths.</p>	<p><i>Comment noted.</i></p> <p><i>BW: The design of any revised landscaping will need to form part of a future public consultation program, which will also be required in the development approval process for any proposed works. A balance will need to be struck between making the spaces in front of Roche Hall and the Town Hall pleasant, practical and usable for a variety of purposes, but it is also considered important to retain each buildings' sense of identity. It is expected that a Landscape Architect with heritage credentials will need to be engaged, so that the plan is informed by appropriate historical precedent.</i></p> <p><i>Take this forward to the next tranche.</i></p>

<b>Person's Response</b>	<b>Project Working Group Comments</b>
<p>If the town square is done, could the hedges be in hawthorn, with animals or figures clipped – as at corner of High St and Wellington St Oatlands and along the Midlands Highway at Kenmore Arms / St Peter's Pass. Keep the vernacular, the charm and the rural / heritage language.</p> <p>Town squares in Brighton UK, Paris and Regent's Park in London have had a great revival by the use of gravels, grass, timber benches (not cold steel or iron) and traditional bedding plantings. It gives older people a source of delight, and is a subject of pride, beauty and colour. Please don't let architects design it – they are terrible landscapers that make cold and inhuman spaces based on irrelevant international / hip precedents. Anne Cripps is an excellent local landscape designer / garden historian.</p> <p>She did the landscape design for the Royal Engineers Building Hobart at the start of Davey St / Brooker Ave, the new old gardens for Narryna in Hampden Rd Battery Pt (which is now much used for weddings / spirit tasting events / community markets). Narryna's beautiful trad garden has become Battery Pts missing town square now - because it is well researched, intelligent and beautiful -like Oatlands!</p>	
<p>Close it off – about time</p>	<p><i>Comment noted.</i> <i>Take this forward to the next tranche.</i></p>
<p>The fence does not need to be removed, but should be replaced with something more in keeping with the heritage style of the town.</p>	<p><i>Comment noted</i> <i>BW: See comments above re – Town Hall fence.</i> <i>Take this forward to the next tranche.</i></p>
<p>The removal of the fence is not dependant on a Village Square. The fence does not enhance anything in the area. The comment re ANZAC Day and Remembrance Day is not a valid argument, in all situations/meeting, they fill from the rear, and people don't fill from the front.</p>	<p><i>Comment noted.</i> <i>BW: See comments above re – Town Hall fence.</i> <i>Take this forward to the next tranche.</i></p>
<p>Remove the brick rendered fence</p>	<p><i>Comment noted.</i> <i>Take this forward to the next tranche.</i></p>
<p>Sounds great! Some nice big shady trees along the lower Stutzer St precinct please!</p>	<p><i>Comment noted.</i> <i>Take this forward to the next tranche.</i></p>

## SAFE PEDESTRIAN ACCESS ACROSS HIGH STREET



Decision required to be made

**Current Description**  
*Safe access across High Street is a challenge for some older folk in the community, with the road being so wide.*

**To Change or Not to Change**  
*It needs to be improved.*




Slide No. and Description	Statement / Question	Yes %	No %
Slide 22 – Identified Issue: Safe Pedestrian Access across High Street	<i>I agree that the issue identified requires addressing</i>	<b>93%</b>	<b>7%</b>

POSSIBLE  
RESPONSE –  
TO SAFE  
PEDESTRIAN  
ACCESS  
ACROSS HIGH  
STREET



**A Concept** (Subject to Traffic Engineering approval)  
The raised 'safe space' (approx. 50mm high) in between the two crossings encourages modified driver behaviour along High Street. It could be a different colour and different material. There are no lost parking spaces. The raised space also provides a transition from the road pavement into the Village Square for military or formal events. The raised space could also be used as an extension of the Village Square for very large events.

