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## **1. Introduction & rationale**

The Oatlands Gaol (1835) was the largest regional gaol in the colony of Tasmania, able to hold up to 200 prisoners, and the only regional gaol attached to a Supreme Court House. The site has a long and fascinating history of penal servitude – as part of the foundation of Tasmania. After decades of neglect and deterioration, Southern Midlands Council has acquired the building, and intends to undertake an extensive program of restoration, interpretation and adaptive reuse of the site.



The front steps, leading to the Gaoler's Residence.

The site consists of the Gaoler's Residence, outer gaol walls, as well as around 2000 square metres of gaol yard, which offer significant archaeological potential. The Gaoler's Residence is derelict, however some urgent structural stabilisation has been undertaken in order to slow deterioration. Overall restoration and interpretation of the site is problematic, as the municipal in-ground swimming pool was installed in the gaol yard in 1955, which requires replacement and is causing significant conservation issues.

Much planning work has been done in order to guide the restoration and redevelopment of the Oatlands Gaol, within the overall strategic framework of Southern Midlands Council and Council's Heritage Projects Program. The project master plan (the current document) aims to draw the broad recommendations and directions from the various conservation planning and strategic planning documents, and set goals and targets for the long-term management of the site. Whilst not a comprehensive master plan *per-se*, this document intends to cohesively introduce the concepts which need to be addressed in the overall planning and implementation of the project, and to provide a broad objective framework..

Endorsement of this document provides evidence that Southern Midlands Council is committed to the project as part of the wealth of historic heritage resources of the region.

## **2. The site and townscape context**

The Oatlands Gaol is owned by Southern Midlands Council, having been transferred from State Government ownership in 2007. The site is approximately 2500 square metres, the main above-ground features are the Gaoler's residence, sandstone perimeter wall, the municipal swimming pool and ancillary pool-related structures.

The current site precincts are generally referred to as the Gaoler's residence, (which includes the approach driveway and the former Gaoler's yard) and the gaol yard itself, which is the area surrounded by the perimeter walls, now containing the swimming pool. This distinction is reflected by the title configuration (refer to site plan) – the site being on two titles.



Site plan, Oatlands Gaol.

### Townscape context

The gaol is in the heart of the Oatlands Military Precinct – the area bounded by High, Church, Barrack Streets and the Esplanade, which was the first settlement site of Oatlands, and the area earmarked to become the centre of a much larger town. There are several buildings remaining from the precinct, most notably the Supreme Court House, also owned by Council and adjacent to the gaol. The Callington Mill complex - an 1837 windmill currently being restored to working condition by Council, is also nearby. The site therefore is well placed as one of a suite of heritage attractions in Oatlands.

### Town planning context

The Oatlands Gaol and Gaoler's Residence are listed on the Tasmanian Heritage Register, therefore subject to the provisions of the Historic Cultural Heritage Act 1995. Works to the site are subject to Part 6 of that Act, which requires works to be approved by the Tasmanian Heritage Council.



Locality plan, Oatlands Gaol.

The Oatlands Gaol and Gaoler's Residence are listed on Schedule 4 (Buildings and Works of Historical Significance) of the Southern Midlands Planning Scheme 1998. This makes the site subject to the provisions of Part 10 of the scheme, which sets the planning guidelines for works on the place.

The Oatlands Gaol and Gaoler's residence are also included in the Oatlands Historic precinct Special Area, therefore subject to the provisions of Part 9 of the Scheme. Linkages to the gaol have also been considered in the Callington Mill Precinct Plan.<sup>1</sup>

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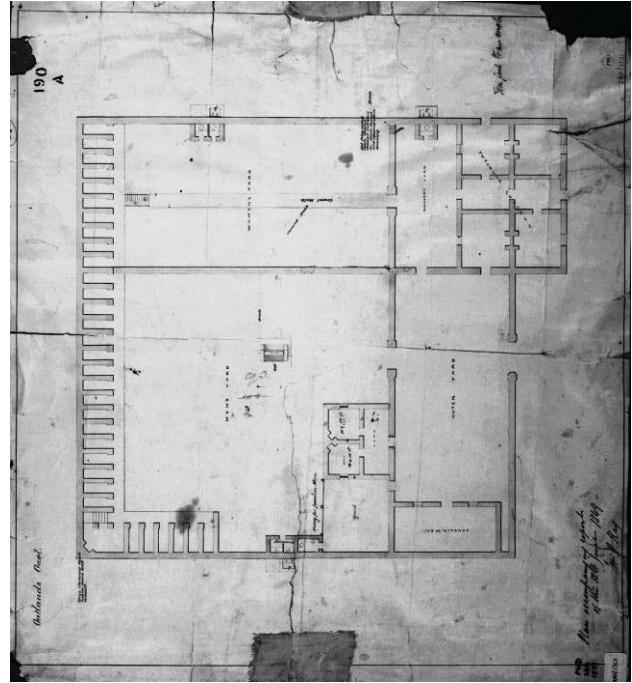
<sup>1</sup> Pitt and Sherry, 2006: *Callington Mill Precinct Plan*.