Slide No. and Description	Statement / Question	Yes %	No %
<b>Slide 23</b> – Identified Issue: Comprehensive Pedestrian Crossing arrangement	I agree with the proposed concept to construct a wide-ranging elevated access arrangement to connect the public spaces on High Street	<b>82%</b>	<b>18%</b>
	Other comment(s): <b>There were fifteen comments made in respect of this Slide</b>		

## Survey / Slide 23 – Identified Issue: Comprehensive Pedestrian Crossing arrangement Other Comments provided by Respondents

<i>Person's Response</i>	<i>Project Working Group Comments</i>
Yes please	<i>Comment noted. Take this forward to the next tranche.</i>
The speed limit needs to be 40kph from Wellington St to just past Mill Lane	<i>Comment noted. State Government will not approve a 40kph speed limit in Oatlands. No further action on this item.</i>
The speed limit needs to be 40kph from Wellington St to just past Mill Lane	<i>Comment noted. State Government will not approve a 40kph speed limit in Oatlands. No further action on this item.</i>
1. See attachment;	<i>Comment noted. Take this forward to the next tranche.</i>
2. This can be achieved with landscaping and using the existing kerb extensions as well as planting large canopy trees in High St (you need a landscape architect for this not an engineer);	<i>Comment noted. Take this forward to the next tranche.</i>
3. Not on High Street – there are other ways to achieve the same thing, seek advice from a landscape architect, not an engineer.	<i>Comment noted. Take this forward to the next tranche.</i>
I would commend extending it as far as the Council car park entrance in Stutzer St.	<i>Comment noted. Take this forward to the next tranche.</i>
1. This could be done by putting 30km / pedestrian zone signs at the start of Wellington / High St and to northern end of town near history room to stop people speeding;	<i>Comment noted. State Government will not approve a 30kph speed limit in High St Oatlands. No further action on this item.</i>
2. It's a country town High St, not an inner urban zone. Please don't dumb it down and make it look too tame or municipal grandma.	<i>Comment noted. Take this forward to the next tranche.</i>

<b>Person's Response</b>	<b>Project Working Group Comments</b>
The same application could be applied to Stutzer St	<i>Comment noted. Take this forward to the next tranche.</i>
An extra pedestrian crossing is not subject to having a Village Square. I am not against another crossing, but just because there is a crossing, doesn't mean that people use it. A raised road pavement again can be done without a Village Square and would reduce speed for most people. But would present a challenge for hoons.	<i>Comment noted. Take this forward to the next tranche.</i>
The proposed road elevation and colour change would work.	<i>Comment noted. Take this forward to the next tranche.</i>
This is not a Village Square proposal. It is outside the Village Square	<i>Comment noted. But this is very relevant in close proximity to the Village Square for safety reasons.</i>
Excellent idea. How about some more large trees and permeable paving to support the? And for some innovative stormwater design that allows infiltration and filtering of roadway/footpath runoff through appropriately planted garden beds? Tassie is getting warmer and dryer. We need to plan for this.	<i>Comment noted. Take this forward to the next tranche.</i>
There needs to be a safer crossing further up High St near the restaurants and chemist.	<i>Comment Noted. There is one planned for the general location of Mill Lane.</i>

End of Other Comments in respect of Slides 23.

**CAR PARK AT THE REAR OF ROCHE HALL**

**Current Description**  
Currently used as a car park on an adhoc basis, although it is a significant historical site, archeologically.

**To Change or Not to Change**  
The Manager Heritage Projects states, "I have a good deal of reluctance in utilising the rear of Roche Hall as a designated carpark. I know it is informally used that way now, but being a very significant heritage / archaeological site (i.e. the Oatlands first settlement site, Barracks, road/probation station). It is inappropriate for it to be simply used as parking in any future sense.

There is definitely no scope for new buildings on this site.

**Constraints**  
As detailed above.

**Opportunities**  
Pending future archaeological investigation, it could be used as a performing arts, performance space.

This site is not an option for a formal car park due to its historical significance



**CAR PARK AT THE REAR OF ROCHE HALL**

This is the Oatlands first settlement site of 1822 and therefore a highly significant location.