### *3. Historical context*

The history of the physical evolution of the Oatlands Gaol has been documented in the historical report and archaeological survey (Williams 2004), which forms the base history for use in the Oatlands Gaol Conservation Management Plan 2006. The following, is a brief chronology of the Oatlands Gaol taken from that document:

Proclaimed a police district in 1826, by 1830 Oatlands was the primary military outpost of the Tasmanian interior. In 1828 the first Oatlands Gaol was constructed and comprised 3 lock-up rooms and two solitary cells, as well as constable's hut and Gaoler's residence. By 1832 this complex had deteriorated to a point where repair was deemed impractical, and after lobbying by the local Police Magistrate, Governor Arthur instructed the Colonial Engineer, John Lee-Archer, to draw plans for a substantial stone gaol at Oatlands. After much debate as to the plan of the complex, which was originally intended to be four-times the size, convict labour commenced construction in 1834 and the complex was opened in 1836. The complex was capable of holding 180 men and 20 women and included buildings for debtors, Guards and accommodation for the Gaoler.

The gaol was fraught with inefficiency, eight prisoners escaped within the first year of operation and within two years of opening a major upgrade of drainage systems was required. Much blame was exchanged between the government and Colonial Engineer as to the causes of these inefficiencies, with the suggestion that the complex be replaced only 4 years after its opening. Nonetheless, after major upgrades in 1849, the complex was used as a colonial gaol until 1863.

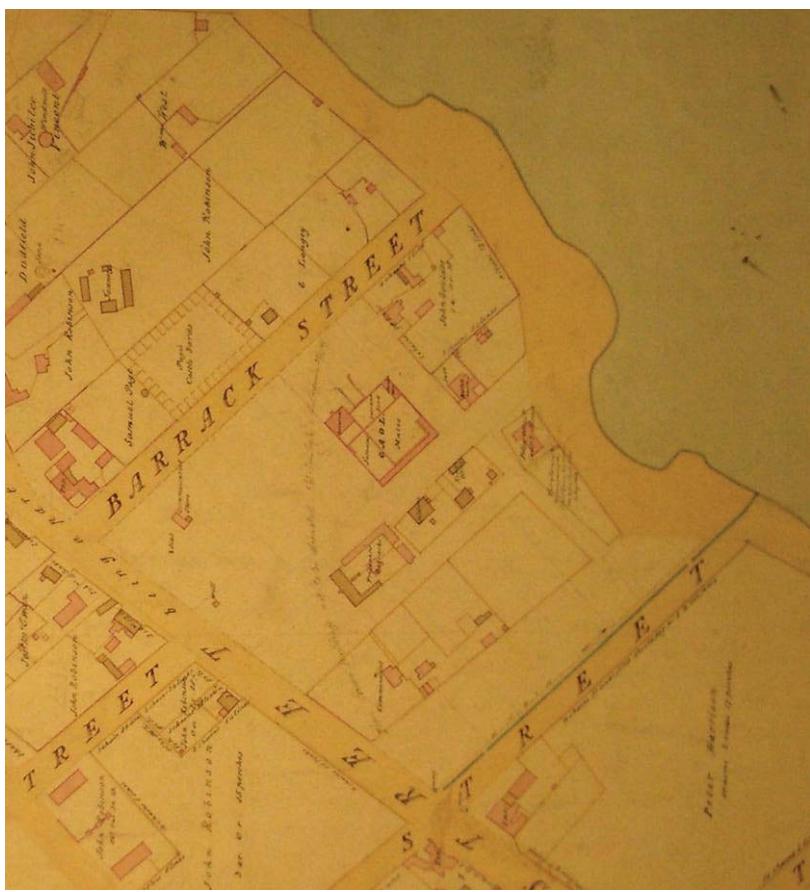


An 1849 layout plan of the Oatlands Gaol (Tasmanian Archives & Heritage Office)

During the colonial gaol period, thousands of prisoners, both men and women, made their way through the gates, and eighteen men lost their lives on the gallows. The complex was downgraded in 1863 and used as a municipal gaol until 1936. With only two inmates in 1936, the complex was closed and largely demolished in 1937.

In 1954, the gaol yard was filled to house the municipal in-ground swimming pool – the main function of the site for over 50 years.