Overlay of tracings of the 1835 (blue), 1850s (green, orange and brown) – depicting different building materials as well as parts of the old Barracks to be demolished and c1839 (yellow) surveys of the Barracks building, over a c2012 rectified aerial image (Southern Midlands Council).



**Survey / Slide 24 – Identified Issue: Identified Issue Possible use of the rear of Roche Hall as a formal car park  
Other Comments provided by Respondents**

Person's Response	Project Working Group Comments
<p>This has been discounted due to its archaeological significance.</p> <p>Could it be gravelled to match Council carpark when toilets are demolished and work as an occasional overflow zone for square?</p> <p>If all surfaces match – ie all brown gravel, then you can use the car parking behind the council chambers, town square and Roche Hall archaeological zone as public open space from time to time</p>	<p>Comment noted.</p> <p><i>Take this forward to the next tranche.</i></p> <p><i>BW: Continuation of informal parking behind Roche Hall is likely to continue. My advice is to not formalise this parking with impervious paving, infrastructure etc. The forthcoming Conservation Management Plan for Roche Hall will analyse the archaeological potential of the site and make recommendations for its use as an interpretive space (however this does not necessarily preclude other 'passive' uses that add to the amenity of the town centre.</i></p>

<b>Person's Response</b>	<b>Project Working Group Comments</b>
Roche Hall – if it is of such significant archaeological value it should be stopped being used as a car park now and some acknowledging it as such.	<p><i>Comment noted.</i></p> <p><i>Take this forward to the next tranche.</i></p> <p><i>BW: As above.</i></p>
Please keep the adhoc parking at the rear of Roche Hall	<p><i>Comment noted.</i></p> <p><i>Take this forward to the next tranche.</i></p> <p><i>BW: As above.</i></p>
The car park at the rear of Roche Hall should not interfere with remnants of past usage	<p><i>Comment noted.</i></p> <p><i>Take this forward to the next tranche.</i></p> <p><i>BW: As above.</i></p>

**Slides 26 - No Response was required**



*Thank you for taking the time to review our documentation. It would be appreciated if you could please complete the Community Response Survey Questions for each slide to assist us in understanding your views.*

*Oatlands Village Square Working Group*

## Attachments from the Comments Section

Email along with Attachments

*Hi Andrew,*

*Please refer to the two attachments that make my submission to the survey about the proposed Village Square. I would like to be included in public consultations ongoing and if a PRG is formed I would like to be on that PRG.*

*I have significant experience in open space planning and urban renewal, I am also a project manager in infrastructure with over 20 years' experience. I am very pleased to see the proposed village square, the main street of Oatlands needs better amenity and visual appeal, it also needs reasons for people to stop and gather. This is lacking now, which is a shame as Oatlands is the most intact sandstone village in Australia which is something that should be built upon and exploited to get more visitation and therefore attract investment.*

*I am a resident of Rhyndaston and my husband and I have many friends in Oatlands and visit regularly. I currently work in Hobart, but when I retire, I plan to get a part time job in Oatlands, I think it's a great little town with much potential yet to be realised from its main street. Perhaps the village square will be a catalyst for more improvements.*

*I look forward to hearing about the next steps and I welcome the opportunity to be on the Community PRG.*

*Thank you.*

## Attachment 2 of 3 from the Comments Section



**The Site Scope**

**Oatlands Village Square Project Considerations**

**NOTES:**

**Square design themes** - Develop these with the community. High level themes could include; Georgian, space for people, multifunctional, celebratory of historical significance, enabling space for the community.

**Square uses** - Fully identify these and build them into the brief for the concept design. High-level uses could be; passive gatherings, community events, bookable spaces, a central hub for all. This might lead onto the development of an annual calendar to activate the space.