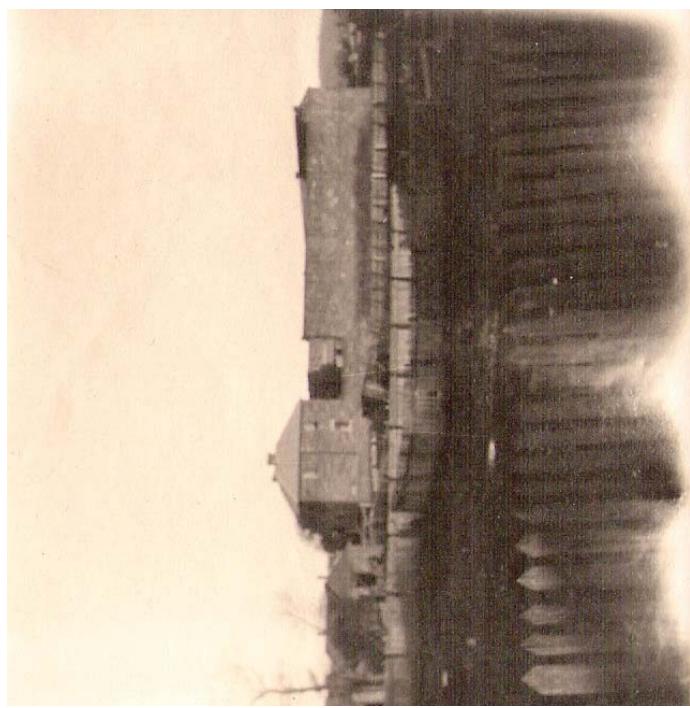
The Gaoler's Residence remained as a tenanted building until the 1960's, since which time it has been vacant, and falling into disrepair. The site was owned by the Crown until 2007, when ownership was transferred to Southern Midlands Council.



The Oatlands Military Precinct 1846, showing the Gaol.

## **4. Planning & management framework**

Owned by Southern Midlands Council, the day-to-day management of the Oatlands Gaol is undertaken by Council's Heritage Project Officer. A working group provide support for management, and progress is reported to Council every three weeks through the Heritage Project Officer's report.



### **Conservation planning**

Much planning work has been done towards the restoration and reinvigoration of the site, including the following documents:

- Historical report and archaeological survey<sup>2</sup>
- Remedial works report<sup>3</sup>
- Structural report<sup>4</sup>
- Structural report addenda<sup>5</sup>
- Conservation Management Plan<sup>6</sup>
- Archaeological test-trenching plan<sup>7</sup>

All of these documents have been endorsed by Council, and their recommendations adopted into strategic planning documents. References to these documents, and their recommendations, will be made where appropriate through the current document.

<sup>2</sup> Williams, B. 2003: *Oatlands Gaol Historical Report and Archaeological Survey*.

<sup>3</sup> Bjorksten, B. & E. 2004: *Oatlands Gaol Remedial Works Report*.

<sup>4</sup> Spratt, P. 2005: *Oatlands Gaol Structural Report*.

<sup>5</sup> SEMIF, 2007: *Oatlands Gaol Structural Assessment and Remedial Works Plan..*

<sup>6</sup> Williams, B. 2006: *Oatlands Gaol Conservation Management Plan 2006*.

<sup>7</sup> Williams, B. 2005: *Oatlands Gaol – Stage II Archaeological Program, Rationale and Research Design*.

## **Strategic planning**

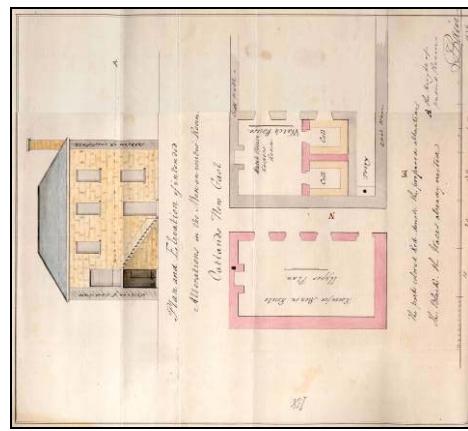
The overall strategic management of the gaol, as per other Council heritage assets, is guided by the *Southern Midlands Strategic Plan 2006-11*. This document is produced by Council under the requirements of the *Local Government Act 1993*, and is supported by an annual operational plan, and is also linked to the *Southern Midlands Community Plan*.

Heritage management is specifically guided by the *Southern Midlands Council Heritage Strategy 2009-13*<sup>8</sup>, which sets the goals and benchmarks for the heritage and heritage projects programs for the next five years. This document also links the gaol project to other Council heritage projects (i.e. Callington Mill and the Oatlands Supreme Court House), as well as larger regional heritage, tourism and education initiatives.

The Oatlands Gaol project is also guided by the *Oatlands Integrated Development Strategy*<sup>9</sup>, which links the heritage projects of Oatlands with overall community and economic development initiatives. Also, the issues and options surrounding the swimming pool relocation have been considered by the

*Southern Midlands Recreation Plan*<sup>10</sup>, and more specifically in the *Midlands Aquatic and Recreation Centre Feasibility Analysis*.<sup>11</sup>

The current document aims to provide a broad, yet all encompassing directional framework for the future management of the gaol, drawing recommendations and strategic directions from the abovementioned conservation planning and strategic planning documents. It is hoped that this document will assist Council with long term planning, and support budgetary decisions when scoping the priority and/or sequence of projects to meet these goals.



1836 plans for the Javelin Men's (Guards) building.

<sup>8</sup> Williams, B. 2008: *Southern Midlands Heritage Strategy 2009-13*. Southern Midlands Council, Oatlands.

<sup>9</sup> Farley, M. 2008: *Oatlands Integrated Development Strategy*. Creating Preferred Futures, Hobart.

<sup>10</sup> Hepper, J. 2006: *Southern Midlands Recreation Plan*. Inspiring Place, Hobart.

<sup>11</sup> Farley, M. 2006: *Midlands Aquatic & Recreation Centre, Building a Healthy Community, Feasibility Analysis*. Farley Consulting Group, Hobart.

## 5. The Gaoler's Residence

The Oatlands Gaoler's Residence is a two-storey classically Georgian sandstone residence, in Mason Street, Oatlands. Comprising of twelve rooms, being the focal point of the site entry, and a very prominent townscape element, the building offers significant opportunities for adaptive reuse.

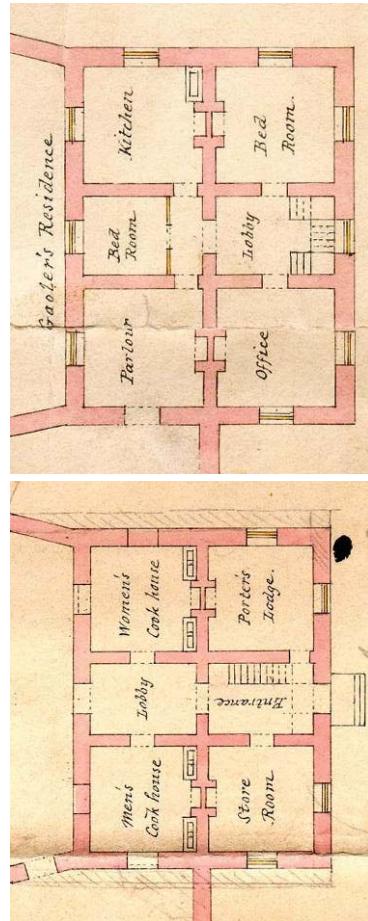


The front and rear of the Oatlands Gaoler's Residence.

The building was constructed to house the Gaoler and his family, and also contained administrative spaces, as well as the original Men's Division and Women's Division kitchens. Servants quarters were also contained in the building. The building is in remarkably original condition, however is in extremely bad repair. After decades of neglect, and the structure being severely compromised by removal of internal load-bearing walls and roof failure,

Southern Midlands Council has committed to the restoration of the building – as resources allow

The *Oatlands Gaol Conservation Management Plan* identified and prioritised the works necessary for conservation of the building, and some urgent and critical stabilisation works have been recently undertaken. Nonetheless, there is still an extensive works program required to finalise the stabilisation, and to restore the building for a suitable use. The *Southern Midlands Historic Heritage Strategy 2009-13* sets strategic and prioritised goals for the restoration, interpretation and reuse of the building. Restoration and use of the building, being somewhat detached from the gaol yard itself, can progress as a standalone project, however the long-term management of the site should essentially be as a whole entity.



Lee-Archer's 1834 plans for the Gaoler's residence (Tasmanian Archives and Heritage Office).

## *Opportunities:*

The Oatlands Gaoler's residence provides a significant opportunity for adaptive reuse of a substantial and centrally located heritage building. Whether such a use is full public access, commercial operations, heritage administration, or a combination of any of the above, the building is well placed for adaptive reuse. Some suggestions may be:

- As a display space as an adjunct to the nearby Oatlands Supreme Court House.
- As administrative space for heritage projects (i.e. archaeological artifact store and conservation space).
- As a teaching/learning space for heritage/museum skills.
- As residential accommodation for students learning heritage skills at Oatlands.

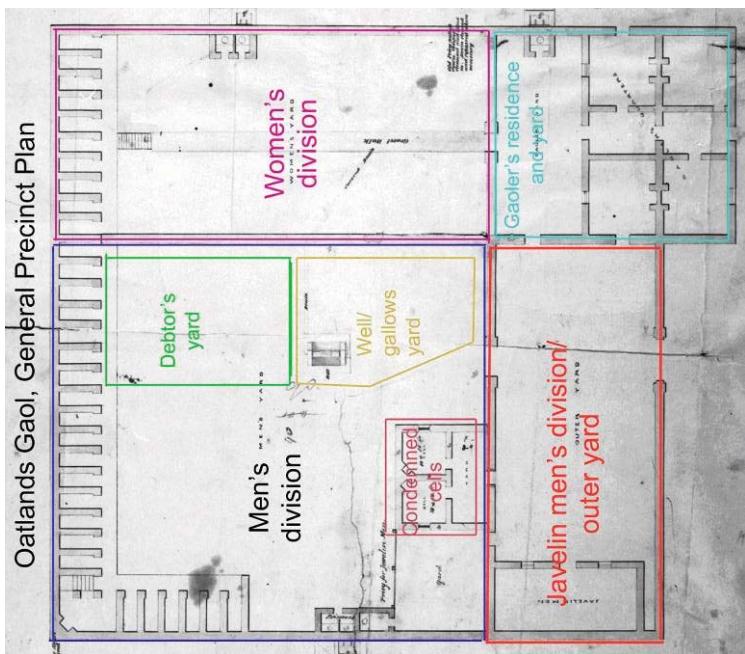
The Oatlands Gaol Conservation Management Plan further details the opportunities presented for the building, alongside conservation policies to ensure that any future use is compatible with best conservation practice.