Create a centre island the full length of High St and plant large canopied trees – this will provide a more attractive township and create visual interest it will also calm traffic

Raised table to elevate surface for better pedestrian access and use for markets/events across the whole square (Campbell St remains open to thru traffic, but closes during events)

Plant ornamental trees in existing kerb outstand in front of council office (Malus ioensis Plena – Crab Apple)

Remove fence from all around council office

Landscape the ANZAC memorial garden (include seating/lighting) and landscape grass area in front of Roche Hall to connect into Stutzer St which becomes closed to thru traffic

Stutzer St - Close to thru traffic from High St to Council car park with access only for council staff to car park from rear

Explore ways to tell the story of this space (First settlement site 1822) – include interpretation (visual/audio), maintain as open space with multiple functionality (not a car park)

New and larger all abilities toilets with car access (not car parking..10 min zone for toilet use for public)

Attachment 3 of 3 from the Comments Section



Notes and ideas:  
 The Square should be designed as part of a larger network of spaces (High St, Oatlands Recreational Ground, Lake Dulverton, Etc.), with walkability as a focus, featuring historical stops and interpretation along the way.

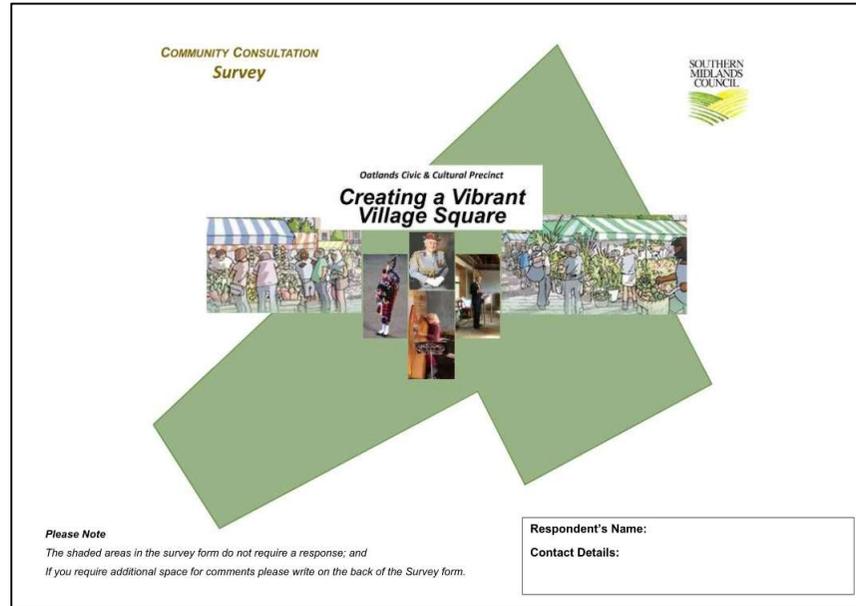
Large canopy trees along High Street would offer amenity, scale, seasonal interest, shade and calm traffic. They would make Oatlands 'feel' more welcoming.

The square should have a good mix of hard and soft landscaping with seating to encourage casual gatherings as well as catering for organized events i.e., Heritage festival, ANZAC Day etc.

Decorative paving can define areas and create interest (materials should be in keeping with Georgian era)

Feature lighting can add ambience to a space and extend its use into evening.

### Attachment – Survey Form Pages 1 to 3



Community Consultation Survey – Oatlands Village Square Preliminary Works

Slide No. and Description	Statement / Question	Yes ✓ No x
Slide 1 - Cover		
Slide 2 – Deputy Mayor’s Introduction		
Slides 3 to 5 – What Gave Rise to this Project?	I participated in the Oatlands Structure Plan Consultation in 2021	
	I agree with the Consultant’s recommendations in the Report	
	Other comment(s):	
Slide 6 – The Village Square as a public gathering space & its orientation		
Slide 7 – The Village Square overlaid on an aerial image		
Slide 8 – Street View of the Proposed Site		
Slide 9 – Project Timeline & Working Group		
Slide 10 – Project Site Scope	I agree with the Project Site Scope	
	Other comment(s):	

Page | 2 of 6

Community Consultation Survey – Oatlands Village Square Preliminary Works

Slide No. and Description	Statement / Question	Yes ✓ No x
Slide 11 – Public Ownership in the Site Scope		
Slide 12 – Identified Issues within the Site Scope	I agree that the issues identified require addressing.	
	Other comment(s):	
Slide 13 – Identified Issue Public Toilets at the Rear of the Council Chambers	I understand the issue and agree that the issues identified require addressing.	
	Other comment(s):	
Slide 14 – Possible Response Remove the current Public Toilets New Public Toilets New Location	I agree with the proposed concept to address the issue.	
	I agree that we remove the existing public toilet facility	
	I agree that we need a new public toilet facility in another location.	
	I agree with the proposed location in Slide 14.	
	Do you have another site suggestion (if so, please share with us the location and reason for that location in the comments below).	

Page | 3 of 6

**Attachment – Survey Form Pages 4 to 6**

Community Consultation Survey – Oatlands Village Square Preliminary Works

Slide No. and Description	Statement / Question	Yes ✓ No x
	Other comment(s):	
<b>Slide 15</b> – Identified Issue Car Parking at the Rear of the Council Chambers	I agree that the issue identified requires addressing.	
<b>Slide 16</b> – Possible Response Install Accessible bay	I agree with the proposed concept to install Accessible Parking in the carpark.	
	Other comment(s):	
<b>Slide 17</b> – Identified Issue Stutzer St Footpath is has too much slope Roadway camber makes parking a problem	I agree that the issues identified require addressing.	
	I agree that the footpath has too much slope and is dangerous.	
	I agree that the camber on the roadway makes parking a problem.	
	I agree that there should be a Village Square connection between the frontage of Roche Hall and the frontage of the Council Chambers.	

Page | 4 of 6

Community Consultation Survey – Oatlands Village Square Preliminary Works

Slide No. and Description	Statement / Question	Yes ✓ No x
<b>Slide 18</b> – Possible Response Reconstruction of Stutzer Street	I agree with the proposed concept to reconstruct Stutzer St with one-way for half the road, then with one-way plus parking for the balance of Stutzer St to the rear boundary of Roche Hall.	
	Other comment(s):	
<b>Slide 19</b> – Identified Issue Provide better access to the side entrance of Council Chambers	I agree that the issue identified requires addressing.	
	Other comment(s):	
<b>Slide 20</b> – Response	Currently this is in the concept design phase with the Architect.	

Page | 5 of 6

Community Consultation Survey – Oatlands Village Square Preliminary Works

Slide No. and Description	Statement / Question	Yes ✓ No x
<b>Slide 21</b> – Identified Issue Current fencing around the Council Chambers	I agree that the issue identified requires addressing by the fence being removed.	
	Other comment(s):	
<b>Slide 22</b> – Identified Issue Safe Pedestrian Access across High Street	I agree that the issue identified requires addressing.	
<b>Slide 23</b> – Possible Response Comprehensive Pedestrian Crossing arrangement	I agree with the proposed concept to construct a wide-ranging elevated access arrangement to connect the public spaces on High Street.	
	Other comment(s):	
<b>Slide 24</b> – Identified Issue Possible use of the rear of Roche Hall as a formal carpark	This has been discounted due to its archaeological significance	
<b>Slide 25</b> – Response	Because of the location being a significant archaeological site this is unable to be a long term car parking location, but can continue to be used as an adhoc parking space, until that is required to cease.	

**Thank you for taking the time to review our documentation and provide feedback.**

Page | 6 of 6



Address all correspondence to: The General Manager, PO Box 21 Oatlands, Tasmania 7120  
Oatlands Office: 71 High Street, Oatlands Phone (03) 62545000 Fax (03) 62545014  
Kempton Office: 85 Main Street, Kempton Phone (03) 62545050 Fax (03) 62545014  
Email Address: [mail@southernmidlands.tas.gov.au](mailto:mail@southernmidlands.tas.gov.au) Web: [www.southernmidlands.tas.gov.au](http://www.southernmidlands.tas.gov.au)

ABN 68 653 459 589