## *Objectives:*

- Complete the restoration of the Oatlands Gaoler's Residence as per the recommendations of the *Oatlands Gaol Conservation Management Plan*.
- Develop a use plan for the building, and if necessary a business plan for any commercial uses identified. Seek partnerships and linkages with other appropriate projects/organisations.
- Develop an interpretation plan for the building, within the context of the overall gaol complex and the wider Oatlands Military Precinct, the use/business plan and other local heritage sites/initiatives.
- Seek external funding wherever possible towards the restoration/interpretation project. Pursue partnerships where appropriate.

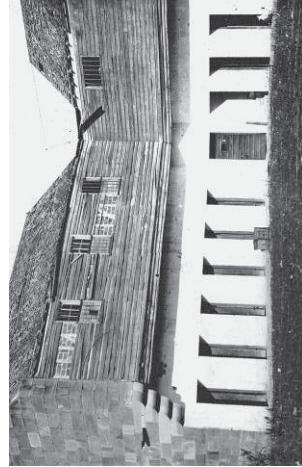
## 6. The Gaol Yard and Walls

The Oatlands Gaol encloses approximately 2200 square metres, bounded by Mason, Campbell and Albert Streets. The yard once contained a Men's Division which could hold 180, a Women's Division which could hold 20, as well as a Debtor's Division, guard house, condemned cells, gallows, chapel and wards. At least a dozen buildings were contained within the walls, each serving a particular penal function.



General precinct plan of the Oatlands Gaol yard.

After the closure of the gaol, between 1937 and 1954, the once massive six-metre high sandstone perimeter walls were reduced to a maximum height of three metres, and all of the buildings were demolished (except the Gaoler's residence). Despite demolition, an historical report and archaeological survey undertaken in 2004 has determined that there are likely to be very significant and intact archaeological remains beneath the entire site.<sup>12</sup> A georeferenced survey of all known site features was undertaken in 2007, which has given a predicted spatial layout of historical site features in relation to current site features.<sup>13</sup>

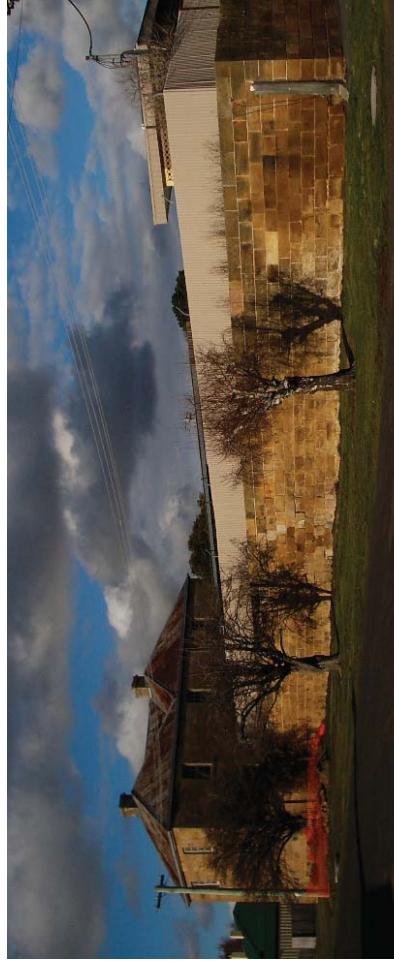


<sup>12</sup> Williams, B. 2004: *Oatlands Gaol Historical Report and Archaeological Survey*. Southern Midlands Council.

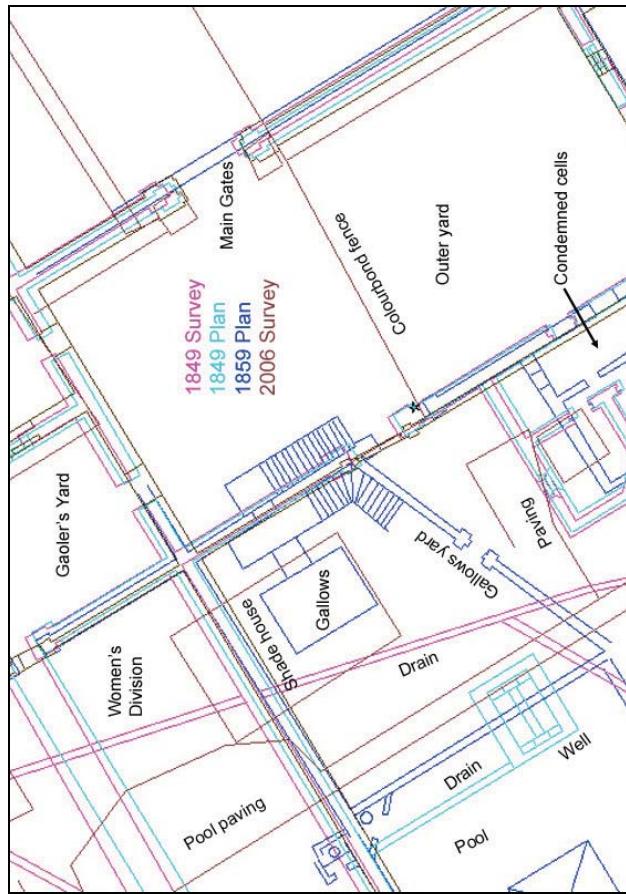
<sup>13</sup> Taylor, J. 2007: *Georeferenced Overlays of Historic Site Plans, Oatlands Gaol*. Held on the Southern Midlands Council GIS system, Oatlands.

The Men's Division & chapel, men's wards and condemned cells, early 20<sup>th</sup> century  
(State Library of Tasmania & State Library of Victoria).

Preliminary archaeological investigations undertaken in 2006 revealed substantial and intact remains, some up to several metres below the current (built-up) ground level.<sup>14</sup> The Tasmanian Heritage Council has approved an archaeological test-trenching program across the site, as a means of testing the archaeological predictions and formulating a comprehensive archaeological management plan and method statement for the site – this program is yet to be completed.



Northern wall of the Oatlands Gaol – the Gaoler's Residence (left) and pool fence/buildings (right).



Excerpt from Georeferenced survey of historic plans of the Oatlands Gaol.

The gaol yard therefore has significant potential for archaeological research into the site, and the historical themes which it represents. As a large, freely accessible public open space, interpretation of archaeological remains has the potential to engage visitors to the site, and to provide a meaningful space for tourists and locals alike.

<sup>14</sup> Williams, B. 2006: *For the Governor's Convenience – Excavation of the Gaoler's Privy, Oatlands Gaol*. Southern Midlands Council.

## *Opportunities:*

As a large and enclosed, yet freely accessible public space, in the heart of the historic precinct of Oatlands, the gaol yard offers an opportunity to develop a meaningful public open space for locals and visitors alike.

The central location of the gaol might act as a link between attractions such as Callington Mill, Lake Dulverton and the Oatlands Supreme Court House.

The gaol yard offers the opportunity to undertake archaeological research, which would greatly add to knowledge of the site, and the historical themes which the site represents. This could include student training programs to maximise benefits from research.

Interpretation of the archaeological remains on-site has the potential to value add to the site, and provide visitors with a sense of the layered history of the site.

## *Objectives:*

- Undertake the necessary restoration and stabilisation on the gaol perimeter wall, as per the *Oatlands Gaol Conservation Management Plan*.
- Undertake and encourage archaeological research in the gaol yard, informed by a test-trenching program and detailed archaeological management plan.
- Develop the gaol yard as freely accessible public open space, guided by a landscape plan informed by original site layout.
- Formulate an interpretation plan for the gaol yard, linked with other local heritage sites as appropriate, with a particular focus on on-site archaeological resources.

## 7. The Pool

As previously described, in 1954, over a decade after the substantial demolition of the gaol buildings, the Oatlands municipal in-ground swimming pool was installed in the site. Fifty-five years on, the pool is beyond its feasible lifespan, and is causing serious conservation issues.



The Oatlands pool, with the Gaoler's Residence in the background. Photograph taken from the site of the Men's Division solitary cells.

The 2003 archaeological survey of the site determined that almost a metre of fill was placed on the historic ground surface, into which the pool was installed. The pool straddles the area which was once the Men's Division yard, and the Women's Division yard. It is likely that its installation did not interfere with the archaeological remains of any buildings – being positioned to provide minimal damage to the archaeological resource – probably more good luck than good management. All subsidiary pool infrastructure (i.e. kiosk, change rooms) are built well above historic ground level.

It has long been recognised that the 55 year old pool is well beyond its feasible lifespan, and will require replacement in the near future. Plant failure is common, and it is known to leak considerably. In 2007, a study was undertaken on the effect that leaking chlorinated water from the pool is having on the historic fabric of the site.<sup>15</sup> It was estimated that the pool leaks around 1500 litres of water per day – which leaches under the Gaoler's Residence, and seeps out of the northern wall of the gaol, where it has done considerable damage to the faces of stone and mortar (at least 64% of stone faces show damage), and has caused collapse in part of the wall. The extent and pace of damage to the archaeological resource is not yet known.

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<sup>15</sup> Williams, B. 2007: *Effect of Excessive Damp and Chlorides on Historic Sandstone Masonry – Oatlands Gaol*. Southern Midlands Council.

pool only usable five months of the year. Public consultation has determined that the community will only support removal of the pool, if a new facility is first established.

The preference of removing the pool, and establishing a more effective facility elsewhere, was analysed by the *Southern Midlands Recreation Strategy*, with the concept being analysed further by the *Midlands Aquatic & Recreation Centre Feasibility Study*. It has been determined that the idea of a replacement pool is both desirable and feasible, and Council have earmarked land nearby for the future establishment of a new pool – funding being the only obstacle.

A working group has been formed to further develop the concept of a new pool, with design concepts having been released for public consultation, and detailed plans prepared for the development appraisals process once funding can be secured.

The Oatlands Gaol therefore provides a very unique scenario, whereby a new recreational facility is needed, which will effectively free up (and prevent deterioration of) a very significant historic site, making it then available for meaningful adaptive reuse. This blend of recreation (incorporating healthcare and education) with heritage, provides an interesting challenge, which Council acknowledge will require innovative solutions.



Severe deterioration of sandstone through ingress of chlorinated water.

Whilst it is possible to protect the Gaolers Residence from the leaching water by means of improved drainage along the western wall, the extent of leaking and the slope of the site does not allow prevention of the water leaching through the northern gaol wall. The remedial works report and Engineer's Report both recommend removal of the pool as the only means of preventing further serious damage. Repair of the pool is not deemed feasible, owing to the age and state of repair of the pool and all infrastructure, as well as the inappropriateness of such a facility in a significant historic site. An outdoor pool is also considered impractical for the climate of Oatlands, with the current

## *Opportunities:*

A new pool at Oatlands offers an exciting opportunity – an effective facility would better serve the community, and could incorporate training and therapeutic programs. Partnerships with the local school and hospital could value-add to a new facility.

An indoor pool would allow year-round use, and incorporation of a gymnasium might be a possibility.

A unique opportunity arises from the fact that a new pool would free-up the current site – to allow for restoration and interpretation of a significant historic site – the Oatlands Gaol, and to prevent the current rapid deterioration of that site.

## *Objectives:*

- Finalise documentation and seek statutory approvals for the new pool, and the demolition of the current pool/site rehabilitation.
- Seek funding for the establishment of a new pool, as per the *Southern Midlands Recreation Plan* and the *Midlands Aquatic and recreation Centre Feasibility Study*.
- Seek funding for the rehabilitation and redevelopment of the current pool site, in-line with the desired actions outlined in Section 7 of this document, and the recommendations of the *Oatlands Gaol Conservation Management Plan*, and any future archaeological management and interpretation plans.

## 8. Links with other projects

The *Southern Midlands Council Strategic Plan 2006-11, the Southern Midlands Heritage Strategy 2009-13* and the *Oatlands Integrated Development Strategy* all detail the general linkages between the Oatlands Gaol project, and other heritage (and non-heritage) projects which may influence or value-add to any of those projects. There is considerable benefit in aligning the Oatlands Gaol project with other established, and planned projects, such as:

### The Callington Mill Complex

The 1837 Callington Mill is located just to the North of the Oatlands Gaol, and is currently undergoing a \$2.4m restoration and precinct development project, in order to establish the site as a fully operational windmill and bakery complex. Linkages with this site would allow the Oatlands Gaol site to ride on the significant momentum of this project.

### The Oatlands Supreme Court

Located adjacent to the Oatlands Gaol is the Oatlands Supreme Court (1828). Southern Midlands Council are undertaking restoration of that building (\$150k spent to-date) with a \$50k interpretation project currently be installed (due for completion May 2009). The linkages between the Supreme Court House and the gaol are obvious, and these two sites have collective potential to value-add to the experience of each other.

### The Southern Midlands Heritage Training Centre

A concept introduced by the *Oatlands Integrated Development Strategy* is the establishment of a Southern Midlands Heritage Trust, with an independent board overseeing the establishment of a heritage skills training centre in Oatlands. One of the main prerogatives of the scheme is to utilise the local heritage building stock as the subject of training programs – in partnership with property owners, commercial tradespeople, training providers etc. Whilst this concept is only yet in its infancy, the *Oatlands Integrated Development Strategy* proposes that the concept be initiated during 2009-10, and Council have pledged a commitment to further explore the idea.

The Oatlands Gaol is considered to be a prime candidate for such training programs, particularly with linkages to university archaeology programs, and it is proposed to utilise students in the archaeological management of the site (as reflected in the budget considerations for the project detailed in Section 9). The built fabric of the Gaol could also be the subject of trades training (i.e. stonemasonry and plastering), which would in effect keep restoration costs down, and possibly provide some cost-offset through tuition fees.

As the model of the heritage skills centre develops, there will certainly be opportunities to enhance the Oatlands Gaol project alongside that initiative.

## *Opportunities*

Every opportunity should be taken to link the overall Oatlands Gaol project with other heritage initiatives in the town, as well as exploration of thematic linkages with heritage attractions outside the region.

The Gaol provides an opportunity to incorporate heritage trade skills programs, and archaeological training programs through the Southern Midlands Heritage Training Centre (or similar body).

## *Objectives*

- Foster marketing of the Oatlands Gaol visitor experience alongside Callington Mill and the Oatlands Supreme Court House, and seek opportunities for other linkages.
- Develop an archaeological program for the Oatlands Gaol in partnership with Universities and/or through the Southern Midlands Heritage Training Centre framework.
- Seek to utilise the Oatlands Gaol restoration as the site of trades training programs, if timing allows.

## **9. Summary and timing of objectives**

The following table provides a summary of desired objectives, as detailed in the conservation and strategic planning documents, and compiled in the current document:

	Works	Interpretation	Archaeology	Use/business plan
Gaoler's residence	Restoration of building	Develop and implement an interpretation plan, which also considers interpretive landscaping in the yard.	Develop and implement an archaeological management plan, covering demolition mitigation and future research/interpretation, and incorporating training programs.	Develop use plan and seek partnerships for use.
Gaol yard	Stabilisation and capping of walls			
Swimming pool	Demolition of structures and removal of pool and modern fill.			Implement the feasibility study of new pool - establish new facility off-site

It must be noted that there are a certain number of preconditions which must be considered when determining the timing of implementation of the above objectives. Namely:

- A new pool must be established before the old pool is demolished.
- The archaeological management plan must be developed before the pool is demolished.
- Any landscape an interpretation plan must be informed by archaeological investigations.
- The gaol walls cannot be fully stabilised until the pool (and fill) is removed (capping may occur prior).
- Whilst the Gaoler's Residence can be restored and used in the absence of development of the gaol yard, overall site interpretation cannot be implemented until the pool is removed and the yard rehabilitated – a staged approach would be required.

The following table considers the timing preconditions against the overall objectives of the Oatlands Gaol Project Master Plan, and proposes a timeline of implementation, based on a commencement date of July 2009 for the project – to be undertaken over a two-year period. Note that with the exception of works to the Gaoler's Residence (and some archaeological test trenching), this program is wholly contingent on obtaining a replacement swimming pool off-site.

	Timing	Jul 2009	Sep 2009	Oct 2009	Dec 2009	Jan 2010	Mar 2010	Apr 2010	Jun 2010	Jul 2010	Sep 2010	Oct 2010	Dec 2010	Jan 2011	Mar 2011	Apr 2011	Jun 2011
Project component																	
<b>Pool demolition, site rehabilitation &amp; archaeology</b>																	
	Develop archaeological management plan																
	Archaeological testing program																
<b>Gaoler's residence &amp; gaol wall restoration</b>	Seek statutory approvals for demolition & archaeology																
	Close and demolish pool with mitigate archaeological work																
	Site decontamination & fill clearance																
<b>Interpretation &amp; landscaping</b>	Gaoler's res opens to public																
	Gaoler's wall stabilisation & capping																
<b>Other connected projects</b>	Implement landscape plan and interpretation plan for remainder of site. Value-add with future archaeological work																
	Establishment of Southern Midlands Heritage Training Centre																
	New pool construction																

## **10. Financial considerations**

Given the initiatives described above, it is possible to provide an estimate of the financial inputs required for the removal of the swimming pool, rehabilitation of the historic site, and the restoration of the Gaoler's Residence and walls. The following table will provide a basis for determining an overall project cost. Where possible, quotations have already been obtained, however some of the cost components are estimates, based on industry knowledge, and where possible comparisons with other similar projects. The following points must be considered when reading the estimates below:

- The cost of a replacement pool has not been considered here, however demolition of the current facility and site rehabilitation would be a component of an overall pool replacement project.
- Restoration costs may be decreased if it is possible to utilise part of the work as training opportunities.
- Archaeological costs are an estimate, based on similar projects and expected time requirements. This estimate has been developed in conjunction with an experience archaeological consultant. However, until a greater knowledge of the archaeological resource is known, this can only be treated as a conservative estimate.
- It is considered that the ongoing costs of operating the site will be negligible, as it is envisaged that the site will be free open public space, therefore only minimal maintenance will be required (less than currently spent on stabilisation of the derelict site). Ongoing costs of using the Gaoler's residence for a more intensive purpose will be dependant on that eventual use.

The following table reflects the costs envisaged with this portion of the Oatlands Gaol and Swimming Pool project: