

## 19.2 MAJOR AMENDMENT TO CITY PLAN: HERITAGE SCHEDULE

**Objective Reference:** A3596526

**Authorising Officer:** David Jeanes, Acting General Manager Community and Customer Services

**Responsible Officer:** Kim Peeti, Acting Group Manager City Planning and Assessment

**Report Author:** Isabel Lockwood, Strategic Planner

**Attachments:**

1. Proposed Planning Scheme Major Amendment Package - List of properties proposed to be included in Heritage Schedule.
2. Citations for Proposed Local Heritage Places
3. European Heritage Review - Strategy, Implementation and Engagement Report with Options Report
4. Redland City Plan - extract - Heritage Overlay Code

The Council is satisfied that, pursuant to Section 275(1) of the *Local Government Regulation 2012*, the information to be received, discussed or considered in relation to this agenda item is:

- (h) *other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.*

### PURPOSE

The purpose of this report is to:

1. Seek Council approval to commence a major amendment to include fifty one properties in Schedule 7, Heritage Schedule of City Plan, pursuant to Part 4 Section 16.1 of the Minister's Guideline and Rules under the *Planning Act 2016*;
2. Outline the procedural requirements pursuant of the *Queensland Heritage Act 1992*, including consultation, in order to enter places on the local heritage register;
3. Outline the proposed contents of the Major Amendment Package;
4. Highlight the funding implications for the implementation of the proposed Local Heritage Management Framework;
5. Seek approval to submit the contents of the proposed Major Amendment Package to the Planning Minister for the purpose of completing the State Interest Review, in accordance with the process outlined in the Minister's Guideline and Rules;
6. Maintain the contents and attachments of this report as confidential until such time that the amendment package is released for public consultation, subject to Council and Ministerial approval.

### BACKGROUND

The Wise Planning and Design theme in the Corporate Plan 2018-2023 recognises the need to protect and enhance the City's distinctive character, identity and heritage. The importance of these values has recently been reinforced as part of the Redlands Coast branding project. Consistent with the Corporate Plan, the Operational Plan 2018-2019 includes a Significant Activity 5.2.3 to investigate options in relation to identifying and protecting places of Local European heritage significance.

The City Plan already recognises Local European Heritage on both State and Council owned and managed land. Under the *Queensland Heritage Act 1992* (QHA), Council is required to maintain a local heritage register. Schedule 7 of the City Plan currently lists 49 local heritage places which are included in the heritage overlay map.

The Redlands European Heritage Review project, undertaken by Australian Heritage Specialists (AHS) was completed in 2017. This reviewed 354 properties and places of European Heritage of Local Significance in Redland City. The results were reported to a Councillor Briefing on 9 May 2017. This identified 51 sites, primarily privately owned properties, (termed Priority 1 sites in the AHS report, listed in Attachment 1), which were recommended to be included within the City Plan Heritage Schedule. Sites were prioritised based on those places which hold the strongest thresholds for local heritage value against the relevant criteria. The themes and sub-themes are based on national frameworks that were revised to be Queensland specific in the Queensland Cultural Heritage Places Context Study, a State Government initiative that established a single approach for heritage assessment in Queensland.

Citations have been prepared for each of these sites, consistent with the citations for the existing sites within the City Plan Heritage Schedule (Attachment 2).

The AHS report also provided implementation advice and recommended the establishment of a Heritage Management Framework, (Redlands European Heritage Review–Strategy, Implementation and Public Engagement Report with Options Report, Attachment 3).

The proposed Heritage Management Framework has four interrelated elements:

- Planning Scheme
- Heritage Register/Schedule
- Heritage Incentives
- Public Engagement

The AHS report concluded that based on their experience with listing privately owned properties of local heritage significance, implementing the four interrelated elements in parallel was critical in achieving the most successful outcomes.

A further Councillor Briefing on 8 August 2017 advised councillors of the cost for establishing the European Heritage Management Framework including the planning scheme amendment. Options were presented for potential heritage incentive measures including costs, potential community awareness campaign, plus it included options for revenue opportunities to fund the framework.

## **ISSUES**

### **Previous Implementation Advice**

A range of previous heritage studies have been undertaken by Council, which have identified potentially suitable privately owned properties of local European heritage significance. The various reports dating back to 2001 have also outlined potential approaches to implementation, including appropriate planning instruments such as the use of temporary local planning instruments (TLPI), financial and non-financial incentives, community consultation, awareness and education. The AHS report has reviewed and built upon all previous reports.

### **Planning Scheme and Heritage Schedule**

Critically, unlike previous reports, a staged approach has been developed for the entry of recommended places onto the heritage schedule and overlay, commencing with Priority 1 places, further sites may potentially be progressively added in subsequent years.

The list of sites and accompanying citations in Attachment 1 are proposed to be the principal content of the Major Amendment Package.

Previously Council has sought to list properties on the register by implementing a TLPI which introduces immediate protection for any identified site until such time as Council undertakes a formal amendment process of the planning scheme and undertakes statutory consultation. AHS advised against this perceived heavy handed approach. Their recommended approach was to undertake the major amendment with meaningful community and stakeholder engagement, with tailored consultation between officers, a heritage professional and the property owners in order to potentially reduce resistance /objection.

The public consultation process will be aligned to the notification, publication and submission process as set out by the *Queensland Heritage Act 1992*. Officers will review and respond to submissions.

### **Heritage Incentives Package**

AHS recommended that, based on their experience, the establishment of a Heritage Incentives Package, providing technical advice and financial assistance in order to support property owners was essential for the successful listing of privately owned properties within Schedule 7 of the City Plan. The use of heritage support and incentives is widely used by other Local Governments in Queensland who have successfully included private properties on local heritage registers. Attachment 3 provides an overview of some of these schemes.

Based on their experience with other Councils AHS recommended that the following incentive options are essential to support the listing of private heritage properties.

#### **1. Providing Specialist Heritage Advice and Information**

A heritage professional providing advisory services (no charge to private property owner) to private owners of heritage listed places, specifically initial one on one meetings and further advice as necessary. In addition, they would assist with the assessment of submissions to the planning scheme amendment, plus preparation of fact sheets and advice notes.

The Heritage professional could provide advice to the planning assessment team as required, for example for pre-lodgement meetings if a development application is required.

#### **2. Grants for Heritage Conservation Work**

Grants can be one of the most direct mechanisms to help property owners with maintenance and repairs. Council may consider the implementation of grants given, for example, for properly planned maintenance work such as replacing roofs, guttering and downpipes, and/or for the preparation of heritage documents such as Conservation Management Plans.

Example Brisbane:

- \$3,000 for small projects (\$10-\$15,000 in conservation costs)
- \$10,000 for large projects (+\$15,000 in conservation costs)

The cost of this grant would be dependent on several factors including how much Council determines to make available each year; for example \$60,000 (equivalent of 20 sites receiving \$3,000 grants) or higher amount, for example \$100,000.

#### Potential Revenue Sources

A potential longer term revenue source available to Council other than from General Revenue would be the introduction of a heritage levy. A heritage levy based on \$2 per rateable property could generate revenue in the order of \$138,712 per annum, which would essentially cover the ongoing costs associated with the potential listing of privately owned properties. For example, Sunshine Coast Council utilises a levy to encompass all elements of heritage and local history. This includes local heritage grant and advice, educational program/marketing as well as funding of museums and the like. A levy offers a potential longer term opportunity for Council to fund an integrated heritage and local history program across the City.

#### Implications for property owners

Development would be subject to the regulatory framework as set out in the Redland City Plan, Assessment benchmarks for Heritage Overlay (extract below) and the Heritage Overlay Code 8.2.7 (Attachment 4).



Extract from Redland City Plan - Table 5.9.1 Assessment benchmarks for overlays

Heritage overlay		
Material change of use	No change to categories of development and assessment	Heritage overlay code where the development is assessable under the table of assessment for the relevant zone Note—This overlay code is not applicable to development that is accepted subject to requirements.
Building work, where involving the partial or total demolition or relocation of a local heritage place	Impact assessment	Heritage overlay code
Any building work involving: (1) interior or exterior alterations to a local heritage place; (2) extensions to a local heritage place; (3) erecting a new or separate building on a local heritage place.	Code assessment	Heritage overlay code
Operational work where involving a change to landscaping, fencing or natural features of land referred to in the citation for a local heritage place	Code assessment	Heritage overlay code
Reconfiguration of a lot	No change to categories of development and assessment	Heritage overlay code where the development is assessable under the table of assessment for reconfiguration of a lot

**Timing of Public Engagement/Consultation**

In accordance with the Minister’s Guidelines and Rules, the local government may only commence public consultation for the planning scheme amendment after receiving a notice under section 8.6 that confirms that the proposed amendment may proceed to that stage.

As outlined above, the direct engagement with the property owner is a critical element to the success of this Amendment.

Over and above the statutory public consultation outlined there are future opportunities to develop working relationships with a range of heritage interest groups and to support potential marketing plans to guide promotion and awareness of the city’s heritage, in order to raise appreciation and awareness within council and the wider community.

There is currently a range of community education and tourism initiatives related to European heritage such as heritage trails (Cleveland and Ormiston, North Stradbroke Island and several of the Southern Moreton Bay Islands). There is an existing Local History Service (in Library), plus funding towards museums in the City.

## STRATEGIC IMPLICATIONS

### Legislative Requirements

The major amendment package will be undertaken in accordance with the requirements of the Minister's Guideline and Rules, a statutory document under the *Planning Act 2016* (the Act) and *Planning Regulation 2017*. It will also be prepared in accordance with the *Queensland Heritage Act 1992*.

### Risk Management

Undertaking this proposed major amendment will ensure the City Plan remains current and consistent with community expectations. Mandatory public consultation requirements for major planning scheme amendments will also ensure the broader community is given the opportunity to provide feedback.

However, there is a risk of the loss of privately owned properties with local heritage significance in the interim before Council makes a decision on its future heritage approach. There is also potential compensation risks associated with the listing of privately owned properties on the Heritage Schedule in the City Plan. This is further addressed in Attachment 3.

### Financial

A heritage incentive scheme is considered to be a fundamental part of the Heritage Management Framework. The costs and potential revenue sources (for implementation and ongoing costs) associated with listing of privately owned properties on the heritage schedule have been evaluated.

### Summary of potential costs

	Establishment Costs	Ongoing annual cost (assuming no new sites added)
<b>1. Planning Scheme Amendment</b>	\$10,000	n/a
<b>2. Heritage Advice</b>		
Heritage Advice to property owners	\$11,000	Completed in year 1
• one on one meetings		
• Assessment of submissions	\$5,000	
• Pre-lodgement	n/a in Yr 1	\$17,000
Associated information resources	\$2,000	\$1,000
<b>3. Financial</b>		
• Grants		\$60,000 - \$100,000

	Establishment Costs	Ongoing annual cost (assuming no new sites added)
• Heritage Advice		\$12,375
<b>4. Public Engagement</b>		
• Internal and external marketing strategies	\$2,000	\$2,000
<b>Projected expenditure</b>	<b>\$30,000</b>	<b>\$92,375 to \$132,375</b>

The proposed amendment to the planning scheme, approximately \$30,000 in 2018/19, is included in the 2018/2019 budget.

As noted earlier the likelihood of including private properties onto the heritage schedule being successful would be greatly enhanced if Council is committed to providing ongoing professional heritage advice and a grant system, which is estimated to require an ongoing commitment of between \$90,000 and \$132,000.

Any financial implications (including the grant and option for a heritage levy) beyond the current year will need to be considered by Council during the 2019/2020 budget development as part of the annual budget submission process.

Recognising these circumstances, it is recommended that Council support the commencement of a major amendment process to include 51 properties in the schedule in the Heritage Overlay and submit the major amendment to the Planning Minister to commence state interest review. It is also recommended Council not proceed with statutory public consultation on the proposed major amendment (listing of 51 privately owned properties) until such time as it has determined its 2019/2020 budget and decided whether or not to include ongoing grants/heritage advisor costs.

### People

The staff resourcing required to make the proposed amendment will be primarily drawn from the Strategic Planning Unit of Council's City Planning and Assessment Group. Future work will involve collaboration across Council including the Communications, Engagement and Tourism Group and those responsible for Finance, Grants and Sponsorship.

### Environmental

The strategy intends to secure ongoing and improved protection of sites of European heritage significance in the City.

### Social

There is potential for social/economic benefits through the promotion of heritage places and trails.

### Alignment with Council's Policy and Plans

The proposed amendments will align with the Wise Planning and Design goals contained in Councils Corporate Plan 2018-2023 and Redlands Community Plan. This includes an effective and efficient development assessment process that is consistent with legislation and community expectations.

## CONSULTATION

Consultation on the proposed major amendment has been undertaken with relevant Groups in Council including the Community and Economic Development Group, Communication, Engagement and Tourism Group and Financial Services Group.

A communications plan will be prepared following ministerial approval post state interest check. This plan will have clear messages (i.e. each site has been subject to thorough technical assessment). Note that until such time as the public consultation process commences the amendments will remain confidential.

Consulted	Consultation Date	Comments/Actions
Economic Sustainability and Major Projects	Several meetings throughout project 2017 & 2018	Informed Councillor Briefings in 2017
Communication, Engagement and Tourism Group	Several meetings throughout project 2017 & 2018	Informed Councillor Briefings in 2017
Business Partnering Unit	May 2017	Informed Councillor Briefings in 2017

## OPTIONS

### Option One

That Council resolves to:

1. commence a major amendment to the City Plan pursuant to Part 4 Section 16.1 of the Minister's Guideline and Rules under the *Planning Act 2016*;
2. undertake major amendments to the City Plan as outlined in Attachment 1: Proposed Planning Scheme Major Amendment Package;
3. submit the contents of the proposed major amendment to the Planning Minister for the purpose of completing the State Interest Review, in accordance with the process outlined in the Minister's Guidelines and Rules; and
4. maintain the contents and attachments of this report as confidential until such time that the amendment is released for public consultation, subject to Council and Ministerial approval.

### Option Two

That Council maintains its current position not to include privately owned properties on its local heritage register and resolves to not proceed with the proposed major amendment package.

**OFFICER'S RECOMMENDATION**

That Council resolves to:

1. commence a major amendment to the City Plan pursuant to Part 4 Section 16.1 of the Minister's Guideline and Rules under the *Planning Act 2016*;
2. undertake major amendments to the City Plan as outlined in Attachment 1: Proposed Planning Scheme Major Amendment Package;
3. submit the contents of the proposed major amendment to the Planning Minister for the purpose of completing the State Interest Review, in accordance with the process outlined in the Minister's Guidelines and Rules; and
4. maintain the contents and attachments of this report as confidential until such time that the amendment is released for public consultation, subject to Council and Ministerial approval.

**Draft Planning Scheme Amendment Package –  
Proposed sites to be added to Schedule 7 Heritage Schedule**

	<b>Lot and Plan No</b>	<b>Locality</b>	<b>Address</b>	<b>Description</b>
1	Lot 93 SL5245	Amity Point	2 Ballow Street, Amity Point	Cabarita
2	Lot 29 SP151524	Birkdale	50-60 Birkdale Road, Birkdale	Somersby Grange
3	Lot1 RP143286	Birkdale	27 Roger Street, Birkdale	Birkdale House
4	Lot 1 B4271	Birkdale	33 Thorne Road, Birkdale	St George's Anglican Church
5	Lot 2 RP14144 and Lot 2 SP146445	Birkdale	362-388 Old Cleveland Road East, Birkdale	Former US Army Signal Corps Receiving Station
6	Lot 6 RP43359	Cleveland	200 Middle Street, Cleveland	Residence, 200 Middle Street
7	Lot 2 RP66399	Cleveland	219 Middle Street, Cleveland	Residence, 219 Middle Street
8	Lot 5 C14565	Cleveland	19 North Street, Cleveland	Residence, 19 North Street
9	Lot 3 SP260125	Cleveland	79 Passage Street, Cleveland	Shellim
10	Lot 1 RP181607	Cleveland	61 Princess Street, Cleveland	Callan Doon
11	Lot 6- 8 C730495	Cleveland	24 Queen Street, Cleveland	Methodist (Uniting) Church Hall
12	Lot 6- 8 C730495	Cleveland	24 Queen Street, Cleveland	Uniting Church (Formerly Methodist)
13	Lot 1 RP120477	Cleveland	1 Shore Street East, Cleveland	1 Shore Street, East
14	Lot 2 RP142152	Cleveland	3 Shore Street East, Cleveland	3 Shore Street, East
15	Lot 502 C14568	Cleveland	151 Shore Street North, Cleveland	Residence, Criaglea
16	Lot 1 RP1677	Cleveland	153 Shore Street North, Cleveland	Residence, 153 Shore Street North
17	Lot 4 RP1677	Cleveland	157 Shore Street North, Cleveland	Residence, 157 Shore Street North
18	Lot 1 RP211344	Cleveland	162 Shore Street North, Cleveland	Seaforth Cottage
19	Lot 5 C628	Cleveland	103 Passage Street, Cleveland	Residence, 103 Passage Street
20	Reserve	Cleveland	GJ Walter Park, Cleveland	Governor Gipps' landing Site
21	Lot 719 D9044	Dunwich	14, Bingle Road, Dunwich	Former Benevolent Asylum Building, 14 Bingle Road
22	Lot 720 D9044	Dunwich	16, Bingle Road, Dunwich	Former Benevolent Asylum Building, 16 Bingle Road
23	Lot 721 D9044	Dunwich	18 Bingle Road, Dunwich	Former Benevolent Asylum Building, 18

**Draft Planning Scheme Amendment Package –  
Proposed sites to be added to Schedule 7 Heritage Schedule**

	<b>Lot and Plan No</b>	<b>Locality</b>	<b>Address</b>	<b>Description</b>
				Bingle Road,
24	Lot 1 D9046	Dunwich	2 Finnegan Street, Dunwich	Former Benevolent Asylum Building, 2 Finnegan Street
25	Lot 15 D90415	Dunwich	8-22 Mallon Street, Dunwich	Former Benevolent Asylum Ward 13, 8-22 Mallon Street
26	Lot 9 D9042	Dunwich	18 Oxley Parade, Dunwich	Former Benevolent Asylum Building, 18 Oxley Parade
27	Lot 1023 D9046	Dunwich	11 Parsons Street, Dunwich	Former Benevolent Asylum Building, 11 Parsons Street
28	Lot 2 D9046	Dunwich	12, Stradbroke Place, Dunwich	Former Benevolent Asylum Building, 12 Stradbroke Place
29	Lot 5 CP89073	Dunwich	2 Bayly Street, Dunwich	Police Station Cell Block
30	Reserve Lot 12 CP865858	Dunwich	Foreshore, Ballow Street, Dunwich	Swimming Enclosure
31	Lot 1 RP48370	Mt Cotton/Sheldon	1249-1251 Mount Cotton Road, Mount Cotton	Mount Cotton Hall
32	Lot 1 RP69724	Mt Cotton/Sheldon	1257-1259 Mount Cotton Road, Mount Cotton	St Paul's Lutheran Church
33	Lot 1 and Lot 2 SL979 and Lot 3 RP30542	Redland Bay	111 Esplanade, Redland Bay	Residence, 111 Esplanade
34	Lots 62-69 and 77-80 RP30542 and Lot 81 136364	Redland Bay	167 Esplanade, Redland Bay	Redland Bay Hotel
35	Lot 1 RP30547 and Lot 1 RP30550	Redland Bay	228-234 Gordon Road, Redland Bay	Methodist Church
36	Lot 1 SP127719	Redland Bay	6 Melrose Court, Redland Bay	Residence, 6 Melrose Court
37	Lot 22 SP115509	Redland Bay	214 School of Arts Road, Redland Bay	Mt Carmel Orchard – Belcher's House
38	Part of Lot 42 SL7635	Russell Island	38-64 High Street, Russell Island	Russell Island State School
39	Lot 1 RP22130	Thorneside	15 John Street, Thorneside	Redland Bay , 15 John Street
40	Lot 1 RP216885	Victoria Point	55 Colburn Avenue, Vitoria Point	The Point
41	Lot 38, part Lot 145 SL4362 Part Lot 2 RP123972	Victoria Point	424 Redland Bay Road (Corner Colburn Av) Victoria Point	Charles Snow Environmental Education Centre (Eprapah)
42	Lot 18 RP40809	Wellington Point	17-18 The Esplanade,	17-18 The Esplanade

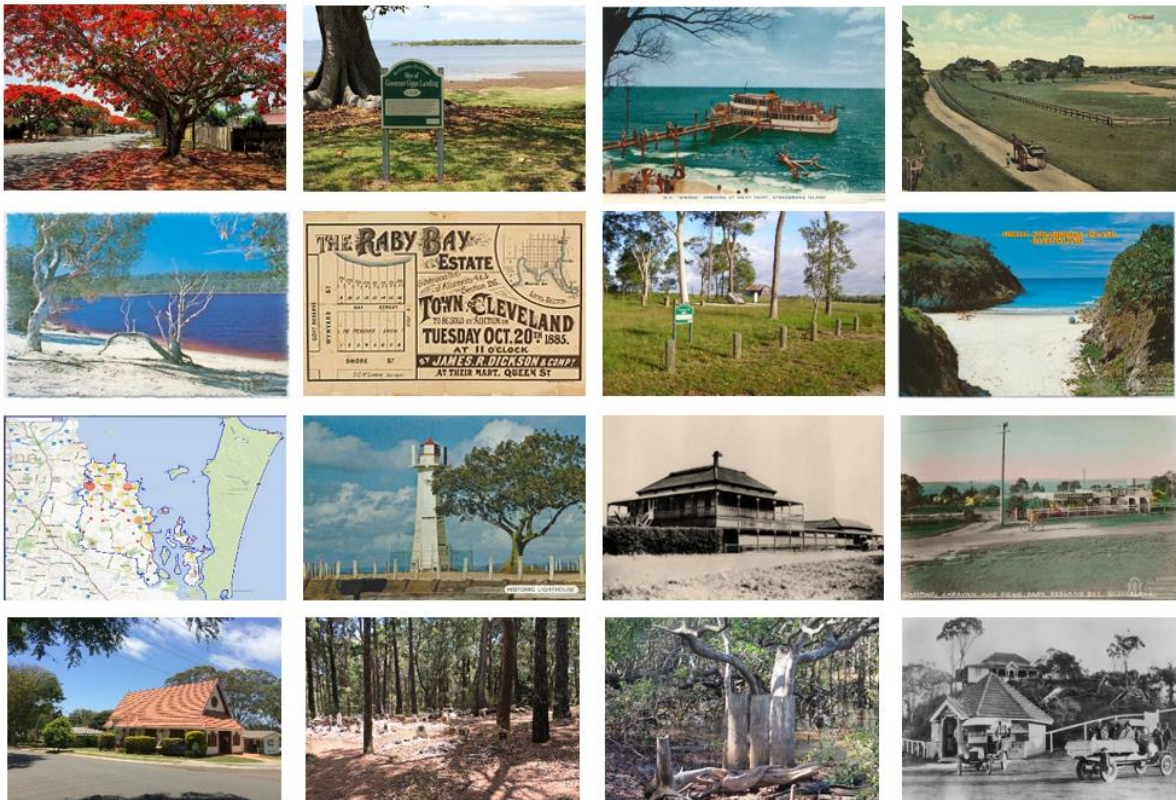


**Draft Planning Scheme Amendment Package –  
Proposed sites to be added to Schedule 7 Heritage Schedule**

	<b>Lot and Plan No</b>	<b>Locality</b>	<b>Address</b>	<b>Description</b>
			Wellington Point	
43	Lot 139 RP14151	Wellington Point	35 Fernbourne Road, Wellington Point	Casurina Cottage
44	Lot 8 SP188629	Wellington Point	2 Raife Close, Wellington Point	The Palms
45	Lots 64 and 65 RP14152	Wellington Point	6 Harris Street, Wellington Point	6 Harris Street
46	Lot 165 CP888464	Wellington Point	452-478 Main Road, Wellington Point	Wellington Point State School
47	Lot 164 CP888464	Wellington Point	480-482 Main Road, Wellington Point	Wellington Point Schools Principals House (Former)
48	Lot 2 RP155349	Wellington Point	493 Main Road, Wellington Point	493 Main Road
49	Lot 2 RP107272, Lot 126 RP14151 and Lot 1 RP815402	Wellington Point	3 Station Street/509 Main Road, Wellington Point	3 Station Street
50	Lot 123 RP219139	Wellington Point	11 Station Street, Wellington Point	11 Station Street
51	Lot 118 SP138750	Wellington Point	17-19 Station Street, Wellington Point	St James Anglican Church

# Redland City Council

## Schedule of Local Heritage Places



# Schedule of Local Heritage Places

## Understanding the Place Card

The GPS coordinates or Real Property Description for the place.

The place identification followed by the name the place is commonly known by.



The street address for the place.

This category defines the type of place for the place card.

The condition of the place is an indicator of the state that the place is currently in. The integrity of a place relates to how much of the significant material of the place remains intact or whether it remains in its original location.

**ID21 - DUNWICH: Swimming Enclosure**

Street Address	Foreshore, Ballow Street, Dunwich		
GPS/RPD	Next to L12 CP865858		
Place Type	Built/Landscape		

*Red-e-map (RCC, 2016).* *Dunwich Swimming Enclosure (AHS, 2016).*

Condition	Good	Integrity	Good
Statutory Listings	No current listing		
Non-Statutory Listings	No current listing		
Inspection Date	21/12/2016		

**Historical Context**

The swimming enclosure is located at the foreshore near Ballow Street, Dunwich, in the vicinity of Junner and Rous Streets. It was originally used for recreation and bathing by the patients of the Dunwich Benevolent Asylum.[1] The Benevolent Asylum was established in 1866 as a place to support the underprivileged population of Queensland, particularly those that could not receive adequate care from their families.

The swimming enclosure is present on a 1913 map of the Benevolent Asylum, indicating its earliest known use.[2] Research illustrates that the asylum and the Dunwich community used the swimming enclosure continuously until 1929.[3] The Dunwich State School held its swimming carnival at the enclosure in 1926.[4] Members of the community petitioned for the enclosure to be restored when it fell into disrepair.[5] After 1947 in the post-asylum phase of Dunwich's development, the island was promoted as a holiday and residential environment and the swimming enclosure was repaired.[6] It has been in constant use since its restoration.

**Physical Description**

The swimming enclosure is located in the tidal zone of the Dunwich foreshore, in close proximity to the convict causeway. It is constructed with 23 timber piles which are clad with wire netting. The enclosure is approximately 40 metres long and 30 metres wide.

**Statement of Significance**

The swimming enclosure in Dunwich is a locally significant site as it demonstrates historical value and has an association with the Dunwich community. The enclosure was used historically for recreation and bathing by the patients at the Dunwich Benevolent Asylum. After this, it was opened to the wider community and was also used by school groups. The continuous use of the enclosure at this site suggests a special association with the local community.

Criteria A	The place is important in demonstrating the evolution or pattern of the region's history.
Criteria B	The Dunwich swimming enclosure is important in demonstrating the evolution of Redland's history as it offers physical evidence of the use of the beach in Dunwich for more than a hundred years. The enclosure is associated with the Dunwich Benevolent Asylum, which is a significant institution in the history of the area.
Criteria G	The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons important to the region.

As the enclosure has been utilised for swimming and bathing since its construction, it has an enduring association with the community of Dunwich. Originally, the enclosure was primarily used by the Benevolent Asylum and later was used by the wider Dunwich community. The enclosure provided a social focal point in the local community, and was also used by schooling groups.

Map and pictures of the place.

This place may be listed on other heritage registers and, if so, it is noted here.

The historical context identifies the period of significance of the place.


A description of the place at the time of inspection.

The significance of a place is determined against set criteria, adapted from the *Queensland Heritage Act 1992*. The resulting statements are referred to as Statement of Significance.

# Schedule of Local Heritage Places

## Understanding the Place Card

Assessing cultural heritage significance through themes and phases (based upon the Queensland Historic Themes and RCC Contextual Study).

<b>ID21 - DUNWICH Swimming Enclosure</b>		
<b>Primary Themes</b>		
8.0 Creating Social and Cultural Institutions	8.05 Sport and recreation	
<b>References</b>		
[1] EHP, Public Reserve Incorporating the Privy Pit and Sire of Convict Barracks and Store, 602139.		
[2] Queensland State Archives Item ID635167, Map.		
[3] Daily Standard, 19th February 1929, p. 6.		
[4] Daily Mail, 18th February 1926, p. 5.		
[5] Daily Standard, 19th February 1929, p.6; Brisbane Courier, 16th October 1931, p. 12.		
[6] The Telegraph, 6th October 1947, p. 2.		

Primary and secondary sources (references).

Amity Point



# A1 - AMITY POINT: Cabarita

<b>Street Address</b>	2 Ballow Street, Amity Point
<b>GPS/RPD</b>	Lot 93 SL5245
<b>Place Type</b>	Built



Red-e-map (RCC 2016).



Residence, 2 Ballow Street, Amity Point (AHS, 2016).

<b>Condition</b>	Fair	<b>Integrity</b>	Fair
<b>Statutory Listings</b>	Local Heritage Place		
<b>Non-Statutory Listings</b>	No current listing		
<b>Inspection Date</b>	17/01/2017		

## Historical Context

Cabarita, located at 2 Ballow Street, Amity Point, was formerly a waterfront property and now sits just back from the water. The residence was previously home to the Hayles family who operated a boat service from their adjoining jetty from the mid-1930s. The Hayles' boat, *Mirimar*, was used for tourists wanting to view the Amity Point area.[1] Weekend and Sunday trips to Amity Point and fishing expeditions to Point Lookout were particularly popular with locals and tourists.[2] The boat would take off from the Hayles' wharf at this residence every Saturday at 2:00pm and every Sunday and Thursday at 9:00am.[3] Following the closure of the Dunwich Asylum, *Mirimar* extended its service to include Dunwich.[4]

A second jetty and kiosk was built at Cabarita around 1947 because the sea had eroded the site of the first jetty and kiosk. It was built just north of the original kiosk. The Hayles continued to operate their transportation and tourist service until the Cleveland-Stradbroke barge service began in the 1970s. The jetty was demolished and the kiosk was sold off.[5]

## Physical Description

Cabarita is a low set symmetrical timber framed building with a hipped roof over the core. The enclosed entry porch has a gable roof and addresses Ballow Street. The exterior lining is painted sheet and chamfer boards. There is a small wing with a hipped roof to the north end of the main core. There are skillion extensions to the rear of the place. The place is set on a large corner lot, well back from the road and is framed by established trees. There is a low post and rail timber fence to the front boundary.

## Statement of Significance

Cabarita is a locally significant building as it has historic values and is associated with the life and work of the Hayles family from the 1930s. As a former kiosk and restaurant complex from the 1940s, it represents an important phase of tourism in the area. The layout and form of the complex and the established trees contribute to the aesthetic quality of the place. *Cabarita* is associated with the Hayles family, tourism, retail and transport in Amity Point.

<b>Criteria A</b>	The place is important in demonstrating the evolution or pattern of the region's history.
<b>Criteria E</b>	The place is important to the region because of its aesthetic significance.
The symmetrical layout of Cabarita, the established trees, and the large lot on a prominent corner of Amity Point all contribute to the aesthetic quality of the locality.	

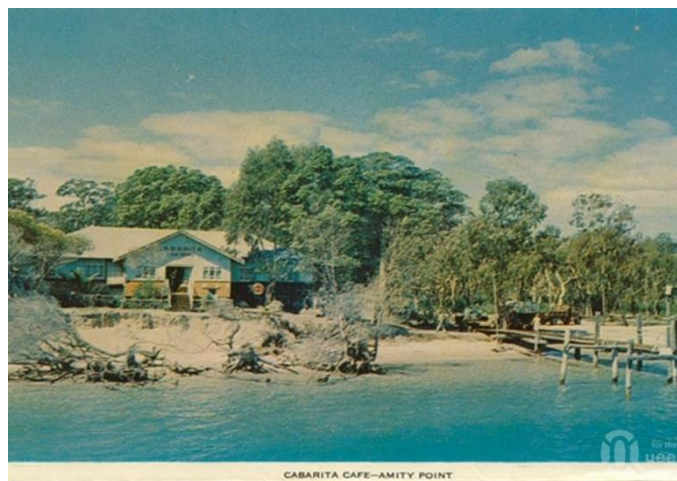
<b>Criteria H</b>	The place has a special association with the life or work of a particular person, group or organisation of importance in the region's history.
Cabarita has a special association with the Hayles family. From the 1930s the residence was associated with the jetty and kiosk that the family used for their boat transportation and tourism services to and from the island. This was important in Amity Point's history as it illustrates the significance of tourism, fishing and commercial transport in the local community.	

Primary Themes	
3.0 Developing Secondary and Tertiary Industries	3.12 Catering for tourists
5.0 Moving Goods, People and Information	5.04 Using shipping
6.0 Buildings, Settlements, Towns, Cities and Dwellings	6.04 Dwellings

References
<p>[1] The Telegraph, 25 January 1935, p. 7.</p> <p>[2] Daily Standard, 1 October 1934, p. 3.</p> <p>[3] Daily Standard, 2 November 1934, p. 10.</p> <p>[4] Redland City Council, "Timeline: Northern Stradbroke Island," 2006, p. 8.</p> <p>[5] North Stradbroke Island Museum, "North Stradbroke Island Heritage Trail - Cabarita," 2016.</p>



*Residence, 2 Ballow Street, Amity Point (Queensland Places, 2016).*



*Residence, 2 Ballow Street, Amity Point (Queensland Places, 2016).*



Birkdale

<b>Street Address</b>	50-60 Birkdale Road, Birkdale
<b>GPS/RPD</b>	Lot 29 on SP151524
<b>Place Type</b>	Built



Red-e-map (RCC, 2016).



Somersby Grange, Birkdale (EHP, 2009).

<b>Condition</b>	Good	<b>Integrity</b>	Good
<b>Statutory Listings</b>	Local Heritage Place		
<b>Non-Statutory Listings</b>	No current listing		
<b>Inspection Date</b>	02/12/2016		

## Historical Context

Somersby Grange was established on its present site in about 1896. The house is believed to have been moved from South Brisbane by George Randall who had acquired the property the same year. The house is situated on expansive landscaped grounds that includes early plantings and landmark trees.

George Randall was a prominent citizen in Birkdale. He and his wife, Naomi Jackson, arrived in Brisbane in 1868 where they set themselves up in South Brisbane. Randall established a shop selling fruits, jams and pickles. Following the success of his business he returned to England and was approached by the Agent General for Queensland to publish his story in order to promote emigration to the colony. Although he initially declined, Randall travelled through villages in England delivering public lectures on the opportunities available in Queensland. As a result, he was later appointed Government Immigration Lecturer, undertaking four tours of England between 1881-1902. Randall's lectures were said to have encouraged the migration of over 150,000 agricultural labourers to Queensland.

In 1896 Randall established Somersby Grange at Birkdale, which he named after Lord Tennyson's birthplace in England. Along with his sons, George Randall Jnr and artist Richard John Randall, they experimented with pineapple farming. George Randall Jnr went on to become heavily involved in local agriculture and farming associations, working closely with James Pink, curator of the Brisbane Botanic Gardens, in regional fruit propagation.

The Randall family's success is evident in the grandeur of Somersby Grange. By 1906 the formal garden was created around the surrounding home with the timber fence and decorative entrance gates installed at the top of the gravelled drive. The drive opened to a circle, which was centred by a flagpole and lawn. Notable trees were planted along the fence, including pines, palms and figs, with the gardens boasting several varieties of mango trees.

Somersby Grange became the family home of George Randall Jnr, and his wife, Harriett, who extended the house in the early twentieth century. Randall was a prominent community member, acting at various times as a Justice of the Peace, Cleveland Shire Councillor and Shire Chairman. Following George Jnr and Harriett's deaths in the mid-1920s, the property returned to George Snr, who bequeathed it to his eldest grandson.

The property remains today in the Randall family, with some alterations occurring in the 1960s and 1970s. It was subdivided in 2002, reducing the original size from 6ha to 1.3 ha, however the subdivision did not alter the original positioning and impact of the house and grounds.

Somersby Grange remains a notable landmark in the region's development through its association with farming and the life and work of the Randall family.[1]

## Physical Description

Somersby Grange is a large two storey timber framed residence located on the crest of a hill on the main road into Birkdale. The house is set back from the road with a gravelled circular driveway, decorative timber fence and gate on the front side, mature trees and a path through the front garden. The house and front garden are elevated with views over Moreton Bay. The house has a tiled pyramid roof with a short ridge and a front gable projecting to street elevation. A detailed bay window extends from the ground and first storey of the gable wing. The lower level bay window has French doors and the upper has tall sash windows. The lower level side windows have a continuous window hood of tin and curved timber brackets. The front steps are centred on the path through the front garden and lead up to the open verandah on the front and one side of the house. Parts of the verandahs on the other side and the rear are enclosed. The house is only partially observable from the road due to the trees.

The main levels retain their original layout with rooms either side of the central hallway leading from the front verandah. Another layer of rooms sits to the north, south and west of the core under the separate roof. The sub-floor has been enclosed in three stages. On the northern half are a kitchen, dining room and living area. Along the north eastern side is a later dining room and living room. The walls are lined with cement sheeting and the ceiling have exposed joists with stop chamfers. The southern sub-floor has recently been enclosed as a large bedroom and entertainment area.

## Statement of Significance

Somersby Grange is a locally significant building which demonstrates historical and aesthetic values. Its use as an estate farm by the Randall family is notable, with associations with both George Randall Snr and George Randall Jnr, important community members over the late nineteenth and twentieth centuries, and artist Richard Randall.

**Criteria A** The place is important in demonstrating the evolution or pattern of the region's history.

Somersby Grange is important in demonstrating the pattern of development in Redlands through its use as the Randall family's small scale agricultural and fruit growing estate in the 1890s and throughout the twentieth century. The property remains in the Randall family.

**Criteria E** The place is important to the region because of its aesthetic significance.

Somersby Grange is a significant landmark in Birkdale. It consists of a house with picturesque exterior and landscaped grounds that retain their original position and setting. The form and scale of the 1890s house, its position and the formal approach and relationship to the garden elements including the gates and established trees contribute to the aesthetic quality of the place. The location of the house set back from the road in the established garden creates a scenic setting and is important to the locality of Birkdale.

**Criteria H** The place has a special association with the life or work of a particular person, group or organisation of importance in the region's history.

Somersby Grange and grounds has a strong association with the Randall family. George Randall Snr served as emigration lecturer, promoting Queensland as a place where agricultural labourers could prosper. George Randall Jnr was a prominent local resident and community member, serving at one time as a Cleveland Shire Councillor. His brother was well known artist, Richard Randall, who died at Somersby Grange in 1906.

## Primary Themes

2.0 Exploiting, Utilising and Transforming the Land

2.04 Agricultural activities

6.0 Buildings, Settlements, Towns, Cities and Dwellings

6.04 Dwellings

## References

[1] Department of Environment and Heritage Protection, (Place Report 602712), 2009.



Early photo, Somersby Grange (RPS, 2012).



<b>Street Address</b>	27 Roger Street, Birkdale
<b>GPS/RPD</b>	Lot 1 on RP143286
<b>Place Type</b>	Built



*Red-e-map (RCC, 2016).*



*Birkdale House, Birkdale (RCC, 2012).*

<b>Condition</b>	Good	<b>Integrity</b>	Good
<b>Statutory Listings</b>	Local Heritage Place		
<b>Non-Statutory Listings</b>	No current listing		
<b>Inspection Date</b>	20/02/2017		

**Historical Context**

Birkdale House was likely built around 1887-1887 by James Baron, an engineer at Gilbert Burnett’s nearby Wellington Point sawmill. Burnett was one of the first settlers in the Wellington Point area, taking over Louis Hope’s land in 1874, and later establishing Whepstead and Fernbourne.[1] He ran the Wellington Point sugar mill and sawmill in what was known as his Trafalgar Vale Estate, which reflects of the early development in the area with timber and sugar being important to European settlement.

The land (portion 30) had originally been owned by Charles Haly before it was transferred to Gilbert Burnett in 1882. After acquiring portion 30, Burnett transferred it to his engineer, Baron. Baron subdivided the land in 1887, retaining 7 ½ acres.[2] Although the construction date is unknown, Birkdale House was likely built by Baron soon after as he is reported as residing at the property in 1888, while the structure is reflective of the 1880s period. Likewise, he had access to local timber via the sawmill.

After Burnett’s sawmill went into liquidation, Baron began grape growing and wine making on this property and was listed as a vigneron until his death in 1907.[3] It has been suggested that Baron named the area Birkdale, with the name adopted when the railway was constructed in 1889.[4]

Victor Drury occupied this house from 1904-1907 and is understood to have named the property Birkdale House. During this period, he was Chairman of the Cleveland Divisional Board and Cleveland Shire councillor, having previously worked as a public servant.[5] His brother, banker Edward Robert Drury, took possession of Whepstead following Burnett’s auctioning of his family home, however, it did not remain in his possession for long. Victory Drury died in 1907.

Later owners continued to farm the property. Birkdale House is noted as the only residential troop occupation during World War I in the Redlands area. The property was transferred to Peter Airey in 1921, a councillor for the Cleveland Shire from June 1924 until May 1927 and Chairman of the Finance Committee and the Legislative Committee. In 1960 the area around Birkdale was generally subdivided into 32 perch blocks. In 1974 the owners bought the adjoining lot and amalgamated the two into a larger lot.[6]

**Physical Description**

Birkdale House is a low set dwelling with vertical cross bracing and a short ridge hip roof over the core. It is set back from the street with a wide frontage. Before the area was developed it is likely that the house had views to the northeast toward the bay and Wellington Point. The house extends to the rear of the lot and a wing with a hip roof extends to the western side. The verandah has a stepped convex roof and returns around the sides. The walls are single skin wide timber boards with cross bracing. The stone stair up to the verandah and the front door are centred on the core of the house. There are French doors to the low level verandah and two brick chimneys. The low set wing to the north west of the main house has a single pyramid roof to the core, a stepped convex roof to the verandahs, single skin walls and cross bracing. The grounds include established gardens and mature trees.

**Statement of Significance**

Birkdale house is a locally significant building which demonstrates historical, representative and aesthetic values. The dwelling was established in 1887-1888 and represents the early settlement of the local area. The layout, setting and form of the house, and the established trees contribute to the amenity of the surrounding area. James Baron was notable in the early industry and development at Birkdale and had a strong association with Birkdale House.

**Criteria A** The place is important in demonstrating the evolution or pattern of the region’s history.

Birkdale House demonstrates the pattern of development in Birkdale and the surrounding suburbs through its association with timber getting, sugar plantations and grape growing. It is an intact example of a late nineteenth century timber dwelling, and was constructed with locally sawn timber.

**Criteria E** The place is important to the region because of its aesthetic significance.

The symmetrically arranged core of the house with the wings added to the west and north display an informal quality. The location of the house set back from the street behind mature trees, the wide street frontage, the exterior form and materials of the dwelling create a positive amenity.

**Criteria H** The place has a special association with the life or work of a particular person, group or organisation of importance in the region’s history.

Birkdale House has associations with several prominent local figures, particularly with James Baron, and his occupation of the sawmill and then with wine maker and Wellington Point public servant Victor Drury. It is also associated with some of Gilbert Burnett’s early landholdings and its construction is associated with his sawmill.

**Primary Themes**

2.0 Exploiting, Utilising and Transforming the Land	2.04 Agricultural activities
6.0 Buildings, Settlements, Towns, Cities and Dwellings	6.04 Dwellings

**References**

[1] Mary Howells, ‘Wellington Point History’, Redland City Council Library, n.d., p. 1.  
 [2] Mary Howells, ‘Living on the Edge: Along Tingalpa Creek, A History of Upper Tingalpa, Capalaba and Thorneside’, (Masters of Philosophy, 2001), p. 43.  
 [3] Mary Howells, ‘Wellington Point History’, p. 3.  
 [4] Mary Howells, ‘Living on the Edge:’, p. 43.  
 [5] Firmin McKinnon, ‘The Halcyon Days of Cleveland’, *Journal of the Royal Historical Society of Queensland* (1948, 4(1)), p. 113.  
 [6] RCC Library, Historic Land Title for 27 Roger Street, Birkdale.

<b>Street Address</b>	33 Thorne Road, Birkdale
<b>GPS/RPD</b>	Lot 1 on B4271
<b>Place Type</b>	Built



*Red-e-map (RCC 2016).*



*St George's Anglican Church, Birkdale (AHS, 2016).*

<b>Condition</b>	Very Good	<b>Integrity</b>	Very Good
<b>Statutory Listings</b>	Local Heritage Place		
<b>Non-Statutory Listings</b>	No current listing		
<b>Inspection Date</b>	02/12/2016		

**Historical Context**

St George's Anglican Church was constructed in 1934. With a growing population and new arrivals, Birkdale flourished in the early twentieth century. The Anglican community had been campaigning for a church in the area from the late 1910s, and local parishioners worked towards raising the necessary funds. Prior to the Church's construction, the community utilised the Council's shed near the railway station for church services, despite a lack of approval and the presence of explosives housed there.[1] Church services were also held in the open under the shade of a tree, or at other times in the School of Arts Hall.

The communities of Birkdale and Thorneside worked together to fund not only an Anglican Church, but also a School of Arts Hall and a Methodist Church.[2] Mrs Randall donated land to the Synod, and a church was designed by noted Brisbane architect, Lange Powell. The first section of the Church was built in 1934, and was dedicated in March 1935 by Archbishop John William Wand, while the building was completed in 1969, with the final dedication held on the 19 October that year.[3]

Two prominent fundraising families were the Willards and the Randalls. While the altar cross came from the Willards, the marble altar was constructed as a memorial to Mrs George Randall using funds bequeathed by George Randall Snr, who died only four years prior to its construction.[4]

**Physical Description**

St George's Anglican Church is a modest brick church in an accomplished English domestic style, set in a suburban area on a prominent corner location. Whilst built in two stages, it represents the distinctive form and detailing laid out by notable architect Lange Powell. The exterior walls are rendered and painted with a brick base and expressed buttresses. The steeply pitched roof is clad with terracotta tiles. The roof hips to form an entry and side entry. A decorative rose window is located in the west gable.

The site is landscaped with lawn and low shrubs as well as eucalypt trees planted more recently. The site includes several later buildings associated with the church function, including a church hall.

**Statement of Significance**

St George's Anglican Church is a locally significant building which displays architectural, aesthetic and community values. Constructed between 1934 and 1969, it is a good example of an English domestic revival style church, and continues to be used as a place of religious ceremony. It has direct associations with important pioneering families, including the Willards and Randalls.

<b>Criteria A</b>	The place is important in demonstrating the evolution or pattern of the region's history.
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St George's Anglican Church is important in demonstrating the population changes of Birkdale and the growing demand for places of worship over the early 20th century. Although Methodist and Catholic churches were already established in this area, the construction of the Anglican Church highlights the patterns of development in Birkdale during this period.



## B5 - BIRKDALE: St George's Anglican Church

<b>Criteria D</b>	The place is important in demonstrating the principal characteristics of a particular class of cultural places important to the region.
The construction of the Anglican church demonstrates the desire in the community of Birkdale to conform to Anglican values as part of a wider Christianisation of the area. The influx of European settlers to this area contributed to the rising interest in the establishment of another Christian church, and the insistence of residents to participate in Anglican ceremonies reflects a class and cultural distinction in Birkdale.	
<b>Criteria E</b>	The place is important to the region because of its aesthetic significance.
St George's Anglican Church is an accomplished English domestic style revival church. It has aesthetic qualities as a result of the prominent corner location and the distinctive form and architectural detailing.	
<b>Criteria G</b>	The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons important to the region.
St George's Anglican Church has a strong association with the local Anglican community as a place of religious ceremony demonstrated by the continued use as a place of worship.	

### Primary Themes

8.0 Creating Social and Cultural Institutions

8.01 Worshipping and religious institutions

### References

- [1] Mary Howells, "Living on the Edge: Along Tingalpa Creek. A History of Upper Tingalpa, Capalaba and Thorneside," M. Phil. Thesis. The University of Queensland, 2001, p. 74.  
[2] Ibid., p. 56.  
[3] Ibid., p. 74.  
[4] *The Courier Mail*, 31 October, 1934, p. 4.



*St George's Church, Birkdale (c. 1930s).*



## B6 - BIRKDALE: Former US Army Signal Corps Receiving Station

<b>Street Address</b>	362-388 Old Cleveland Road East, Birkdale
<b>GPS/RPD</b>	Lot 2 on RP14144 and Lot 2 on SP146445
<b>Place Type</b>	Built, Archaeological



Google Earth Pro (2017).



Communication Block and Antennae (Redland Times, 2015).

<b>Condition</b>	Further Inspection Required	<b>Integrity</b>	Further Inspection Required
<b>Statutory Listings</b>	Local Heritage Place		
<b>Non-Statutory Listings</b>	Queensland WWII Historic Places		
<b>Inspection Date</b>	21/12/2016		

### Historical Context

The US Army Signal Corps established a radio receiving (telecommunications) station at Capalaba, and while it is referred to as the Capalaba Receiving Station, it is located in Birkdale. This site is believed to be the first point in mainland Australia to receive news of Japanese surrender from World War II.[2] The site was originally part of Willard's Farm, also known as The Pines. Rosemary and Doug Cotton bought the farm in 1941, however the Army took residence there soon after. The US Army receiving station is known to have included a brick communications block, generator building and several tall radio masts constructed c.1942-1943.[3] A small weatherboard hut is located near Willard's Farm and fronts Old Cleveland Road East. The form and construction materials suggest the hut may date from World War II.[4] A 1951 plan shows that the hut was not in its current location thus suggesting it has been relocated either from within the site or elsewhere.[5]

It is understood that the receiving station's main function was to listen to enemy broadcasts and maintain direct contact with Washington. Further, it is believed that all messages from the Pacific region were relayed through the receiving site directly by teletype link to General Douglas MacArthur's Headquarters in the AMP building in Queen Street, Brisbane.[6] This transatlantic radio network site was used to receive highly classified encrypted messages and had a direct line to Washington DC. The system known as 'Sigস্য' was the first incorruptible scrambler for radio messages and it was utilised by these radio links to allowed secure lines with Brisbane and Washington during the war.[7]

A Willcox crystal controlled diversity receiver was used by the receiving station, and an A Type AN/FGC1 Teletype equipment was installed at the site. A Cummins diesel emergency generator was housed adjacent to the communications block, which was used to power the radio station in case of a loss of main AC supply. The receiving of signals at the station was permitted by series of wire antennae, which were attached to more than 100 telegraph poles laid out in a web formation from the communication block outward across the site.[8] The 'antennae farm' was built by American engineers during the war.[9] The US Army Signal Corps Receiving Station at Birkdale worked in conjunction with a transmission site at Youngs Road, Hemmant, approximately 5 miles away. The American soldiers who looked after the radio stations were accommodated at nearby Capalaba on the flats behind the Capalaba Hotel, which was commandeered by the Americans.[10]

The original World War II receiving site building was used by the PMG for many years after the war as a high frequency radio receiving station and also by the Radio Branch to monitor radio stations and measure frequencies. It was staffed Monday to Fridays during the day and infrequently at night. Additionally, in the 1950s The Pines was used as a flood emergency back-up provision with dedicated radio frequencies, highlighting its historical significance in communications.[11] The site later became a Telstra facility, then a Department of Communications facility and later again a facility of the Australian Communications and Media Authority as the various controlling departments evolved. However once satellite and microwave technologies were developed, the technology at this site became redundant.[12]

**Physical Description**

The Former US Army Receiving Station is located on a large expanse of land, sparsely vegetated, with communications structures, antennae and associated remnants stepping across the landscape, located in the vicinity of Tingalpa Creek to the south west and Willard's Farm to the south east. The central area of the site is the communications block, which was the main radio station facility built by the American Army in about 1942-1943. The construction technique of the building is cavity brick with a triple brick thickness likely to protect the structure against enemy raids. A basement has been reported to exist. It is believed the adjoining shed to the north east is the former generator hut (c.1942-1943). An access track exists which follows the same alignment as the 1951 plan, also considered to be c.1942-1943. Several antennae can be seen in the vicinity, which may or may not be original. The complex has a contemporary perimeter fence installed surrounding the main block. A small hut constructed of timber and asbestos sheet panels is located to the east of the communications block, adjacent to Old Cleveland Road East (c.1940s/1950s). This low set timber framed building is clad in timber chamfer board to sill height with asbestos panels above and has double timber board doors to the street elevation. The site has not been formally assessed, and has not had an archaeological assessment. However it is reported to retain a range of surface and sub-surface features associated James Willard's farming and settlement activities from the 1850s as well as World War II activities which are currently unknown. It is unclear currently if any 'antennae' remain from World War II.

**Statement of Significance**

The communications block contributes significantly to the historical heritage of the area. It is a uniquely important heritage place as it was instrumental in enabling communication systems during World War II. This is of particular significance owing to Brisbane's use as the Headquarters of the Allied Forces during the South-West Pacific Campaign. The special association the hut has with World War II and both Australian and American involvement in the war contributes to the historical value of the place. Additionally, the place has association with early farmer James Willard, as well as General MacArthur, who reportedly received the Japanese surrender via this site. It is likely to retain to retain archaeological values associated with use as both a rural farm and a WWII era communications station.

<b>Criteria A</b>	The place is important in demonstrating the evolution or pattern of the region's history.
	The communications hut on the Commonwealth land demonstrates the history in the Redlands during World War II, as it was an integral part of the communications system. The hut was occupied by the US Army during the war and highlights the important positioning of the building.
<b>Criteria B</b>	The place demonstrates rare, uncommon or endangered aspects of the region's cultural heritage.
	The communications hut reflects a unique historical period, as it was used during World War II. This place captures an understanding of a unique part of Australian involvement in the war through highlighting homefront operations and the importance of communication facilities.
<b>Criteria H</b>	The place has a special association with the life or work of a particular person, group or organisation of importance in the region's history.
	The communications hut situated on the original grounds of The Pines (Willard's Farm) has an association with James Willard, a prominent citizen and early settler in Birkdale. The hut also has a connection with General Douglas Macarthur, as he is thought to have communicated via this place during World War II.

**Primary Themes**

2.0 Exploiting, Utilising and Transforming the Land	2.03 Pastoral activities
5.0 Moving Goods, People and Information	5.07 Telecommunications
7.0 Maintaining Order	7.07 Defending Australia

**References**

[1] Mary Howells, 'Living on the Edge: Along Tingalpa Creek. A History of Upper Tingalpa, Capalaba and Thorneside,' M. Phil. Thesis. The University of Queensland. 2001, p. 91.

[2] B. Kidd, 'Redlands Illustrated History', Jackson & O'Sullivan, Brisbane. 1979, p. 38.

[3] 'Heritage Recommendation for Willard's Farm', Department of Environment and Heritage Protection, 2015, p. 7.

[4] Urbis 'Cultural Heritage Advice for Birkdale Commonwealth Land at 362-392 Old Cleveland Road East, Birkdale.' 2016, p. 2.

[5] National Archives of Australia (NAA), 'Detailed survey Radio Receiving Station Capalaba LS2634', 1951.

[6] 'US Army Signal Corps Capalaba Radio Receiving Site at Old Cleveland Road East, Capalaba (near Brisbane), Queensland During WW2,' [www.ozatwar.com/locations/capabacomms.htm](http://www.ozatwar.com/locations/capabacomms.htm), accessed 10 January 2017.

[7] Peter Dunn, "'Sigsaly' or 'The Green Hornet'. A High Security Voice Communications System Used in GHQ SWPA, Brisbane," Australia @ War, 2015. <http://www.ozatwar.com/sigint/sigsaly.htm>

[8] National Archives of Australia (NAA), 'Detailed survey Radio Receiving Station Capalaba LS2634', 1951.

[9] Redland Times, 'World War II radio operator backs calls for university on Birkdale land', 13 April 2015.

[10] Kidd, 1979. p. 38.

[11] Interview with Peter Oliveri, Oral History excerpt, Research Redland City Council Library Local History Section, 2015.

[12] Urbis, 2016. p. 2

## B6 - BIRKDALE: Former US Army Signal Corps Receiving Station



*Interior of Communication Block c.1950s (Redland City Bulletin, 2015).*



*Small Hut on Old Cleveland Road East (AHS, 2016).*

Cleveland



<b>Street Address</b>	200 Middle Street, Cleveland
<b>GPS/RPD</b>	L6 RP43359
<b>Place Type</b>	Built



Red-e-map (RCC, 2016).



Residence, 200 Middle Street, Cleveland (RPS, 2012).

<b>Condition</b>	Good	<b>Integrity</b>	Good
<b>Statutory Listings</b>	Local Heritage Place		
<b>Non-Statutory Listings</b>	No current listing		
<b>Inspection Date</b>	10/01/2017		

**Historical Context**

The residence at 200 Middle Street was built before 1874 and was part of the first phase of settlement at Cleveland. Cleveland was gazetted as a township in 1850, with land sales commencing in 1851. Cleveland was a potential site for a proposed northern shipping port in the mid-19th century, which heavily influenced the layout of the town in proximity to Cleveland Point. From the late 1850s it was realised that Cleveland would not become the northern shipping port and the town instead turned its focus to developing local industries and as a seaside resort.

The building is understood to be part of the first phase of settlement at Cleveland, which was dominated by port infrastructure and associated industry. This development contributed to the establishment of residences and other town services in the 1860s and 1870s, and by the late 1870s included a number of jetties, hotels, residences and boarding houses, a post office and weekly mail service, a district school and court house in the area.

The building at 200 Middle Street (at the rear of the property) was built prior to 1874 as it was on the land at the time of Robert Cribb's purchase.[1] Cribb served on the Queensland Legislative Committee as a Member for East Moreton. The Thorne family acquired the property in 1888, and it is believed that Mrs Kate Thorne lived here for a period, followed by journalist Ebenezer Thorne in the late 1890s.[2] In the early 20th century, Dr Arthur Howard and Mrs Florence Howard occupied the residence and it was utilised as a doctor's surgery.[3] The building is thus referred to as 'The Doctor's House'.

It is unknown when the commercial building at the front of the premises was introduced to the site, however based upon a review of aerial images, it was after 1973.[4] The commercial building appears as a turn of the century building and may have been relocated from elsewhere.

**Physical Description**

The place is a two-storey timber cottage with the upper storey accommodated within a high-pitched gable roof (attic). The building is set back from the street with a recently introduced commercial building to the front of the site.

The front verandah of the dwelling has recently been reopened with a covered awning to the street supported by timber posts with decorative brackets. Earlier exposed framing with cross bracing has been removed at ground floor level and two low-waisted windows either side of the central doorway at street level provide a shopfront to the current retail premises. A curved tin window hood with decorative motif cut-out and trim remains above the gable window. Original chimney is constructed of masonry and unpainted. There is an extension to the rear of the dwelling, post-1973 and a car port to the east.

**Statement of Significance**

The residence at 200 Middle Street is a locally significant building which embodies historical, rarity and aesthetic values. Although altered, the building is a legible mid- to late-19th century timber cottage which has been known as a doctor's residence since the early 20th century. Its distinctive form, particularly the steep gabled roof, makes a positive contribution to the Middle Street townscape.

<b>Criteria A</b>	The place is important in demonstrating the evolution or pattern of the region's history.
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The house at 200 Middle Street is historically relevant as a mid- to late-19th century dwelling associated with the first phase of settlement from the 1850s until the 1870s.

<b>Criteria B</b>	The place demonstrates rare, uncommon or endangered aspects of the region's cultural heritage.
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The property's period of construction is in the context of the first phase of settlement at Cleveland from the 1850s until the 1870s. Built elements from this period are considered rare and are an endangered aspect of Redland's cultural heritage.

<b>Criteria E</b>	The place is important to the region because of its aesthetic significance.
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The former doctor's residence, although much altered, has a pleasing form and historic character such that it makes a positive contribution to the streetscape.

**Primary Themes**

10.0 Providing Health and Welfare Services	10.01 Health services
6.0 Buildings, Settlements, Towns, Cities and Dwellings	6.04 Dwellings

**References**

- [1] David Call, "Historic Property up for Auction," *The Redland-Wynnum Times*, 10th December 1986, p. 17.
- [2] Call, "Historic Property up for Auction," p. 17; Woods and Bagot, *Inventory of Heritage Places, "200 Middle Street, Cleveland,"* 1995.
- [3] Call, "Historic Property up for Auction," p. 17; Woods and Bagot, "200 Middle Street".
- [4] RCC Aerial Imagery Series, Cleveland 1973.



*Residence, 200 Middle Street, Cleveland (RPS, 2012).*



*Residence, 200 Middle Street, Cleveland (RPS, 2012).*

<b>Street Address</b>	219 Middle Street, Cleveland
<b>GPS/RPD</b>	L2 RP66399
<b>Place Type</b>	Built



Red-e-map (RCC, 2016).



Residence, 219 Middle Street, Cleveland (Google Pro, 2016).

<b>Condition</b>	Very Good	<b>Integrity</b>	Fair
<b>Statutory Listings</b>	Local Heritage Place		
<b>Non-Statutory Listings</b>	No current listing		
<b>Inspection Date</b>	10/01/2017		

**Historical Context**

The property at 219 Middle Street was one of many properties and land holdings owned by G.J. Walter, prior to it being sold in 1919 to Charles Elfert. Elfert reportedly constructed a house at 219 Middle Street, as well as a sawmill alongside at 217 Middle Street in the same year.[1] This residence is part of the second phase of development in Cleveland.

Cleveland was gazetted as a township in 1850, with land sales commencing in 1851. It was a potential site for a proposed northern shipping port in the mid-19th century, which heavily influenced the layout of the town in proximity to Cleveland Point. From the late 1850s, it was realised that Cleveland would not become the northern shipping port and the town instead turned its focus to developing local industries and as a seaside resort. The second phase of development occurred between the 1880s and the 1930s, encouraged particularly by the construction of the railway line in 1889, prompting further settlement to the west of the Cleveland Point, including the area that remains today as the commercial and administrative centre for Redland City. The area towards the point remained prominent for residential development and holidaymakers from this time.

**Physical Description**

The dwelling is a highset weatherboard bungalow, with hip roof, single skin VJ timber cladding to front verandah walls, c.1919. Recent additions include contemporary front entry gable and stairs with split landing with large landscaped grounds and a timber picket fence.

**Statement of Significance**

219 Middle Street is a locally significant building which embodies representative and aesthetic heritage values. The building is an intact example of a traditional timber suburban dwelling dating from the second phase of settlement in Cleveland (c.1919) and once included a sawmill alongside. The place makes a positive contribution to the streetscape and locality.

<b>Criteria A</b>	The place is important in demonstrating the evolution or pattern of the region's history.
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219 Middle Street demonstrated the second phase of development at Cleveland west of Cleveland Point in the early twentieth century, whereby a local business person was able to build a residence and sawmill on adjacent land.

<b>Criteria E</b>	The place is important to the region because of its aesthetic significance.
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The scale, form and design of the building make a positive contribution to the streetscape as well as the character and appearance of the locality.

**Primary Themes**

6.0 Buildings, Settlements, Towns, Cities and Dwellings	6.04 Dwellings
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**References**

[1] Woods and Bagot, Inventory of Heritage Places, "219 Middle Street, Cleveland," 1995.



<b>Street Address</b>	19 North Street, Cleveland
<b>GPS/RPD</b>	L5 C14565
<b>Place Type</b>	Built



Red-e-map (RCC, 2016).



Residence, 19 North Street, Cleveland (AHS, 2017).

<b>Condition</b>	Good	<b>Integrity</b>	Fair
<b>Statutory Listings</b>	Local Heritage Place		
<b>Non-Statutory Listings</b>	No current listing		
<b>Inspection Date</b>	10/01/2017		

**Historical Context**

Cleveland magistrate, William Taylor, originally purchased the property at 19 North Street in 1885. In 1888 John Rickert occupied the property; by 1908, Miss L.M. Taylor is listed as the occupant.[1] This residence is indicative of the shift between the first and second phases of Cleveland's development, believed to have been built c. 1880s.

Cleveland was gazetted as a township in 1850, with land sales commencing in 1851. It was a potential site for a proposed northern shipping port in the mid-19th century, which heavily influenced the layout of the town in proximity to Cleveland Point. From the late 1850s, it was realised that Cleveland would not become the northern shipping port and the town instead turned its focus to developing local industries and as a seaside resort. The second phase of development occurred between the 1880s and the 1930s, encouraged particularly by the construction of the railway line in 1889, which prompted further settlement to the west of the Cleveland Point, including the area that remains today as the commercial and administrative centre for Redland City. The area towards the point remained prominent for residential development and holidaymakers from this time.

**Physical Description**

The dwelling is a lowset weatherboard residence with gable roof to the core, which intersects a projecting gable structure on the western end, possibly a later addition. The front verandah has a stepped concave roof painted in two-toned stripes with timber balustrades and lattice infill. A skillion extension is connected to the rear of the dwelling. Interior unseen.

**Statement of Significance**

19 North Street is a locally significant building which embodies historic and aesthetic heritage values. It is an attractive and legible late 19th century weatherboard cottage relating to the second phase of settlement at Cleveland, which makes a positive contribution to the character and appearance of the streetscape.

<b>Criteria A</b>	The place is important in demonstrating the evolution or pattern of the region's history.
<b>Criteria B</b>	The house at 19 North Street is historically relevant as a late 19th century dwelling associated with the second phase of settlement at Cleveland from the 1880s until the 1930s.
<b>Criteria E</b>	The place is important to the region because of its aesthetic significance.
<b>Criteria F</b>	The building is aesthetically pleasing by virtue of its simple form, materials and detailing. It makes a positive contribution to the locality.

**Primary Themes**

6.0 Buildings, Settlements, Towns, Cities and Dwellings	6.04 Dwellings
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**References**

[1] Woods and Bagot, Inventory of Heritage Places, "19 North Street, Cleveland," 1995.

<b>Street Address</b>	79 Passage Street, Cleveland
<b>GPS/RPD</b>	Lot 3 SP260125
<b>Place Type</b>	Built



Red-e-map (RCC, 2016).



Shellim, Cleveland (AHS, 2017).

<b>Condition</b>	Good	<b>Integrity</b>	Good
<b>Statutory Listings</b>	Local Heritage Place		
<b>Non-Statutory Listings</b>	No current listing		
<b>Inspection Date</b>	10/01/2017		

**Historical Context**

The residence at 79 Passage Street was constructed about 1910 during the second phase of development in Cleveland. Cleveland was gazetted as a township in 1850, with land sales commencing in 1851. It was a potential site for a proposed northern shipping port in the mid-19th century, which heavily influenced the layout of the town in proximity to Cleveland Point. From the late 1850s, it was realised that Cleveland would not become the northern shipping port and the town instead turned its focus to developing local industries and as a seaside resort.

The second phase of development occurred between the 1880s and the 1930s, encouraged particularly by the construction of the railway line in 1889, prompting further settlement to the west of the Cleveland Point, including the area that remains today as the commercial and administrative centre for Redland City. The area towards the point remained prominent for residential development and holidaymakers from this time.

John Alexander acquired the 1-rood town lot in 1889 for £45. He sold it in 1913 to Francis Gilbert Burnett. It is unclear if the dwelling existed at the time of sale to Burnett, however a property called Shellim appears in the records from about that time. The place passed through a number of hands until the Hucker family bought it in 1925, who owned it until 1976.[1]

**Physical Description**

The place is an extensively renovated highset timber framed weatherboard clad bungalow, short ridge iron roof with flying gable above verandah entrance, open verandahs front and sides. It has single skin VJ walls to verandah, low waisted French doors with rectangular glass panels above and timber panels below built in underneath, and casement windows.

**Statement of Significance**

79 Passage Street is a locally significant building which embodies historical and aesthetic values. The building is an attractive example of an early 20th century timber Queenslander, built during the second phase of settlement at Cleveland. It makes a positive contribution to the locality.

<b>Criteria A</b>	The place is important in demonstrating the evolution or pattern of the region’s history.
	The residence at 79 Passage Street demonstrates the evolution of Redland’s history as it is representative of Cleveland’s second phase of settlement during the early twentieth century. This house shows the growth of the Cleveland area away from Cleveland Point.

<b>Criteria E</b>	The place is important to the region because of its aesthetic significance.
	The building makes a positive contribution to the locality by virtue of its form materials and detailing.

**Primary Themes**

6.0 Buildings, Settlements, Towns, Cities and Dwellings	6.04 Dwellings
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References

[1] Woods and Bagot, Inventory of Heritage Items, "79 Passage Street, Cleveland," 1995.



*Shellim, Cleveland (AHS, 2017).*



<b>Street Address</b>	61 Princess Street, Cleveland
<b>GPS/RPD</b>	L1 RP181607
<b>Place Type</b>	Built



Red-e-map (RCC, 2016).



Callan Doon, Cleveland (AHS, 2017).

<b>Condition</b>	Good	<b>Integrity</b>	Fair
<b>Statutory Listings</b>	Local Heritage Place		
<b>Non-Statutory Listings</b>	No current listing		
<b>Inspection Date</b>	10/01/2017		

**Historical Context**

The bungalow situated at 61 Princess Street is believed to have been built in 1927 as a farmhouse and is indicative of Cleveland's second phase of development. Cleveland was gazetted as a township in 1850, with land sales commencing in 1851. It was a potential site for a proposed northern shipping port in the mid-19th century, which heavily influenced the layout of the town in proximity to Cleveland Point. From the late 1850s, it was realised that Cleveland would not become the northern shipping port and the town instead turned its focus to developing local industries and as a seaside resort.

The second phase of development occurred between the 1880s and the 1930s, encouraged particularly by the construction of the railway line in 1889, prompting further settlement to the west of the Cleveland Point, including the area that remains today as the commercial and administrative centre for Redland City. The area towards the point remained prominent for residential development and holidaymakers from this time.

Prior to 1927, the land at 61 Princess Street passed through a considerable number of owners and was subject to subdivisions. The land consisted of 7 lots, each 1 acre, which was mostly used for small crop farms from about 1886. Lots 1-7 were amalgamated by the Dean family who purchased the broader site in 1927 and built the current residence known as Callan Doon. The residence was constructed by Brown & Broad Homes Ltd.

The farm was subdivided in 1970 and the residence remained on lot 1. The property has had many owners since this subdivision and the current owners acquired the property in 2009.[1]

**Physical Description**

Callan Doon is a c.1927 Californian bungalow style dwelling, constructed with a large projecting front gable over the front entry porch which also accommodates a large verandah with timber latticework and valences. Two original side gables project east and west from beneath the main gable, which are enclosed with casement windows. The dwelling was originally enclosed underneath with decorative lattice panels, which has been recently removed, however the proportions of the building survive.

**Statement of Significance**

Callan Doon is a locally significant building which embodies historical, representative and aesthetic heritage values. The place is representative of the historical pattern of subdivision and development in Cleveland dating from the 1880s. The building is an intact and attractive Californian bungalow style dwelling adapted to the Queensland climate. It makes a positive contribution to the character and appearance of the streetscape.

<b>Criteria A</b>	The place is important in demonstrating the evolution or pattern of the region's history.
Callan Doon is representative of the historical subdivision of farming land in Cleveland having been originally acquired in 1886, subject to division until the current building was constructed as a farmhouse in 1927 and then subdivided further to read as a typical suburban dwelling in the 1970s.	

## C13 - CLEVELAND: Callan Doon

<b>Criteria D</b>	The place is important in demonstrating the principal characteristics of a particular class of cultural places important to the region.
Callan Doon is an intact example of a farmhouse built at Cleveland in the 1920s in a distinctive Californian Bungalow style.	
<b>Criteria E</b>	The place is important to the region because of its aesthetic significance.
Callan Doon is an intact and attractive Californian bungalow style timber dwelling which makes a positive contribution to the streetscape and locality.	

Primary Themes	
2.0 Exploiting, Utilising and Transforming the Land	2.04 Agricultural activities
6.0 Buildings, Settlements, Towns, Cities and Dwellings	6.04 Dwellings

References
[1] Woods and Bagot, Inventory of Heritage Places, "61 Princess Street," 1995.



*Callan Doon, Cleveland (RPS, 2012).*



*Callan Doon, Cleveland, c.1950 (RCC Library).*

# C14 - CLEVELAND: Methodist (Uniting) Church Hall

<b>Street Address</b>	24 Queen Street, Cleveland
<b>GPS/RPD</b>	L6-L8 C730495
<b>Place Type</b>	Built



*Red-e-map (RCC, 2016).*



*Methodist Church Hall, Cleveland (AHS, 2017).*

<b>Condition</b>	Good	<b>Integrity</b>	Good
<b>Statutory Listings</b>	Local Heritage Place		
<b>Non-Statutory Listings</b>	No current listing		
<b>Inspection Date</b>	10/01/2017		

## Historical Context

The Methodist Sunday School Hall at 24 Queen Street was built in 1921 on its present site.[1] The timber hall is believed to remain in-situ and is part of a complex of buildings, which includes the Cleveland Uniting Church (c.1979) and hall (c.1960s) as well as the former Methodist Church (c.1910).

The hall was built during the second phase of Cleveland's development. Cleveland was gazetted as a township in 1850, with land sales commencing in 1851. It was a potential site for a proposed northern shipping port in the mid-19th century, which heavily influenced the layout of the town in proximity to Cleveland Point. From the late 1850s, it was realised that Cleveland would not become the northern shipping port and the town instead turned its focus to developing local industries and as a seaside resort. The second phase of development occurred between the 1880s and the 1930s, encouraged particularly by the construction of the railway line in 1889, prompting further settlement to the west of the Cleveland Point, including the area that remains today as the commercial and administrative centre for Redland City. The area towards the point remained prominent for residential development and holidaymakers from this time.

Redland Bay and Wellington Point each had Methodist Churches built in the 1880s, and these evidently served the Cleveland Methodist community's needs until 1909.[1] The Sunday School Hall hall first opened 29 January, 1921, with 88 students in attendance. By 1950, this complex of buildings included the hall, Methodist church, the parsonage and two tennis courts. The hall was used frequently by the local community for religious practices and social events. Two Sunday services were held in the church each week, alongside a Sunday School classes held in the hall. The building was also used for Young Peoples' Societies and the Methodist Ladies' Guild.[2]

This building is believed to have been the second hall built in Cleveland, after the School of Arts hall, available for community activities. Until the RSL hall was built later in the 1920s, this hall was one of the main locations for social events.[3]

## Physical Description

The former hall is a low set timber structure on metal posts, with a simple gable roof and with minimal eaves. The hall is clad externally with weatherboards and has timber framed casement windows with fanlights. A projecting entry porch with lower level gable roof provides a side stair entry, as does the eastern elevation via a panelled French doorway and access ramp. The main roof has a decorative end truss externally with curved timber members. The rear section of the building has a raised section for the stage, with a skillion roof abutting the gable end.

The hall contributes to the collection of buildings that have continuous association with the Methodist community (later Uniting) in Cleveland.

## C14 - CLEVELAND: Methodist (Uniting) Church Hall



### Statement of Significance

The church hall is of local significance embodying historical, representative and social values. The historical significance of the place is derived from its construction in the early 20th century during the second phase of development at Cleveland and has been continuously used by the local community since it was built. The building's social value is derived from the historical continuity of use by the local community.

**Criteria A** The place is important in demonstrating the evolution or pattern of the region's history.

The Methodist Sunday School Hall (c.1921) forms an important component of the Uniting Church complex, which has been in continuous use since 1909 and representative of the Methodist community (later Uniting) in Cleveland and the historical development of the Redlands.

**Criteria D** The place is important in demonstrating the principal characteristics of a particular class of cultural places important to the region.

The hall is considered to be a good example of a Sunday school hall constructed in the early 20th century, during the second phase of development in the Cleveland.

**Criteria G** The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons important to the region.

The hall has a long association with the local community. Initially associated with the Methodist Church and now the Uniting Church, the hall is of social significance to Redlands.

### Primary Themes

8.0 Creating Social and Cultural Institutions

8.01 Worshipping and religious institutions

### References

- [1] Cleveland Uniting Church, "Church Buildings," <http://www.clevelandunitingchurch.com/history/church-buildings/>, 2016.
- [2] Ibid.
- [3] RPS, Redland City Council – Heritage Citation, "24 Queen Street, Cleveland," 2012.
- [4] Ibid.



# C15 - CLEVELAND: Uniting Church (Formerly Methodist)

<b>Street Address</b>	24 Queen Street, Cleveland
<b>GPS/RPD</b>	L6-L8 C730495
<b>Place Type</b>	Built



Red-e-map (RCC, 2016).



Former Methodist Church, Cleveland (AHS, 2017)

<b>Condition</b>	Good	<b>Integrity</b>	Good
<b>Statutory Listings</b>	Local Heritage Place		
<b>Non-Statutory Listings</b>	No current listing		
<b>Inspection Date</b>	10/01/2017		

## Historical Context

The former Methodist Church situated at 24 Queen Street was built in 1909 and located in the current Uniting Church precinct.[1] The former Church is part of a complex of buildings, which includes the Cleveland Uniting Church (c.1979) and hall (c.1960s) as well as the Methodist Church hall (c.1921).

The former Church was built during the second phase of development at Cleveland. Cleveland was gazetted as a township in 1850, with land sales commencing in 1851. It was a potential site for a proposed northern shipping port in the mid-19th century, which heavily influenced the layout of the town in proximity to Cleveland Point. From the late 1850s, it was realised that Cleveland would not become the northern shipping port and the town instead turned its focus to developing local industries and as a seaside resort.

The second phase of development occurred between the 1880s until the 1930s, encouraged particularly by the construction of the railway line in 1889, prompting further settlement to the west of the Cleveland Point, including the area that remains today as the commercial and administrative centre for Redland City. The area towards the point remained prominent for residential development and holidaymakers from this time.

Redland Bay and Wellington Point each had Methodist Churches built in the 1880s, and these evidently served the Cleveland Methodist community's needs until 1909, when the Methodist Church was built at Cleveland.[2] By 1950, this complex of buildings included the Methodist Church, a Sunday school hall, the parsonage and two tennis courts.[3] As the population grew, the small early twentieth century Church was too small to service the community. It was moved to its present position in the complex, and the current Church was constructed in c.1980.

The Uniting Church in Australia formed on 22 June 1977, combining congregations from the Methodist Church of Australasia, the Presbyterian Church of Australia, and churches of the Congregational Union of Australia. It was after this amalgamation that the church in Cleveland converted from the Methodist Church to the Uniting Church.[4] The Uniting Church outgrew its original church at about the same time and it was replaced with a larger building in the late 1970s, resulting with the former Methodist Church being relocated to its present site at the rear of the site.[5] The former Methodist Church contributes positively to the complex of Church buildings forming the Cleveland Uniting Church precinct.

## Physical Description

The former Methodist Church is a timber frame building on low concrete stumps, located to the rear of the site (off Passage Street). The steep pitched gable roof has corrugated iron sheeting with a decorative end roof tie with timber finial and bottom chord.

There are projections with a separate lower level gable roof for the altar and entry. Both roofs have small overhangs. The gothic style (lancet shaped) pointed casement windows run along the side walls. The projecting section windows are stained glass decoration. There are curved tin window hoods to end windows and two entry doors with timber stairs to rear of the building.



## Statement of Significance

The former Methodist Church is of local significance embodying historical, representative and social values. The historical significance of the place is derived from its construction in the early 20th century during the second phase of development at Cleveland and represents an important aspect of the local Methodist/Uniting community from the beginnings of the parish at Cleveland. The building's social value is derived from the historical continuity of use by the local community.

**Criteria A** The place is important in demonstrating the evolution or pattern of the region's history.

Former Methodist Church (c.1909) forms an important component of the Uniting Church complex buildings. The former church is representative of the Methodist community (later Uniting) in Cleveland and the historical development of the Redlands.

**Criteria D** The place is important in demonstrating the principal characteristics of a particular class of cultural places important to the region.

The former church is constructed in the early 20th century, during the second phase of development in the Cleveland and demonstrates the Methodist community's development during this period in Redlands.

**Criteria G** The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons important to the region.

The former Methodist Church has a long association with the Methodist Church (now the Uniting Church). The former church is of social significance to Redlands.

## Primary Themes

8.0 Creating Social and Cultural Institutions

8.01 Worshipping and religious institutions

## References

- [1] RPS, Redland City Council – Heritage Citation, "24 Queen Street, Cleveland," 2012.
- [2] Cleveland Uniting Church, "Church Buildings," <http://www.clevelandunitingchurch.com/history/church-buildings/>, 2016.
- [3] Ibid.
- [4] Uniting Church in Australia, "Our History," <http://unitingchurchwa.org.au/multicultural-ministry/about/history/>, 2017.
- [5] Ibid.

<b>Street Address</b>	1 Shore Street East, Cleveland
<b>GPS/RPD</b>	L1 RP120477
<b>Place Type</b>	Built



*Red-e-map (RCC, 2016).*



*Residence / Shop, 1 Shore Street East Cleveland (AHS, 2017).*

<b>Condition</b>	Good	<b>Integrity</b>	Good
<b>Statutory Listings</b>	Local Heritage Place		
<b>Non-Statutory Listings</b>	No current listing		
<b>Inspection Date</b>	20/01/2017		

**Historical Context**

The property at 1 Shore Street East is believed to have been built during Cleveland's second phase of development.[1] Based upon an inspection of the site it is thought that the shop and offices were built in the 1920s.[2]

Cleveland was gazetted as a township in 1850, with land sales commencing in 1851. It was a potential site for a proposed northern shipping port in the mid-19th century, which heavily influenced the layout of the town in proximity to Cleveland Point. From the late 1850s, it was realised that Cleveland would not become the northern shipping port and the town instead turned its focus to developing local industries and as a seaside resort.

The second phase of development occurred between the 1880s and the 1930s, encouraged particularly by the construction of the railway line in 1889, prompting further settlement to the west of the Cleveland Point, including the area that remains today as the commercial and administrative centre for Redland City. The area towards the point remained prominent for residential development and holidaymakers from this time.

Shore Street East became the hub of commercial activity from the 1880s until the 1930s. The Cleveland railway station was located directly across the street providing the primary mode of transport for the produce of the district.[3] The land at 1 Shore Street East was subdivided in 1922 and it is understood that the building was built soon after, passing through several owners until it was purchased by Charles Sayer in May 1929. Sayer was a well-known local merchant and shopkeeper who also owned the adjacent property at 3 Shore Street East at the same time. Sayer held the title until 1939.[4]

One of the top floor offices is believed to have been used as a dental surgery and the other as a dressmaking/sewing business.[5] This room was later used as meeting rooms for the Cleveland Chamber of Commerce. Downstairs was a chemist shop for many years, called the Cleveland Cash Pharmacy.[6] The building remains today as a residence and shop.

**Physical Description**

This building is a two storey building with a corrugated iron pyramid roof. There is a front verandah to the upper level which has a separate hipped roof also in corrugated iron.

The building has timber chamfer board cladding externally to both levels. The building is similar in scale and form to 3 Shore Street East. The upper level verandah has two sets of French doors and iron balustrade (not original). The window hoods are timber with tin sheeting. There is a small lean-to structure to the lower level. The awning over the footpath has been removed. Latticework screens have been placed in front of the fenestration on the ground floor street frontage.

**Statement of Significance**

1 Shore Street East is a locally significant place which embodies historic, rarity and aesthetic values. Together with 3 Shore Street East, the neighbouring building, the place forms a coherent remnant of the commercial core of Cleveland. These buildings illustrate the commercial centre of Cleveland during the second phase of development in the 1880s to 1930s when commercial development was concentrated close to the rail line. The former commercial building retains the aesthetic, scale and character attributed to this period. The former commercial buildings and former fruit shed (1 and 3 Shore Street East) as a group and individually, make a positive contribution to the streetscape and locality.

**Criteria A** The place is important in demonstrating the evolution or pattern of the region’s history.

The place is important in demonstrating the evolution of Redland’s history. The former shop and offices building, built 1930-1932, along with the neighbouring building are the remains of Cleveland’s commercial core from the second phase of development, focused along Shore Street. The group of buildings demonstrate an important part of Redland’s historical evolution in the 1880s to 1930s, a period of economic prosperity, when the railway line was the most effective means of transportation such that commercial development clustered around it.

**Criteria B** The place demonstrates rare, uncommon or endangered aspects of the region’s cultural heritage.

The former commercial building and the neighbouring building are the remains of Cleveland’s commercial core during the second phase of development from the 1880s until the 1930s focused along Shore Street East. Surviving examples of commercial buildings from this phase are now rare.

**Criteria E** The place is important to the region because of its aesthetic significance.

The former commercial building and adjoining buildings form a visually attractive group which make a positive contribution to the streetscape and locality.

**Primary Themes**

3.0 Developing Secondary and Tertiary Industries	3.08 Marketing, retailing and service industries
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**References**

[1] Woods and Bagot, Inventory of Heritage Places, “3 Shore Street East, Cleveland,” 1995.  
 [2] Joanne Ritale, “Old Cleveland Commercial and Civic Precinct. A Cultural Heritage Study,” Honours thesis, The University of Queensland, 2000, p. 44.  
 [3] Ritale, “Old Cleveland Commercial and Civic Precinct,” p. 44.  
 [4] Ibid., p. 38-41  
 [5] Woods and Bagot, “3 Shore Street East”.  
 [6] Ibid.



*Shore Street East Precinct, c. 1920s (RCC Library).*

<b>Street Address</b>	3 Shore Street East, Cleveland
<b>GPS/RPD</b>	L2 RP142152
<b>Place Type</b>	Built



Red-e-map (RCC, 2016).



Residence / Shop, 3 Shore Street East, Cleveland (AHS, 2017).

<b>Condition</b>	Good	<b>Integrity</b>	Fair
<b>Statutory Listings</b>	Local Heritage Place		
<b>Non-Statutory Listings</b>	No current listing		
<b>Inspection Date</b>	20/01/2017		

**Historical Context**

The shop and fruit shed situated at 3 Shore Street East are part of Cleveland's second phase of development. The commercial premises is believed to have been built in the 1920s and the fruit shed was likely constructed between 1911 and 1916.[1]

Cleveland was gazetted as a township in 1850, with land sales commencing in 1851. It was a potential site for a proposed northern shipping port in the mid-19th century, which heavily influenced the layout of the town in proximity to Cleveland Point. From the late 1850s, it was realised that Cleveland would not become the northern shipping port and the town instead turned its focus to developing local industries and as a seaside resort.

The second phase of development occurred between the 1880s and the 1930s, encouraged particularly by the construction of the railway line in 1889, prompting further settlement to the west of the Cleveland Point, including the area that remains today as the commercial and administrative centre for Redland City. The area towards the point remained prominent for residential development and holidaymakers from this time.

Shore Street East became the hub of commercial activity from the 1880s until the 1930s. The Cleveland railway station was located directly across the street and rail transport was the primary mode of transport for the produce of the district.[2] The land at 3 Shore Street was subdivided in 1922 and it is understood that the commercial premises was built soon after, passing through several owners until it was purchased by Charles Sayer in August 1929.[3]

A café (Sayer's Central Café) is known to have existed within the commercial premises, which included a newsagency selling magazines, stationery and confectionary. Additionally, Sayer ran a fruit and vegetable delivery service locally.[4] The former fruit shed was reportedly used as the storage area to supply the adjacent grocery store (now demolished) and other customers via the adjacent railway, from the first half of the twentieth century.[5] Both the commercial premises and fruit shed remain today.

**Physical Description**

**Shop:**  
This is a two storey timber frame building with chamfer board external wall cladding to both levels. The corrugated iron pyramid roof extends to shelter the upper level verandah space.

The original timber frame casement windows remain on the upper level. The second storey verandah cantilevers over the front footpath below. The original awning over the footpath has been removed, as have the window hoods. The upper level verandah has been enclosed with continuous, multi pane windows sitting beneath the eaves with chamfer boards below.

Alterations have also been made to fenestration at ground floor level with large glazed picture windows and a central doorway, however the overall form and scale is retained.



**Fruit Shed:**

This is a timber frame fruit storage shed, low set on timber stumps. The structure has a simple gable roof which used to cover an extension to one side (now removed). The roof and external wall sheeting is corrugated iron. There are no overhangs to the roof. A bank of windows on the side wall has glass louvers and timber sills. A picture window shopfront was inserted in the front façade to exhibit the wares of one of the commercial occupants, a stain glass workshop.

**Statement of Significance**

3 Shore Street East is a locally significant place which embodies historic, rarity and aesthetic values. Together with 1 Shore Street East, the neighbouring building, the place forms a coherent remnant of the commercial core of Cleveland. These buildings illustrate the commercial centre of Cleveland during the second phase of development in the 1880s to 1930s when commercial development was concentrated close to the rail line. The former commercial building retains the aesthetic, scale and character attributed to this period. The former commercial buildings and former fruit shed (1 and 3 Shore Street East) as a group and individually, make a positive contribution to the streetscape and locality.

**Criteria A**

The place is important in demonstrating the evolution or pattern of the region’s history.

The place is important in demonstrating the evolution of Redland’s history. The former commercial building and fruit shed, built in the early twentieth century, along with the neighbouring building are the remains of Cleveland’s commercial core from the second phase of development, focused along Shore Street. The group of buildings demonstrate an important part of Redland’s historical evolution in the 1880s to 1930s, a period of economic prosperity, when the railway line was the most effective means of transportation such that commercial development clustered around it.

**Criteria B**

The place demonstrates rare, uncommon or endangered aspects of the region’s cultural heritage.

The former commercial building and fruit shed, along with the neighbouring building are the remains of Cleveland’s commercial core during the second phase of development from the 1880s until the 1930s focused along Shore Street East. Surviving examples of commercial buildings from this phase are now rare.

**Criteria C**

The place has potential to yield information that will contribute to an understanding of the region’s history.

The former commercial building and fruit shed, as well as the adjoining building form a visually attractive group which make a positive contribution to the streetscape and locality.

**Primary Themes**

3.0 Developing Secondary and Tertiary Industries

3.08 Marketing, retailing and service industries

**References**

- [1] Woods and Bagot, Inventory of Heritage Places, “3 Shore Street East, Cleveland,” 1995.
- [2] Joanne Ritale, “Old Cleveland Commercial and Civic Precinct. A Cultural Heritage Study,” Honours thesis, The University of Queensland, 2000, p. 44.
- [3] Woods and Bagot, “3 Shore Street East”.
- [4] Ritale, “Old Cleveland Commercial and Civic Precinct,” p. 44.
- [5] Ibid., p. 38-41



*3 Shore Street East, Cleveland c.1940s (RCC Library).*



<b>Street Address</b>	151 Shore Street North, Cleveland
<b>GPS/RPD</b>	L502 C14568
<b>Place Type</b>	Built



Red-e-map (RCC, 2016).



Craigielea, Cleveland (AHS, 2016).

<b>Condition</b>	Good	<b>Integrity</b>	Good
<b>Statutory Listings</b>	Local Heritage Place		
<b>Non-Statutory Listings</b>	No current listing		
<b>Inspection Date</b>	20/12/2016		

**Historical Context**

The residence at 151 Shore Street North was likely built in the mid to late 1880s, during Cleveland’s second phase of development. Cleveland was gazetted as a township in 1850, with land sales commencing in 1851. It was a potential site for a proposed northern shipping port in the mid-19th century, which heavily influenced the layout of the town in proximity to Cleveland Point. From the late 1850s, it was realised that Cleveland would not become the northern shipping port and the town instead turned its focus to developing local industries and as a seaside resort.

The second phase of development occurred between the 1880s and the 1930s, encouraged particularly by the construction of the railway line in 1889, prompting further settlement to the west of the Cleveland Point, including the area that remains today as the commercial and administrative centre for Redland City. The area towards the point remained prominent for residential development and holidaymakers from this time.

The Deed of Grant for this allotment at 151 Shore Street North was given to George Vowles of Ipswich in 1852. It was first sold on 8 January 1852 at the second release of Cleveland land. A number of subsequent owners appear on the title, however it is not known if any early building existed on the site. The land was transferred to William Vowles of Ipswich in 1868 and in 1886 Walter Henson acquired the title.

By 1889 the property was purchased by neighbour William Ross, a prominent Councillor and member of the first Cleveland Divisional Board. His residence was the adjacent former Courthouse. Ross had an extensive property portfolio at the time.[1] The design of the house suggests it is likely that Henson or Ross built it in the mid to late 1880s.

The residence later sold to Jessie McLeish Thallon in 1897 and then to Thomas Kirk in 1899, where the name Craigielea appears. The Kirk family resided there until 1915, when they sold the property to a family friend, Agnes Walter. Agnes was wife of George John Walter, a prominent figure and local councillor who possessed an impressive property portfolio.[2] The place remained as a residence from 1915 until recent years, when the dwelling was used as staff quarters and storage for the Courthouse Restaurant. The building was renovated in 2013.[3]

**Physical Description**

The place comprises a low set, timber framed residence with a steep pitched, corrugated iron pyramid roof. The front and north facing L shaped verandah has a low pitch roof projecting c.600mm below the main fascia, which has minimal eaves. The kitchen and living areas on the southern side of the building are signified by a brick chimney.

The place retains a range of details evident in an early photograph, including timber window hoods to side windows and the entry porch and front picket fence. Lattice (diagonal) infill exists to verandah and entrance. Some extensions to the rear appear to have been added. No site inspection was carried out. The site is minimally landscaped with lawn and shrubs to the frontage.

**Statement of Significance**

Craigielea is a locally significant building which embodies historic and aesthetic heritage values. The historical significance of the place is derived from its c.1880s construction during the second phase of development at Cleveland and a period of economic prosperity. The cottage is an intact and attractive example of a late 19th century residential dwelling, which makes a positive contribution to the streetscape and Cleveland Point locality.

<b>Criteria A</b>	The place is important in demonstrating the evolution or pattern of the region’s history.
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Craigielea (c.1880s) demonstrates the evolution of Redland’s history through its construction during the second phase of settlement (1880s to 1930s) in a period of economic prosperity, when Cleveland expanded westward and the point was a popular tourist destination.

<b>Criteria E</b>	The place is important to the region because of its aesthetic significance.
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Craigielea, by virtue of its scale, form and setting, makes a positive contribution to the streetscape and the Cleveland Point locality.

**Primary Themes**

6.0 Buildings, Settlements, Towns, Cities and Dwellings	6.04 Dwellings
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**References**

- [1] RCC Library, Historic Land Title for 151 Shore Street North.
- [2] Department of Environment and Heritage Protection, “Cleveland Court House ID: 600770151” 2006.
- [3] Woods and Bagot, Inventory of Heritage Places, “151 Shore Street North, Cleveland,” 1995.

<b>Street Address</b>	153 Shore Street North, Cleveland
<b>GPS/RPD</b>	L1 RP1677
<b>Place Type</b>	Built



Red-e-map (RCC, 2016).



Residence, 153 Shore Street North, Cleveland (AHS, 2016).

<b>Condition</b>	Good	<b>Integrity</b>	Good
<b>Statutory Listings</b>	Local Heritage Place		
<b>Non-Statutory Listings</b>	No current listing		
<b>Inspection Date</b>	20/12/2016		

**Historical Context**

The residence at 153 Shore Street North was likely built in the late 19th century during Cleveland’s second phase of development. Cleveland was gazetted as a township in 1850, with land sales commencing in 1851. It was a potential site for a proposed northern shipping port in the mid-19th century, which heavily influenced the layout of the town in proximity to Cleveland Point. From the late 1850s, it was realised that Cleveland would not become the northern shipping port and the town instead turned its focus to developing local industries and as a seaside resort.

The second phase of development occurred between the 1880s and the 1930s, encouraged particularly by the construction of the railway line in 1889, prompting further settlement to the west of the Cleveland Point, including the area that remains today as the commercial and administrative centre for Redland City. The area towards the Point remained prominent for residential development and holidaymakers from this time.

The Deed of Grant for this allotment at 153 Shore Street North was given to Joe King of the Darling Downs in 1852. A number of subsequent owners appear on the title; however, it is not known if any early buildings were built on the site prior to the current dwelling.[1]

The property (Lot 3) was subsequently bought by John Fogarty in 1873. He also purchased the adjoining property (Lot 4) at 157 Shore Street in 1875. Fogarty took out a mortgage in 1882 for both properties (Lot 3 and 4), and another mortgage in 1894. It is believed the construction of the houses at 153 and 157 Shore Street North coincided with these mortgage dates. 153 Shore Street North was likely built in 1894. It is possible that this property was the site of Fogarty’s store, which served the Point for many years. Fogarty’s store was described by a visitor in 1873 accordingly:

*The business activities of the town were limited to the dealings at Fogarty’s store, the milk supply and the butcher’s shop. The butter was brought from Wynnum, at that time a small dairying district... Walking along the level ground, we came to Fogarty’s store, principally a grocery, but also containing a stock of oddments... [2]*

There is also some reports that Fogarty’s daughters, Mary Ann, Margaret, Julia, Bertha and Rubina, ran a boarding house on the two sites (Allotments 3 & 4). In 1916, Fogarty sold both properties to Clara Robertson, who subdivided the land about 1920 to form an additional rear allotment (Subs 1-4).

Both blocks were purchased by Mary Gertrude Cameron in 1920. The house has for some time been known locally as ‘Cameron’s House’. The Camerons held the property until about 1950. The building contributes to the streetscape and Cleveland Point Precinct.[3]

**Physical Description**

This is a low set, timber framed dwelling with a steep pitched, cropped pyramid roof (new sheeting). The building has exposed timber framing and vertical cross bracing, timber sash windows to front and side elevations and an off centre front door. One side of verandah is filled in with vertical timber boards, and has a seat balustrade to verandah (not original). It features a timber bracket fence and cross bracing above windows and doors.

**Statement of Significance**

153 Shore Street North is a locally significant building which embodies historical, representative and aesthetic heritage values. It is an intact and aesthetically pleasing 1890s suburban timber cottage, which makes a positive contribution to the streetscape and Cleveland Point locality. It is historically representative of a period of economic prosperity in Cleveland and it is thought to be the site of Fogarty’s store and boarding house.

<b>Criteria A</b>	The place is important in demonstrating the evolution or pattern of the region’s history.
153 Shore Street North (c.1894) demonstrates the evolution of Redland’s history through its construction during the second phase of settlement (1880s to 1930s) in a period of economic prosperity, when Cleveland expanded westward and the point was a popular tourist destination. Furthermore, it is historically associated with Fogarty’s store (assumed site) and boarding house.	

<b>Criteria D</b>	The place is important in demonstrating the principal characteristics of a particular class of cultural places important to the region.
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153 Shore Street North, by virtue of its scale, form and setting, makes a positive contribution to the streetscape and the Cleveland Point locality.

<b>Criteria E</b>	The place is important to the region because of its aesthetic significance.
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As an intact and aesthetically pleasing late 19th Century dwelling, it makes a positive contribution to the character and appearance of the streetscape and the Cleveland Point locale.

**Primary Themes**

6.0 Buildings, Settlements, Towns, Cities and Dwellings	6.04 Dwellings
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**References**

- [1] RCC Library, Local History File, 153 Shore Street North, Cleveland.
- [2] Newspaper cutting, undated and unsourced, “Early Aspirations of Cleveland” by ‘Watchful’ written in hindsight. Royal Historical Society of Queensland Society Vertical Files. The cutting may date from September 1922.
- [3] RCC Library, Local History File, 153 Shore Street North, Cleveland.



*Residence, 153 Shore Street North, Cleveland (RPS, 2012).*



<b>Street Address</b>	157 Shore Street North, Cleveland
<b>GPS/RPD</b>	L4 RP1677
<b>Place Type</b>	Built



Red-e-map (RCC, 2016).



Residence, 157 Shore Street North, Cleveland (AHS, 2016).

<b>Condition</b>	Fair	<b>Integrity</b>	Good
<b>Statutory Listings</b>	Local Heritage Place		
<b>Non-Statutory Listings</b>	No current listing		
<b>Inspection Date</b>	20/12/2016		

**Historical Context**

The residence at 157 Shore Street North was likely built in the late 19th century, during Cleveland’s second phase of development. Cleveland was gazetted as a township in 1850, with land sales commencing in 1851. It was a potential site for a proposed northern shipping port in the mid-19th century, which heavily influenced the layout of the town in proximity to Cleveland Point. From the late 1850s, it was realised that Cleveland would not become the northern shipping port and the town instead turned its focus to developing local industries and as a seaside resort.

The second phase of development occurred between the 1880s and the 1930s, encouraged particularly by the construction of the railway line in 1889, prompting further settlement to the west of Cleveland Point, including the area that remains today as the commercial and administrative centre for Redland City. The area towards the Point remained prominent for residential development and holidaymakers from this time.

The Deed of Grant for this allotment at 157 Shore Street North was given to Joe King of the Darling Downs in 1852. A number of subsequent owners appear on the title; however, it is not known if any early buildings existed on the site.[1]

The property (Lot 4) was subsequently bought by John Fogarty in 1875. He also purchased the adjoining property (Lot 3) at 153 Shore Street North in 1873. Fogarty took out a mortgage in 1882 for both properties (Lot 3 and 4), and another mortgage in 1894. It is believed the construction of the houses at 157 and 153 Shore Street North coincided with these mortgage dates. 157 Shore Street North was likely built in 1882, as Lt. Owen’s plan drafted for the Queensland Defence Force in 1890 shows a building on this site.[2]

There are some reports that Fogarty’s daughters, Mary Ann, Margaret, Julia, Bertha and Rubina, ran a boarding house on the two sites (Allotments 3 & 4). In 1916, Fogarty sold both properties to Clara Robertson, who subdivided the land about 1920 to form an additional rear allotment (Subs 1-4).

The property, including the adjacent subdivision, was purchased by Mary Gertrude Cameron in 1920. It was bought by Charles and Hannah Klemm in 1930, and transferred to their sons, Joseph and George, after Charles’ death in 1959.[3]

**Physical Description**

This is a low set, timber framed workers dwelling with a steep pitched, corrugated iron pyramid roof, no overhangs. The front verandah has a low pitch roof projecting from below the main roof. The building has external wall timber chamfer boards. Tin and timber window hoods to side windows. The entry porch (possibly later) has a separate gable roof with decorative fascia trim. The place features lattice (diagonal) infill to verandah and entry door and side panels and a brick chimney. There are adjacent street trees. Renovations and restoration undertaken on the property in 2013.



Statement of Significance	
157 Shore Street North is a locally significant building which embodies historical, representative and aesthetic heritage values. It is an intact and aesthetically pleasing 1880s suburban timber cottage, which makes a positive contribution to the streetscape and Cleveland Point locality. It is historically representative of a period of economic prosperity in Cleveland and it is thought to be the site of Fogarty's store and boarding house.	
<b>Criteria A</b>	The place is important in demonstrating the evolution or pattern of the region's history.
157 Shore Street North dates from the 1880s and demonstrates the evolution of Redland's history through its construction during a period of economic prosperity when Cleveland Point was a popular tourist destination. Furthermore, it is historically associated with Fogarty's store (assumed site) and boarding house.	
<b>Criteria D</b>	The place is important in demonstrating the principal characteristics of a particular class of cultural places important to the region.
The building is an intact and representative example of a late 19th Century timber residential dwelling.	
<b>Criteria E</b>	The place is important to the region because of its aesthetic significance.
As an intact and aesthetically pleasing 19th century dwelling, it makes a positive contribution to the character and appearance of the streetscape and Cleveland Point locality.	

Primary Themes	
6.0 Buildings, Settlements, Towns, Cities and Dwellings	6.04 Dwellings

References	
[1] RCC Library, Local History File, 157 Shore Street North, Cleveland.	
[2] QS 301/1, Item 1, Queensland State Archives.	
[3] RCC Library, Local History File, 157 Shore Street North, Cleveland.	

<b>Street Address</b>	162 Shore Street North, Cleveland
<b>GPS/RPD</b>	L1 RP211344
<b>Place Type</b>	Built



Red-e-map (RCC 2016).



Seaforth Cottage, Cleveland (AHS, 2017).

<b>Condition</b>	Very Good	<b>Integrity</b>	Good
<b>Statutory Listings</b>	Local Heritage Place		
<b>Non-Statutory Listings</b>	No current listing		
<b>Inspection Date</b>	20/01/2017		

**Historical Context**

The residence at 162 Shore Street North is believed to have been built in the early 1880s, coinciding with Cleveland’s second phase of development. Cleveland was gazetted as a township in 1850, with land sales commencing in 1851. It was a potential site for a proposed northern shipping port in the mid-19th century, which heavily influenced the layout of the town in proximity to Cleveland Point. From the late 1850s, it was realised that Cleveland would not become the northern shipping port and the town instead turned its focus to developing local industries and as a seaside resort.

The second phase of development occurred between the 1880s and the 1930s, encouraged particularly by the construction of the railway line in 1889, prompting further settlement to the west of the Cleveland Point, including the area that remains today as the commercial and administrative centre for Redland City. The area towards the point remained prominent for residential development and holidaymakers from this time.

The residence is believed to have been built by Walter Burkitt who purchased the land from Beal in 1883. Burkitt died in 1884 and the property was retained by his widow until 1916, suggesting a building existed on the site by 1884. It was then bought by Myra and Nella Nicholas who retained the property until 1952. The cottage is believed to have been constructed during the Burkitt ownership.[1]

**Physical Description**

The residence at 162 Shore Street North is a low set, timber framed cottage with gabled roof and a front verandah under main roof. The residence is built extremely close to the boundary with some mature trees and landscaping obvious from the street, including a white painted timber picket fence.

**Statement of Significance**

Seaforth Cottage is a locally significant building which embodies historic and aesthetic heritage values. The historical significance of the place is derived from its c.1880s construction during the second phase of development at Cleveland and a period of economic prosperity. The cottage is an intact and attractive example of a late 19th century residential dwelling, which makes a positive contribution to the streetscape and Cleveland Point locality.

<b>Criteria A</b>	The place is important in demonstrating the evolution or pattern of the region’s history.
	Seaforth Cottage (c.1880s) demonstrates the evolution of Redland’s history through its construction during the second phase of settlement in a period of economic prosperity, when Cleveland expanded westward and the point was a popular tourist destination.
<b>Criteria E</b>	The place is important to the region because of its aesthetic significance.
	Seaforth Cottage, by virtue of its scale, form and setting, makes a positive contribution to the streetscape and the Cleveland Point locality.

## C30 - CLEVELAND: Seaforth Cottage



### Primary Themes

6.0 Buildings, Settlements, Towns, Cities and Dwellings

6.04 Dwellings

### References

[1] Woods and Bagot, Inventory of Heritage Places, "162 Shore Street North, Cleveland," 1995.

<b>Street Address</b>	103 Passage Street, Cleveland
<b>GPS/RPD</b>	L5 C628
<b>Place Type</b>	Built



Red-e-map (RCC, 2016).



Residence, 103 Passage Street, Cleveland (AHS, 2016).

<b>Condition</b>	Good	<b>Integrity</b>	Good
<b>Statutory Listings</b>	Local Heritage Place		
<b>Non-Statutory Listings</b>	No current listing		
<b>Inspection Date</b>	01/10/2017		

**Historical Context**

The property at 103 Passage Street is believed to have been built in the early 20th century during Cleveland’s second phase of development. Cleveland was gazetted as a township in 1850, with land sales commencing in 1851. It was a potential site for a proposed northern shipping port in the mid-19th century, which heavily influenced the layout of the town in proximity to Cleveland Point. From the late 1850s, it was realised that Cleveland would not become the northern shipping port and the town instead turned its focus to developing local industries and as a seaside resort.

The second phase of development occurred between the 1880s and the 1930s, encouraged particularly by the construction of the railway line in 1889, prompting further settlement to the west of the Cleveland Point, including the area that remains today as the commercial and administrative centre for Redland City.

103 Passage Street was first auctioned in 1889 as one of several town allotments as a 1-rood lot to Ben Jewitt who paid £41. Harriet Laura Jarvis purchased the allotment in 1912, followed soon after by the Mills Family in 1916. It is likely that the Mills constructed the residence there, as the Cleveland Council’s rate books show no occupants on the site until 1916, when Ellen Mills is listed as the occupant. Council records indicate the property remained in the Mills family until the 1970s.[1]

**Physical Description**

The dwelling at 103 Passage Street is a highset timber framed dwelling clad in weatherboard. The general design is best described as a short ridge bungalow with iron roof and front verandah with two-rail slat and lattice balustrading. Single skin VJ walls exist to the front verandah, with low waisted French doors with rectangular panels below. Notable details include fanlights, sash windows, arched battens on verandah subfloor, wooden stumps with modern shed to the rear. The property is located close to the street and this prominence ensures a positive setting along with the simple landscaped gardens and lawn.

**Statement of Significance**

The bungalow at 103 Passage Street is of local significance and embodies historical and aesthetic values. The place is evidence of the second phase of development in Cleveland from the 1880s until the 1930s, when residential development moved westward towards the current commercial centre and southward towards Redland Bay. The residence at 103 Passage Street retains the respective form and scale associated with this period of suburban development and makes a positive contribution to the streetscape and locality.

<b>Criteria A</b>	The place is important in demonstrating the evolution or pattern of the region’s history.
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103 Passage Street is important in demonstrating the evolution of Redland’s history. The residence illustrates the second phase of urban development, focused along Passage Street, when the urban settlement at Cleveland moved westward towards the current commercial centre and southward towards Redland Bay.



## C39 - CLEVELAND: 103 Passage Street



<b>Criteria E</b>	The place is important to the region because of its aesthetic significance.
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The residence at 103 Passage Street retains the respective form and scale associated with an early 20th century bungalow associated with the second phase of development at Cleveland and makes a positive contribution to the streetscape and locality.

### Primary Themes

6.0 Buildings, Settlements, Towns, Cities and Dwellings	6.04 Dwellings
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### References

[1] Woods and Bagot, Inventory of Heritage Places, "103 Passage Street, Cleveland," 1995.

<b>Street Address</b>	G.J. Walter Park, Cleveland
<b>GPS/RPD</b>	153.2846832, -27.5245724
<b>Place Type</b>	Landscape



Red-e-map (RCC, 2016).



Governor Gipps' Landing Site (AHS, 2017).

<b>Condition</b>	Good	<b>Integrity</b>	Good
<b>Statutory Listings</b>	Local Heritage Place		
<b>Non-Statutory Listings</b>	No current listing		
<b>Inspection Date</b>	20/01/2017		

**Historical Context**

Sir George Gipps occupied the position of Governor of New South Wales from 1838 to 1846.[1] In March 1842, he travelled to Moreton Bay on the vessel, *Shamrock*, which ultimately proved to be an unfavourable endeavour.[2] When Gipps and his crew descended on Moreton Bay it was during low tide, thus the ship was forced to anchor approximately a mile out from shore.[3] From there, Gipps was required to scramble and wade through mud and the shallows to gain access to the land.[4] Many suggest this inelegant introduction to Cleveland Point was the reason the location was not chosen as the main port of Queensland.[5]

**Physical Description**

The location of the Governor Gipps Landing site is at the eastern shoreline of G J Walter Park, immediately east of Shore Street East and includes the associated tidal area in which Gipps is reported to have traversed in 1842. The place includes an interpretive sign and expansive views of the notorious 'mud' banks in which Governor Gipps and his party needed to cross to come ashore at Cleveland, offering a source for interpretation and study.

**Statement of Significance**

Governor Gipps' Landing Site holds local significance for the Redland area through its historical, aesthetic and associative values, as well as having the potential to yield more information. Historically, the site is important as it demonstrates the pattern of European settlement in Redland Shire, where Brisbane was chosen over Cleveland as the main port, which is often attributed to this endeavour. The site is aesthetically important as it is situated within parklands and has significant views of Moreton Bay. The site is associated with Governor Gipps and it could provide the opportunity to learn more information about the local area through its history.

<b>Criteria A</b>	The place is important in demonstrating the evolution or pattern of the region's history.
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Gipps' landing site is important in demonstrating the evolution of Redland's history and is a place of local significance. It is the place where Gipps first landed in the Redland area, and would influence future settlement decisions.

<b>Criteria C</b>	The place has potential to yield information that will contribute to an understanding of the region's history.
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The place has the potential to yield information that will contribute to an understanding of Redland's history, offering a source for interpretation and study. It reflects understandings of historical politics and patterns of European exploration and settlement in the local area.

<b>Criteria E</b>	The place is important to the region because of its aesthetic significance.
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Situated within G J Walter Park and offering significant views across Moreton Bay which allow for interpretation of the broader landing site, the place holds aesthetic significance.

## C89 - CLEVELAND: Governor Gipps' Landing Site



<b>Criteria H</b>	The place has a special association with the life or work of a particular person, group or organisation of importance in the region's history.
Gipps' Landing Site has a special association with the work of Governor Gipps, whose exploration of the Moreton Bay area remains a valued historical story of the local area.	

<b>Primary Themes</b>	
2.0 Exploiting, Utilising and Transforming the Land	2.01 Exploring, surveying and mapping the land
5.0 Moving Goods, People and Information	5.04 Using shipping

<b>References</b>
[1] Firmin McKinnon, "The Halcyon Days of Cleveland," <i>Journal of the Royal Historical Society of Queensland</i> , 1948, p. 104. [2] J. J. Knight, <i>In the Early Days: History and Incident of Pioneer Queensland: With Dictionary of Dates in Chronological Order</i> , Brisbane: Sapsford, 1895, p. 89. [3] McKinnon, "The Halcyon Days of Cleveland," p. 105. [4] W. W. Craig, <i>Moreton Bay Settlement, or, Queensland Before Separation, 1770-1859: Together with a Brief Account of the Rise of the Colonies of Australasia</i> , Brisbane: Watson, Ferguson, 1925, p. 93. [5] Craig, <i>Moreton Bay Settlement</i> , p. 93-94.

Dunwich



## D4 - DUNWICH: Former Benevolent Asylum Building, 14 Bingle Road

<b>Street Address</b>	14 Bingle Road, Dunwich
<b>GPS/RPD</b>	Lot 719 on D9044
<b>Place Type</b>	Built



Red-e-map (RCC, 2016).



Residence, 14 Bingle Road, Dunwich (AHS, 2016).

<b>Condition</b>	Good	<b>Integrity</b>	Fair
<b>Statutory Listings</b>	Local Heritage Place		
<b>Non-Statutory Listings</b>	No current listing		
<b>Inspection Date</b>	21/12/2016		

### Historical Context

A late-19th century workers cottage, 14 Bingle Road is a former Dunwich Benevolent Asylum building.[1] Prior to the formation of Dunwich Benevolent Asylum, the area was used as a convict out station from 1827-1831, a Catholic mission for the local Indigenous population from 1843-1847, and a quarantine station from 1850-1864. Whilst the early history of the place is unclear, 14 Bingle Road appears on the 1913 map of the Benevolent Asylum and is therefore believed to be an in-situ example of a Dunwich Benevolent Asylum building.

The Benevolent Society in Moreton Bay was established in 1844 as a citizen run charity. In 1861, the Queensland Government passed the Benevolent Asylum Act, which provided funds to transform hospital wards into these asylums. The Dunwich Benevolent Asylum housed Queensland's poor and underprivileged, including the aged, infirm and individuals without access to required care from their families.[2]

In 1913, during a time of increasing patient numbers, the asylum site expanded greatly. At this time the buildings on site included a police station, visitor centre, public hall, ancillary service buildings, ward buildings, tent accommodation and recreational facilities. Facilities here catered for live-in staff, including cooks, administration staff, and wardsmen.[3]

Due to an overcrowded patient population and deteriorating health conditions on site, the asylum closed in 1947 after operating for over 80 years. 14 Bingle Road remains in its historical context within the Dunwich township and represents part of the layout of the original Asylum.[4]

### Physical Description

14 Bingle Road is a high set timber bungalow from the late nineteenth century with a pyramid roof to the core. There is a stepped roof over the front verandah. The building is clad externally with timber chamfer boards and the verandah is enclosed with horizontal timber battens.

### Statement of Significance

The residence at 14 Bingle Road, Dunwich is of local significance, due to its historical value as a remaining building from the Benevolent Asylum. The residence is one of a small collection of remnant buildings surviving from the asylum in its broader original context, and is significant as an important aspect of Redlands history.

<b>Criteria A</b>	The place is important in demonstrating the evolution or pattern of the region's history.
14 Bingle Road is associated with the Dunwich Benevolent Asylum and is significant in demonstrating a particular pattern of Redland's history, reflecting the culture around systems of poverty and health at the time. The asylum was used to house the poor and sick from all over Queensland, and the surviving buildings represent the practices used in this facility.	

## D4 - DUNWICH: Former Benevolent Asylum Building, 14 Bingle Road

<b>Criteria C</b>	The place has potential to yield information that will contribute to an understanding of the region's history.	
The former asylum building has the potential to contribute new knowledge about Redland's history, specifically relating to the asylum, that will lead to a greater understanding of the area's development. The building is believed to be in-situ and therefore has the potential to yield recreations of the Benevolent Asylum's history and physical layout. This site, along with the other in-situ asylum houses, is a reflection of greater philanthropic services and Benevolent Society facilities in the Redlands area.		
<b>Primary Themes</b>		
10.0 Providing Health and Welfare Services		10.02 Caring for the homeless and destitute
<b>References</b>		
[1] RPS, Redland City Council – Heritage Citation, "14 Bingle Road, Dunwich," 2012. [2] QHR Listing, "St Mark's Anglican Church and Dunwich Public Hall," 2016. [3] Ibid. [4] Ibid.		



14 Bingle Road, Dunwich (AHS, 2016).

<b>Street Address</b>	16 Bingle Road, Dunwich
<b>GPS/RPD</b>	Lot 720 on D9044
<b>Place Type</b>	Built



Red-e-map (RCC, 2016).



Residence, 16 Bingle Road, Dunwich (AHS, 2016).

<b>Condition</b>	Good	<b>Integrity</b>	Good
<b>Statutory Listings</b>	Local Heritage Place		
<b>Non-Statutory Listings</b>	No current listing		
<b>Inspection Date</b>	21/12/2016		

**Historical Context**

A late 19th century workers cottage, 16 Bingle Road is a former Dunwich Benevolent Asylum building.[1] Prior to the formation of the Asylum, the area was used as a convict out station from 1827-1831, a Catholic mission for the local Indigenous population from 1843-1847, and a quarantine station from 1850-1864. Whilst the early history of the place is unclear, 16 Bingle Road appears on the 1913 map of the Dunwich Benevolent Asylum and is therefore believed to be an in-situ example of a Dunwich Benevolent Asylum building.

The Benevolent Society in Moreton Bay was established in 1844 as a citizen run charity. In 1861, the Queensland Government passed the Benevolent Asylum Act, which provided funds to transform hospital wards into these asylums. The Dunwich Benevolent Asylum housed Queensland’s poor and underprivileged, including the aged, infirm and individuals without access to required care from their families.[2]

In 1913, during a time of increasing patient numbers, the asylum site expanded greatly. At this time the buildings on site included a police station, visitor centre, public hall, ancillary service buildings, ward buildings, tent accommodation and recreational facilities. Facilities here catered for live-in staff, including cooks, administration staff, and wardsmen.[3]

Due to an overcrowded patient population and deteriorating health conditions on site, the asylum closed in 1947 after operating for over 80 years. 16 Bingle Road remains in its historical context within the Dunwich township and represents part of the layout of the original Asylum.[4]

**Physical Description**

16 Bingle Road is a high set timber dwelling with a pyramid roof to the core and a stepped convex roof to the front verandah. The exterior walls are clad in timber chamfer boards and the front verandah and stairs have been upgraded more recently. A commercial establishment, including fruit barn and coffee shop operates from the converted garage and front yard.

**Statement of Significance**

The residence at 16 Bingle Road, Dunwich is of local significance, due to its historical value as a remaining building from the Benevolent Asylum. The residence is one of a small collection of remnant buildings surviving from the asylum in its broader original context, and is significant as an important aspect of Redlands history.

<b>Criteria A</b>	The place is important in demonstrating the evolution or pattern of the region’s history.
16 Bingle Road is associated with the Dunwich Benevolent Asylum and is significant in demonstrating a particular pattern of Redland’s history, reflecting the culture around systems of poverty and health at the time. The asylum was used to house the poor and sick from all over Queensland, and the surviving buildings represent the practices used in this facility.	

## D5 - DUNWICH: Former Benevolent Asylum Building, 16 Bingle Road



<b>Criteria C</b>	The place has potential to yield information that will contribute to an understanding of the region's history.
The former asylum building has the potential to contribute new knowledge about Redland's history, specifically relating to the asylum, that will lead to a greater understanding of the area's development. The building is believed to be in-situ and therefore has the potential to yield recreations of the Benevolent Asylum's history and physical layout. This site, along with the other in-situ asylum houses, is a reflection of greater philanthropic services and Benevolent Society facilities in the Redlands area.	
<b>Primary Themes</b>	
10.0 Providing Health and Welfare Services	10.02 Caring for the homeless and destitute
<b>References</b>	
[1] RPS, Redland City Council – Heritage Citation, "16 Bingle Road, Dunwich," 2012. [2] Ibid. [3] Ibid. [4] Ibid.	



## D6 - DUNWICH: Former Benevolent Asylum Building, 18 Bingle Road

<b>Street Address</b>	18 Bingle Road, Dunwich
<b>GPS/RPD</b>	Lot 721 on D9044
<b>Place Type</b>	Built



Red-e-map (RCC, 2016).



Residence, 18 Bingle Road, Dunwich (AHS, 2016).

<b>Condition</b>	Fair	<b>Integrity</b>	Fair
<b>Statutory Listings</b>	Local Heritage Place		
<b>Non-Statutory Listings</b>	No current listing		
<b>Inspection Date</b>	21/12/2016		

### Historical Context

An early 20th century workers cottage, 18 Bingle Road is a former Dunwich Benevolent Asylum building.[1] Prior to the formation of Asylum, the area was used as a convict out station from 1827-1831, a Catholic mission for the local Indigenous population from 1843-1847, and a quarantine station from 1850-1864. Whilst the early history of the place is unclear, 18 Bingle Road appears on the 1913 map of the Dunwich Benevolent Asylum and is therefore believed to be an in-situ example of a Dunwich Benevolent Asylum building.

The Benevolent Society in Moreton Bay was established in 1844 as a citizen run charity. In 1861, the Queensland Government passed the Benevolent Asylum Act, which provided funds to transform hospital wards into these asylums. The Dunwich Benevolent Asylum housed Queensland's poor and underprivileged, including the aged, infirm and individuals without access to required care from their families.[2]

In 1913, during a time of increasing patient numbers, the asylum site expanded greatly. At this time the buildings on site included a police station, visitor centre, public hall, ancillary service buildings, ward buildings, tent accommodation and recreational facilities. Facilities here catered for live-in staff, including cooks, administration staff, and wardsmen.[3]

Due to an overcrowded patient population and deteriorating health conditions on site, the asylum closed in 1947 after operating for over 80 years. 18 Bingle Road remains in its historical context within the Dunwich township and represents part of the layout of the original Asylum.[4]

### Physical Description

This is a highset timber bungalow with a hipped roof. The roof is continuous over the front verandah. The external cladding is timber chamfer boards. There is a single story shop located on the street frontage.

### Statement of Significance

The residence at 18 Bingle Road, Dunwich is a locally significant place due to its historical value. As a remaining building from the Benevolent Asylum, it is a reminder of the social policies and attitudes of the late 19th century. The residence is one of a small collection of remnant buildings surviving from the asylum in its broader original context, and is significant as an important aspect of Redlands history.

<b>Criteria A</b>	The place is important in demonstrating the evolution or pattern of the region's history.
18 Bingle Road is associated with the Dunwich Benevolent Asylum and is significant in demonstrating a particular pattern of Redland's history, reflecting the culture around systems of poverty and health at the time. The asylum was used to house the poor and sick from all over Queensland, and the surviving buildings represent the practices used in this facility.	

## D6 - DUNWICH: Former Benevolent Asylum Building, 18 Bingle Road



<b>Criteria C</b>	The place has potential to yield information that will contribute to an understanding of the region's history.
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The former asylum building has the potential to contribute new knowledge about Redland's history, specifically relating to the asylum, that will lead to a greater understanding of the area's development. The building is believed to be in-situ and therefore has the potential to yield recreations of the Benevolent Asylum's history and physical layout. This site, along with the other in-situ asylum houses, is a reflection of greater philanthropic services and Benevolent Society facilities in the Redlands area.

### Primary Themes

10.0 Providing Health and Welfare Services	10.02 Caring for the homeless and destitute
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### References

- [1] RPS, Redland City Council – Heritage Citation, "18 Bingle Road, Dunwich," 2012.
- [2] Ibid.
- [3] Ibid.
- [4] Ibid.

<b>Street Address</b>	14 Stradbroke Place, Dunwich
<b>GPS/RPD</b>	Lot 1 on D9046
<b>Place Type</b>	Built



Red-e-map (RCC, 2016).



Residence, 2 Finnegan Street, Dunwich (AHS, 2016).

<b>Condition</b>	Good	<b>Integrity</b>	Fair
<b>Statutory Listings</b>	Local Heritage Place		
<b>Non-Statutory Listings</b>	No current listing		
<b>Inspection Date</b>	21/12/2016		

**Historical Context**

A late-19th or early-20th century workers cottage, 14 Stradbroke Place is a former Dunwich Benevolent Asylum building.[1] Prior to the formation of the Asylum, the area was used as a convict out station from 1827-1831, a Catholic mission for the local Indigenous population from 1843-1847, and a quarantine station from 1850-1864. While the early history of the place is unknown, 14 Stradbroke Place appears on the 1913 map of the Dunwich Benevolent Asylum and is therefore believed to be an in-situ example of a Dunwich Benevolent Asylum building.

The Benevolent Society in Moreton Bay was established in 1844 as a citizen run charity. In 1861, the Queensland Government passed the Benevolent Asylum Act, which provided funds to transform hospital wards into these asylums. The Dunwich Benevolent Asylum housed Queensland’s poor and underprivileged, including the aged, infirm and individuals without access to required care from their families.[2]

The 1913, during a time of increasing patient numbers, the asylum site expanded greatly. At this time the buildings on site included a police station, visitor centre, public hall, ancillary service buildings, ward buildings, tent accommodation and recreational facilities. Facilities here catered for live-in staff, including cooks, administration staff, and wardsmen.[3]

Due to an overcrowded patient population and deteriorating health conditions on site, the asylum closed in 1947 after operating for over 80 years. 14 Stradbroke Place remains in its historical context within the Dunwich township and represents part of the layout of the original Asylum.[4]

**Physical Description**

This is a high set timber bungalow with a pyramid roof to the core. The roof is continuous over the enclosed verandahs. The external cladding is timber chamfer boards. A large Moreton Bay fig tree was planted during the Benevolent Asylum era and survives to the frontage.

**Statement of Significance**

The residence at 14 Stradbroke Place, Dunwich is a locally significant place due to its historical value and its endangered status. As a remaining building from the Benevolent Asylum, it is a reminder of the social policies and attitudes of the late 19th century. The residence is one of the last remnants of the asylum in its broader original context, and is significant as an endangered aspect of Redlands history.

<b>Criteria A</b>	The place is important in demonstrating the evolution or pattern of the region’s history.
14 Stradbroke Place is associated with the Dunwich Benevolent Asylum and is significant in demonstrating a particular pattern of Redland’s history, reflecting the culture around systems of poverty and health at the time. The asylum was used to house the poor and sick from all over Queensland, and the surviving buildings represent the practices used in this facility.	

<b>Criteria C</b>	The place has potential to yield information that will contribute to an understanding of the region's history.	
The former asylum building has the potential to contribute new knowledge about Redland's history, specifically relating to the asylum, that will lead to a greater understanding of the area's development. The building is believed to be in-situ and therefore has the potential to yield recreations of the Benevolent Asylum's history and physical layout. This site, along with the other in-situ asylum houses, is a reflection of greater philanthropic services and Benevolent Society facilities in the Redlands area.		
<b>Primary Themes</b>		
10.0 Providing Health and Welfare Services		10.02 Caring for the homeless and destitute
<b>References</b>		
<p>[1] RPS, Redland City Council – Heritage Citation, “2 Finnegan Street, Dunwich,” 2012.                  [2] QHR Listing, “St Mark's Anglican Church and Dunwich Public Hall,” 2016.                  [3] Ibid.                  [4] Ibid.</p>		



<b>Street Address</b>	8-22 Mallon Street, Dunwich
<b>GPS/RPD</b>	Lot 15 on D90415
<b>Place Type</b>	Built



Red-e-map (RCC, 2016).



Residence, 8-22 Mallon Street, Dunwich (AHS, 2016).

<b>Condition</b>	Good	<b>Integrity</b>	Fair
<b>Statutory Listings</b>	Local Heritage Place		
<b>Non-Statutory Listings</b>	No current listing		
<b>Inspection Date</b>	21/12/2016		

**Historical Context**

The 1890s building at 8 Mallon Street was previously one half of the former Ward 13 building of the Dunwich Benevolent Asylum.[1] Since the 1980s, it has been used as a training room for Consolidated Rutile Ltd.

Prior to the formation of Dunwich Benevolent Asylum, the area was used as a convict out station from 1827-1831, a Catholic mission for the local Indigenous population from 1843-1847, and a quarantine station from 1850-1864. The Benevolent Society in Moreton Bay was established in 1844 as a citizen run charity. In 1861, the Queensland Government passed the Benevolent Asylum Act, which provided funds to transform hospital wards into these asylums. The Dunwich Benevolent Asylum housed Queensland’s poor and underprivileged, including the aged, infirm and individuals without access to required care from their families.[2]

Due to an overcrowded patient population and deteriorating health conditions on site, the asylum closed in 1947 after operating for over 80 years. Although this specific building is likely to have been relocated onto the current site at 8 Mallon Street, it remains in its historical context within the Dunwich township.[3]

Before it was renovated, the old Ward 13 Building was a kitchen, and was later used as a lab for the mining company. The building was restored by Consolidated Rutile Ltd. when they purchased the property in the 1980s.[4] Whilst the early history of the place is unclear, 8 Mallon Street remains in its historical context within the Dunwich township and represents part of the layout of the original Asylum.

**Physical Description**

This is a timber building, rectilinear in plan with a hip roof continuous over the front and side verandahs. The entry stair and front door are at right angles to the street frontage and an access ramp leads to the side verandah. The verandah walls are single skin with expressed framing. French doors access the verandahs. The site is set down from the street level and there is minimal planting.

**Statement of Significance**

8 Mallon Street, Dunwich is a locally significant place due to its historical value as part of the former Ward 13. As a remaining building from the Benevolent Asylum, it is a reminder of the social policies and attitudes of the late 19th century. The place is one of a small collection of remnant buildings surviving from the asylum in its broader original context, and is significant as an important aspect of Redlands history.

<b>Criteria A</b>	The place is important in demonstrating the evolution or pattern of the region’s history.
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8 Mallon Street is associated with the Dunwich Benevolent Asylum and is significant in demonstrating a particular pattern of Redland’s history, reflecting the culture around systems of poverty and health at the time. The asylum was used to house the poor and sick from all over Queensland, and Ward 13 is physical evidence of the patient accommodation used and the conditions of lodging for the patients.

**Primary Themes**

10.0 Providing Health and Welfare Services

10.02 Caring for the homeless and destitute

**References**

- [1] RPS, Redland City Council – Heritage Citation, “8 Mallon Street, Dunwich,” 2012.
- [2] QHR Listing, “St Mark’s Anglican Church and Dunwich Public Hall,” 2016.
- [3] Ibid.
- [4] North Stradbroke Heritage Island Trail, “Dormitory Building, now CRL Training Room,” Redland City Council, 2006.



8-22 Mallon Street, Dunwich (AHS, 2016).



8-22 Mallon Street, Dunwich (AHS, 2016).

<b>Street Address</b>	18 Oxley Parade, Dunwich
<b>GPS/RPD</b>	Lot 9 on D9042
<b>Place Type</b>	Built



Red-e-map (RCC, 2016).



Residence, 18 Oxley Parade, Dunwich (AHS, 2016).

<b>Condition</b>	Fair	<b>Integrity</b>	Fair
<b>Statutory Listings</b>	Local Heritage Place		
<b>Non-Statutory Listings</b>	No current listing		
<b>Inspection Date</b>	21/12/2016		

**Historical Context**

A mid to late 19th century workers cottage, 18 Oxley Parade is a former Dunwich Benevolent Asylum building.[1] Prior to the formation of Dunwich Benevolent Asylum, the area was used as a convict out station from 1827-1831, a Catholic mission for the local Indigenous population from 1843-1847, and a quarantine station from 1850-1864.

The Benevolent Society in Moreton Bay was established in 1844 as a citizen run charity. In 1861, the Queensland Government passed the Benevolent Asylum Act, which provided funds to transform hospital wards into these asylums. The Dunwich Benevolent Asylum housed Queensland’s poor and underprivileged, including the aged, infirm and individuals without access to required care from their families.[2]

In 1913, during a time of increasing patient numbers, the asylum site expanded greatly. At this time the buildings on site included a police station, visitor centre, public hall, ancillary service buildings, ward buildings, tent accommodation and recreational facilities. Facilities here catered for live-in staff, including cooks, administration staff, and wardsmen.[3]

Due to an overcrowded patient population and deteriorating health conditions on site, the asylum closed in 1947 after operating for over 80 years. Although this specific building is likely to have been relocated onto the current site at 18 Oxley Parade remains in its historical context within the Dunwich township and represents part of the layout of the original Asylum.[4]

**Physical Description**

This is a low set, mid- to late-nineteenth century timber cottage with a gable roof to the one room wide core. The roof is continuous over the enclosed front verandah and there is a skillion extension to the rear. The cladding is a modern sheet product.

**Statement of Significance**

The cottage of the Dunwich Benevolent Asylum is a locally significant place due to its historical value. As a remaining building from the Benevolent Asylum, it is a reminder of the social policies and attitudes of the late 19th century. This building was a wardsmen’s cottage, which reflects the levels of continuous care required for the patients at the asylum. The cottage is one of a small number of surviving buildings from the asylum in its broader original context, and is significant as an important aspect of Redlands history.

**Criteria A**

The place is important in demonstrating the evolution or pattern of the region’s history.

The cottage at the Dunwich Benevolent Asylum is significant in demonstrating a particular pattern of Redland’s history, reflecting the culture around systems of poverty and health at the time. The asylum was used to house the poor and sick from all over Queensland, and the buildings on site represent the practices used in this facility. The existence of the wardsmen’s cottage is evidence of the continual care required to maintain the health of the patients.

## Primary Themes

10.0 Providing Health and Welfare Services

10.02 Caring for the homeless and destitute

## References

[1] RPS, Redland City Council – Heritage Citation, “18 Oxley Parade, Dunwich,” 2012.

[2] Ibid.

[3] Ibid.

[4] Ibid.



<b>Street Address</b>	11 Parsons Street, Dunwich
<b>GPS/RPD</b>	Lot 1023 on D9046
<b>Place Type</b>	Built



Red-e-map (RCC, 2016).



Residence, 11 Parsons Street, Dunwich (AHS, 2016).

<b>Condition</b>	Fair	<b>Integrity</b>	Fair
<b>Statutory Listings</b>	Local Heritage Place		
<b>Non-Statutory Listings</b>	No current listing		
<b>Inspection Date</b>	21/12/2016		

**Historical Context**

A mid to late nineteenth century cottage, 11 Parsons Street is a former Dunwich Benevolent Asylum building.[1] Prior to the formation of Dunwich Benevolent Asylum, the area was used as a convict out station from 1827-1831, a Catholic mission for the local Indigenous population from 1843-1847, and a quarantine station from 1850-1864. 11 Parsons Street appears on the 1913 map of the Dunwich Benevolent Asylum and is therefore believed to be an in-situ example of a Dunwich Benevolent Asylum building.

The Benevolent Society in Moreton Bay was established in 1844 as a citizen run charity. In 1861, the Queensland Government passed the Benevolent Asylum Act, which provided funds to transform hospital wards into these asylums. The Dunwich Benevolent Asylum housed Queensland’s poor and underprivileged, including the aged, infirm and individuals without access to required care from their families.[2]

In 1913, during a time of increasing patient numbers, the asylum site expanded greatly. At this time the buildings on site included a police station, visitor centre, public hall, ancillary service buildings, ward buildings, tent accommodation and recreational facilities. Facilities here catered for live-in staff, including cooks, administration staff, and wardsmen.[3]

Due to an overcrowded patient population and deteriorating health conditions on site, the asylum closed in 1947 after operating for over 80 years. The residence at 11 Parsons Street remains in-situ as a former asylum building, and contributes to the overall historical context within the Dunwich township. It therefore reflects the footprint and layout of the original asylum structures.[4]

**Physical Description**

This is a modest low set timber cottage from the mid- to late-nineteenth century, with a gable roof to the one room wide core. The roof is continuous over the front enclosed verandah and there is a skillion extension to the rear. The cladding is timber chamfer boards.

**Statement of Significance**

The residence at 11 Parsons Street, Dunwich is of local significance due to its historical value. As a remaining building from the Benevolent Asylum, it is a reminder of the social policies and attitudes of the late 19th century. The residence is one of a small collection of remnant buildings surviving from the asylum in its broader original context, and is significant as an important aspect of Redlands history.

<b>Criteria A</b>	The place is important in demonstrating the evolution or pattern of the region’s history.
11 Parsons Street is associated with the Dunwich Benevolent Asylum and is significant in demonstrating a particular pattern of Redland’s history, reflecting the culture around systems of poverty and health at the time. The asylum was used to house the poor and sick from all over Queensland, and the surviving buildings represent the practices used in this facility.	

<b>Criteria C</b>	The place has potential to yield information that will contribute to an understanding of the region's history.	
The former asylum building has the potential to contribute new knowledge about Redland's history, specifically relating to the asylum, that will lead to a greater understanding of the area's development. The building is believed to be in-situ and therefore has the potential to yield recreations of the Benevolent Asylum's history and physical layout. This site, along with the other in-situ asylum houses, is a reflection of greater philanthropic services and Benevolent Society facilities in the Redlands area.		
<b>Primary Themes</b>		
10.0 Providing Health and Welfare Services		10.02 Caring for the homeless and destitute
<b>References</b>		
<p>[1] RPS, Redland City Council – Heritage Citation, “11 Parsons Street, Dunwich,” 2012.                  [2] Ibid.                  [3] Ibid.                  [4] Ibid.</p>		

<b>Street Address</b>	12 Stradbroke Place, Dunwich
<b>GPS/RPD</b>	Lot 2 on D9046
<b>Place Type</b>	Built



Red-e-map, (RCC, 2016).



Residence, 12 Stradbroke Place, Dunwich (AHS, 2016).

<b>Condition</b>	Good	<b>Integrity</b>	Good
<b>Statutory Listings</b>	Local Heritage Place		
<b>Non-Statutory Listings</b>	No current listing		
<b>Inspection Date</b>	21/12/2016		

**Historical Context**

A mid to late 19th century workers cottage, 12 Stradbroke Place is a former Dunwich Benevolent Asylum building.[1] Prior to the formation of Dunwich Benevolent Asylum, the area was used as a convict out station from 1827-1831, a Catholic mission for the local Indigenous population from 1843-1847, and a quarantine station from 1850-1864. Whilst the early history of the place is unclear, 12 Stradbroke Place appears on the 1913 map of the Dunwich Benevolent Asylum and is therefore believed to be an in-situ example of a Dunwich Benevolent Asylum building.

The Benevolent Society in Moreton Bay was established in 1844 as a citizen run charity. In 1861, the Queensland Government passed the Benevolent Asylum Act, which provided funds to transform hospital wards into these asylums. The Dunwich Benevolent Asylum housed Queensland’s poor and underprivileged, including the aged, infirm and individuals without access to required care from their families.[2]

In 1913, during a time of increasing patient numbers, the asylum site expanded greatly. At this time the buildings on site included a police station, visitor centre, public hall, ancillary service buildings, ward buildings, tent accommodation and recreational facilities. Facilities here catered for live-in staff, including cooks, administration staff, and wardsmen.[3]

Due to an overcrowded patient population and deteriorating health conditions on site, the asylum closed in 1947 after operating for over 80 years. 12 Stradbroke Place, remains in its historical context within the Dunwich township and represents part of the layout of the original Asylum.[4]

**Physical Description**

This is a modest high set timber mid- to late-nineteenth century cottage with gable roof to the one room wide core. The roof is continuous over the front verandah and there is a skillion extension to the rear. The cladding is timber chamfer boards. There are several established trees on site. There is a second cottage on site.

**Statement of Significance**

The residence at 12 Stradbroke Place, Dunwich is of local significance, due to its historical value as a remaining building from the Benevolent Asylum. The residence is one of a small collection of remnant buildings surviving from the asylum in its broader original context, and is significant as an important aspect of Redlands history.

<b>Criteria A</b>	The place is important in demonstrating the evolution or pattern of the region’s history.
12 Stradbroke Place is associated with the Dunwich Benevolent Asylum and is significant in demonstrating a particular pattern of Redland’s history, reflecting the culture around systems of poverty and health at the time. The asylum was used to house the poor and sick from all over Queensland, and the surviving buildings represent the practices used in this facility.	

**Primary Themes**

10.0 Providing Health and Welfare Services

10.02 Caring for the homeless and destitute

**References**

[1] RPS, Redland City Council – Heritage Citation, “12 Stradbroke Place, Dunwich,” 2012.

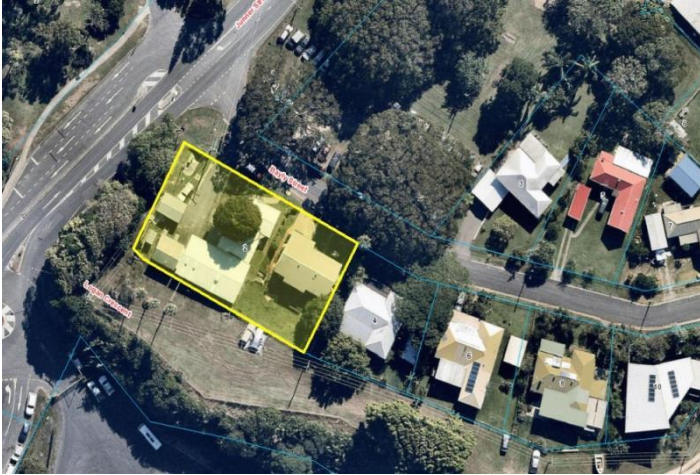
[2] Ibid.

[3] Ibid.

[4] Ibid.



<b>Street Address</b>	2 Bayly Street, Dunwich
<b>GPS/RPD</b>	L5 CP898073
<b>Place Type</b>	Built



Red-e-map (RCC, 2016).



Police Station Cell Block, Dunwich (AHS, 2016).

<b>Condition</b>	Good	<b>Integrity</b>	Fair
<b>Statutory Listings</b>	Local Heritage Place		
<b>Non-Statutory Listings</b>	No current listing		
<b>Inspection Date</b>	21/12/2016		

**Historical Context**

The cell block building at the Dunwich Police Station was built in 1890 and originally used for the imprisonment of disobedient inmates as part of the Benevolent Asylum.[1] The Dunwich Benevolent Asylum was established in 1866 as a place to house Queensland’s poor and underprivileged, including the aged, infirm and individuals without access to required care from their families.[2]

After the relocation of a suitable police residence from Myora to Dunwich in 1902, the cell block was used by police officers stationed at Dunwich.[3] A 1913 map of the Benevolent Asylum illustrates the cell block as the ‘detention ward’.[4]

The cell was used by police until 1947 when the police station closed along with the asylum.[5] The station reopened in 1952 at the request of the community with a station building attached. The cell block appears to have been used by the Police from this time as part of the Dunwich Police Station.[6]

**Physical Description**

The police station cell block is located within the Dunwich Police Station fronting Bayly Street. The cell block is a small timber framed structure set on a low masonry block wall foundation, which replaces earlier timber stumps. The cell block is clad externally with weatherboards and has a steep pitch gable roof with custom orb sheeting.

From the street there are two sets of stairs and associated landings evident, which provide access to each cell separately. Steel security doors keep each cell secure and toilets are located to the rear. No internal inspection was carried out.

**Statement of Significance**

The police station cell block is a locally significant place due to its historical value and its endangered status. As a remaining building from the Benevolent Asylum, it is a reminder of the social policies and attitudes of the late 19th century. The cell block is one of the last remnants of the asylum in its broader original context, and is significant as an endangered aspect of Redlands history. Additionally, the cell has been in continuous use by the Dunwich Police Station for many decades, illustrating its significance to the local area.

<b>Criteria A</b>	The place is important in demonstrating the evolution or pattern of the region’s history.
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The police station cell block was originally associated with the Benevolent Asylum. Since the closure of the asylum, the cell block has been associated with the Dunwich Police Station at that site and has been in continuous use. The cell block is significant in demonstrating the evolution of punishment and crime in institutions and later in rural policing in Redlands.

<b>Criteria B</b>	The place demonstrates rare, uncommon or endangered aspects of the region’s cultural heritage.
The police station cell block, as part of the former Benevolent Asylum, is important in demonstrating the social policies adopted by the Queensland Government in the late nineteenth century to deal with sick or disabled members of society. As there are few buildings left on the original site of the asylum itself, this building demonstrates an endangered aspect of Queensland’s history and is thus significant.	

<b>Primary Themes</b>	
7.0 Maintaining Order	7.01 Policing and maintaining law and order

<b>References</b>	
<p>[1] Joseph B. Goodall, “Whom Nobody Owns: The Dunwich Benevolent Asylum, an Institutional Biography, 1866-1946,” PhD Thesis, The University of Queensland, 1992, p. 141.</p> <p>[2] QHR Listing, “St Mark’s Anglican Church and Dunwich Public Hall,” 2016.</p> <p>[3] Goodall, “Whom Nobody Owns,” p. 213.</p> <p>[4] Queensland State Archives Item ID635167, Map.</p> <p>[5] Queensland State Archives Agency ID9668, Police Station, Dunwich.</p> <p>[6] Ibid.; J. A. Keats, Hazel M. Smith, Carole C. Rogers, and G. P. Rowe, <i>Dunwich: A Study of Aboriginal and European Integration</i>, (St. Lucia: University of Queensland Press, 1966) p. 13.</p>	

<b>Street Address</b>	Foreshore, Ballow Street, Dunwich
<b>GPS/RPD</b>	Next to L12 CP865858
<b>Place Type</b>	Built, Landscape



Red-e-map (RCC, 2016).



Dunwich Swimming Enclosure (AHS, 2016).

<b>Condition</b>	Good	<b>Integrity</b>	Good
<b>Statutory Listings</b>	Local Heritage Place		
<b>Non-Statutory Listings</b>	No current listing		
<b>Inspection Date</b>	21/12/2016		

**Historical Context**

The swimming enclosure is located at the foreshore near Ballow Street, Dunwich, in the vicinity of Junner and Rous Streets. It was originally used for recreation and bathing by the patients of the Dunwich Benevolent Asylum.[1] The Benevolent Asylum was established in 1866 as a place to house Queensland's poor and underprivileged, including the aged, infirm and individuals without access to required care from their families.

The swimming enclosure is present on a 1913 map of the Benevolent Asylum, indicating its earliest known use.[2] Research illustrates that the asylum and the Dunwich community used the swimming enclosure continuously until 1929.[3] The Dunwich State School held its swimming carnival at the enclosure in 1926.[4] Members of the community petitioned for the enclosure to be restored when it fell into disrepair.[5] After 1947 in the post-asylum phase of Dunwich's development, the island was promoted as a holiday and residential environment and the swimming enclosure was repaired.[6] It has been in constant use since its restoration.

**Physical Description**

The swimming enclosure is located in the tidal zone of the Dunwich foreshore, in close proximity to the convict causeway. It is constructed with 23 timber piles which are clad with wire netting. The enclosure is approximately 40 metres long and 30 metres wide.

**Statement of Significance**

The swimming enclosure in Dunwich is a locally significant site as it demonstrates historical value and has an association with the Dunwich community. The enclosure was used historically for recreation and bathing by the patients at the Dunwich Benevolent Asylum. After this, it was opened to the wider community and was also used by school groups. The continuous use of the enclosure at this site suggests a special association with the local community.

<b>Criteria A</b>	The place is important in demonstrating the evolution or pattern of the region's history.
<b>Criteria B</b>	The Dunwich swimming enclosure is important in demonstrating the evolution of Redland's history as it offers physical evidence of the use of the beach in Dunwich for more than a hundred years. The enclosure is associated with the Dunwich Benevolent Asylum, which is a significant institution in the history of the area.
<b>Criteria G</b>	The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons important to the region.

As the enclosure has been utilised for swimming and bathing since its construction, it has an enduring association with the community of Dunwich. Originally, the enclosure was primarily used by the Benevolent Asylum and later was used by the wider Dunwich community. The enclosure provided a social focal point in the local community, and was also used by schooling groups.

## Primary Themes

8.0 Creating Social and Cultural Institutions

8.05 Sport and recreation

## References

- [1] EHP, Public Reserve Incorporating the Privy Pit and Sire of Convict Barracks and Store, 602139.
- [2] Queensland State Archives Item ID635167, Map.
- [3] Daily Standard, 19th February 1929, p. 6.
- [4] Daily Mail, 18th February 1926, p. 5.
- [5] Daily Standard, 19th February 1929, p.6; Brisbane Courier, 16th October 1931, p. 12.
- [6] The Telegraph, 6th October 1947, p. 2.



Mt Cotton

# M1 - MOUNT COTTON: Mount Cotton Hall

<b>Street Address</b>	1249-1251 Mount Cotton Road, Mount Cotton
<b>GPS/RPD</b>	Lot 1 RP48370
<b>Place Type</b>	Built



Red-e-map (RCC, 2016).



Mt Cotton Hall, Mount Cotton (AHS, 2016).

<b>Condition</b>	Good	<b>Integrity</b>	Good
<b>Statutory Listings</b>	Local Heritage Place		
<b>Non-Statutory Listings</b>	No current listing		
<b>Inspection Date</b>	09/12/2016		

## Historical Context

The hall at 1249-1251 Mount Cotton Road was built c.1930s. Mount Cotton was settled in the early 1870s by farm selectors, many of German origin, who grew maize and other crops, later turning to fruit and citrus orchards. There was an active timber industry in the region, as it was found that there were extensive stands of the white ant-resistant mountain beech.[1]

The German farmers were mainly Lutherans, and by 1875 the population had grown enough to warrant a church. St Paul's Lutheran Church was built that year, with a part-time school established in 1876.[2] In 1879 the Tingalpa local government division was created, erecting its offices at Mount Cotton. In 1884, the part-time school was replaced with what is now the Mt Cotton State School.[3]

Mount Cotton continued as a rural village well into the 1960s. Farming diversified into dairying and small scale fruit and vegetable crops. Mount Cotton's old 'civic centre' is minimally developed and today comprises the primary school (1876), community hall (1930) and Lutheran church (1875).[4]

The construction of the Mount Cotton Community Hall was organised by local residents during the depression, as they wanted a more local and functional venue. The old Divisional Board's property was used for functions and social events until the new hall was constructed. Daniel Benfer reportedly logged the timber that was used for the hall's construction and the building was completed about 1930. The hall is still in use as a community hub at Mount Cotton.[5]

## Physical Description

The Mount Cotton Community Hall is a large, timber framed structure set on concrete stumps, approximately 1 metre off the ground at the front elevation and set at ground level at the rear. The building has a large gable roof with overhanging eaves with a typical gable pattern of asbestos cement sheeted panels with contrasting timber cover straps decorating the main gable. There is a smaller matching gable roof to the enclosed front entry porch with a side entry stair to the north.

The hall has been extended on the southern side under a skillion. Pairs of casement windows exist to all walls and internally there is a timber lined and vaulted ceiling with the stage to the rear of the main hall, as well as a kitchen and toilets positioned under the rear skillion, which can be accessed from the rear entrance. Grounds are minimally landscaped with parking and lawn areas.

## Statement of Significance

The Mount Cotton Community Hall holds local significance as it has historical values that are important to the Mount Cotton Community. The hall was constructed during the depression years, as the previous location used for community services was inadequate. The local community influenced the construction of the hall, which add to the significance of the place. Aesthetically, the hall is an intact example of a 1930s public hall, and it is situated in a prominent location. The hall has remained in continuous use for more than eighty years, which illustrates its value to the local community.

# M1 - MOUNT COTTON: Mount Cotton Hall

<b>Criteria A</b>	The place is important in demonstrating the evolution or pattern of the region's history.
Mount Cotton Community Hall is important in demonstrating the development of Mount Cotton and the surrounding farming areas. Constructed during the depression years, it illustrates one of the remaining civic buildings of Mount Cotton township and has been the venue of community events for more than eighty years.	
<b>Criteria D</b>	The place is important in demonstrating the principal characteristics of a particular class of cultural places important to the region.
Mount Cotton Community Hall is an intact and representative example of a 1930s rural public hall. The characteristics of the hall demonstrate its functionality as a social space that was significant to the local residents of Mount Cotton.	
<b>Criteria E</b>	The place is important to the region because of its aesthetic significance.
The hall is visually pleasing by virtue of its simple form, materials and design details. Located in its prominent position on Mount Cotton Road and the junction with Seaview Road, the building makes a positive contribution to the locality and forms an aesthetically pleasing precinct with the nearby St Paul's Lutheran Church and Mount Cotton State School.	
<b>Criteria G</b>	The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons important to the region.
The building has a strong association with the local community at Mount Cotton as it was constructed through a notable community effort. The hall has remained in continuous use for its original purpose, which signifies the value it holds within the local community as a communal social space for functions and meetings.	

## Primary Themes

8.0 Creating Social and Cultural Institutions

8.02 Cultural activities

## References

- [1] Queensland Places, Mount Cotton (<http://queenslandplaces.com.au/mount-cotton>), accessed 28/01/2017.
- [2] Mary Howells, "Mount Cotton – A Brief History," Redland City Council, 2006, p. 2.
- [3] Queensland Places, Mount Cotton.
- [4] Ibid.
- [5] Howells, "Mount Cotton – A Brief History," p. 2.

## M2 - MOUNT COTTON: St Paul's Lutheran Church

<b>Street Address</b>	1257-1259 Mount Cotton Road, Mount Cotton
<b>GPS/RPD</b>	Lot 1 RP69724
<b>Place Type</b>	Built



Red-e-map (RCC, 2016).



St Paul's Lutheran Church, Mount Cotton (RCC, 2012).

<b>Condition</b>	Good	<b>Integrity</b>	Good
<b>Statutory Listings</b>	Local Heritage Place		
<b>Non-Statutory Listings</b>	No current listing		
<b>Inspection Date</b>	09/12/2016		

### Historical Context

The original St Paul's Lutheran Church was built in 1875 opposite where church is situated now at 1257-1259 Mount Cotton Road.[1] The land for the church was purchased by Pastor Hausmann and totalled 10 acres.[2]

The original church was built by members of the community in a traditional north German style with hand-made brick nogging in a timber frame that had been axe-dressed and fixed with wooden pegs.[3] By the 20th century, the original church could not hold the growing numbers of congregants that were attending the services and was also in a state of disrepair.[4]

Preparations for a new church began in the 1940s and construction began in 1951.[5] The last church service held in the original church building was on Palm Sunday in 1951 before it was demolished. President Lohe dedicated the new church site on 11 November 1951.[6]

### Physical Description

This low set, timber framed church is an unusual composition of contrasting forms. The main church building has a steep pitch roof with Gothic style windows (lancet shaped) to the side walls and a bank of three to the main gable end. The main building is set on low timber stumps and includes a rear gable projection with side entry. A distinctive tower abuts the main church building to the east of the entrance and rises high above the gable ridge. The tower has a five panel high window in the matching lancet shape. The top of the tower has a balustrade of sandblasted glass panels with clear glass crosses. A large timber cross stands as the pinnacle to the tower. The front of the church has been extended with an additional flat roof section wrapping around the front and side of the main church which abuts the tower. The front and side sections for this extension are built on a concrete base.

The whole structure is clad in timber weatherboards. A decorative cross is positioned on the end gable. There is a concrete entry stair with metal handrail to the front entry. The grounds are simply landscaped and include a columbarium wall as well as a plaque within the grounds that acknowledges the pioneer settlement of the area in the early 1870s and the erection of the first Lutheran Church in 1875.

### Statement of Significance

St Paul's Lutheran Church retains local significance in this area, particularly for the Mount Cotton Lutheran community. Historically, the parish has maintained a presence since 1875, servicing a thriving Lutheran population and reveals the extent and growth of Christian denominations in the area from this time. The new church's development in 1951 further illustrates the historical development of the Lutheran faith in the Redlands area and has remained in continuous use since its construction. It is valued by the local Lutheran community.



## M2 - MOUNT COTTON: St Paul's Lutheran Church

<b>Criteria A</b>	The place is important in demonstrating the evolution or pattern of the region's history.
	St Paul's Church is demonstrative of the evolution of the Lutheran Church's presence in Redlands, beginning with the first St Paul's Lutheran Church in 1875. This building was replaced with the existing building in the early 1950s, albeit in a different location. This building remains locally important as it demonstrates the growth of the Lutheran community in Mount Cotton from 1875 and the expanded congregational needs that existed by the mid twentieth century with the building of the new church.
<b>Criteria E</b>	The place is important to the region because of its aesthetic significance.
	St Paul's Church, although altered and extended, is an prominent building with its distinctive tower and Gothic style windows. It makes a positive contribution to the locality. St Paul's Church, Mount Cotton State School and the nearby Mount Cotton Community Hall form an attractive group of buildings within the Mount Cotton Township.
<b>Criteria G</b>	The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons important to the region.
	St Paul's Church has a special association with the local Lutheran community, as it was the first Lutheran parish in the region to service the large population of worshippers in 1875. The church remains associated with the local Lutheran community, as it has been in continuous use since its construction in 1951, replacing the original church in the same year.

<b>Primary Themes</b>	
8.0 Creating Social and Cultural Institutions	8.01 Worshipping and religious institutions

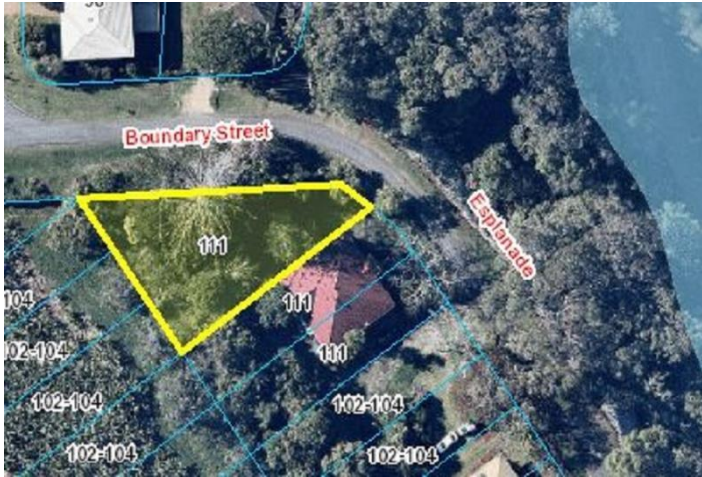
<b>References</b>
<p>[1] Mary Howells, "Mount Cotton – A Brief History," Redland City Council, 2006, p. 2.</p> <p>[2] Barry Kidd, <i>Redlands Illustrated History</i> (Jackson &amp; O'Sullivan: Brisbane, 1979), p. 68.</p> <p>[3] Queensland Heritage Register, "Carbrook Lutheran Cemetery" <a href="https://environment.ehp.qld.gov.au/heritage-register/detail/?id=601660">https://environment.ehp.qld.gov.au/heritage-register/detail/?id=601660</a> Accessed 29/01/2017.</p> <p>[4] Howells, "Mount Cotton," p. 3.</p> <p>[5] Kidd, <i>Redlands Illustrated History</i>, p. 68.</p> <p>[6] Ibid.</p>



*St Paul's Lutheran Church, Mount Cotton.*

# Redland Bay

<b>Street Address</b>	111 Esplanade, Redland Bay
<b>GPS/RPD</b>	Lot 1 and Lot 2 SL979 and Lot 3 RP30542
<b>Place Type</b>	Built



Red-e-map (RCC, 2016).



Residence, 111 The Esplanade, Redland Bay (AHS, 2016).

<b>Condition</b>	Fair	<b>Integrity</b>	Fair
<b>Statutory Listings</b>	Local Heritage Place		
<b>Non-Statutory Listings</b>	No current listing		
<b>Inspection Date</b>	20/01/2017		

**Historical Context**

111 Esplanade is an early twentieth century residential dwelling associated with the Gordon and Slawson families of the Redland Bay area.

111 Esplanade was part of an original portion taken up in by Henry Scott and Frederick Foster Campbell in 1865. Cotton was trialed in the area in the late 1860s, however this was not successful and sugar became a key industry in the area until the 1880s. The original portion of land (593 acres) was first subdivided in 1884 and again in 1887.[1] David Slawson, who had owned the nearby Redland Bay Hotel since 1896, began acquiring allotments north of the Hotel in the early twentieth century, including the current site.

In 1917 Slawson gave his land holdings to his daughter, Florence Gordon, (wife of Charles Daniel Gordon).[2] It is believed Charles and Florence built the house around this time.

Florence’s sister, Alice Slawson, lived with the Gordon family in the residence.[3] Alice and her other sister, Priscilla Slawson, ran the Redland Bay Hotel following their father’s death. Priscilla and Alice were listed as the owners when the Hotel burnt down in 1926.[4]

Charles Gordon served as Tingalpa Shire Clerk for 44 years, and his son, Jack Gordon also worked with the Shire Council. Following Florence Gordon’s death in 1955 the extensive landholdings were bequeathed in 1/3 shares to her three children. In 1987 Jack and his wife, Mary, acquired the other sibling’s shares for 111 Esplanade (L.1-3), and following Jack’s death in 1995, the property was transferred to his son and daughter-in-law in its entirety.[5] The property is still owned by members of the Gordon family.

**Physical Description**

111 Esplanade is a part of a working farm complex which is centrally located to Redland Bay township, remaining on a large area of land.

The residence itself is a good example of a symmetrical timber framed Queensland bungalow style c.1910. The central entrance is enhanced by decorative timber fretwork and lattice entry doors. Large, full height timber framed sash windows with side panels exist either side of the front door. A kitchen and dining verandah exist to the rear.

The verandahs on the south-eastern elevation have been enclosed with chamfer boards and hopper windows, however the remainder retain original dowel balustrade, matching the front stair detailing.

The residence is set on a large selection of land with mature trees and scrubs and includes an adjacent lock up garage and machinery shed. The adjoining areas of land remain cultivated with bananas.

#### Statement of Significance

The residence of 111 Esplanade, Redland Bay, is locally significant as it has strong historical, associative and aesthetic value which are important to the Redlands. The residence c.1917 was built by the Slawson - Gordon family, who are a prominent family in Redland Bay from early times. The place is a good example of Queensland bungalow dwelling and a surviving example of a farm complex, reflecting the pattern of development in Redland Bay. The house also retains aesthetic value as it is an intact example of a c.1910s bungalow residence and contributes positively to the locality.

**Criteria A** The place is important in demonstrating the evolution or pattern of the region's history.

The dwelling at 111 Esplanade reflects the pattern of development in Redland Bay, where the 1880s subdivisions and small scale farming in proximity to the township were prominent from the 1880s until the early 2000s.

**Criteria E** The place is important to the region because of its aesthetic significance.

111 Esplanade is an intact and attractive Queensland bungalow style timber dwelling which makes a positive contribution to the streetscape and locality.

**Criteria H** The place has a special association with the life or work of a particular person, group or organisation of importance in the region's history.

111 The Esplanade has special association with the Gordon – Slawson families who were important in the history and development of Redland Bay. It remains privately owned by members of the Gordon family today.

#### Primary Themes

6.0 Buildings, Settlements, Towns, Cities and Dwellings

6.04 Dwellings

#### References

[1] Historical Land Title, DNRM, 02/02/2017.

[2] Ibid.

[3] Jack Gordon, Oral History, RCC History and Heritage File.

[4] The Telegraph, 9 June, 1926, 4.

[5] Historical Land Title, DNRM, 02/02/2017.



## R4 - REDLAND BAY: Redland Bay Hotel

<b>Street Address</b>	167 Esplanade, Redland Bay
<b>GPS/RPD</b>	Lots 62-69 and 77-80 on RP30542 and 81 on 136364
<b>Place Type</b>	Built



Red-e-map (RCC, 2016).



Redland Bay Hotel, Redland Bay (AHS, 2017).

<b>Condition</b>	Fair	<b>Integrity</b>	Fair
<b>Statutory Listings</b>	Local Heritage Place		
<b>Non-Statutory Listings</b>	No current listing		
<b>Inspection Date</b>	09/12/2016		

### Historical Context

The current Redland Bay Hotel at 167 Esplanade was built in 1927. The original Redland Bay Hotel was constructed at 167 Esplanade, Redland Bay in the mid-1880s and was likely built in stages by Lawrence Cusak, a prominent local identity and partner in the Redland Bay Land Investment Company.[1] The hotel itself was likely built in stages. The manager of the hotel was William Lingley, and after many years in that position, he purchased the property in 1894, and two years later title was transferred to David Slawson.[2] The hotel was significant in early times as for a venue for community gatherings, for example housing early Church of England services.[3] It was also a popular vacation destination, described as “one of the most spacious to be found anywhere in the seaside resorts” by one commentator in 1925, regarding Redland Bay as a good family holiday spot.[4]

The Hotel burnt down in 1926 in strange circumstances. Tenders were made later that year for the design and construction of a new hotel on the same site. Tenders were accepted from the architect J. L. Baldwin, who designed the hotel, and by J. Lane, who built the hotel. The present Redland Bay Hotel was thus constructed in the same location as the original hotel in 1927 and has continued as a popular local venue since this time, and it has undergone a number of renovations and upgrades.[5]

### Physical Description

The Redland Bay Hotel is a complex of buildings which include the main building constructed in 1927, as well as some which have been added over later decades. The main building is easily identified under a wide hipped roof with projected triple gable rooflines. The building is clad in chamfer boards with casement windows. The gable detail is of AC sheeting with painted cover straps in the English revival style. A large number of the original windows have been replaced, and the interior has been modified to serve the continued function and use of a hotel.

In recent years, an entrance porch and modern awning have been added along with a number of outbuildings. The modifications to the complex provide greater outdoor venue space and although they alter the original design of the main building, they contribute to the overall use of the place as a hotel and function space. Similarly, the once expansive sea views are now obscured by trees, however the site retains a clear connection with Redland Bay.

### Statement of Significance

The Redland Bay Hotel is significant to the local area as it holds historical value and maintains a strong association with the Redland Bay community. The hotel has been used historically for various functions to accommodate the local citizens, including important meetings and church services. As a popular tourist destination over the summer holiday period, the hotel has been in continuous use since the mid-1880s, except for its short reconstruction period. When the hotel burnt down in 1926, it was immediately rebuilt the following year. The hotel complex still fulfils its original role and thus has maintained a strong association with the local community.

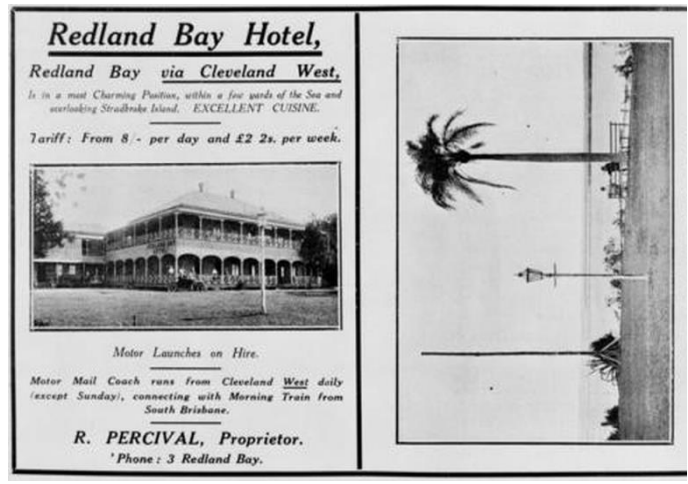
<b>Criteria A</b>	The place is important in demonstrating the evolution or pattern of the region’s history.
The Redland Bay Hotel holds local significance as it demonstrates the evolution of settlement in Redland Bay. The complex illustrates the important role of a focal community place, where the local population have used the place for central gatherings and functions since the 1880s and an extremely popular tourist holiday destination, showing the significance of the area in the summer holiday season. Although the first hotel building burnt down, it was rebuilt in 1927 and the overall complex is still used for its original purpose.	
<b>Criteria G</b>	The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons important to the region.
The site has a continuous association with the local community of Redland Bay, as it has been used for the same purpose since its construction in the mid-1880s, the hotel has been used locally and as a tourist destination site, which demonstrates its strong association with this particular community.	

Primary Themes	
3.0 Developing Secondary and Tertiary Industries	3.11 Lodging people 3.08 Marketing, retailing and service industries

References
<p>[1] Mary Howells, “Places of the Redlands: Redland Bay,” Redland Shire Council, 2000, p. 3.                  [2] Ibid p. 3; The Telegraph, 21 November, 1896, 1.                  [3] Woods and Bagot, Redland Heritage Study, 1995, Volume 1 Chapter 2, p. 87.                  [4] The Brisbane Courier, 8 December 1925, p. 11.                  [5] Woods and Bagot, Redland Heritage Study, 1995, Volume 1 Chapter 3, p. 123.</p>



Redland Bay Hotel (RPS, 2012).



Redland Bay Hotel (RPS, 2012).

## R8 - REDLAND BAY: Methodist Church

<b>Street Address</b>	228-234 Gordon Road, Redland Bay
<b>GPS/RPD</b>	Lot 1 on RP30547 and Lot 1 on RP30550
<b>Place Type</b>	Built



Red-e-map (RCC, 2016).



Former Methodist Church, Redland Bay (AHS, 2016).

<b>Condition</b>	Good	<b>Integrity</b>	Fair
<b>Statutory Listings</b>	Local Heritage Place		
<b>Non-Statutory Listings</b>	No current listing		
<b>Inspection Date</b>	20/01/2016		

### Historical Context

Redland Bay was a farming settlement from the 1860s. Sugar was initially grown, followed by fruit and vegetable crops. Notable families that established agricultural settlements in the area included the Fielding, Dart, Moore, Slawson and Collins families.[1]

The Redland Bay Methodist Church (now Uniting Church) opened in March 1885 on land donated by William Dart. Prior to the church's construction, the first Methodist church services and the Sunday School was held in William Dart's home.[2] In 1915, the parsonage was constructed, and in 1922 a Sunday school hall was added.[3] At the jubilee celebrations of the church in March 1935, Rev. J. A. Pratt, the president of the church's governing body (the Methodist Conference), dedicated a new wing in the building.[4] Pioneers of the Redland Bay area who lived in the district for more than 50 years were present at the jubilee celebrations.[5]

The Uniting Church in Australia formed on 22 June 1977, combining congregations from the Methodist Church of Australasia, the Presbyterian Church of Australia, and churches of the Congregational Union of Australia. The foundation for the new Uniting Church is the Basis of Union document, which states beliefs and functions of the church. It was after this amalgamation that the church in Redland Bay converted from the Methodist Church to the Uniting Church.[6]

The original church building survives on the site. However, the Sunday school building has been removed and replaced with a new church building and extensions. The original church building is the only building that is of local historical significance.

### Physical Description

The church building itself is a low set timber framed church, with new extensions attached which have been made in various stages over its history. It has steep pitched gable roofs with unusual diagonal boarding to the underside of its overhanging eaves.

### Statement of Significance

The Redland Bay Uniting Church holds local significance for the community as it embodies historical and cultural features of Redland Bay. Constructed in 1885 during a period of economic prosperity and population growth in the Redlands, the church is representative of the early development of the Methodist Church in the locality. Furthermore, it reflects the importance of religious institutions to the local community as it has remained in continuous use throughout its history. Families of early settlers are associated with the church and remain active in the congregation.

### Criteria A

The place is important in demonstrating the evolution or pattern of the region's history.

The Redland Bay Methodist Church is significant in demonstrating the pattern of population growth during early stages of European settlement. The church was constructed in 1885 in response to the increasing Methodist population in the broader Redlands area. The extensions made throughout the church's history are evidence of the need to accommodate greater numbers of congregants and to provide better venues for church functions in these various periods.



<b>Criteria G</b>	The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons important to the region.
The Uniting (Methodist) Church in Redland Bay has a strong continuing association with the local community. Families of early European settlers to the area were still active in church life at the time of its jubilee a continued connection with the Methodist population of Redland Bay results through the site and its continuous use.	

<b>Primary Themes</b>	
8.0 Creating Social and Cultural Institutions	8.01 Worshipping and religious institutions

<b>References</b>
<p>[1] Mary Howells, "Places of the Redlands: Redland Bay," Redland Shire Council, 2000, p. 2-4.</p> <p>[2] Woods and Bagot, Inventory of Heritage Places, "228-234 Gordon Road, Redland Bay," 1995.</p> <p>[3] Redland City Council, "Timeline: Redland Bay," 2006, p. 2.</p> <p>[4] The Courier Mail, 18 March 1935, p. 14.</p> <p>[5] Ibid., 25 March 1935, p. 17.</p> <p>[6] Uniting Church in Australia, "Our History," <a href="http://unitingchurchwa.org.au/multicultural-ministry/about/history/">http://unitingchurchwa.org.au/multicultural-ministry/about/history/</a>, 2017.</p>



*Former Methodist Church, Redland Bay (AHS, 2016).*



*Methodist Church, Redland Bay (c. 1924).*



<b>Street Address</b>	6 Melrose Court, Redland Bay
<b>GPS/RPD</b>	Lot 1 SP127719
<b>Place Type</b>	Built



Red-e-map (RCC, 2016).



Residence, 6 Melrose Court, Redland Bay (AHS, 2016).

<b>Condition</b>	Good	<b>Integrity</b>	Fair
<b>Statutory Listings</b>	Local Heritage Place		
<b>Non-Statutory Listings</b>	No current listing		
<b>Inspection Date</b>	09/12/2016		

**Historical Context**

The property at 6 Melrose Court was originally owned by William Henry Melrose. Melrose was a prominent fruit grower in the Redland Bay area, serving as a director of the Brisbane Fruit Growers' Co-operative Company Limited in 1912.[1] He was instrumental in establishing the Redland Bay Cooperative Sawmill, which operated from 1913 until 1937 and was established to provide case timber and housing timber.[2] In 1919, Melrose offered the adjoining paddock on this property for use of the Redland Bay Golf Club, which is still in operation.[3] Melrose was an active member in his community, being an elected member of the Tingalpa Divisional Board/Tingalpa Shire Council from 1914 until 1918.[4] The architectural style of the house suggests it was built in the 1930s.

**Physical Description**

A substantial, high set, English revival style dwelling with double gable roofs to the front elevation and side projecting gable. The gables have the traditional panels with painted cover straps. The building appears to be brick construction with a cream painted render. The building's original rural setting has been the subject of a residential subdivision resulting in the change of address and the loss of extensive gardens. The house retains its original form and, while having lost its expansive garden, is still set within a complimentary garden. The original fence is reflected in the new fence.

**Statement of Significance**

The residence at 6 Melrose Court holds local significance as it is historically associated with developments in Redland Bay and remains aesthetically important. William Henry Melrose originally owned the property on which the house was constructed, which was likely during the 1930s. Melrose was a notable figure in the construction of the Redland Bay sawmill and the fruit growing industry, as well as holding a position with the Tingalpa Divisional Board/Tingalpa Shire Council. Aesthetically, this place is a rare example of a large c.1930s gabled farm house of this type in Redlands. Although the house is not surrounded by its original rural setting, the building's current landscape and garden still contribute to its pleasing aesthetic qualities.

<b>Criteria A</b>	The place is important in demonstrating the evolution or pattern of the region's history.
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The residence located at 6 Melrose Court is significant in demonstrating Redland Bay's development during this period. The original owner of the place, William Henry Melrose, was instrumental in the development of the Redland Bay Cooperative Sawmill and contributed to the fruit-growing economy of the time. Additionally, the adjoining paddock to this property was the original site of the Redland Bay Golf Club.

<b>Criteria E</b>	The place is important to the region because of its aesthetic significance.
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This house remains as an important example of a c.1930s residence in the local area. The design and appearance of the dwelling positively enhances the more contemporary urban surrounds. Although the surrounding farmland of the place have been lost due to residential subdivision, the remaining landscape still retains a moderate, well-kept garden and the dwelling and its setting contribute positively to the locality.

## Primary Themes

6.0 Buildings, Settlements, Towns, Cities and Dwellings

6.04 Dwellings

## References

[1] The Brisbane Courier, 27 July 1912, p. 16.

[2] RPS, Redland City Council – Heritage Citation, “6 Melrose Court, Redland Bay,” 2012; John Kerr, “Brisbane and South Brisbane Sawmills,” Geographical Overview of Sawmilling, 1998, p. 47; Redland City Council, “Timeline: Redland Bay,” 2016, p. 4

[3] Redland Bay Golf Club, “History of RBGC,” 2016.

[4] Tracy Ryan, “Government of the Redlands: Tingalpa Divisional Board 1880-1902, Tingalpa Shire Council 1902-1947, Chairmen, elected members, and clerks,” Redland Shire Council, 2007, p.7.



*Residence, 6 Melrose Court, Redland Bay (n.d.).*

<b>Street Address</b>	214 School of Arts Road, Redland Bay
<b>GPS/RPD</b>	Lot 22 SP115509
<b>Place Type</b>	Built



Red-e-map (RCC, 2016).



Mt Carmel Orchard, Redland Bay (AHS, 2016)

<b>Condition</b>	Fair	<b>Integrity</b>	Fair
<b>Statutory Listings</b>	Local Heritage Place		
<b>Non-Statutory Listings</b>	No current listing		
<b>Inspection Date</b>	10/01/2017		

**Historical Context**

The associated land for Mt Carmel Orchard was purchased initially by Ellen Matheson in 1871 and transferred to Joseph Belcher in 1880. It is likely that Belcher built the house (or part of the house) soon after his arrival in 1880. Belcher, a successful cotton grower, established himself in Ipswich in 1858 later moving to Redbank Plains, then Goodna prior to purchasing this land in Redland Bay. Joseph was a successful banana grower in the Redland Bay area and he also speculated in real estate in Brisbane. He died in 1906. His wife was reportedly the first mid-wife at Redland Bay.[1]

In 1911 the place was purchased by William Fielding snr, and transferred the property to his son-in-law, Francis White, five years later. White and his wife Jane reportedly started the Mt Carmel Orchard on the site around 1913. White had previously run a banana ripening business in Turbot Street and was a preacher at the local Baptist Church, which had been established in honour of his brother-in-law, Willie Fielding, who had drowned in 1905.[2]

White had connections with the Petrie family. The White family farm was situated adjacent to Tom Petrie’s ‘Murrumba’ Homestead on Yebri Creek. The Petrie’s were known to have experimented with a number of agricultural crops and introduced plantings on the North Pine River, including nuts, pine trees and fruit.[3]

A devout Christian, White named the orchard ‘Mt Carmel’, meaning ‘mountain of God’. However, the name is also means the zenith of fruitfulness, which is appropriate for the site. White started an avocado orchard and was the first to grow the “Fuerte” avocado commercially. He also grew custard apples, bananas, mangoes, pecan nuts, macadamia nuts, and citrus, including the Eleanor Tangor.[4]

Following the death of Francis White in 1951, the property was transferred to his widow, Jane, and sons, William and Hilary. Hilary and his family remained on the property and subdivided allotments off for their children.[5] The land was more recently subdivided (c.1990s), leaving the building in-situ within the new estate.

**Physical Description**

This high set home has a pyramid core roofline with hip extensions to the north and the east, giving the home an L-shaped floor plan. The roof is constructed in iron with convex stepped roof verandahs facing south and west. The exposed timber frame is double cross braced. The house has been raised and its underside filled with additional accommodation in recent years.

The original timber balustrade has been replaced with decorative cast iron panels. The external bracing over the 8-inch chamfers remains along the verandahs. Sash windows are evident with french doors leading to the verandahs. It would appear that the house has back to back fireplaces in the kitchen and living room, as well as another one under the house for the original laundry. There are some mature trees remaining on the property.



## Statement of Significance

The Belcher house is a locally significant building which embodies historical and associative values. The farmhouse was once part of the Mt Carmel Orchard, a significant local agricultural property, associated with the White and Fielding families.

**Criteria A** The place is important in demonstrating the evolution or pattern of the region's history.

As an 1880s farmhouse, Mt Carmel Orchard is important in demonstrating the early development of the Redlands, in particular the importance and prosperity that farming brought to the Redland Bay region from this time until recently.

**Criteria H** The place has a special association with the life or work of a particular person, group or organisation of importance in the region's history.

The house has a special association with the Belcher, Fielding and White families, who were important in the history and development of Redland Bay.

## Primary Themes

2.0 Exploiting, Utilising and Transforming the Land

2.04 Agricultural activities

6.0 Buildings, Settlements, Towns, Cities and Dwellings

6.04 Dwellings

## References

- [1] Woods and Bagot, Inventory of Heritage Places, "214 School of Arts Road, Redland Bay, Redland Bay," 1995.
- [2] Mary Howells, "Places of the Redlands: Redland Bay," Redland Shire Council, 2000, p. 2-4.
- [3] Australian Heritage Specialists Pty Ltd, Petrie Paper Mill, Petrie Mill Site (Stage One), Cultural Heritage Advice, (Unpublished Report), 2016. P.6
- [4] Woods and Bagot, 1995.
- [5] Ibid.



*Mt Carmel Orchard, immediately prior to subdivision (RCC Library)*



# Russell Island

<b>Street Address</b>	38-64 High Street, Russell Island
<b>GPS/RPD</b>	Part of Lot 42 on SL7635
<b>Place Type</b>	Built



Red-e-map (RCC, 2016).



Russell Island State School, Russell Island (AHS, 2017).

<b>Condition</b>	Good	<b>Integrity</b>	Fair
<b>Statutory Listings</b>	Local Heritage Place		
<b>Non-Statutory Listings</b>	No current listing		
<b>Inspection Date</b>	20/01/2017		

**Historical Context**

As the first school to open on the Southern Moreton Bay islands, Russell Island State School was transported from Pine Ridge (near Southport) and erected by C. Boettcher at Black Cat Swamp in the middle of the island. The original building was based upon a standard (Type 2) Works Department provisional school design, 21' by 14', with two verandahs, for a population between 25 to 30, and capped at 40.[1] The land was donated by James Jackson in 1915 and the school officially opened in 1916.[2]

To celebrate the occasion of the opening of the school on 20 January, 1916, guests were brought to the island from Redland Bay via motor boats. Guests included the Redland Bay School Committee and Eileen Willes who was the school’s new teacher. The guest of honour at the school’s opening was politician James Stodart, who went missing at the event and was last seen “paddling his own canoe” on his way to the celebration. Stodart was found later that day and officially announced the opening of the school. The school first allowed pupils in on Monday January 24, 1916.[3]

The school was moved to High Street on the north end of Russell Island in 1927, where most of the islanders resided. This new land was donated by an estate of Mrs Willes and it appears that the original school building was relocated to the site. A school boat was used to carry children from other Southern Moreton Bay Islands, such as Lamb, Macleay, and Karragarra, to Russell Island State School from the 1930s.[4] Macleay Island is the only other school on the Southern Moreton Bay Islands currently.

**Physical Description**

Russell Island State School has a number of buildings on the site, including the original school building (c. 1916) which now faces High Street. The original building has had various extensions and upgrades since it was constructed, however the original section is readily identifiable as a Type 2 timber framed provisional school structure clad in weatherboards and set high on timber stumps.

Three pair of sashes exist to the northern gable wall (seen from Fern Terrace). These have been modified to house hopper windows with revised hoods, however the proportions of the openings survive. The front and rear verandahs have been enclosed and the central stair has been moved. A 1950s classroom building has been added to the rear elevation and joins directly onto the original building via a hipped roof. A small extension exists to the northern elevation of the 1916 building also, presumably to provide for access to the rear building.

The remainder of the site appears to contain modern built elements which are post 1980.

**Statement of Significance**

Russell Island State School is significant for the local community as it continues to promote evidence of historic and associative values to the Redlands. The school demonstrates the development of the Southern Moreton Bay Islands during that period and the continuation of the school highlights the community value of the place.

<b>Criteria A</b>	The place is important in demonstrating the evolution or pattern of the region’s history.
Russell Island State School is important in demonstrating the pattern of development in Redlands. As the first state school commenced in the Southern Moreton Bay Islands, although relocated in 1927, the school and the original Type 2 building has been in continued use for education for more than 100 years.	
<b>Criteria F</b>	The place is important in demonstrating a high degree of creative or technical achievement at a particular period for the region.
The school has a strong association with the Russell Island local community as it was the first school erected in the islands and it contributed greatly to the development of the area.	

<b>Primary Themes</b>	
9.0 Educating Queensland	9.01 Primary schooling

<b>References</b>
<p>[1] Department of Education “Queensland Schools: A Heritage Conservation Study” 1996.                  [2] Woods and Bagot, Inventory of Heritage Places, “Russell Island State School,” 1995.                  [3] Myles Sinnamon, “100th Anniversary – Russell Island State School” John Oxley Library Online, 2016.                  [4] Ibid.</p>



*Russell Island State School, Russell Island (AHS, 2017).*

Thorneside



<b>Street Address</b>	15 John Street, Thorneside
<b>GPS/RPD</b>	Lot 1 RP22130
<b>Place Type</b>	Built



Red-e-map (RCC, 2016).



Residence, 15 John Street, Thorneside (AHS, 2016).

<b>Condition</b>	Fair	<b>Integrity</b>	Good
<b>Statutory Listings</b>	Local Heritage Place		
<b>Non-Statutory Listings</b>	No current listing		
<b>Inspection Date</b>	02/02/2017		

**Historical Context**

During the early 20th century, Thorneside steadily progressed alongside Birkdale as the population and development of the Redlands region grew. In 1909 the Thorneside railway station reopened after a period of closure and in 1913 notable Redlands figure, William Thorne, subdivided a sizeable parcel of land which became the area of Thorneside.[1] It was during this period of growth in the early 20th century that the residence at 15 John Street was built. The house was constructed in 1912 for James and Edith Willard, who were members of prominent Redlands family, the Willards. [2] The couple stayed with William Thorne, and James Willard managed the jersey stud farm that Thorne owned.[3] In 1916, local builder Ernie Genn constructed this house for the Willards, which remains a residence in John Street.[4]

**Physical Description**

This is a low set bungalow style timber dwelling with front and side verandahs, which are partly enclosed, with the surviving open sections framed with timber dowel balustrade and decorative brackets. A brick chimney exists to the front elevation, presumably for the lounge and living areas. The front stairs have been removed and the building remains low to the ground on 1 1/2 foot (450mm) stumps. The grounds are simply laid out with mature plantings to Thorneside Road, which, along with the larger allotment, contribute to the amenity of the local surroundings.

**Statement of Significance**

15 John Street is a locally significant place which displays historical and aesthetic values. Constructed around 1916, it is one of the remaining examples of an early house in the local area, which is associated with the settlement of Thorneside. The setting and its aesthetic qualities contribute to the locality.

<b>Criteria A</b>	The place is important in demonstrating the evolution or pattern of the region’s history.
<b>Criteria B</b>	15 John Street is significant in demonstrating the establishment and growth of Thorneside, as it is a remaining and intact example of a c.1920s house, evident in the fabric, form and layout. There is evidence of alterations and extensions to suit the changing needs of the occupants.
<b>Criteria E</b>	The place is important to the region because of its aesthetic significance.
The early Queensland bungalow set on a wide frontage has a modest aesthetic quality. The distinct exterior form, materials and the timber construction contribute to the aesthetic quality of the place and its locality.	

**Primary Themes**

6.0 Buildings, Settlements, Towns, Cities and Dwellings	6.04 Dwellings
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### References

- [1] Redland City Council Library, "Timeline: Birkdale and Thorneside. Settlement to 2000," 2006, p. 2.
- [2] Mary Howells, "Living on the Edge: Along Tingalpa Creek. A History of Upper Tingalpa, Capalaba and Thorneside," M.Phil Thesis, The University of Queensland, 2001, p. 60.
- [3] Ibid.
- [4] Ibid.

# Victoria Point

<b>Street Address</b>	55 Colburn Avenue, Victoria Point
<b>GPS/RPD</b>	Lot 1 RP216885
<b>Place Type</b>	Built



Red-e-map (RCC, 2016).



The Point, Victoria Point (RPS, 2012).

<b>Condition</b>	Very Good	<b>Integrity</b>	Good
<b>Statutory Listings</b>	Local Heritage Place		
<b>Non-Statutory Listings</b>	No current listing		
<b>Inspection Date</b>	20/01/2017		

**Historical Context**

The first parcels of land in Victoria Point were sold in the 1860s, where early settlers used the land for agricultural practices. The suburb became more residential in the late 19th and early 20th centuries, with schools, post offices and other services established from the 1890s.[1] Colburn Avenue was named after early Victoria Point European settlers, the Colburn family, who lived on the street in the early twentieth century. The land at 55 Colburn Ave was originally part of Portion 10, selected by William Fryar in 1860. It was sold several times before notable Brisbane solicitor, Daniel Foley Pring Roberts, acquired the land in 1885, before mortgaging it for £600 the same year, suggesting the house was built at this time. This is likely to be when the house was constructed. Roberts then passed the title to his brother in law, Edward Robert Drury. The property was bought and sold a number of times in the early twentieth century, with owners such as James Raff, a notable Victoria Point figure who owned this residence between 1906 and 1912, and Henry James Colburn, who owned the house in 1913.[2]

**Physical Description**

The place consists of an exposed timber framed residence with wrap around verandahs, partially enclosed at the rear possibly as a dining verandah originally. The front verandah has a dowel balustrade and central front entry stair. The residence is set back from the road and has been sympathetically restored and has a mature garden.

**Statement of Significance**

This residence is a locally significant building that embodies historical and aesthetic values. It is an attractive early example of housing constructed in Redland during the early European settlement period. The house externally retains important original features such as the exposed wall bracing, window hoods and simple timber steps and balustrade and contributes positively to the local amenity, particularly with the dwelling, its generous setback and landscaped setting.

<b>Criteria A</b>	The place is important in demonstrating the evolution or pattern of the region’s history.
	The residence at 55 Colburn Avenue demonstrates an early phase of development in Victoria Point, and it is associated with many notable figures in the early settlement phase of the local area.

<b>Criteria E</b>	The place is important to the region because of its aesthetic significance.
	The early form and detailing of the building are attractive and make a positive contribution to the character and appearance of the streetscape and local amenity.

**Primary Themes**

6.0 Buildings, Settlements, Towns, Cities and Dwellings	6.04 Dwellings
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**References**

- [1] Mary Howells, “Victoria Point – A Brief History,” Redland City Council Library, 2006, p. 3.
- [2] RPS, Redland City Council – Heritage Citation, “55 Colburn Avenue, Victoria Point,” 2012.



<b>Street Address</b>	424 Redland Bay Road(Cnr Colburn Ave), Victoria Point
<b>GPS/RPD</b>	Lot 28 and part Lot 145 SL4362 and Part Lot 2 RP 123972
<b>Place Type</b>	Landscape, Built, Archaeological



Google Pro (2017)



Eprapah entrance gate, c.1930s (Scouts Australia, 2014).

<b>Condition</b>	Fair	<b>Integrity</b>	Good
<b>Statutory Listings</b>	Local Heritage Place		
<b>Non-Statutory Listings</b>	No current listing		
<b>Inspection Date</b>	11/01/2017		

**Historical Context**

Eprapah, situated on the corner of Cleveland-Redland Bay Road and Colburn Avenue in Victoria Point, was first purchased in 1927 for £200 by the then Chief Commissioner of Scouts Queensland, Charles S. Snow, who intended for it to be used as a training centre for scouters in Queensland. The land was 99 acres and the first building constructed on site, a small hut (the 'Providore'), was erected in 1928. The first use of Eprapah as a training centre for scouters was on June 4th, 1928, when a Part II Wood Badge Course was conducted. Lord Baden-Powell, founder and first Chief Scout of the Boy Scouts Association, visited the Eprapah site on March 26th, 1931, to share dinner with the scouters. Baden-Powell commemorated the occasion by leaving his shoeprint in cement at the Owl Totem Pole. In total, 55 Part II Wood Badge Courses were undertaken at the site, with the final course held in 1953. After scouting was transferred to Baden-Powell Park in Samford in 1955, Eprapah as a site for scouting events was relatively inactive. Instead the site was used irregularly for camping and a wilderness area. In 1960, the Scouts Branch Executive decided to retain the site and to keep it intact for future scouting endeavours.[1]

In 1973, it was decided that Eprapah would be used as an environmental activity training centre for the use of the scouting movement. It was renamed the Charles S. Snow Environment Education Centre. The place remains today as an environmental centre and scouting camp ground, regularly used field days and weekend programmes for members of both the Scout and Guide movements. The curriculum is based around the World Scout Environment Programme (formerly the World Conservation Badge) and other scout merit badgework. The activities include examining various aspects of the site's many ecosystems, pond dipping, removal of stands of weeds and area regeneration through tree planting, and night-time spotlighting.[2]

Eprapah is also home to the Victoria Point Scout Group. The group was formed in 1969 and operates from a former World War Two military hut, which originally served as a hospital at Greenslopes. [3]

**Physical Description**

The reserve covers 39 hectares of environmentally protected habitat that is home to many species of fauna and flora. Eprapah contains predominantly dense bushland, and also includes rainforest, wetlands and marine habitats, with a freshwater creek and ponds, and a dry Sclerophyl forest, all accessed by trails and boardwalks. Eprapah holds extremely diverse and varied habitats that support a wide range of vegetation, birdlife, koalas and other wildlife.

Eprapah retains elements from its use as a Scouting venue, including a series of 21 buildings and remnants which illustrate the place's use as a Scout training venue (1928-55). These elements include the original caretaker's cottage, 'Mungara', which was constructed of bricks and is still in-situ. Bushfires have raged through Eprapah over time, destroying the early timber buildings. The other features (including the 'Providore' site, the ration hut site, the men scout's hut, and the rover hut site) are not intact, and only remnants remain. Two wells also exist at Eprapah, one used for bathing with some fabric remaining in-situ and Rover Well that is a reconstruction of the well that was originally built in 1929. The parade ground (although overgrown) also survives, originally planted with 12 Kauri trees in a semi-circle (to represent the 12 apostles).

Only 8 remain but the semi-circle is still evident. A heritage walk has been developed to identify features and remnants of the site including a replica of the original entrance gate in-situ, Baden-Powell's concrete footprint, the original owl and eagle totems (now badly weathered), the parade ground and Kauri circle, the chief's campsite, a chapel, the cook's table and cookhouse, dining tables, the campfire circle and the remains of the suspension bridge.[4]

**Statement of Significance**

Erapah is of local significance for its historic values, its aesthetic importance and for its social and associative values. As the first site for the training of Scouts in Queensland (c.1928) and containing buildings and remnants from early use, the place illustrates important aspects of the history of the Scouting movement in Queensland. The place also holds significant natural heritage values of aesthetic and environmental importance to Redlands and used by the Scouts Queensland, as the Charles S. Snow Environmental Centre the place highlights the importance of the area as an environmental centre and scouting camp ground. Erapah is significant for its association with the Queensland Scouting movement, as the site where its leaders were trained from 1928 to 1953 and for its special association with Charles S. Snow (former Chief Commissioner Qld) and Lord Baden-Powell, (former World Chief Scout) who visited the site in 1931.

<b>Criteria A</b>	The place is important in demonstrating the evolution or pattern of the region's history.
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Erapah (now Charles S. Snow Environment Education Centre) demonstrates historical significance to Redlands, as it was the first site used for training Scouts in Queensland.

<b>Criteria E</b>	The place is important to the region because of its aesthetic significance.
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Erapah is located with a 'natural habitat oasis in the midst of the rapidly developing urban area of Victoria Point' and is therefore significant for its aesthetic qualities.

<b>Criteria G</b>	The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons important to the region.
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Erapah has a strong association with Scouts Queensland as it was the site of leader training from 1928 to 1953, before the training site was relocated. Its continuous use by the Queensland Scouting community suggests a special association with the history of this site and its built structures.

<b>Criteria H</b>	The place has a special association with the life or work of a particular person, group or organisation of importance in the region's history.
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As an institution for Queensland Scouting, Erapah maintains a special association with Charles S. Snow (former Chief Commissioner), Lord Baden-Powell, (former World Chief Scout) and the Scouting movement in Queensland from 1928 until the 1950s, as the first training facility. The site is significant as Baden-Powell visited it in 1931 and left his shoeprint in cement at the base of the Owl Totem Pole to commemorate the occasion.

**Primary Themes**

2.0 Exploiting, Utilising and Transforming the Land	2.09 Valuing and appreciating the environment and landscapes
8.0 Creating Social and Cultural Institutions	8.03 Organisations and societies

**References**

- [1] Scouts Australia & Redland City Council, 'Erapah Heritage Walk: A Guide to the History of Queensland's First Leader Training Centre (1928 to 1953)' 2014.
- [2] Ibid.
- [3] Victoria Point Scout Group. <http://victoriapoint.scoutsqld.com.au/About/History.html>, accessed 13 January 2017.
- [4] Scouts Australia and Redland City Council, 2014.



Erapah entrance gate, c.1930s (RCC, 2014).



Erapah, Victoria Point (RCC, 2014)

# Wellington Point



<b>Street Address</b>	17-18 The Esplanade, Wellington Point
<b>GPS/RPD</b>	Lot18 RP40809
<b>Place Type</b>	Built



Red-e-map (RCC, 2016).



Residence, 17-18 The Esplanade, Wellington Point (AHS, 2017).

<b>Condition</b>	Good	<b>Integrity</b>	Very Good
<b>Statutory Listings</b>	Local Heritage Place		
<b>Non-Statutory Listings</b>	No current listing		
<b>Inspection Date</b>	02/12/2016		

**Historical Context**

The building at 17-18 Esplanade was originally the Wellington Point State School Head Teacher’s Residence and was constructed around 1887 when the school was built.[1] The children from the local area had previously attended the Cleveland West (Ormiston) School, the Cleveland East (Cleveland) School, and the Capalaba School which required crossing Hilliards Creek via a footbridge, or using bush tracks and horse-drawn transport. Residents requested a locally-based school at a public meeting held at Gilbert Burnett’s home, Whepstead, in 1885, where a committee was formed to oversee the construction of the Wellington Point School.[2] The school was constructed during the same period as Burnett’s development of the Trafalgar Vale Estate, and educated the children of Burnett’s sawmill employees.

In 1886, land was purchased from James Davidson, and Pat Horisk was contracted to build the school house and the teacher’s residence at the location of the current Wellington Point State School. The school officially opened in May 1887, and Joseph Wedd, the head teacher of Cleveland East State School, was the first teacher at Wellington Point School. The attendance numbers of pupils grew dramatically after the opening of the Cleveland railway line in November 1889.[3]

The former teacher’s residence appears consistent in form with the Ferguson Brothers B/R1 design, for the Queensland colonial government and utilised in the 1880s and 1890s.[3] Departmental policy was to provide married male head teachers in country areas with residences, thereby securing a resident caretaker and cleaner for the school by way of the person of the headmaster’s wife.

In 1937, the teacher’s residence was moved to its current address (17-18 Esplanade, Wellington Point), and a new teacher’s residence was built in its place on the site of the school.[6] The building has remained on the current site since this time.

**Physical Description**

The old teacher’s residence is consistent with a Ferguson type B/R1 head teacher’s residence (c.1880s). It is a low set timber framed structure on timber stumps with the stud frame clad externally with weatherboards and lined internally with T & G boarding. A front verandah with central stairs in line with the front door, returning along the northern side with a brick fireplace provided to the kitchen. The house is set at an angle to the street, behind a low timber fence with several established trees in the front garden which promote a positive setting of the place from the street. The Esplanade is a single lane road with buildings along the west side only. On the east, the land drops steeply down to the bay. From the front verandah there are views through the trees out across the bay.

**Statement of Significance**

The former school house situated at 17-18 Esplanade, Wellington Point holds local significance as it demonstrates the evolution of European settlement in the Wellington Point area. With the population increasing in the 19th century, a local school was requested for convenience and efficacy. The place also remains a rare example of an early Ferguson B/R1 head teacher’s residence which is uncommon today in Queensland. Aesthetically, the school house illustrates an early example of an original 1880s school house as it has been adequately maintained.



## W5 - WELLINGTON POINT: 17-18 The Esplanade

<b>Criteria A</b>	The place is important in demonstrating the evolution or pattern of the region's history.
17-18 Esplanade is an important place in demonstrating the evolution of European settlement in the Redlands. The demand for access to locally-based schooling is significant as it reflects a government policy where houses were built for head teachers at country schools to entice them to the area. Despite its relocation from Wellington Point School to the current location in 1937, the former school residence is a rare surviving example of the structures used in early education services offered in Queensland.	
<b>Criteria B</b>	The place demonstrates rare, uncommon or endangered aspects of the region's cultural heritage.
Only a small number of Fergusons' B/RI residences are known to survive in Queensland, making the place an uncommon aspect of Redland and Queensland's history.	
<b>Criteria E</b>	The place is important to the region because of its aesthetic significance.
The former teacher's residence demonstrates aesthetic significance as its original context as a school residence can be readily interpreted from the street. The aesthetic qualities are a result of the place and its residential setting, the partially concealed views over the bay, and its distinctive forms and timber construction. Although relocated in the 1930s, this setting is consistent with a teacher's residence and in proximity to the locality of the original school at Main Street.	

Primary Themes	
6.0 Buildings, Settlements, Towns, Cities and Dwellings	6.04 Dwellings
9.0 Educating Queensland	9.01 Primary schooling

References
<p>[1] Mary Howells, "Wellington Point – History," Redland City Council, 2016, p. 2.</p> <p>[2] Wellington Point State School, "Wellington Point State School History, 1887-1987," Redland City Library, 1987, p. 1.</p> <p>[3] Howells, "Wellington Point - History," p. 3</p> <p>[4] Paul Burmester, Margaret Pullar, Michael Kennedy, "A Heritage Queensland Schools Heritage Conservation Study, A report for the Department of Education", 1996, p. 16</p> <p>[5] Howells, "Wellington Point - History," p. 11</p>



*Residence, 17-18 The Esplanade, Wellington Point (RCC, 2012).*



*Residence, 17-18 The Esplanade, Wellington Point, c.1910s (Wellington Point State School, 1987).*

<b>Street Address</b>	35 Fernbourne Road, Wellington Point
<b>GPS/RPD</b>	Lot 139 RP14151
<b>Place Type</b>	Built



Red-e-map (RCC, 2016).



Casurina Cottage, Wellington Point (AHS, 2016).

<b>Condition</b>	Good	<b>Integrity</b>	Good
<b>Statutory Listings</b>	Local Heritage Place		
<b>Non-Statutory Listings</b>	No current listing		
<b>Inspection Date</b>	02/12/2016		

**Historical Context**

The house at 35 Fernbourne Road, known today as Casuarina Cottage, was constructed as a residence in the historic Trafalgar Vale Estate area.[1] This area was established by Gilbert Burnett in the late 1870s and early 1880s, and was developed for the workers at Burnett’s nearby sawmill, including George Burnett (Gilbert’s brother), John Burnett (Gilbert’s father), Richard Dart (gardener), Richard Rogers (clerk), Joseph Clark (carpenter), and William Lovett (fireman).[2] There is conjecture about when this house was originally built, however records show the property was sold to William Lovett in 1887, who remained the fireman at Burnett’s saw mill for many years after, thus it was likely built by 1887.[3] There is currently speculation about the exact date of construction. Given its location and design, it is possible that the residence (or part of) predates the Trafalgar Vale Estate (potentially late-1860s).

The home remained in the Lovett family for five generations.[4] The owners of the cottage during the 1970s, Richard and Rosemary Jones, named the residence Casuarina Cottage after the tree variety, as they were landscape architects and keen gardeners.[5]

**Physical Description**

This is a low set timber workers’ cottage with a steep pitched gable roof, and decorative timber bargeboards. The roof includes attic accommodation with a window in the gable end. The roof is continuous over the front verandah. The exterior cladding is chamfer boards and the verandah wall is single skin with expressed framing. Much of the early fabric and decorative timber elements remain.

The house is set well back from Fernbourne Road and is concealed from view by the established garden and large trees. The house is at right angle to Fernbourne Road and looks to the north. A low, timber chain wire and picket fence is located on the northern boundary.

**Statement of Significance**

Casuarina Cottage holds local significance as it illustrates historical and aesthetic values which are important in the history of the Redlands. The cottage was the residence of workers at Burnett’s saw mill and was built on the Trafalgar Vale Estate, owned by George Burnett; thus, it is significant in demonstrating the evolution of the timber industry in Wellington Point during this time. The cottage is aesthetically significant as it has not been dramatically altered and is a strong example of this particular type of early residence. The cottage has a special association with the Burnett family due to the location on which it was constructed and the association with this prominent period of settlement.

<b>Criteria A</b>	The place is important in demonstrating the evolution or pattern of the region’s history.
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35 Fernbourne Road demonstrates the evolution of Redlands history. The residence was built for the purpose of housing workers at the mill, which explains its proximity to the mill site. The cottage was built during a time of rapid expansion at Wellington Point and thus highlights the extensive development in the area during the 1880s and the importance of the timber milling industry during this period.

## W8 - WELLINGTON POINT: Casurina Cottage



<b>Criteria E</b>	The place is important to the region because of its aesthetic significance.
The early house, aligned away from the road, set in the established garden contributes to the cottage's aesthetic quality. The distinct exterior form and the timber construction offers a unique and unchanged example of this type of early residence.	
<b>Criteria H</b>	The place has a special association with the life or work of a particular person, group or organisation of importance in the region's history.
This cottage has an association with George Burnett who was significant in the development of Wellington Point. As the residence is located in the Trafalgar Vale Estate, and family and workers from the saw mill lived there, the cottage is linked with the Burnett family who contributed greatly to the expansion of the area.	

<b>Primary Themes</b>	
6.0 Buildings, Settlements, Towns, Cities and Dwellings	6.04 Dwellings

<b>References</b>
[1] Mary Howells, "Places of the Redlands, Wellington Point," Redland Shire Council. 2000, p. 2. [2] Ibid., p. 2. [3] RPS, Redland City Council – Heritage Citation, "35 Fernbourne Road, Wellington Point," 2012. [4] Barry Kidd, <i>Redlands Illustrated History</i> , (Jackson & O'Sullivan Pty. Ltd.: Brisbane, 1979), p. 60. [5] Bayside Bulletin, 19 December 2000, p. 7; Kidd, <i>Redlands Illustrated History</i> , p. 60.



<b>Street Address</b>	2 Raife Close, Wellington Point
<b>GPS/RPD</b>	Lot 8 SP188629
<b>Place Type</b>	Built



Red-e-map (RCC, 2016).



The Palms (RCC Library, 2017).

<b>Condition</b>	Good	<b>Integrity</b>	Fair
<b>Statutory Listings</b>	Local Heritage Place		
<b>Non-Statutory Listings</b>	No current listing		
<b>Inspection Date</b>	02/12/2016		

**Historical Context**

The Palms, now located at 2 Raife Close, was built on the highest spot in Wellington Point area in the late 19th century.[1] However, there is some conjecture as to when the property was originally built. Some sources state it was in the 1870s[2], whereas others believe it was built in 1891 by horticulturalist James Pink evidenced by his mortgage on the property the same year.[3] The house was not present in 1889 when Lt. Owens finalised a military map of the area. Pink was Chairman of the Cleveland Divisional Board during this period, and was previously curator of the Brisbane Botanical Gardens until 1886.[5] Pink also owned an orchard and a nursery.[6]

The Palms was owned only by Pink until purchased by Peter James McDonald in 1896, who is said to have named the residence.[7] The McDonald family grew mangoes and custard apples on the property and built their own processing plant to make chutney.[8] The establishment of the popular “Palms Chutney” is attributed to McDonald and his sons, Arthur and James, with farmers at nearby Mount Cotton supplying fruit to the chutney factory. In the early 1900s, the company’s processing plant moved to east Brisbane and the following decade the name “Palms Chutney” was registered by the Bengal Chutney Company.[9]

The land was subdivided in 1952, and George Land Lowe and Ellen Robina Lowe became owners of one parcel of land, with Ralph Hamlyn Billington the owner of the other.[10] The Palms remained on Billington’s land, and the residence remained in the Bilington family until at least the late 1970s.[11]

**Physical Description**

The Palms was a complex of buildings with a predominant single storey, low set residence, all set back from Hardy Road. The large site is flat and there are established trees along the west boundary and to the south of the house, concealing the dwelling from view. The house is set in the middle of the site, surrounded by sheds and other buildings. The main dwelling is a low set timber house with a gable roof. The verandah to the front of the house has a wide low pitch gable roof.

**Statement of Significance**

The Palms holds local significance in Wellington Point as it exemplifies historical and aesthetic values and has a special association with James Pink and Peter James McDonald. As a residence and farm established in 1891, The Palms demonstrates typical patterns of early European settlement and agricultural development of the area. Later subdivisions into suburban housing allotments is consistent in the development of much of the Redlands. The house retains its 1890s external form, with some surviving mature trees on the site. The place is associated with James Pink, a notable figure in the early development of Wellington Point. Additionally, Peter James McDonald took over the title of the place in 1896. McDonald is remembered for the creation of the “Palms Chutney” company, which was established on the site.



<b>Criteria A</b>	The place is important in demonstrating the evolution or pattern of the region’s history.
The Palms is a historically significant location as it exemplifies early farming houses and landscapes, which is evident in its fabric, setting and layout. It occupies an important place in Redlands history as it illustrates the pattern of farming practices in Wellington Point. Additionally, the residence is typical of European settlement in the 1890s as it was built by James Pink for the purpose of farming and agriculture.	
<b>Criteria E</b>	The place is important to the region because of its aesthetic significance.
This residence is important due to its aesthetic significance, which incorporates a distinct exterior form of timber construction, although today in a suburban context, a small semblance of mature trees and landscaping allow an appreciation of the place as a former 1890s farming residence.	
<b>Criteria H</b>	The place has a special association with the life or work of a particular person, group or organisation of importance in the region’s history.
The Palms has a special association with the lives of James Pink, well-known horticulturalist, and Peter James McDonald. McDonald is credited with the creation of Bengal Chutney Company “Palms Chutney”, the site of which was originally located at The Palms itself. Pink played an important part in the development of Redland’s history, and McDonald’s key legacy was the establishment of the chutney company.	

Primary Themes	
2.0 Exploiting, Utilising and Transforming the Land	2.04 Agricultural activities
6.0 Buildings, Settlements, Towns, Cities and Dwellings	6.04 Dwellings

References
<p>[1] Barry Kidd, <i>Redlands Illustrated History</i>, (Jackson &amp; O’Sullivan Pty. Ltd.: Brisbane, 1979), p. 40.                  [2] Ibid.                  [3] Woods and Bagot, <i>Inventory of Heritage Places</i>, “2 Raife Close, Wellington Point,” 1995.                  [4] Ibid.                  [5] Tracy Ryan, “Places of the Redlands: Thornlands,” Redland: Redland Shire Council, 2003, p. 8.                  [6] Mary Howells, “Places of the Redlands Wellington Point,” Redland City Council, 2002, p. 6.                  [7] Woods and Bagot, “2 Raife Close”.                  [8] “Palms Toasts 90 Years,” <i>Bayside Bulletin</i>, 27 February 2001.                  [9] Ibid.                  [10] RCC Library, Local history file, 2 Raife Close Wellington Point.                  [11] Ibid.</p>



*The Palms, Wellington Point (Google, 2016).*



*The Palms, Wellington Point (Google, 2016).*

<b>Street Address</b>	6 Harris Street, Wellington Point
<b>GPS/RPD</b>	Lots 64 & 65 RP14152
<b>Place Type</b>	Built



Red-e-map (RCC, 2016).



Residence, 6 Harris Street (AHS, 2016).

<b>Condition</b>	Fair	<b>Integrity</b>	Good
<b>Statutory Listings</b>	Local Heritage Place		
<b>Non-Statutory Listings</b>	No current listing		
<b>Inspection Date</b>	02/12/2016		

**Historical Context**

The property at 6 Harris Street was likely built in an early phase of Wellington Point’s history, when Gilbert Burnett owned his large Trafalgar Vale Estate. Gilbert Burnett was one of the first European settlers in Wellington Point. His father in law had a sugar plantation in Manly, which Burnett managed. He later gained further experience working for Richard Newton’s sugar mill before becoming manager of Louis Hope’s Ormiston sugar mill.[1] In 1874 after Hope returned to England, Burnett leased his milling equipment and Hope’s land on the western portion of Hilliard’s Creek.[2] Later taking over Murry Prior’s landholdings, Burnett’s estate, Trafalgar Vale, incorporated approximately 1300 acres and extended from Duncan Street to the south, Main Road to the west, Frederick and Fernbourne streets to the east before reaching the mud flats to the north.[3]

Trafalgar Vale developed as Burnett’s sugar plantation, which were well established by 1883. After leasing Louis Hope’s Ormiston mill, and relying on South Sea Island labour, he purchased the machinery and established another mill on the western side of Hilliard’s Creek, within his estate. The new site supported a sugar mill, saw mill and bone mill, with timber used to construct dwellings and sheds associated with his industrial complex and bone used as cane mulch.[4] As the sawmill became Burnett’s focus in the mid-1880s, he entered into partnership with Brisbane businessmen to subdivide Trafalgar Vale as the Wellington Point Estate. With the extension of the railway, the estate sold well and further sub-divisions were made in the late 1880s.[5] By the late 1880s, Burnett’s complex included the mill, sheds, cottages, jetties, wharves, a crane, a boiler and an 80-foot steamer, the Eucalypta.[6]

With a peak of 50 employees in 1889, Burnett’s sawmill went into liquidation just two years later, and the sawmill, shed, office and several cottages were sold.[7] The house was auctioned in October 1891, with title transferred to Edward Drury. Burnett then constructed a family home near his sawmill on the western side of Hilliard’s creek, near the newly constructed rail line, which was also called Fernbourne. The Burnett’s continued to live at Fernbourne, where they began growing fruit. Following Burnett’s death in 1925 his widow and children remained in their home, establishing a family run dairy. This house remained on Fernbourne Road until 2012 when it was destroyed by fire.[8]

It was within this context that this residence at 6 Harris Street, Wellington Point was built. This site was likely associated with Burnett and his development of the area of Trafalgar Vale, including the sugar and timber industries. Burnett sold this land to Catherine Quaille, wife of Henry Quaille, in July 1890. It is believed that the residence at 6 Harris Street was built c.1890, when Catherine Quaille took out a mortgage on the property. The house is not shown on Lt. Owen’s 1890 map, drawn up for the Queensland Defence Force.[9] The coming of the railway to the area in 1889 made Wellington Point a popular destination for tourists. Henry Quaille utilised the residence as a rest stop for tourists, making refreshments available as well as a wagonette and horse for hire. The property was then purchased in 1895 by William Ernest Haimes, who held the title for 26 years. In 1922, it was purchased by G. J. Walter, a prominent Cleveland Shire Councillor. It is likely this was not Walter’s residence, as he had a vast portfolio of property in the Redland Shire. On Agnes Walter’s death in 1962, transfer was made to Jessie Ramsay and Christina Mitchell who may have been daughters of George and Agnes Walter.[10]



**Physical Description**

6 Harris Street, Wellington Point, is a low set timber dwelling with a pyramid roof to the core, and a stepped convex roof to the front and side verandahs. Parts of the side verandahs are enclosed. The exterior cladding is timber chamfer boards and the verandah walls are single skin with expressed framing. There is a hip roof extension to the rear. The brick chimney and the decorative timber elements remain. The house addresses Harris Street, behind a tall timber fence, and the garden includes several established trees.

**Statement of Significance**

The residence of 6 Harris Street is locally significant to Wellington Point as it has strong historical values and has special associations with the development of the Redlands area. The house is situated in the historic Trafalgar Vale Estate on land originally owned by Gilbert Burnett, and its appearance suggests its construction aligned with the development of Burnett’s sawmill industry of the 1880s. The property was likely used as a sawmill workers’ residence due to its proximity to the mill site. It remains an example of an early settlement house in the local area, reflecting the pattern of development in Wellington Point. The house has aesthetic value as an early 1890s structure with its distinct form and construction.

<b>Criteria A</b>	The place is important in demonstrating the evolution or pattern of the region’s history.
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This residence is significant in demonstrating the pattern of settlement in the Wellington Point area, as it is a good example of a house built during the 1890s. The house is historically significant as it was located within the Trafalgar Vale Estate. Later the house was used as a destination for tourists which contributed greatly to the industry and enterprise in the area.

<b>Criteria E</b>	The place is important to the region because of its aesthetic significance.
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The house holds aesthetic value as an early structure in the locality, dating from 1891. The house in the established garden displays aesthetic qualities through its distinct exterior form and timber construction.

<b>Criteria H</b>	The place has a special association with the life or work of a particular person, group or organisation of importance in the region’s history.
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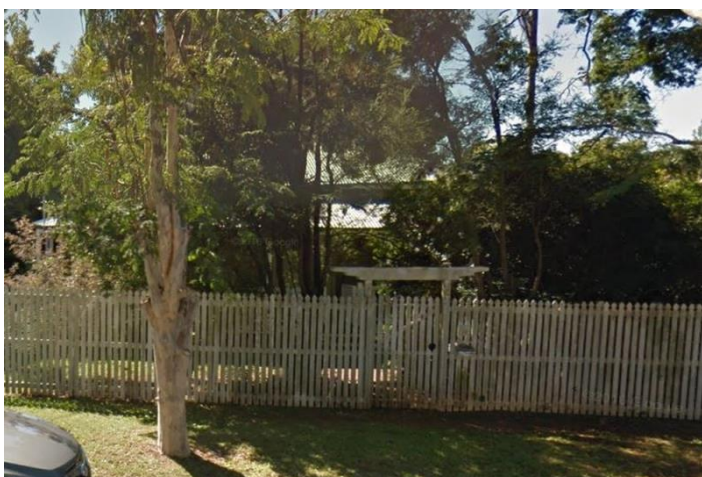
The house situated at 6 Harris Street has a special association with the personal and working lives of some significant people who contributed greatly to the development of the Redlands area. The property is associated with Gilbert Burnett through its location in the Trafalgar Vale Estate. While Burnett himself did not reside here, it is likely that it was originally built for one of Gilbert’s sawmill workers, as they lived in close proximity to the worksite. Additionally, this residence was purchased by prominent Redlands figure, G. J. Walter.

**Primary Themes**

6.0 Buildings, Settlements, Towns, Cities and Dwellings	6.04 Dwellings
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**References**

- [1] Mary Howell, ‘A History of Fernbourne Precinct, Wellington Point’ (Grad Dip, University of Queensland, 1997), p. 14.
- [2] Mary Howell ‘Wellington Point: History’ Redland City Council, 2016.
- [3] Howell, ‘A History of Fernbourne’, p. 16.
- [4] Ibid., p. 17; QHR Citation ‘Whepstead’, 600776.
- [5] QHR Citation ‘Whepstead’, 600776.
- [6] Ibid.
- [7] Howell, ‘A History of Fernbourne’, p. 31.
- [8] QHR Citation ‘Whepstead’, 600776; *Redland City Bulletin*, 4 September, 2012.
- [9] Redland City Council, “6 Harris Street, Wellington Point,” Redland Shire Heritage Study 1995 Inventory of Items, 1995, p. 183.
- [10] Ibid.



Residence, 6 Harris Street (Google, 2016).

<b>Street Address</b>	452-478 Main Road, Wellington Point
<b>GPS/RPD</b>	Lot 165 CP888464
<b>Place Type</b>	Built



Red-e-map (RCC, 2016).



Wellington Point State School, Wellington Point (AHS, 2016).

<b>Condition</b>	Good	<b>Integrity</b>	Good
<b>Statutory Listings</b>	Local Heritage Place		
<b>Non-Statutory Listings</b>	No current listing		
<b>Inspection Date</b>	02/12/2016		

**Historical Context**

This particular building at Wellington Point State School (452-478 Main Road) is the second building on the School Reserve, constructed in 1896. The original school building had been opened in 1887, thus the 1896 building was part of the school's early development. The other surviving building relating to the early school development is the former teacher's residence, presently at 17-18 Esplanade. Residents requested a locally-based school at a public meeting held at Gilbert Burnett's home Whepstead in 1885, where a committee was formed to oversee the construction of the Wellington Point School.[1] The children from the local area had previously attended the Cleveland West (Ormiston) School, the Cleveland East (Cleveland) School, and the Capalaba School, which required crossing Hilliards Creek via footbridge, or using bush tracks and horse-drawn transport.[2]

The school officially opened in May 1887, and Joseph Wedd, the head teacher of Cleveland East State School, was the first teacher at Wellington Point School.[3] It was a government requirement that the school had a minimum average attendance of 30 pupils, which the school struggled to maintain initially. There were only 27 children enrolled on the first day of school and they included members of the Burnett family, the Ziegenfusz family, and the Lovett family, all of whom made significant contributions to the Wellington Point area.[4]

The attendance numbers of pupils grew dramatically after the opening of the Cleveland railway line in November 1889 and this building, the second school building coincides with this period of growth. The school committee continued to be active in the life of the school and community, as they organised the construction of a bathing enclosure to enable swimming lessons for children at the school on the western beach in 1922.[5] The school building remains in-situ and in use by the school.

**Physical Description**

This is a high set symmetrical timber school building with a gable roof continuous over the enclosed verandah. The front gable wing has a timber batten gable end, a central window, awning and the school sign relief. The exterior cladding is timber chamfer boards. The front footpath is lined with large established trees.

**Statement of Significance**

The Wellington Point State School building is a locally significant place which embodies representative, aesthetic and community values. Constructed in 1896, it is the earliest remaining example of an early school building in the local area, and continues to be used for education. This place demonstrates the pattern of European settlement in this area as the population grew. Together with the teacher's residence and mature trees nearby, the place contributes positively to the setting of the school and the Main Street locality.

<b>Criteria A</b>	The place is important in demonstrating the evolution or pattern of the region's history.
493 Main Road, c. 1886, is historically significant as an early school building, which was associated with early settlement in Wellington Point.	



<b>Criteria E</b>	The place is important to the region because of its aesthetic significance.
The Wellington Point State School building is a good example of an early school building. The distinct form, along with the teacher's residence and mature trees nearby, contributes positively to the setting of the school and the Main Street locality.	
<b>Criteria G</b>	The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons important to the region.
The Wellington Point State School building has a strong association with the local community as a place of public education, illustrated by the early community's efforts in acquiring the land and advocating for a local school. The continuing use of this site as Wellington Point State School signifies a community relationship with this building as an important local site.	

<b>Primary Themes</b>	
9.0 Educating Queensland	9.01 Primary schooling

<b>References</b>
<p>[1] Mary Howells, "Wellington point – History," Redland City Council, 2016, p. 2; Wellington Point State School, "Wellington Point State School History, 1887-1987," Redland City Library, 1987, p. 1.</p> <p>[2] "Wellington Point State School History," p. 1.</p> <p>[3] Howells, "Wellington Point," p. 2.</p> <p>[4] "Wellington Point State School History," p. 12.</p> <p>[5] Howells, "Wellington Point," p. 8.</p>

Street Address	480-482 Main Road, Wellington Point
GPS/RPD	Lot 164 CP888464
Place Type	Built



Red-e-map (RCC, 2016).



Wellington Point School Principal's House (Former), 480-482 Main Road (AHS, 2017).

Condition	Good	Integrity	Good
Statutory Listings	Local Heritage Place		
Non-Statutory Listings	No current listing		
Inspection Date	02/12/2016		

**Historical Context**

The current place at 480-482 Main Road is the second teacher's residence constructed on this site for the Wellington Point State School.[1] The first teacher's residence was constructed about 1887 and coincided with the opening of the school.

Departmental policy was to provide married male head teachers in country areas with residences, thereby securing a resident caretaker and cleaner for the school by way of the headmaster's wife.[2] By the 1930s, many of these early teacher's residences were requiring extensive repairs and better designs had been developed by the Queensland government to facilitate a continuation of 'country' teachers to outlying schools.

In 1938, the first teacher's residence was moved to 17-18 Esplanade, Wellington Point and replaced with the current house (the second teacher's residence), which has remained on the present site since this time.[3]

The current residence is a standard design referred to as a 'Type 5 Teacher's Residence', built by the Queensland Government Works Department from approximately 1936 until 1940.[4] The Education Department sold this house in the mid 1990s.[5]

**Physical Description**

High set timber framed 1930s bungalow residence set high on stumps, partially enclosed underneath. The core has a pyramid roof continuous over the front and side verandahs. The dwelling is clad externally with weatherboards and internally with T&G, VJ except for verandah walls which are constructed from a single skin of T&G, VJ boarding. The front gable wall has a bay window and decorative timber gable end.

Accommodation for a Type 5 residence was generally three bedrooms and included a rear dining verandah and partial verandah enclosure for a fourth bedroom (or maid's room). Many of the design and decorative timber elements to the external elevations remain. The large trees in the street and the tall timber fence partially conceal the house from view.

**Statement of Significance**

The teacher's residence located at Wellington Point State School is a locally significant place which embodies representative, aesthetic and community values. The place demonstrates the evolution of Wellington Point State School through the removal of the old teacher's residence and the construction of this second building in the 1930s. The residence is a good example of an in-situ 'Type 5 Teacher's Residence', built by the Queensland Government Works Department in the 1930s and illustrates the requirement to provide up to date accommodation for head teachers in outlying areas such as Wellington Point during the interwar period. Together with the Wellington Point State School building at 452-478 Main Road, the place contributes positively to the setting of the Wellington Point school and its locality.

<b>Criteria A</b>	The place is important in demonstrating the evolution or pattern of the region’s history.
The place demonstrates the evolution of Wellington Point State School through the removal of the old teacher’s residence and the construction of this second building in the 1930s, illustrating the continued practice on the school site of providing accommodation for head teachers at the school.	
<b>Criteria E</b>	The place is important to the region because of its aesthetic significance.
The teacher’s residence contributes positively to the setting of the Wellington Point State School and the locality of Main Road, Wellington Point.	
<b>Criteria G</b>	The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons important to the region.
The teacher’s residence as part of the complex of school buildings has a strong association with the local community as a place of public education. The continuing use of this site, originally as a teacher’s residence at Wellington Point State School and today as a private residence, along with its proximity to the school forms an important association to the locality.	

<b>Primary Themes</b>	
6.0 Buildings, Settlements, Towns, Cities and Dwellings	6.04 Dwellings
9.0 Educating Queensland	9.01 Primary schooling

<b>References</b>
<p>[1] Mary Howells, “Wellington point – History,” Redland City Council, 2016, p. 2; Wellington Point State School, “Wellington Point State School History, 1887-1987,” Redland City Library, 1987, p. 1.</p> <p>[2] Paul Burmester, Margaret Pullar, and Michael Kennedy, “A Heritage Queensland Schools Heritage Conservation Study, A report for the Department of Education,” 1996, p.16.</p> <p>[3] Ibid. p. 43.</p> <p>[4] Wellington Point State School, Ibid., p.1.</p> <p>[5] RPS, Redland City Council – Heritage Citation, “480-482 Main Road, Wellington Point,” 2012.</p>



*Wellington Point School Principal's House (Former), Wellington Point (AHS, 2016).*



<b>Street Address</b>	493 Main Road, Wellington Point
<b>GPS/RPD</b>	Lot 2 RP155349
<b>Place Type</b>	Built



Red-e-map (RCC, 2016).



Residence, 493 Main Road, Wellington Point (AHS, 2016).

<b>Condition</b>	Good	<b>Integrity</b>	Fair
<b>Statutory Listings</b>	Local Heritage Place		
<b>Non-Statutory Listings</b>	No current listing		
<b>Inspection Date</b>	02/12/2016		

**Historical Context**

This property was purchased in 1886 by local Cleveland butcher, James Cross. Cross had many interests and investments around the Cleveland area including serving on the Cleveland Divisional Board, running a shop, and owning a slaughter yard [1].

Cross had six sons and four daughters who were also heavily involved in local businesses. His son William established a butcher shop on this corner of Valley Road and Main Road to service the large population of mill workers associated with Gilbert Burnett’s sawmill [2].

Burnett’s industry in the Trafalgar Vale Estate included a sugar mill, saw mill, and bone mill. As the sawmill became Burnett’s focus in the mid-1880s, timber was used to construct dwellings and sheds associated with his industrial complex [3]. With a peak of 50 employees in 1889, Burnett’s sawmill went into liquidation just two years later, and the sawmill, shed, office, and several cottages were sold. This property was listed as one of Burnett’s assets at the time of liquidation [4]. Little is known about the original design of the place and it appears to have been extended over at least two phases since construction or may be the result of two structures, potentially a butcher’s store and residence, combined to make a single residence.

**Physical Description**

493 Main Road is a low set, timber dwelling with a steep pitch gable roof extending over the enclosed front verandah facing Main Road. A separate lower gable roof butts up against the side wall of the main gable, which has a skillion extension facing north to the Valley Road elevation. A slat window hood shelters the sash windows to the front gable elevation and banks of casement and hopper windows exist to the enclosed verandahs and skillion extension. A corrugated iron shed exists to the rear, which is accessed from Valley Road.

**Statement of Significance**

The residence at 493 Main Road is significant as it contributes to the historical and aesthetic quality of the local area. Historically, this house was bought and used by the Cross family, who were early butchers that serviced the Wellington Point area. Additionally, this property was associated with notable Wellington Point figure Gilbert Burnett, who listed the house as one of his own assets when he went bankrupt in the early 1890s. In terms of the aesthetic value of 493 Main Road, it is a good surviving example of an early house in the local area, and is representative of the character of Wellington Point and Main Road establishments associated with the Trafalgar Vale Estate, dating from the late nineteenth century.

<b>Criteria A</b>	The place is important in demonstrating the evolution or pattern of the region’s history.
493 Main Road, c. 1886, is historically significant as an early dwelling in this locality that demonstrates the pattern of Wellington Point’s history. This place is associated with early industry, retail and European settlement in the 19th century. The property was used as a butcher’s site to service the local workers who grew in number as the nearby sawmill thrived. The early sawmill industry in this area was associated with Gilbert Burnett who sold this property off after his assets were liquidated in 1891.	



## W20 - WELLINGTON POINT: 493 Main Road



<b>Criteria E</b>	The place is important to the region because of its aesthetic significance.
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This small workers' cottage set close to the road displays a modest aesthetic quality. The distinct exterior form, the timber construction and the place's prominence to Main Road, contribute to the aesthetic quality of the place. It is one of the remaining typical examples of an early house in the local area, and is associated with early industry, retail and settlement in Wellington Point.

### Primary Themes

6.0 Buildings, Settlements, Towns, Cities and Dwellings	6.04 Dwellings
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### References

[1] Tracy Ryan, "Places of the Redlands: Thornlands," Redland Shire Council, 2003, p. 7.  
[2] Woods and Bagot, Inventory of Heritage Places, "293 Main Road, Wellington Point," 1995.  
[3] Mary Howell, "A History of Fernbourne Precinct, Wellington Point," Grad. Dip., The University of Queensland, 1997, p. 17; QHR Citation, "Whepstead," 600776.  
[4] Woods and Bagot, "293 Main Road".

<b>Street Address</b>	3 Station Street/509 Main Road, Wellington Point
<b>GPS/RPD</b>	Lot 2 RP107272, Lot126 RP14151 and Lot 1 RP815402
<b>Place Type</b>	Built



Red-e-map (RCC, 2016).



Residence, 3 Station Street/509 Main Road, Wellington Point (AHS, 2016).

<b>Condition</b>	Good	<b>Integrity</b>	Poor
<b>Statutory Listings</b>	Local Heritage Place		
<b>Non-Statutory Listings</b>	No current listing		
<b>Inspection Date</b>	02/12/2016		

**Historical Context**

The property at 3 Station Street/509 Main Road was likely built in an early phase of Wellington Point’s history, when Gilbert Burnett owned his large Trafalgar Vale Estate. Burnett was one of the first European settlers in Wellington Point. His father in law had a sugar plantation in Manly, which Burnett managed. He later gained further experience working for Richard Newton’s sugar mill before becoming manager of Louis Hope’s Ormiston sugar mill.[1] In 1874 after Hope returned to England, Burnett leased his milling equipment and Hope’s land on the western portion of Hilliard’s Creek.[2] Later taking over Murry Prior’s landholdings, Burnett’s estate, Trafalgar Vale, incorporated approximately 1300 acres and extended from Duncan Street to the south, Main Road to the west, Frederick and Fernbourne streets to the east before reaching the mud flats to the north.[3]

Trafalgar Vale developed as Burnett’s sugar plantation, which was established by 1883. After leasing Louis Hope’s Ormiston mill, and relying on South Sea Island labour, he purchased the machinery and set up another mill on the western side of Hilliard’s Creek, within his estate. The new site supported a sugar mill, saw mill and bone mill, with timber used to construct dwellings and sheds associated with his industrial complex and bone used as cane mulch.[4]

As the sawmill became Burnett’s focus in the mid-1880s, he entered into partnership with Brisbane businessmen to subdivide Trafalgar Vale as the Wellington Point Estate. With the extension of the railway, the estate sold well and further sub-divisions were made in the late 1880s.[5] By the late 1880s, Burnett’s complex included the mill, sheds, cottages, jetties, wharves, a crane, a boiler and an 80-foot steamer, the Eucalypta.[6]

With a peak of 50 employees in 1889, Burnett’s sawmill went into liquidation just two years later, and the sawmill, shed, office and several cottages were sold.[7] The house was auctioned in October 1891, with title transferred to Edward Drury. Burnett then constructed a family home near his sawmill on the western side of Hilliard’s creek, near the newly constructed rail line, which was also called Fernbourne. The Burnett’s continued to live at Fernbourne, where they began growing fruit. Following Burnett’s death in 1925 his widow and children remained in their home, establishing a family run dairy. This house remained on Fernbourne Road until 2012 when it was destroyed by fire.[8]

It was within this context that this residence at 3 Station Street/509 Main Street was built. This site was associated with Burnett and his development of the area primarily through the sugar and timber industries. Burnett leased this property from 1875 until purchasing it in 1881. George Septimus Burnett, Gilbert’s brother, acquired the property in December 1885 when Gilbert Burnett subdivided the land. It is thought the house was built by George Burnett about June 1886, when he took out a mortgage for £250. The 1890 plan drawn up by Lt. Owen shows this house existing on site at that time.[9]

George retained the property until 1895. Subsequent owners include the Abercrombie family, and Isabella Browne. The place remains as a residence today.

**Physical Description**

3 Station Street is a low set, timber dwelling with a short ridge pyramid roof over the core and stepped convex roof to the front and side verandahs. Much of the early fabric and decorative timber elements remain and there is little evidence of alterations. The house addresses Station Street and is set behind a low timber fence. The garden includes several established trees. The house is set on a large lot with the train line at the north. Main Road to the west is built up to bridge the train line.

**Statement of Significance**

The residence of 3 Station Street/509 Main Road, Wellington Point, is locally significant to Wellington Point as it has strong historical values and has special associations with the development of the Redlands area. The house is situated in the historic Trafalgar Vale Estate on land originally owned by Gilbert Burnett, and its appearance suggests its construction aligned with the formation of Burnett’s sawmill industry of the 1880s. It remains an example of an early settlement house in the local area, reflecting the pattern of development in Wellington Point. The house also retains aesthetic value as it is an intact example of an 1880s residence.

**Criteria A**

The place is important in demonstrating the evolution or pattern of the region’s history.

This residence is significant in demonstrating the pattern of settlement in the Wellington Point area, as it is a typical example of a house built during the 1880s period. The property at 3 Station Street falls in the boundaries of the Trafalgar Vale Estate owned by Gilbert Burnett during the late 19th century. This residence is associated with Gilbert Burnett through his brother, George Septimus Burnett, who purchased the property in 1885.

**Criteria E**

The place is important to the region because of its aesthetic significance.

The symmetrical and intact house in the established garden displays a modest, informal aesthetic quality. The wide street frontage, the distinct exterior form and the timber construction contribute to the aesthetic quality of the place. Additionally, the house is an example of an early residence that remains unchanged.

**Primary Themes**

6.0 Buildings, Settlements, Towns, Cities and Dwellings

6.04 Dwellings

**References**

- [1] Mary Howell, “A History of Fernbourne Precinct, Wellington Point,” Grad. Dip., The University of Queensland, 1997, p. 14.
- [2] Mary Howell ‘Wellington Point: History’ Redland City Council, 2016.
- [3] Howell, ‘A History of Fernbourne’, p. 16.
- [4] Ibid., p. 17; QHR Citation ‘Whepstead’, 600776.
- [5] QHR Citation ‘Whepstead’, 600776.
- [6] Ibid.
- [7] Howell, ‘A History of Fernbourne’, p. 31.
- [8] QHR Citation ‘Whepstead’, 600776; *Redland City Bulletin*, 4 September, 2012.
- [9] Woods and Bagot, Inventory of Heritage Places, “3 Station Street/509 Main Road, Wellington Point,” 1995.

<b>Street Address</b>	11 Station Street, Wellington Point
<b>GPS/RPD</b>	Lot 123 RP219139
<b>Place Type</b>	Built



Red-e-map (RCC, 2016).



Residence, 11 Station Street, Wellington Point (AHS, 2016).

<b>Condition</b>	Fair	<b>Integrity</b>	Good
<b>Statutory Listings</b>	Local Heritage Place		
<b>Non-Statutory Listings</b>	No current listing		
<b>Inspection Date</b>	02/12/2016		

**Historical Context**

The property at 11 Station Street was likely built in an early phase of Wellington Point’s history, when Gilbert Burnett owned his large Trafalgar Vale Estate. Gilbert Burnett was one of the first European settlers in Wellington Point. His father in law had a sugar plantation in Manly, which Burnett managed. He later gained further experience working for Richard Newton’s sugar mill before becoming manager of Louis Hope’s Ormiston sugar mill.[1] In 1874 after Hope returned to England, Burnett leased his milling equipment and Hope’s land on the western portion of Hilliard’s Creek.[2] Later taking over Murry Prior’s landholdings, Burnett’s estate, Trafalgar Vale, incorporated approximately 1300 acres and extended from Duncan Street to the south, Main Road to the west, Frederick and Fernbourne streets to the east before reaching the mud flats to the north.[3]

Trafalgar Vale developed as Burnett’s sugar plantation, which was well established by 1883. After leasing Louis Hope’s Ormiston mill, and relying on South Sea Island labour, he purchased the machinery and set up another mill on the western side of Hilliard’s Creek, within his estate. The new site supported a sugar mill, saw mill and bone mill, with timber used to construct dwellings and sheds associated with his industrial complex and bone used as cane mulch.[4]

As the sawmill became Burnett’s focus in the mid-1880s, he entered into partnership with Brisbane businessmen to subdivide Trafalgar Vale as the Wellington Point Estate. With the extension of the railway, the estate sold well and further sub-divisions were made in the late 1880s.[5] By the late 1880s, Burnett’s complex included the mill, sheds, cottages, jetties, wharves, a crane, a boiler and an 80-foot steamer, the Eucalypta.[6]

With a peak of 50 employees in 1889, Burnett’s sawmill went into liquidation just two years later, and the sawmill, shed, office and several cottages were sold.[7] The house was auctioned in October 1891, with title transferred to Edward Drury. Burnett then constructed a family home near his sawmill on the western side of Hilliard’s creek, near the newly constructed rail line, which was also called Fernbourne. The Burnett’s continued to live at Fernbourne, where they began growing fruit. Following Burnett’s death in 1925 his widow and children remained in their home, establishing a family run dairy. This house remained on Fernbourne Road until 2012 when it was destroyed by fire.[8]

It was within this context that this residence at 11 Station Street, Wellington Point was built. This site was associated with Burnett and his development of the area primarily through the sugar and timber industries. It is likely that this house was constructed in 1890, as Elizabeth Saxty took out a mortgage on this site. Saxty had married John Burnett, Gilbert’s father, prior to this and they settled here.[9]



**Physical Description**

This is a low set timber dwelling with a pyramid roof to the core and a stepped convex roof to the front and side verandahs. Parts of the side verandahs are enclosed. The exterior walls are clad in timber chamfer boards and the verandah walls are single skin with exposed framing. There is a hip roof extension and lean to on the Station Street elevation. Much of the early fabric and decorative timber elements remain. The house addresses the rail line. There are several established trees in the garden including two large mango trees near the rail line.

**Statement of Significance**

The residence of 11 Station Street, Wellington Point, is locally significant to Wellington Point as it has strong historical values and has special associations with the development of the Redlands area. The house is situated in the historic Trafalgar Vale Estate on land originally owned by Gilbert Burnett, and its appearance suggests its construction aligned with the formation of Burnett’s sawmill industry of the 1880s. The property was likely used as a sawmill workers’ residence due to its proximity to the mill site. It remains an example of an early settlement house in the local area, reflecting the pattern of development in Wellington Point. The house also retains aesthetic value as it is an intact example of an 1880s residence.

<b>Criteria A</b>	The place is important in demonstrating the evolution or pattern of the region’s history.
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This residence is significant in demonstrating the pattern of settlement in the Wellington Point area, as it is a typical example of a house built during the 1880s period. The property at 11 Station Street falls in the boundaries of the Trafalgar Vale Estate owned by Gilbert Burnett during the late 19th century. 11 Station street is a historically significant example of an early house in the Wellington Point area, and is associated with the Burnett family through its location and its residents, as the father of Gilbert Burnett, who was a notable figure in the development of Wellington Point, and his wife, Elizabeth Saxty, owned this property.

<b>Criteria E</b>	The place is important to the region because of its aesthetic significance.
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The asymmetrical and intact house in the established garden displays a modest, informal aesthetic quality. The wide street frontage, the distinct exterior form and the timber construction contribute to the aesthetic quality of the place. There is evidence of adaption and extensions to suit the changing needs to the occupants.

<b>Criteria H</b>	The place has a special association with the life or work of a particular person, group or organisation of importance in the region’s history.
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The house situated at 11 Station Street, Wellington Point, has a special association with the personal and working lives of some significant people who contributed greatly to the development of the Redlands area. The property is associated with Gilbert Burnett through its location in the Trafalgar Vale Estate. While he himself did not reside here, it is connected to Burnett through its proximity to the mill site and Burnett’s father and his wife owned this property.

**Primary Themes**

6.0 Buildings, Settlements, Towns, Cities and Dwellings	6.04 Dwellings
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**References**

- [1] Mary Howell, “A History of Fernbourne Precinct, Wellington Point,” Grad Dip., The University of Queensland, 1997, 14.
- [2] Mary Howell ‘Wellington Point: History’ Redland City Council, 2016.
- [3] Howell, ‘A History of Fernbourne’, 16.
- [4] Ibid., 17; QHR Citation ‘Whepstead’, 600776.
- [5] QHR Citation ‘Whepstead’, 600776.
- [6] Ibid.
- [7] Howell, ‘A History of Fernbourne’, 31.
- [8] QHR Citation ‘Whepstead’, 600776; *Redland City Bulletin*, 4 September, 2012.
- [9] Woods and Bagot, Inventory of Heritage place, “11 Station Street, Wellington Point,” 1995.



Residence, 11 Station Street, Wellington Point (RCC, 2012).

<b>Street Address</b>	17-19 Station Street, Wellington Point
<b>GPS/RPD</b>	Lot 118 SP138750
<b>Place Type</b>	Built



Red-e-map (RCC, 2016).



St James' Anglican Church, Wellington Point (AHS, 2016).

<b>Condition</b>	Very Good	<b>Integrity</b>	Good
<b>Statutory Listings</b>	Local Heritage Place		
<b>Non-Statutory Listings</b>	No current listing		
<b>Inspection Date</b>	02/12/2016		

**Historical Context**

The church currently known as St James' Anglican Church at 17-19 Station Street was built in 1889. It was originally known as St George's Church of England, which serviced Redland Bay in the parish of Cleveland. The church was designed by the architect John Buckeridge who was the Diocesan architect for Brisbane.[2]

The church was initially built on an acre of land in Redland Bay.[3] In 1913 it was moved to its current address in Wellington Point on Station Street, due to the efforts of a Miss O'Connell of Whepstead. This land was then owned by James Willard who donated it to the church.[4]

The church was dedicated at the new Wellington Point site in 1913 by Archdeacon H. F. Le Fanu, with a large number of residents in attendance. The church has undergone minor changes in line with liturgical needs. In 1959 a committee was established in order to raise funds to erect a church hall at this location which survives on the site alongside the church.[5]

**Physical Description**

St James' Anglican Church is a modest timber framed church with rendered exterior walls. The steeply pitched gable roof is clad with painted corrugated iron. A smaller gable roof shelters the entry porch. The eaves overhang and are supported by curved timber brackets. The curved timber detailing is repeated in the main gable and the arch to the entry porch. The wall to the main gable is clad in chamfer boards. Timber crosses are fixed to the main and entry gables. It is set in a large lot in a suburban street parallel with the train line. The entry opens to the west, at a right angle to the street.

The site is landscaped with lawn and low shrubs. The site includes the hall which was built in 1959.

**Statement of Significance**

St James' Anglican Church remains a locally significant place in Wellington Point through its historical value and its enduring connection with the local Anglican community. The church was originally constructed at Redland Bay in 1889, reflecting the building styles of the period, but later moved to Wellington Point in 1913. The building is a unique and intact example of a timber framed church in the local area. The church has a special association with its local community of congregants as evidenced by its continuous use as an Anglican church. Despite being removed from its original context, the church still represents a relatively unaltered example of an 1880s church in the broader Redland area. Furthermore, the building is representative of the character of development in Wellington Point from the early twentieth century.

<b>Criteria A</b>	The place is important in demonstrating the evolution or pattern of the region's history.
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St James' Anglican Church is historically significant in as a surviving 1880s timber framed church, demonstrated in the early fabric and continued use. The church it is one of many Christian denomination churches that was built during this time in Redland Bay and later moved to Wellington Point on land donated by James Willard, an important figure in the development of Wellington Point.

<b>Criteria B</b>	The place demonstrates rare, uncommon or endangered aspects of the region’s cultural heritage.
St James’ Anglican Church holds aesthetic qualities which result from its setting; with a wide street frontage and the distinctive form, materials and detailing. The church remains an intact example of a 1880s church building, despite being removed from its original context in 1913. The church site also includes a hall.	
<b>Criteria G</b>	The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons important to the region.
St James’ Anglican Church has a strong association with the local Anglican community as a place of religious ceremony demonstrated by the continuous use as a place of worship. The church is significant for the Anglican population in this area as a remaining connection to the history of its use over the 20th century at Wellington Point. Although it was originally built in Redland Bay, the church is spiritually significant for the local Wellington Point Anglican community.	

<b>Primary Themes</b>	
8.0 Creating Social and Cultural Institutions	8.01 Worshipping and religious institutions

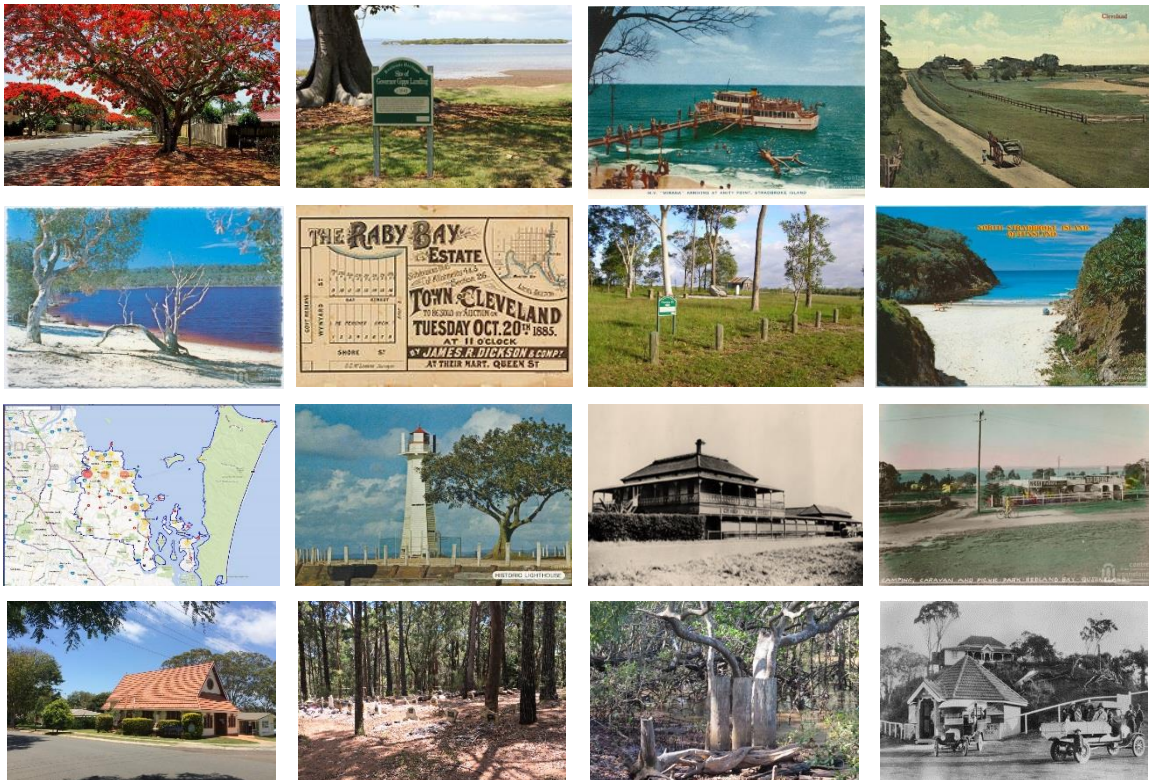
<b>References</b>
<p>[1] Queensland Places, Mount Cotton (<a href="http://queenslandplaces.com.au/mount-cotton">http://queenslandplaces.com.au/mount-cotton</a>), accessed 28/01/2017.</p> <p>[2] Anglican Parish of Waterloo Bay, “A Short History of St. James’ Church, Wellington Point,” <a href="http://www.apwb.net/our-church/a-short-history-of-st-james-church-wellington-point">http://www.apwb.net/our-church/a-short-history-of-st-james-church-wellington-point</a>, 2016.</p> <p>[3] Woods and Bagot, Inventory of Heritage Places, “17-19 Station Street, Wellington Point,” 2012.</p> <p>[4] “A Short History of St. James’ Church,” 2016.</p> <p>[5] Ibid.</p>



# REDLANDS EUROPEAN HERITAGE REVIEW

## STRATEGY, IMPLEMENTATION AND PUBLIC ENGAGEMENT REPORT

For Redland City Council  
(June 2017)





Australian Heritage Specialists Pty Ltd

Contact details are:

Linda Gall

Director

ABN: 51 605 153 419

PO Box 5940, Manly, 4179

Tel: (07) 3369 1955

Email: [linda@ahspecialists.com.au](mailto:linda@ahspecialists.com.au)

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0	30/03/2017	Draft report for issue	GB, BG, CB	LG
1	08/06/2017	Update to report	BG	LG
2	11/07/2017	Final Report	GB	LG



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## Glossary of Terms

Term	Abbreviation	Definition
Australian Heritage Specialists Pty Ltd	AHS	Commissioned Heritage Consultants
Commonwealth Heritage List	CHL	Database of Commonwealth heritage places.
Department of Environment and Heritage Protection	EHP	State department for historic heritage matters.
Heritage Place Register	HPR	Existing places entered on the Redland Planning Scheme overlay
Redland City Council	RCC	Local Government Authority / Project owner
National Heritage List	NHL	Database of National heritage places.
<i>Queensland Heritage Act 1992</i>	QHA	State heritage legislation (Qld)
Queensland Heritage Register	QHR	Database of State heritage places.
<i>Sustainable Planning Act 2009</i>	SPA	State planning legislation (Qld)
Temporary Local Planning Instrument	TLPI	Redland TLPI developed in 2001 (now expired)

# 1 Introduction

## 1.1 Project Scope

Australian Heritage Specialists Pty Ltd (AHS) have been commissioned by Redland City Council (RCC) to undertake the Redlands European heritage review (review), including the provision of advice on a suitable implementation and public engagement Program.

The purpose of the review is to provide information that will enable RCC to re-evaluate its current approach to local heritage protection in conjunction with proposed Planning Scheme amendments currently underway. Council has previously sought to regulate places of local heritage significance through its Planning Scheme, including those that are located on land under the control of Council and/or the State, (Temporary Local Planning Instrument (TLPI) and Heritage Place Register (HPR)) however privately owned properties are not currently included.

The review considered the existing research and prepared a prioritised list of all places in the RCC area including both publicly and privately owned places. Places identified as thresholding are recommended by AHS for inclusion as a schedule in the Redlands Planning Scheme overlay, as they have been found to be of local heritage significance to Redlands.

## 1.2 Standards and Guidelines

AHS have assessed the Master List places against the relevant criteria contained in the *Queensland Heritage Act 1992*, *IDAS, Planning Act 2016 (PA)* and *Sustainable Planning Act 2009 (SPA)*, as well as ICOMOS Burra Charter.

The Qld Government Guidelines, *Assessing Cultural Heritage Significance: Using the Cultural Heritage Criteria* and *Queensland Cultural Heritage Places Context Study*, (EHP 2013) has been utilised to confirm priority places for entry during the review.

## 1.3 Approach

This report forms the agreed approach and deliverable for Stage 2.

**Table 1:** Project approach and deliverables:

Stage	Deliverables
<u>Stage 1</u> <i>Finalise heritage citations and establish a priority listing methodology</i>	<ul style="list-style-type: none"><li>• Initiate finalisation of the draft Heritage Review and associated reports.</li><li>• Establish a methodology to prioritise the listing of all properties identified as having local heritage significance. This body of work will identify properties in the city with local heritage value and complete the citations for each site (where applicable).</li><li>• Meet with Council Officers following review of Master List and development of recommended strategy for implementation.</li><li>• Draft Redlands European Heritage Options report including the methodology and prioritised list of properties for inclusion in the Draft City Plan Heritage Schedule, as well as completed citations.</li></ul>
<u>Stage 2</u> <i>Strategy, Implementation and public consultation</i>	<ul style="list-style-type: none"><li>• Draft Redlands European Strategy, Implementation and Public Engagement report.</li><li>• Presentation by AHS to Council Workshop on the above outcomes and recommendations.</li><li>• Update and finalise Redlands European Heritage Strategy, Implementation and Public Engagement report (following presentation and feedback from Council Workshop).</li></ul>



## 1.4 Scope of Works

This strategy, implementation and public consultation advice (Stage 2) has been developed according to the following scope of works:

**Table 2:** Approved scope of works (Stage One)

<b>Scope of Works</b>	
<b>Strategy, Implementation and Public Consultation (Stage Two)</b>	<p><u>Evaluate statutory and non-statutory heritage protection measures</u></p> <ol style="list-style-type: none"> <li>1. Evaluate range of statutory and non-statutory measures to protect places of local significance in the City.</li> <li>2. This advice will be based upon successfully completed projects of a comparative nature and compliant with relevant provisions such as <i>Queensland Heritage Act 1992</i> (applied at a local level), IDAS and <i>Sustainable Planning Act 2009 (SPA)</i>, as well as ICOMOS Burra Charter. (Review of new frameworks including Draft SEQ Plan and Queensland Planning Act 2016 (QPA) will also be considered).</li> <li>3. Advice will seek to provide practical measures for implementation based upon existing Redlands Draft City Plan- currently being prepared.</li> </ol>
	<p><u>Identify compensation risks</u></p> <ol style="list-style-type: none"> <li>1. Preliminary review to confirm if any properties recommended for priority listing are likely to result in Council liability to pay compensation for a 'reduced value in the interest of land', with regard to sections 704-706 of SPA.</li> <li>2. If necessary, provide necessary measures in which such risks should be managed.</li> </ol>
	<p><u>Advice on Implementation</u></p> <ol style="list-style-type: none"> <li>1. Outlines the recommended implementation strategy for places of local significance – (informed by the outcomes completed in Stage One), as well as examples of strategies from other local councils to assist Council make an informed decision).</li> <li>2. Advice regarding a suitable strategy and staging, including public consultation strategy.</li> </ol>
	<p><u>Review of financial implications (heritage incentives)</u></p> <ol style="list-style-type: none"> <li>1. Examine the short and long term financial and resourcing implications for Council, including possible heritage incentive packages, including rate relief and development assessment advice and grants to maintain privately owned buildings (for example).</li> <li>2. Provide summary advice, including examples of strategies successfully implemented by other local councils (to assist Council make an informed decision).</li> </ol>
	<p><u>Advice on public engagement</u></p> <ol style="list-style-type: none"> <li>1. Provide advice on the most appropriate and effective public engagement in order to assist conservation management.</li> </ol>

## 1.5 Project Timing

Project inception occurred on 14 November 2017, with immediate commencement of desktop review and site inspections, which were completed in January 2017. A Draft Report was completed in February 2017 (with subsequent updates during March 2017).

This final report was prepared in June 2017, following a series of workshops with Redland City Council Officers and Councillors to discuss the implementation options and related information.

## 1.6 Personnel

The following AHS personnel undertook this review:

- Ann Wallin (Principal consultant – archaeology and landscape)
- Benjamin Gall (Principal consultant – built heritage)
- Cassie Byrnes (Heritage Consultant).
- Gemmia Burden (Historian).
- Linda Gall (Director).
- Tim Gall (HR / OH&S).

AHS personnel were assisted by the following RCC Officers, including:

- Steven Hill, Isabel Lockwood and Janice Johnson (Strategic Planning).
- Leonie Swift (Local History and Heritage Librarian).

## 1.7 Limitations

- Advice provided in this report is based upon experience by key personnel developing heritage planning strategies for local government in Queensland, but does not constitute legal opinion or advice. Further initiatives should be developed by Council where necessary.
- The scope for this review was not an extensive study of Redlands City area, but required the use of existing baseline information provided by Council to confirm which properties hold existing citations with suitable information to be entered on a local heritage overlay.
- The scope allowed for minimal research and consultation due to the timeframes and sensitivity surrounding the assessment of potential places.
- Site visits were conducted for each place (from public vantage points), to gain as much site information as possible to update the master list, however no physical inspections were undertaken.
- A public engagement program, which includes internal and external stakeholders is yet to be developed and should be considered as a priority, in addition to the currently agreed scope.

Other than the requirement for a carefully prepared public engagement program, these limitations are generally consistent with a review of this nature and considered appropriate.

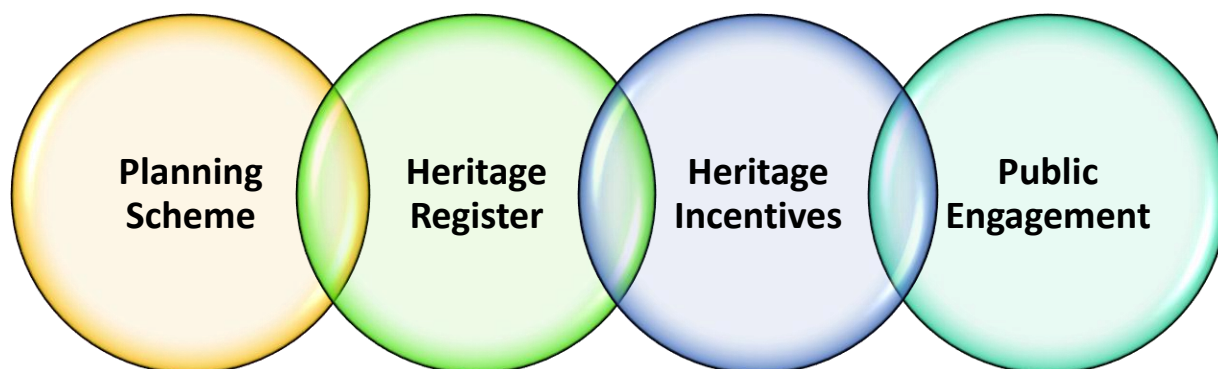
## 2 Recommended Heritage Management Framework

### 2.1 Overall Framework

Most local Councils adopt a heritage strategy which considers the entry of places onto a local heritage register or overlay and include provisions in the planning scheme to facilitate management of these places. Some Councils have also undertaken initiatives to ensure that owners receive heritage incentives to assist them to maintain their place, as well as other associated services and support (financial and non-financial).

A level of public engagement and community awareness is also critical to ensure successful integration of heritage matters into local and regional planning. A small number of Councils also participate in annual festivals and open house schemes, which showcase the area's history and utilise these assets as part of a program to enhance tourism and economic development. Continuous review is necessary, as places, owners and frameworks are not static and updates and change to all parts of the strategy are continually required.

In summary, a robust heritage strategy for local Councils to identify, manage and engage with heritage can be developed accordingly:



**Figure 1:** Heritage Strategy Outline for Local Government (AHS, 2017).

The four key areas are generally implemented 'in parallel', to ensure successful outcomes, particularly when listing privately owned places. Information regarding these four key areas are outlined below.

#### 2.1.1 Best Practice Guidelines

The ICOMOS *Burra Charter 2013* guides the way in which heritage places are managed in Australia. First adopted in 1979 by Australia ICOMOS (International Council on Monuments and Sites), the charter was initially designed for the conservation and management of historic heritage. However, after the addition of further guidelines that defined cultural significance and conservation policy, use of the charter was extended to Indigenous studies.

The charter defines conservation as 'the process of looking after a place so as to retain its cultural significance' (Article 1.4). A place is considered significant if it possesses aesthetic, historic, scientific or social value for past, present or future generations (Article 1.2). The definition given for each of these values is widely used to understand and assess heritage significance, including places considered under this review.

## 2.2 Planning Scheme

### 2.2.1 Relevant Legislation

The primary State legislation for historic cultural heritage is the *Queensland Heritage Act 1992* (QHA). The aim of the QHA is to conserve Queensland's heritage, including local heritage places. Whilst Redland City Council was previously exempt from Part 11 of the QHA, under the provisions of the *Queensland Heritage Regulation 2003*, this legislation has been amended and Council no longer hold an exemption under the current *Queensland Heritage Regulation 2015*.

As such, Council are required to maintain a local heritage register. Under Division 3 of the QHA, each local heritage place entered in the register must include:

- a) Enough information to identify the location and boundaries of the place; and
- b) A statement about the cultural heritage significance of the place (Statement of Significance).

Section 121 of the QHA outlines that a Council may prescribe the IDAS code for development of a local heritage place entered on a local heritage register. This allows for the integration of State and local government assessment and approval processes for development under the provisions of Chapter 6 of the *Planning Act 2016*.

The Code for IDAS is outlined in Schedule 2 of the *Queensland Heritage Regulation 2015* and includes provisions which allow local Councils to manage the development of a local heritage place through either Exemption Certificates or Development Approval, according to the specific outcomes prescribed by the Code. Council may consider the inclusion of additional or alternative measures for development of local heritage places within their planning scheme, however the code for IDAS is considered a reasonable approach when drafting planning codes and policy frameworks for heritage.

### 2.2.2 Local Planning

Accessible and user-friendly heritage provisions are vitally important part of the overall heritage strategy. Simple and effective planning controls are the best way to ensure management objectives for the local heritage places are met while avoiding prescriptive or unnecessary regulations and controls. This includes:

- Ensure plain English is employed in the drafting of policies and frameworks.
- Use of simple codes and concepts, for example consider existing IDAS codes for development and only implement necessary changes in conjunction with this code.
- Consider introducing General Exemption Certificates and/or Exemption Certificate Application mechanisms by Council's CEO, in accordance with recent updates the *Queensland Heritage Act 1992* and *Queensland Heritage Regulations 2015*.
- Avoid using 'character' concepts within the heritage code or overlays.
- Avoid using TLPIs or voluntary initiatives to protect heritage places.

### 2.2.3 Draft Redland City Plan

The Draft Redland City Plan allows for a Schedule of Local Heritage Places, including overlay – as well as a Heritage overlay code – Criteria for assessment (Criteria for assessable development).



## 2.3 Heritage Register

The recognised process for the identification and protection of heritage places in Queensland is generally in the form of a heritage register with an associated schedule of overlay. The following section outlines information relevant to Redland City Council when re-evaluating its current program.

### 2.3.1 Statutory and non-statutory registers

The following statutory and non-statutory registers are relevant in Queensland.

**Table 3:** Statutory and non-statutory heritage registers

Register	Overview
World Heritage List (WHL)	<ul style="list-style-type: none"> <li>• United Nations Educational, Scientific and Cultural Organisation (UNESCO).</li> <li>• Includes places like Fraser Island and Great Barrier Reef.</li> <li>• No places in Redlands currently on the WHL.</li> </ul>
National Heritage List (NHL)	<ul style="list-style-type: none"> <li>• Established under the EPBC Act.</li> <li>• Maintained by the Department of Sustainability, Environment, Water, Population and Communities (Cwlth).</li> <li>• Lists places of nationally important heritage values.</li> <li>• No places in Redlands currently on the NHL.</li> </ul>
Commonwealth Heritage List (CHL)	<ul style="list-style-type: none"> <li>• Established under the EPBC Act.</li> <li>• Maintained by the Department of Sustainability, Environment, Water, Population and Communities (Cwlth).</li> <li>• Lists places of heritage values owned by the Commonwealth, which are of local or State significance.</li> <li>• Former WW2 Receiving Station at Birkdale is currently proposed for entry onto the CHL.</li> </ul>
Queensland Heritage Register (QHR)	<ul style="list-style-type: none"> <li>• Established by the QHA.</li> <li>• Maintained by the Department of Environment and Heritage Protection (Qld).</li> <li>• Currently 24 Places entered on the QHR in Redlands (see Appendix B).</li> </ul>
Register of the National Trust of Queensland (NTQ)	<ul style="list-style-type: none"> <li>• The Queensland branch of the National Trust of Australia, a community-based heritage association.</li> <li>• The National Trust Register is a non-statutory register which was generally superseded in 1992, with the development of heritage legislation in Queensland which permitted local and State heritage register.</li> <li>• 20 Places are currently entered on the NTQ Register. The majority of these are captured on statutory registers, including QHR.</li> </ul>
Local heritage register	<ul style="list-style-type: none"> <li>• Under Part 11 of the QH Act, local governments are required to maintain a local cultural heritage register of heritage values within their respective boundaries.</li> <li>• The register can be adapted to form a schedule and/or overlay in the planning scheme using these provisions.</li> <li>• 46 places are currently entered on the Heritage Place Inventory (See Appendix B).</li> </ul>
Other	<ul style="list-style-type: none"> <li>• Several government departments hold lists and inventories of heritage places which are non-statutory, including Queensland Rail Heritage Inventory (QR), Historic Mines (DNRM), WW2 Places (EHP).</li> <li>• These inventories can assist in identifying known and potential places.</li> </ul>

### 2.3.2 Assessment Methodology

The following methodology was utilised during the review of local heritage places (Stage One) to determine whether a place was found to be of local heritage significance and therefore recommended for entry onto the Redland City Council - Schedule of Local Heritage Places.

### 2.3.3 Entry Criteria

According to the Burra Charter, a place is considered significant if it possesses aesthetic, historic, scientific or social value for past, present or future generations (Article 1.2). These values are reflected in established heritage criteria that are used by all heritage agencies and statutory heritage Acts in Australia.

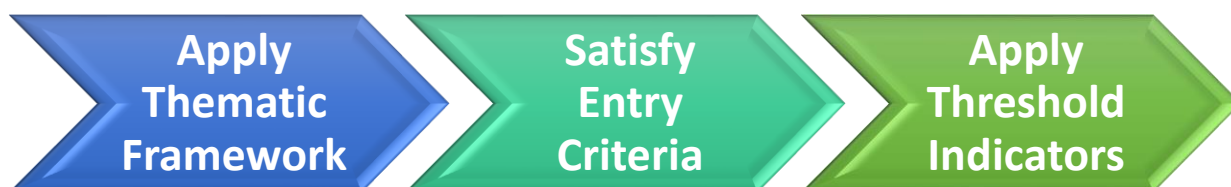
The criteria used to determine if cultural heritage exists is established in the *Queensland Heritage Act* (1992). The criteria are:

**Table 4:** QHR criteria for entry of Local Heritage Places

Criterion for entry onto a local heritage register	
A	If the place is important in demonstrating the evolution or pattern of the local government area's history.
B	If the place demonstrates rare, uncommon or endangered aspects of the local government area's cultural heritage.
C	If the place has potential to yield information that will contribute to an understanding of the local government area's history.
D	If the place is important in demonstrating the principal characteristics of a particular class of cultural places.
E	If the place is important because of its aesthetic significance.
F	If the place is important in demonstrating a high degree of creative or technical achievement at a particular period.
G	If the place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.
H	If the place has a special association with the life or work of a particular person, group or organisation of importance in the area's history.

### 2.3.4 Assessment of Significance

The significance of each place was determined through the application of heritage criteria, accompanied by an assessment of whether or not the place meets the necessary thresholds to be entered on a local heritage register.



**Figure 2:** Approach to determine heritage significance (AHS 2017).

**Table 5:** Assessment Methodology for review of Master List

Assessment Process	Application
1. <i>Apply Thematic Framework</i>	Identify relevant historical themes for a place based upon regional context and its potential for satisfying one or more entry criterion.
2. <i>Satisfy Entry Criteria</i>	Apply significance criteria to determine whether a place: <ul style="list-style-type: none"> <li>• 'is important in demonstrating' or</li> <li>• 'demonstrates' or</li> <li>• 'has potential to yield' or</li> <li>• 'is important because of' or</li> <li>• 'has a strong or special association with' or</li> <li>• 'has a special association with'.</li> </ul>
3. <i>Apply Threshold Indicators</i>	Test whether a place is of local, State or national significance (or not).

### 2.3.5 Summary Results for Review (Stage One)

The following summary results have been provided to Council during Stage One of this review, and have been assessed in accordance with the methodology and approach outlines in this report.

**Table 6:** Summary of Results (Stage One):

Suburb	Demolished	Does Not Threshold	HPR	Other	Priority One	Priority Two	QHR	Total
Amity Point	0	0	1	1	1	0	0	3
Birkdale	6	0	2	4	4	0	0	16
Capalaba	0	0	2	0	0	0	0	2
Cleveland	28	10	8	8	15	19	9	97
Coochiemudlo Island	0	0	3	0	0	0	0	3
Dunwich	0	2	7	2	10	6	5	32
Karragarra Island	0	0	0	0	0	1	0	1
Lamb Island	0	3	4	0	0	2	1	10
Macleay Island	0	3	3	0	0	7	1	14
Mt Cotton	0	3	0	1	2	10	0	16
Myora	0	1	0	0	0	3	0	4
Ormiston	0	1	2	2	0	2	3	10
Peel Island	0	0	0	0	0	0	1	1
Point Lookout	0	2	3	1	0	1	1	8
Redland Bay	7	5	4	5	5	4	2	32
Russell Island	1	0	4	2	1	3	0	11
Thorneside	2	1	0	4	1	0	0	8
Thornlands	1	1	1	1	0	0	0	4
Victoria Point	4	7	1	0	2	5	0	19
Wellington Point	17	6	1	10	10	18	1	63
<b>Total</b>	<b>66</b>	<b>45</b>	<b>46</b>	<b>41</b>	<b>51</b>	<b>81</b>	<b>24</b>	<b>354</b>

Detailed breakdown of the 354 places including Site cards (Citations) for Priority One places are included in the Heritage Options Report (AHS 2017) – See Appendix B.

### 2.3.6 Gaps Identified by Review

The review has identified three archaeological zones for further investigation:

- Trafalgar Vale (Wellington Point).
- Dunwich township (incl. former convict and Benevolent Asylum areas).
- Myora (former mission site).

These are currently proposed for study during Priority Two, however consideration should be given to including them in Priority One listings, if possible. These archaeological zones should be considered in consultation with key stakeholders, including the North Stradbroke Island Museum and QYAC. Additionally, there are identified gaps relating to the regions history associated with the fishing and oyster industries.

Several places have been recommended for investigation during ‘Priority Two’ investigations, however other sites may also be known or could be identified during the course of Council’s day to day business and added to the Master List for prioritised investigation.

## 2.4 Heritage Incentives

### 2.4.1 Previous Initiatives

Redland City Council have previously prepared advice in relation to heritage incentives accordingly:

Study	Comments
2003 – Redland Shire Council (Land Use Planning Group)	<p>This report was undertaken to determine possible incentives in relation to heritage protection in Redlands. At the time Council recognised that population growth and development was placing pressure on the region’s historic buildings and landscapes, while acknowledging community concerns over the extra responsibility of maintaining heritage places. The key recommendations of the report included an incentive package and in 2003 Council resolved to adopt the measures, including:</p> <ul style="list-style-type: none"> <li>• <u>Financial incentives</u> <ul style="list-style-type: none"> <li>○ Rate Rebate: 50% to a maximum of \$1,500.</li> <li>○ Advice and information: Council would cover costs of architectural advice.</li> </ul> </li> <li>• <u>Non-financial incentives</u> <ul style="list-style-type: none"> <li>○ Planning bonus.</li> <li>○ Transferable development rights.</li> <li>○ Advice and Information.</li> </ul> </li> <li>• <u>Synthesis – (Financial and Non-financial)</u> Heritage Protection Agreements.</li> </ul>
2012 – RPS Heritage and Statutory Provisions Review	<p>Council engaged RPS Group to undertake a local heritage review as a background study to the Draft Redland City Plan, including an update of the 1995 Heritage Study completed by Woods and Bagot Architects. The review assessed sites on the Redlands Planning Scheme HPR, and recommended further privately held sites for listing on the proposed Draft City Plan. A draft report was prepared on the Statutory Provisions, a recommended Strategy Action Plan and Implementation, including incentives for owners of a heritage place:</p> <ul style="list-style-type: none"> <li>• <u>Financial</u> <ul style="list-style-type: none"> <li>○ Heritage grants.</li> <li>○ Low interest loans.</li> <li>○ DA Fee waivers.</li> <li>○ Rates reduction / rebate.</li> </ul> </li> <li>• <u>Non-financial</u> <ul style="list-style-type: none"> <li>○ Heritage advisory service.</li> <li>○ Community heritage advisory committee.</li> </ul> </li> </ul> <p>The study also made recommendations regarding community engagement and implementation:</p> <ul style="list-style-type: none"> <li>• Community consultation.</li> <li>• ‘User-friendly’ and Accessible Frameworks.</li> <li>• Information and guidance.</li> <li>• Heritage awards.</li> <li>• Heritage festivals.</li> <li>• Heritage interpretation.</li> <li>• Heritage publications.</li> </ul>

The following pages outline heritage incentives undertaken by other Councils in Queensland which are relevant to this review.



## 2.4.2 Other Councils

### Brisbane City Council

Brisbane City Council's Heritage Incentive Scheme offers professional advice and financial assistance to owners of local heritage-listed properties. This is accessible in the form of free expert conservation advice, including:

- Assistance with specific heritage work.
- Briefs for conservation studies.
- Reuse strategies for maintaining the architectural integrity of heritage properties (where required).
- Development applications.

Financial assistance is available through heritage grants, providing private owners with funding for conservation work. Council reimburses approved owners for allocated grants when work on a heritage listed property is undertaken. Documentation and conservation work are eligible for heritage grants, provided it is over the value of \$1000. A range of grants exist, including small grants up to \$3000, not exceeding 30% of total cost and large grants of up to \$15,000, not exceeding 20% of total cost. Grants for non-profit organisations are available up to \$15,000 and must not exceed 40% of the conservation project cost.

### Gold Coast City Council:

Gold Coast City Council has a range of services to assist owners and the public in matters relating to heritage. Their Heritage Guideline Series offers strategies and advice for conserving and maintaining heritage places, and professional advice is available to owners of heritage-listed properties such as development and architectural advice to assist in development processes. Development bonuses are also possible when a heritage place is conserved using alternative development solutions under the Council's Planning Scheme. Additionally, private owners will receive support through Council events and publications.

### Ipswich City Council:

Ipswich City Council provides a Heritage Adviser Service under their Ipswich Heritage Program. The Council has appointed a heritage adviser who is available for free consultations by appointment. The heritage adviser is an experienced conservation architect who provides free advice to owners of heritage properties regarding conservation and architecture. Financial support is available through the waiving of certain fees (when applicable). The City developed a 'Heritage Education Kit', which is specific to Ipswich's historical themes and its heritage, and is distributed to schools and libraries, and available online.

### Fraser Coast Regional Council:

Fraser Coast Regional Council offers assistance and incentives to the owners of places on the Local Heritage Register. Council provides professional advice and financial assistance, including free planning advice and an information resource, fact sheets and heritage information on its website. Financial incentives include fee waivers for applications (where applicable) and waiving fees for concurrency agency advice (where applicable). Council also offers the services of a suitably qualified person (e.g. heritage consultant) for proposed development at no cost to the applicant to undertake an assessment of the proposal. Under the Fraser Coast Streetscape Scheme which aims to upgrade facades, Council provides grant funding to a maximum of \$2500 (dollar for dollar) per property for local heritage places.

Toowoomba Regional Council:

Toowoomba Regional Council offers free heritage advice via their Heritage Advisory Committee (HAC). HAC assisted Council in establishing its Heritage Advisory Service, where a heritage adviser delivers free advice to residents on renovation and redevelopment of their property. The heritage adviser is an experienced conservation architect and instruction on maintaining the heritage and character of historic properties and their environment. This service typically offers advice on colour schemes, extensions, verandahs, carports and garages, awnings, fencing, and gardens. Additionally, Council have implemented a CBD Heritage Incentive Scheme, offering grants for external works on heritage places that will improve the building aesthetically. The scheme is open to local and state listed properties and Council contributes \$1 for every \$2 spent, for a maximum of \$10,000 per project.

Sunshine Coast Regional Council:

Sunshine Coast Regional Council provides a number of heritage conservation initiatives with financial assistance from the Heritage Levy Program. Council offers the provision of assistance with emergent heritage issues through the establishment of a Heritage Advisory Service to enable heritage property owners to receive free advice before starting development works.

**The following table outlines a summary of Heritage Incentives implemented by the abovementioned Councils.**

Councils	Information and Guidance	Heritage Advisory Service	Financial Support/Benefits	Education and Promotion
Brisbane City Council	<ul style="list-style-type: none"> <li>• Fact sheets covering <ul style="list-style-type: none"> <li>○ Signage.</li> <li>○ General conservation.</li> <li>○ Technical conservation advice.</li> <li>○ Recognising and identifying housing and garden styles.</li> <li>○ Design guidelines.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Expert conservation advice.</li> <li>• Fact sheets <ul style="list-style-type: none"> <li>○ Heritage.</li> <li>○ Conservation.</li> <li>○ Character.</li> <li>○ Repair/refurbishment.</li> </ul> </li> <li>• Heritage information on website.</li> </ul>	<ul style="list-style-type: none"> <li>• Heritage grant schemes.</li> </ul>	<ul style="list-style-type: none"> <li>• Heritage walks and trails <ul style="list-style-type: none"> <li>○ Brisbane Central heritage walk.</li> <li>○ Aboriginal culture trails.</li> <li>○ Suburb heritage trails.</li> <li>○ Downloadable podcast walks ('Colonial Brisbane Heritage').</li> </ul> </li> </ul>
Gold Coast City Council	<ul style="list-style-type: none"> <li>• Local heritage register brochure which explains criteria, historical themes, and history of Gold Coast.</li> <li>• Heritage Guidelines Series.</li> </ul>	<ul style="list-style-type: none"> <li>• Gold Coast City Council Heritage Team.</li> <li>• Development and architectural advice.</li> </ul>	n/a	<ul style="list-style-type: none"> <li>• Heritage festivals – an active program of heritage events and activities including an annual Heritage Expo and Fair.</li> <li>• Heritage walks, trails and historical markers.</li> <li>• Publications – brochures.</li> </ul>
Ipswich City Council	<ul style="list-style-type: none"> <li>• Brochures <ul style="list-style-type: none"> <li>○ Character provisions</li> </ul> </li> <li>• Heritage Education Kit <ul style="list-style-type: none"> <li>○ Historical themes</li> <li>○ In all schools/libraries and online</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Part time heritage adviser (an experienced conservation architect)</li> </ul>	<ul style="list-style-type: none"> <li>• Waiving of certain application fees</li> </ul>	<ul style="list-style-type: none"> <li>• Heritage award scheme – Awards for Excellence and the Ron Brown Memorial Heritage Conservation Awards</li> <li>• Heritage walks and trails – trails and historical markers</li> <li>• Heritage Seminar Series</li> <li>• Scholarship Program</li> </ul>
Toowoomba Regional Council	<ul style="list-style-type: none"> <li>• Guidance documents on redevelopment</li> <li>• Heritage Advisory Notes</li> <li>• Illustrated guide to 'typical' heritage house styles in the region</li> </ul>	<ul style="list-style-type: none"> <li>• Free heritage advisory service, supported by guidance notes</li> </ul>	n/a	<ul style="list-style-type: none"> <li>• Publications – regional heritage treasures booklet</li> </ul>
Fraser Coast Regional Council	<ul style="list-style-type: none"> <li>• Fact sheets created in conjunction with local heritage register</li> </ul>	<ul style="list-style-type: none"> <li>• Free heritage advisory services by heritage professionals</li> </ul>	10% General rate rebate	<ul style="list-style-type: none"> <li>• Heritage awards</li> <li>• Maryborough Open House</li> </ul>

Councils	Information and Guidance	Heritage Advisory Service	Financial Support/Benefits	Education and Promotion
Sunshine Coast Regional Council	<ul style="list-style-type: none"> <li>Heritage discovery guide</li> </ul>	<ul style="list-style-type: none"> <li>Heritage advisory services (offset by Heritage Levy of \$8 p/a).</li> </ul>	n/a	<ul style="list-style-type: none"> <li>Biannual 'Sunshine Coast Heritage Showcase'</li> <li>Downloadable apps and digital heritage engagement</li> <li>History/heritage walks</li> <li>Digital stories</li> <li>Name origin directory</li> <li>Heritage projects</li> </ul>



## 2.5 Public Engagement Strategy

Meaningful community consultation and engagement regarding the proposed addition of places onto the Schedule of Local Heritage Places must be supported by a robust public engagement strategy which includes adequate information to allow property owners to understand the implications of listing, alongside broader opportunities within the community locally and regionally.<sup>1</sup>

### 2.5.1 Engagement with Owners

The provision of information and guidance on heritage planning controls and technical advice can be an invaluable way of informing and educating property owners. Guidance and advice can cover the implications of heritage listing, the ways in which maintenance and repairs should be carried out as well as the ways in which acceptable development proposals can be formulated.

Rather than an open forum, it is recommended that focused community consultation is undertaken at the time of listing new places on the local heritage schedule and overlay, which includes the following components:

1. Workshop(s) with key stakeholder groups including Councillors, Officers, local historical societies and community groups to outline how the project has been developed and the process for entry of places in the future (enabling communities to enter places themselves if they wish).
2. Ensure correct public notification compliant with Part 11 of the QHA is followed when proposing the entry of local heritage places on a local heritage register.
3. Following written notifications to property owners and adequate public advertisement, allowance should be made for 'one-on-one meetings' with those property owners who have concerns or raise objections to the inclusion of their property on the schedule.
4. A heritage expert should attend such meetings to explain the reason for the proposed listing and the implications. The use of one-on-one meetings is common throughout regional Qld and has proven results.
5. Ideally, guidance should be provided along with notification letters, which generally includes fact sheets and on-line tools, along with media releases. A web-based approach to disseminating information and receiving feedback is also recommended. This could be a specific link on the Council's website which explains the heritage listing process and provides online guidance on the register and the implications of being included on it. This system allows individuals to provide confidential feedback.

User-friendly and well-illustrated guidance can help shape development proposals and provide some certainty on the types and forms of development likely to be granted development approval by Council. Ideally such guidance should be available prior to the listing of additional heritage places on the local heritage register as part of the overall promotion and education program to support the initiative.

### 2.5.2 Exemplars/Case Studies:

Online heritage guidance documents are available on several Queensland LGA websites and throughout other states. Some examples are outlined below.

- Brisbane City Council: have produced a series of fact sheets covering signage; general conservation matters such as 'conservation of heritage places' and 'preparing a conservation plan'; technical conservation advice including repair and refurbishment issues around painting, cast iron and

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<sup>1</sup> The following information has been adapted from the Redland Heritage Review (RPS 2013).

galvanised iron roofs; recognising and identifying housing and garden styles; and, design guidelines including 'altering character houses/buildings'.

<https://www.brisbane.qld.gov.au/planning-building>

- Gold Coast City Council have a local heritage register brochure which explains the criteria for properties to be included as well as several glossy publications based on historical themes and the history of the Gold Coast and specific locations. These publications on the heritage of the Gold Coast include 'Everyone knew everyone, a community history of Burleigh Heads' and 'Now and Then, a Gold Coast journey from the past to the present'.

<http://www.goldcoast.qld.gov.au/thegoldcoast/gold-coast-history-heritage-71.html>

- Ipswich City Council guidance includes a character provisions brochure which explains which approvals are required for various works to character places and a range of guides on typical Ipswich house types based on their date and typology. They have also produced a 'Heritage Education Kit' aimed at primary and secondary school teachers containing guides on key historical themes in evidence in the LGA. The kit is distributed to regional schools and libraries.

[http://www.ipswich.qld.gov.au/about\\_ipswich/heritage](http://www.ipswich.qld.gov.au/about_ipswich/heritage)

- Fraser Coast Regional Council have several fact sheets created in conjunction with an update of their local heritage register in July and August 2011 which brought the total number of local heritage places to 144. The fact sheets address frequently asked questions; provide an explanation of what a local heritage register is and the process for lodging an application.

<http://www.frasercoast.qld.gov.au/local-heritage-register>

- Gladstone Regional Council have several fact sheets created in conjunction with an update of their local heritage register in 2013, which brought forward a compliant local heritage register and overlay. The fact sheets address frequently asked questions; provide an explanation of what a local heritage register is and the process for lodging an application.

<http://www.gladstone.qld.gov.au/local-heritage-register>

### 2.5.3 Education and Promotion

Education and promotional activities can help to cultivate a positive attitude towards heritage conservation amongst property owners and the general public. Furthermore, it encourages public support and appreciation of the need for and benefits of heritage protection.

Education and promotional activities are closely allied to heritage tourism. Positive community-based initiatives with cultivated local media support can help to balance any bad publicity or negative media coverage that can occur in connection with local listing programmes. Whilst these activities are not normally undertaken during the development of a local heritage register or overlay, they are recommended for consideration on the basis that they greatly assist a region promoting its prominent heritage places within the region. Common initiatives include:

- Heritage award schemes – awards which recognise exemplary heritage conservation projects such as sympathetic restoration works and innovative adaptive reuse projects raise public awareness of the benefits of heritage conservation as well as encouraging good conservation practice. Many Councils run award programs of this kind indicating the positive publicity benefits that they can bring. Ipswich City Council has two awards which relate to heritage conservation: 'Awards for Excellence' and the 'Ron Brown Memorial Heritage Conservation Awards'.
- Heritage Festivals – community-based festivals or fairs which are based on the many aspects of heritage from traditional crafts to local history information. Examples include the Gold Coast City Council who has an active program of heritage events and other activities ranging from community-based exhibitions through to an annual Heritage Expo and Fair which involves over 40 pavilions and marquees showcasing the Gold Coast's history and heritage.

The Sunshine Coast Regional Council run a Biennial Sunshine Coast Heritage Showcase featuring educational and entertaining activities which attracts up to 1000 people from across SEQ and beyond. The showcase is funded by the Council's heritage levy with a budget of \$10,000 allocated towards it over the financial years 2010/11, 2011/12 and 2012/13. Fraser Coast Regional Council, Brisbane City Council and Toowoomba Regional Council are also involved with an Open House Scheme, which allows access to public and privately listed properties annually.

- Heritage interpretation – this can take the form of heritage trails and networks as well as public exhibitions and heritage-based public art programs. They can encourage walking, riding and driving trails and help to build heritage and cultural precincts. Redland City Council has created several heritage trails with interpretative signage in place at several heritage places (including those currently included on the HPR). There is the opportunity to expand this initiative to other locations within Redlands and via other forms of media. Many councils in SEQ have heritage walks and trails including Brisbane City Council who have a 'Colonial Brisbane Heritage Walk' which can be downloaded as a podcast, Sunshine Coast Regional Council, Gold Coast City Council and Ipswich City Council who have a range of heritage trails and historical markers.
- Publications – promotional heritage publications can help to promote community awareness, understanding and appreciation of heritage and local history. Several Councils in SEQ produce such publications including the Gold Coast City Council who produce a range of glossy brochures about the heritage and history of the Gold Coast which are downloadable from the Council's website and have often been prepared in conjunction with exhibitions. Toowoomba Regional Council's Heritage Advisory Committee have produced a 'Regional Heritage Treasures' booklet based on nominations by residents of places or items they consider deserve recognition for their contribution to the traditions or culture of the region.
- Media – stories in local newspapers and Council newsletter, good news stories, can help promote a positive message with regard heritage protection and management. Such stories could cover successful refurbishment and adaptive reuse projects by residents as well as general information and advice on heritage matters such as repair and maintenance tips.

## 3 Compensation Risks

### 3.1 Overview

This section outlines the results of a preliminary review with regard to sections 704-706 of *Sustainable Planning Act 2009* to confirm if any properties recommended for priority listing onto the Schedule of Local Heritage Places are likely to result in liability for Council to pay compensation for a 'reduced value in the interest of land.'

The following points outline the results of this review, including necessary measures in which such risks should be managed:

1. Section 124 of the *Queensland Heritage Act 1992* applies if a place is entered in a local government's local heritage register (under Division 3).
2. For the purposes of the *Planning Act 2016*, (Chapter 9, part 3), the entry of the place in the local heritage register is taken to be a change to the local government's planning scheme.
3. An owner of the place at the time the entry happens is entitled to claim compensation under the S.704 of the *Planning Act 2016*, in relation to the change.

For claiming compensation:

- a) The change mentioned in point 3 above has effect as if the local government's planning scheme were amended to the extent of the change; and
- b) The local government's planning scheme that was in effect before the heritage listing happens is taken to be a superseded planning scheme under the *Planning Act*; and
- c) The *Queensland Planning Act*, (Chapter 9, Part 3), applies in relation to the claim with any necessary changes.

It is therefore possible that an owner of an interest in land that is entered on a local heritage register (including schedule or overlay) is entitled to be paid reasonable compensation by a local government if—

- (a) a change reduces the value of the interest; and
- (b) a request is made to a local government (under Chapter 3, Part 2, Division 5)—
  - (i) to apply a superseded planning scheme to the carrying out of assessable development; or
  - (ii) to assess and decide a proposed development application under a superseded planning scheme; or
  - (iii) to—
    - a. accept a request for compliance assessment of development that is assessable development and was development requiring compliance assessment under a superseded planning scheme; and
    - b. assess and decide the request under the superseded planning scheme; and
    - c. the local government decides to refuse the request; and
    - d. a development application for a development permit has been made for the development for which the request was made; and
    - e. the application is assessed having regard to the planning scheme and planning scheme policies in effect when the application was made; and
    - f. the assessment manager, or, on appeal, the court or building and development committee—
      - (i) refuses the application; or
      - (ii) approves the application in part or subject to conditions or both in part and subject to conditions.



The timeframes for entitlement is generally 12 months from the date of entry of the place onto the local heritage register, in which time a development application must be lodged and subsequently refused by Council. If a claim for compensation is not made within this 12-month period (in accordance with SPA), the ability for an owner of an interest in land that is entered on a local heritage register to receive compensation is considered to have expired.

### **3.2 Management of Compensation Risk**

Generally, owners of heritage places entered on the schedule and overlay are only required to make an application when Development occurs, such as:

- Building and Operational Works.
- Material Change of Use.

In most cases, Councils in this situation are generally compelled to approve any development application for a local heritage place that has been lodged at the time of notification of the place onto the register or overlay, (or in some cases made within the initial 12-month period of entry onto the local heritage register if a refused application potentially reduces the value of the interest), as if the place were NOT entered on the local heritage register. This action is considered the same outcome as accepting the application under the equivalent of a superseded planning scheme outlined in S.704 of SPA.

Whilst there are some possible exceptions, this approach is considered to alleviate any risk to Council for payment of compensation to an owner of an interest in land that is entered on a local heritage register (including schedule and overlays), including those prioritised by this review.

## 4 Implementation Advice

An implementation strategy is an important part of the required program to identify, protect and promote Redland's heritage. This section outlines a recommended implementation strategy for places of local significance – (informed by the outcomes completed by this review), as well as known strategies from other local councils that have proven successful.

### 4.1 Previous Advice

A range of previous studies have also been undertaken by RCC, which outline key approaches to implementation, including financial and non-financial incentive schemes, appropriate planning instruments, community consultation, awareness and education as well as interpretation, awards and festivals associated with Redlands heritage across the region.

The most detailed advice was previously provided by RPS in 2013: *Redland Heritage Review, Redland City Council Heritage Review and Statutory Provisions Review & Heritage Strategy (Draft 2013)*, which has been heavily utilised for the formulation of this implementation advice.

### 4.2 Planning Scheme

As outlined, Council have recently resolved to prepare a new planning scheme, which is referred to as the Draft Redland City Plan (2017).

Review of the Draft Redland City Plan finds that the Plan appears sound from a heritage perspective, based upon the framework outlined in Section 2.

**Table 7:** Review of Draft Redlands Planning Scheme

Draft Redland Planning Scheme Review	
<u>Accessible and user-friendly heritage provisions:</u> Ensure plain English is employed in policies and frameworks.	✓
<u>Use of simple codes and concepts,</u> for example consider the existing State IDAS codes for development and only implement necessary changes in conjunction with this code.	✓
<u>Consider introducing General Exemption Certificates and/or Exemption Certificates Application mechanisms</u> by Council's CEO, in accordance with recent updates the <i>Queensland Heritage Act 1992</i> and <i>Queensland Heritage Regulations 2015</i> .	💡
<u>Avoid using 'character' concepts</u> within the heritage code or overlays.	✓
<u>Avoid using TLPI / voluntary initiatives to protect heritage places:</u> (use QHA based heritage register / schedule)	✓

### 4.3 Heritage Register

The brief required the development of a methodology for priority ranking of places for potential entry on the schedule. The following advice applies generally:

- A staged approach is recommended for the entry of local heritage places onto the Local Heritage Place Schedule – in accordance with the detailed advice provided in the Redland City Council Heritage Options Report (AHS 2017).

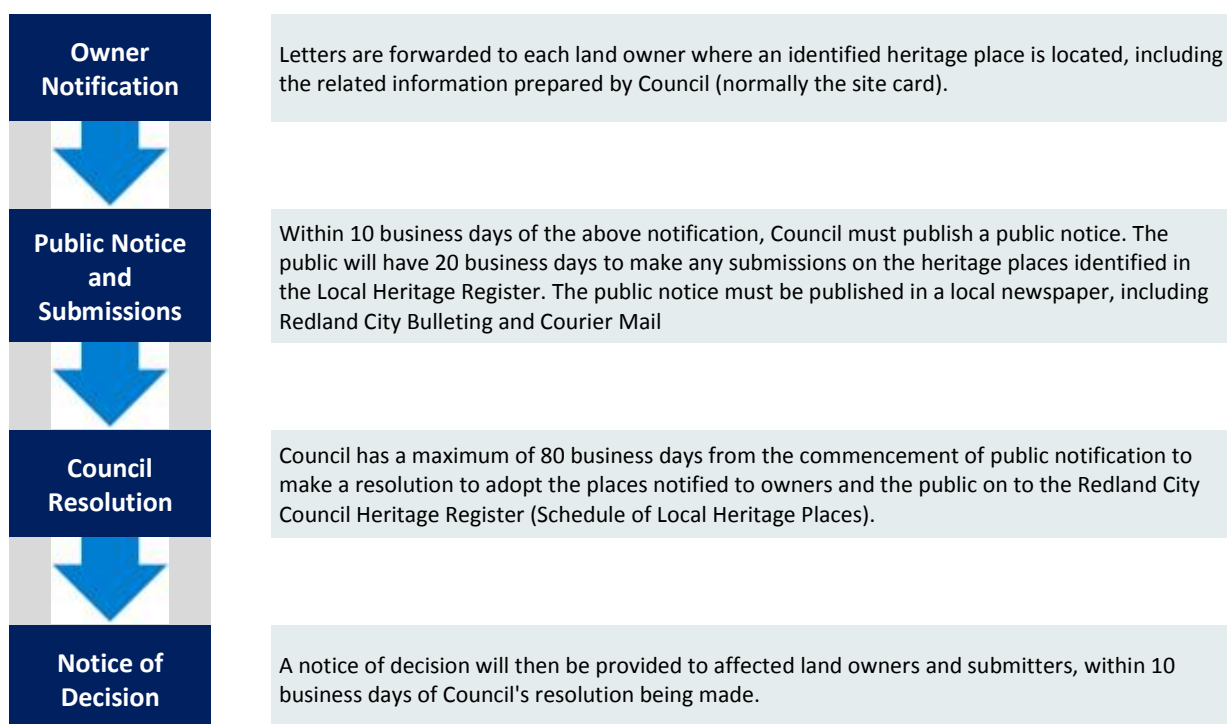
- Site cards have been prepared for Priority One places to be entered on the Local Heritage Place Schedule, which include a significance statement to ensure they are compliant with the *Queensland Heritage Act 1992*.
- Existing Heritage Place Register (HPR) places have also been updated to ensure they are compliant with existing conditions abovementioned and should be added to the Local Heritage Place Schedule also.
- State registered places should be removed from the HPR, in-line with recent legislative changes. State heritage places should not be included on the Local Heritage Place Schedule.
- A public engagement strategy should be developed, (including allowance for 'one on one' session with owners, associated press release and community awareness programs).
- An appropriate public notification program, including notification to owners in compliance with Part 11 of the QHA, must be followed which meets necessary compliance requirements (see below).

#### 4.3.1 Notification to Owners for proposed entry of a place

Part 11 of the *Queensland Heritage Act 1992* prescribes the actions that a local government must undertake to adopt, create, add or remove places from a Local Heritage Register. Accordingly, Council will be required to commence the process required under the QHA in relation to the heritage places recommended for inclusion in the Local Heritage Register.

Importantly, owners of identified places, and the public, must be notified before a place can be formally entered in Council's Local Heritage Register (Schedule of Local Heritage Places). Council must also take into consideration any submissions made about the proposed entry of a place in the Register before the place can be adopted by Council.

The process for notification must comprise the following steps:



**Figure 3:** Approach to notify owners of local heritage places proposed for listing (adapted from GRC, 2017).

#### 4.4 Develop Heritage Incentive Programs

It is generally recommended that heritage incentives are developed at the same time as the heritage register is implemented to help in promoting support for heritage listing, particularly with owners. Recommended heritage incentives for Redland City Council to consider for implementation include:

**Table 8:** Recommended Heritage Incentives

<b>Financial Incentives</b>	
Heritage Grants	<ul style="list-style-type: none"> <li>Heritage grant schemes for maintenance, planning and conservation, either capped dollar for dollar funding or capped funding per place, per annum is considered one of the best options for financial incentives. Brisbane City Council are probably leading this area. A nominal figure of \$50K per annum is suggested.</li> </ul>
Rates rebates	<ul style="list-style-type: none"> <li>Found to be difficult to administer and could be more costly than the subsidy provided. Not recommended.</li> </ul>
Development application fee waivers	<ul style="list-style-type: none"> <li>Waiving of lodgement fees for Development Applications could be considered by Council.</li> </ul>
<b>Non-financial Incentives</b>	
Heritage advisory service	<ul style="list-style-type: none"> <li>Guidance to owners prior to and following the listing of properties, including 'one on one' sessions and technical assistance regarding the implications of heritage listing with owners is vitally important for the success of a heritage program and recommended for urgent implementation.</li> <li>Heritage advisory services including pre-lodgement advice and design advice for owners making alterations to properties should also be considered.</li> </ul>
Guidance information: Fact sheets, design guidelines, newsletters	<ul style="list-style-type: none"> <li>Preparation of documents to assist owners with their places, including fact sheets, conservation advice, design guidelines, thematic history publications are all beneficial, as well as access to historical files held by Council libraries for owners.</li> <li>At minimum, fact sheets regarding 'what does it mean if my place is entered on the schedule' including how to make a submission during the notification period, should be prepared prior to any proposal to enter privately owned properties onto the Schedule. On-line information and organised press releases should be programmed alongside any proposal to notify owners.</li> </ul>
Education and promotion	<p>Heritage award schemes</p> <ul style="list-style-type: none"> <li>Heritage festivals.</li> <li>Heritage interpretation – trails/public exhibitions.</li> <li>Publications in media.</li> </ul> <p>These should be considered in the future, once the entry of places onto the Schedule has been completed and recommended incentives are in place.</p>

#### 4.5 Public Engagement

Public engagement must include independent strategies to engage with owners of heritage places (outlined in associated sections of this review) as well as the wide community, where there are many opportunities to utilise public engagement for positive outcomes. Implementation advice for the notification of Priority One places includes the following:

Avoid open forums – undertake focused community consultation, which includes:

1. Workshop(s) with key stakeholders (see section 2).
2. Ensure correct public notification compliant with Part 11 of the QHA (see section 4.2).
3. Following notification, allowance should be made for 'one-on-one meetings'.
4. Involve a heritage expert.
5. Publish guidance information (see section 4.4).



Public engagement, including community education and promotional programs, can also assist in maintaining broader community support for heritage conservation within a community. Further initiatives to consider include:

- Heritage advisory services: This includes wider engagement opportunities such as community seminars and workshops, brochures, newsletters, guidelines and public education programs.
- Heritage festivals: Festivals or events are an opportunity to allow access to often restricted heritage places while promoting engagement with local heritage. This can be a standalone community event or linked with broader state and national festivals, which have become quite popular in other regions (E.g. NTQ Heritage Festival, Brisbane / Maryborough Open House).
- Heritage interpretation: This can include walks and trails, tours, public exhibitions, programs, visual displays, interpretive signs, information signs, publications and interactive experiences. These can be print or digital, and include interactive maps, downloadable histories accessible by the residential community or visiting public.

Priority measures for public engagement are generally developed in detail within a Public Engagement Strategy, which is required by Council prior to notification of Priority One places.

## 5 Conclusions and Recommendations

### 5.1 Conclusions

This report outlines the results of the European Heritage Review, including advice surrounding strategy implementation and public consultation completed for Redland City Council, based upon the agreed Project Plan (14/11/2016).

#### 5.1.1 Summary Results (Stage One)

The following conclusions and recommendation are provided by this review:

1. A Master List (access database) has been developed, which captures all of information from previous review(s), for 354 places.
2. A desktop review of the Master List and site visits for each place (from public vantage points for private properties) has been completed. Results from this review identified gaps in research for the majority of places previously studied, as well as some gaps in the required thematic framework at Cleveland, which have now been resolved.
3. A staged approach has been developed for the entry of recommended places onto the heritage schedule and overlay, commencing with 'Priority One' places, followed by 'Priority Two' places in the subsequent period.
4. Site cards have been prepared for 'Priority One' places to be entered on a schedule. The site cards contain meet industry standards and include a significance statement to ensure they are compliant with the *Queensland Heritage Act 1992*.
5. Existing Heritage Place Register (HPR) places are also proposed for updated site cards, to ensure they are compliant with existing conditions abovementioned.
6. Places which do not hold local heritage value, contained on the Master List, including places that have been demolished have been verified and removed from assessment program.

Summary results for the abovementioned review are attached in Appendix B.

#### 5.1.2 Further Gaps

The review has identified three archaeological zones for further investigation:

- Trafalgar Vale (Wellington Point).
- Dunwich township (incl. former convict and Benevolent Asylum areas).
- Myora (former mission site).

These are currently proposed for study during Priority Two, however consideration should be given to including them in Priority One listings, if possible. These archaeological zones should be considered in consultation with key stakeholders, including the North Stradbroke Island Museum and QYAC. Additionally, there are identified gaps relating to the regions history associated with the fishing and oyster industries.

Several places have been recommended for investigation during 'Priority Two' investigations, however other sites may also be known or could be identified during the course of Council's day to day business and added to the Master List for prioritised investigation.

### 5.1.3 Summary Results (Stage Two)

Stage Two of this review includes advice for Council's to adopt an appropriate heritage strategy which considers the entry of places onto a local heritage schedule and overlay (Stage One) and includes advice to facilitate management of these places under statutory and non-statutory frameworks.

Detailed advice for Stage Two (heritage strategy, implementation and public engagement) is outlined within the following sections of this report:

- 3.3 Statutory and Non-Statutory Measures.
- 3.4 Compensation Risks.
- 3.5 Implementation Advice, (including heritage incentives).
- 3.6 Public Engagement Strategy.

Importantly, this review outlines the necessary steps for implementation of a suitable Heritage Strategy to coincide with the entry of the prioritised places identified by this review, these are:

**Table 9:** Summary advice for implementing recommended heritage strategy

Strategy Component	Action
Planning Scheme	<ul style="list-style-type: none"> <li>• Council should prepare and undertake an amendment to the Planning Scheme to allow for the recommended Schedule of Local Heritage Places to be updated - in line with advice provided within the Heritage Options Report (AHS 2017).</li> <li>• Consider introducing General Exemption Certificates and/or Exemption Certificates Application mechanisms by Council's CEO, in accordance with recent updates the <i>Queensland Heritage Act 1992</i> and <i>Queensland Heritage Regulations 2015</i>.</li> </ul>
Implement updated Local Heritage Register (Schedule)	<ul style="list-style-type: none"> <li>• A staged approach is recommended by this review for the entry of recommended places onto the heritage register (and subsequent schedule and overlay), commencing with Priority One places, followed by Priority Two places in the subsequent 12-24 months.</li> <li>• Site cards have been prepared for any places proposed to be entered on a schedule or overlay, which demonstrates how they meet these requirements. The site cards include a significance statement to ensure they are compliant with the <i>QHA</i>.</li> <li>• Existing Heritage Place Register (HPR) places should also be considered for update, to ensure they are compliant with conditions abovementioned.</li> <li>• HPR places which are entered on the QHR should be removed from the Schedule.</li> <li>• An appropriate public notification program, including notification in compliance with Part 11 of the <i>QHA</i>, must be followed which meets necessary compliance requirements (See Point 4 below).</li> </ul>
Develop Heritage Incentive Programs	<ul style="list-style-type: none"> <li>• Council should review the mechanisms and costs for heritage incentives, ensuring an appropriate program is in place prior to the notification of publicly owned places.</li> <li>• The incentives scheme should consider advice contained in this report when considering a suitable program.</li> </ul>
Public Engagement	<ul style="list-style-type: none"> <li>• Council should prepare and undertake an effective Public Engagement Strategy</li> <li>• Public engagement must include independent strategies to engage with owners of heritage places (outlined in associated sections of this review) as well as the wide community, where there are many opportunities to utilise public engagement for positive results.</li> </ul>

## 5.2 Recommendations

The following recommendations have been developed to assist with the management and implementation of the Schedule of Local Heritage Places and associated overlay, recommended by this review:

AHS recommends that Redland City Council:

1. Accepts the recommended 'Priority One' places are to be added to the (current draft) Redland City Plan Heritage Schedule via a Planning Scheme Amendment in 2017/18, as outlined in the Redland City Council Heritage Options Report (AHS 2017)
2. Considers and implements the possible range of heritage incentives for owners of local heritage places (as identified in section 3 of this report).
3. Considers and implements a strategy that develops the advice provided in this report with regards to implementation and public engagement requirements.
4. Proceeds with the notification of the recommended Schedule of places as part of the new planning scheme to enable consultation with the owners of places identified in the study.
5. Enters the places, following consultation (and subject to consideration of submissions) into the local heritage overlay in the new planning scheme, in accordance with the provisions of the *Queensland Heritage Act 1992* and other relevant instruments.
6. Undertakes further review and assessment of 'Priority Two' places recommended by this review (as outlined in Appendix B of this report) following completion of Priority One' places, allowing sufficient access and resources to enable adequate research and consultation with owners of these places.



## Appendices

### Appendix A –List of Supplied Background Studies

Ann Wallin & Associates Pty Ltd

*An Assessment of the Historical Cultural Heritage of the Southern Moreton Bay Islands, Redland Shire (1997).*

Woods Bagot et al

*Redland Heritage Study Vols 1-3 (2000).*

Tracey Ryan

*People and places of Cleveland Point, 1852-1889 (BA Hons Thesis, 2000).*

Mary Howells

*A History of Fernbourne Precinct, Wellington Point, (Post Graduate Diploma in Arts (History) 1997, UQ).*

Redland Shire Council

*Temporary Local Planning Instrument – Cultural Heritage Significance of Redland Shire – Inventory of Heritage Places (2001).*

*Report on Possible Incentives Relating to Heritage Protection in Redland Shire, Land use Planning Group (2003)*

RPS

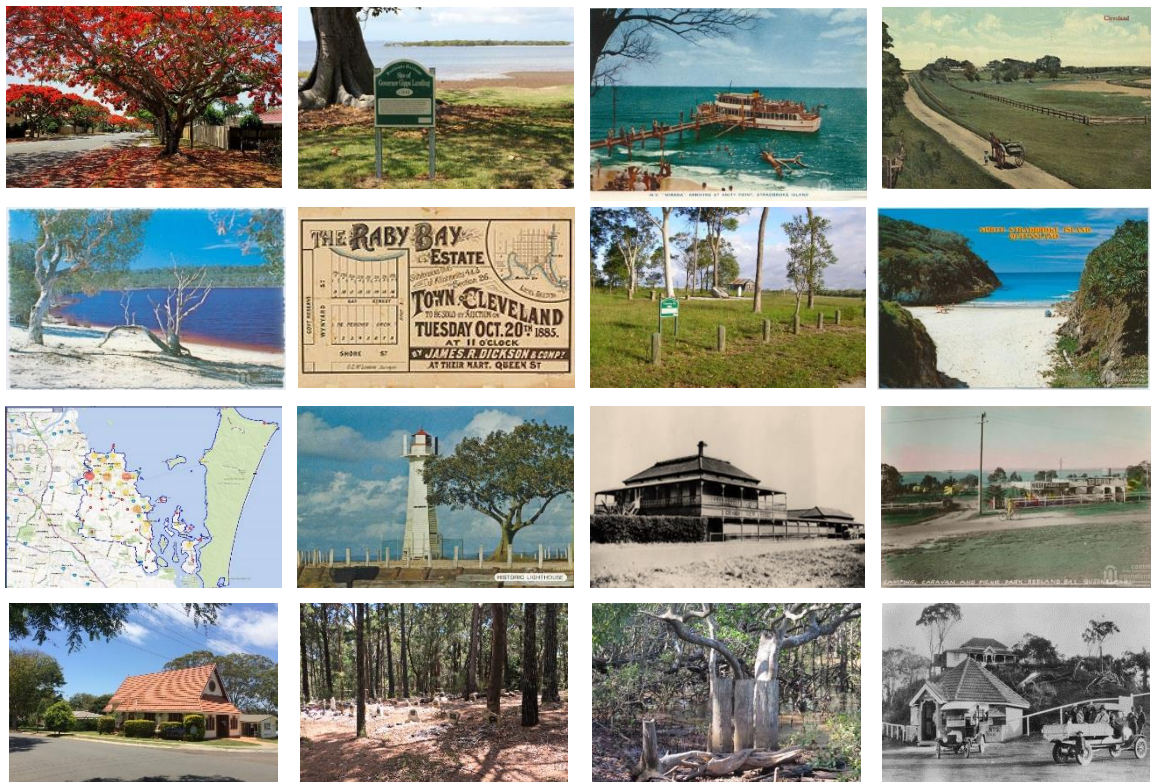
Redland Heritage Review

*Redland City Council Heritage Review and Statutory Provisions Review & Heritage Strategy (Draft 2013).*

## Appendix B –Heritage Options Report (AHS 2017)

# EUROPEAN HERITAGE REVIEW (LOCAL HERITAGE STUDY)

HERITAGE OPTIONS REPORT for Redland City Council  
(February 2017)



Australian Heritage Specialists Pty Ltd

Contact details are:

Linda Gall

Principal Consultant

ABN: 51 605 153 419

PO Box 5940, Manly, 4179

Tel: (07) 3369 1955

Email: [linda@ahspecialists.com.au](mailto:linda@ahspecialists.com.au)

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0	03/02/2017	Draft report	GB, BG	LG
1	06/02/2017	Report for issue	BG	AW
2	12/06/2017	Updated report	GB, BG	LG



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## Glossary of Terms

Term	Abbreviation	Definition
Australian Heritage Specialists Pty Ltd	AHS	Commissioned Heritage Consultants
Commonwealth Heritage List	CHL	Database of Commonwealth heritage places.
Department of Environment and Heritage Protection	EHP	State department for historic heritage matters.
Heritage Place Register	HPR	Existing places entered on the Redland Planning Scheme overlay
Redland City Council	RCC	Local Government Authority / Project owner
National Heritage List	NHL	Database of National heritage places.
Queensland Heritage Register	QHR	Database of State heritage places.
Temporary Local Planning Instrument	TLPI	Redland TLPI developed in 2001 (now expired)

# 1 Introduction

## 1.1 Project Scope

Australian Heritage Specialists Pty Ltd (AHS) have been commissioned by Redland City Council (RCC) to undertake the Redlands European heritage review (review).

The purpose of the review is to provide information that will enable RCC to re-evaluate its current approach to local heritage protection in the City, in conjunction with local Planning Scheme amendments underway. Council has previously sought to regulate places of local heritage significance through its Planning Scheme, including those that are located on land under the control of Council and/or the State, (TLPI and HPR) however no privately listed properties are currently included.

The scope of the review considered the existing research and has prepared a prioritised list of all places in the City, including a number of public and privately owned places which are recommended by AHS for inclusion as a schedule in the Redlands Planning Scheme overlay, as they have been found to be of local heritage significance to Redlands.

## 1.2 Standards and Guidelines

AHS has assessed the Master List places against the relevant criteria contained in the *Queensland Heritage Act 1992*, *IDAS, Planning Act 2016 (PA)* and *Sustainable Planning Act 2009 (SPA)*, as well as ICOMOS Burra Charter.

The Qld Government Guidelines, *Assessing Cultural Heritage Significance: Using the Cultural Heritage Criteria and Queensland Cultural Heritage Places Context Study*, (EHP 2013) has been utilised to confirm priority places for entry during the review.

## 1.3 Approach

Appreciating the abovementioned scope, the project brief requires a two staged approach to deliver the requested services. (This heritage options report considered the deliverables for Stage One).

**Table 1:** Project approach and deliverables:

Stage	Deliverables
<u>Stage 1</u> <i>Finalise heritage citations and establish a priority listing methodology</i>	<ul style="list-style-type: none"><li>• Initiate finalisation of the draft Heritage Review and associated reports.</li><li>• Establish a methodology to prioritise the listing of all properties identified as having local heritage significance. This body of work will identify properties in the city with local heritage value and complete the citations for each site (where applicable).</li><li>• Meet with Council Officers following review of Master List and development of recommended strategy for implementation.</li><li>• Draft Redlands European Heritage Options report including the methodology and prioritised list of properties for inclusion in the Draft City Plan Heritage Schedule, as well as completed citations.</li></ul>
<u>Stage 2</u> <i>Strategy, Implementation and public consultation</i>	<ul style="list-style-type: none"><li>• Draft Redlands European Strategy, Implementation and Public Engagement report.</li><li>• Presentation by AHS to Council Workshop on the above outcomes and recommendations.</li><li>• Update and finalise Redlands European Heritage Strategy, Implementation and Public Engagement report (following presentation and feedback from Council Workshop).</li></ul>

## 1.4 Background

### 1.4.1 Previous Studies

RCC has undertaken a number of initiatives from a heritage perspective since 1995 (see Appendix A). These previous initiatives form the baseline information provided for consideration by the review:

**Table 2:** Background studies relevant to the review

Study	Comments
Redland Shire Heritage Study (Woods Bagot 1995)	Redland Shire Heritage Study was completed in 1995 by Woods and Bagot. The study includes three volumes of work: <ol style="list-style-type: none"> <li><u>Volume 1</u> - Contextual History of the Shire (150 pages).</li> <li><u>Volume 2</u> - Thematic History.</li> <li><u>Volume 3</u> – Heritage Inventory (citations) for proposed places.</li> </ol> In 2001, a Temporary Local Planning Instrument (TLPI) was implemented by RCC, including an inventory of places, based upon the heritage study.
Heritage and Statutory Provisions Review (RPS 2012)	<ol style="list-style-type: none"> <li>Council engaged RPS Group to undertake a local heritage review as a background study to the Draft Redland City Plan, including an update of the 1995 Heritage Study completed by Woods and Bagot Architects.</li> <li>The review assessed 313 sites comprising 64 places included in the Redlands Planning Scheme Heritage Places Register (HPR) at the time and 249 potential places on a draft inventory derived from earlier Council heritage studies.</li> <li>The 313 sites were reduced to 149 considered to embody local heritage significance and merit possible inclusion on the Heritage Places Register. Draft heritage citations for each of the sites were prepared.</li> <li>Privately owned places of local heritage significance identified in the draft list to date have not been included in the current Redlands Planning Scheme or the proposed Draft City Plan.</li> <li>A draft report was prepared on the Statutory Provisions, a recommended Strategy Action Plan and Implementation.</li> </ol>
Redlands Planning Scheme (V7.1)	<ol style="list-style-type: none"> <li>Within the current Planning Scheme, 70 properties are included in the Heritage Places Overlay. The Register includes both State registered properties and those of local significance, which are either Council owned or in trust.</li> </ol>
Draft City Plan (2016)	<ol style="list-style-type: none"> <li>The Heritage Schedule identifies 47 local heritage places. All of these properties are State or Council owned with the exception of one which was previously owned by Council prior to its disposal.</li> </ol>

### 1.4.2 Desktop review of heritage properties

RCC officers have collated a list from the previous RPS work (2012) plus additional previously identified places for review. After a desktop review by officers, the site/property information was collated into:

- Those places listed by the heritage review (RPS 2012) as priority sites with a citation (146 places including those within the Draft City Plan 2016 and on the State Register).
- Those residual places which require further investigation (63 places, most of these were not prioritised by the heritage review and hold limited information such as photographs and brief historical commentary).
- Those places excluded due to being significantly altered/demolished/mainly obscured from public view.



## 1.5 Project Timing

The project required tight timeframes to complete the review. Project inception occurred on 14 November 2017, with immediate commencement of desktop review and site inspections, which were completed in January 2017. This Heritage Option report (draft) was completed in February 2017.

## 1.6 Personnel

The following AHS personnel undertook this review:

- Ann Wallin (Principal consultant – archaeology and landscape).
- Benjamin Gall (Principal consultant – built heritage).
- Cassie Byrnes (Heritage Consultant).
- Gemmia Burden (Historian).
- Linda Gall (Director).
- Tim Gall (HR / OH&S).

AHS personnel were greatly assisted by the following RCC Officers, including:

- Steven Hill, Isabel Lockwood and Janice Johnson (Strategic Planning).
- Leonie Swift (Local History and Heritage Librarian).

## 1.7 Limitations

- Advice provided in this report is based upon experience by key personnel developing heritage planning strategies for local government in Queensland, but does not constitute legal opinion or advice. Further initiatives should be developed by Council where necessary.
- The scope for this review was not an extensive study of Redlands City area, but required the use of existing baseline information to confirm which properties hold existing citations with suitable information to be entered on a local heritage overlay.
- The scope allowed for minimal research, site access or inspections and consultation due to the timeframes and sensitivity surrounding the assessment of potential places.
- Site visits were conducted for each place (from public vantage points), to gain as much site information as possible to update the master list, however no internal inspections were undertaken.
- A public engagement program, which includes internal and external stakeholders is yet to be developed and should be considered as a priority, in addition to the currently agreed scope.

Other than the urgent need for a public engagement program, these limitations are generally consistent with a review of this nature and considered appropriate.

## 2 Heritage Review

### 2.1 Overview

Heritage is important in understanding the story of Redlands – its history, identity and its people. Many heritage places, such as halls, churches, jetties, gardens, foreshores, schools and hotels, are the focal point for community gatherings.

Privately-owned heritage places also contribute to the identity of Redlands and are vital in understanding how the area has developed to become one of Queensland’s most desired regions. Using and revitalising our heritage places also assists local economies through employment opportunities and by generating additional revenue, particularly through tourism.

The retention and management of heritage places has an important role to play in protecting the environment, creating vibrant communities and sustaining local economies. An important tool in this strategy is the development of Redland City Council’s Schedule of Local Heritage Places.

This review has confirmed an appropriate strategy to prioritise the listing of local heritage places in the Redlands that satisfy entry requirements under the provisions of the Queensland Heritage Act 1992 (and other provisions) to develop a sound Schedule of Local Heritage Places.

The Schedule promotes Redlands’ fascinating history and each place contributes to the cultural identity and quality of life of the Redlands community.

### 2.2 Scope of Works

The results of this review (Stage One) were obtained according to the following methodology:

**Table 3:** Approved methodology for review (Stage One)

Task	Methodology
Stage One	<p><b>A. Finalise Heritage Citations</b></p> <ol style="list-style-type: none"><li>1. Prepare a Master List (database) which captures all of information from previous review(s), including existing citations and residual site information.</li><li>2. Desktop review Master List to confirm:<ul style="list-style-type: none"><li>○ Which properties hold existing citations with suitable information to be entered on a local heritage overlay (for example identify places which have been substantially altered/ merit a citation and identify any errors or information gaps).</li><li>○ That residual sites remain unsuitable as local heritage places (or prioritise for citations if otherwise).</li></ul></li><li>3. Conduct site visits for each place (from public vantage points for private properties), to gain necessary site information Update Master List with results from the review.</li><li>4. Prepare citations for those places found to meet requirements for entry from the desktop review and site inspections. Ensure citations include a GPS location, a location plan or a heritage curtilage plan.</li></ol>
	<p><b>B. Establish a Priority Listing</b></p> <ol style="list-style-type: none"><li>1. This phase will develop a methodology for priority ranking properties for listing on the heritage overlay / TLPI / register. It is likely that a staged approach will be recommended which seeks to prioritise those places which hold the strongest thresholds for local heritage values against the relevant criteria contained in the <i>Queensland Heritage Act 1992</i> (applied at a local level), <i>IDAS</i> and <i>Sustainable Planning Act 2009 (SPA)</i>, as well as <i>ICOMOS Burra Charter</i>. In our experience, a staged approach which prioritises the listing of places in this manner almost always succeeds, assuming an appropriate public engagement strategy is implemented.</li></ol>

	<p>2. Provide summary advice within the <b>Draft Heritage Options report</b> – for consideration by Council, including examples of strategies from other local councils who have successfully implemented such initiatives (to assist Council make an informed decision).</p> <p>3. A face to face meeting is included (if necessary) with Council Officers to discuss the outcomes of the Draft report so that the strategy can be agreed and finalised as early as possible in the program (December 2016).</p>
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## 2.3 Additional Scope

The initial desktop review identified two areas which require additional scope for the review:

1. Gaps in histories for many of the previously studied places (requiring additional research).
2. Problems with the overall framework for the Cleveland area (requiring review of the overall strategy for this suburb, including potential for additional sites to be considered).

The following strategy was adopted to cater for these issues accordingly (see over).

### 2.3.1 Gaps in Histories

To reach the necessary standards for the review, it was agreed that brief further research would be undertaken for 30-40 proposed places. The scope was therefore expanded to allow a brief review of:

- EHP files for associated histories published previously for priority places.
- Redland City Council Local History library files.
- Historic mapping and postal directories.
- Other primary and secondary sources (as time permitted).

The aim was to complete a suitable level of additional research for relevant places as quickly as possible (and included allowance for an additional 10-12 days of programmed work).

### 2.3.2 Gaps in framework for Cleveland

The proposed places in Cleveland were found to have some structural issues, partly as a result of the time that had elapsed since the initial study in 1995 and the methodology undertaken previously to source places (which was found to be more of a character assessment of timber buildings than a thematically based study). Loss of several key places to development during this time also compounded matters.

A review of the thematic history and relevant phases for Cleveland was recommended, so that a tighter framework for heritage places in this vicinity was targeted by the review. It was considered likely that some additional places would need to be added to the short list, which may not have been previously identified, so that an appropriate prioritised list to be formed. The scope was therefore expanded to allow brief review of:

- Qld Thematic Study to ensure that places are balanced against appropriate practice standards.
- Redland City Council Local History library – place files (underway).
- Other primary and secondary sources (for example John Oxley Library).
- Potential consultation (local stakeholder) to assist in identifying a small number of further places (if necessary).

## 2.4 Assessment Methodology

The following methodology was utilised during the review of local heritage places to determine whether a place was found to be of local heritage significance and therefore recommended for entry onto the Redland City Council - Schedule of Local Heritage Places.

### 2.4.1 Entry Criteria

According to the Burra Charter, a place is considered significant if it possesses aesthetic, historic, scientific or social value for past, present or future generations (Article 1.2). These values are reflected in established heritage criteria that are used by all heritage agencies and statutory heritage Acts in Australia.

The criteria used to determine if cultural heritage exists is established in the *Queensland Heritage Act* (1992). The criteria are:

**Table 4:** QHR criteria for entry of Local Heritage Places

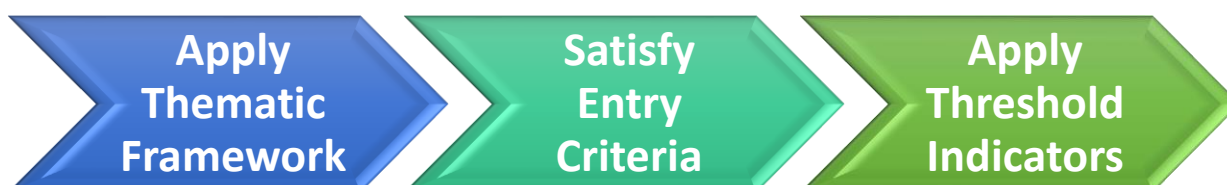
Criterion for entry onto a local heritage register	
A	If the place is important in demonstrating the evolution or pattern of the local government area's history.
B	If the place demonstrates rare, uncommon or endangered aspects of the local government area's cultural heritage.
C	If the place has potential to yield information that will contribute to an understanding of the local government area's history.
D	If the place is important in demonstrating the principal characteristics of a particular class of cultural places.
E	If the place is important because of its aesthetic significance.
F	If the place is important in demonstrating a high degree of creative or technical achievement at a particular period.
G	If the place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.
H	If the place has a special association with the life or work of a particular person, group or organisation of importance in the area's history.

### 2.4.2 Assessment of Significance

This review has utilised current best practice frameworks for the identification and assessment of heritage places in Australia, including:

- The *ICOMOS Burra Charter* (2013).
- *Assessing Cultural Heritage Significance: Using the Cultural Heritage Criteria Guidelines* (2013).
- Queensland Cultural Heritage Places Context Study, (2008).

The significance of each place was determined through the application of heritage criteria, accompanied by an assessment of whether or not the place meets the necessary thresholds to be entered on a local heritage register.

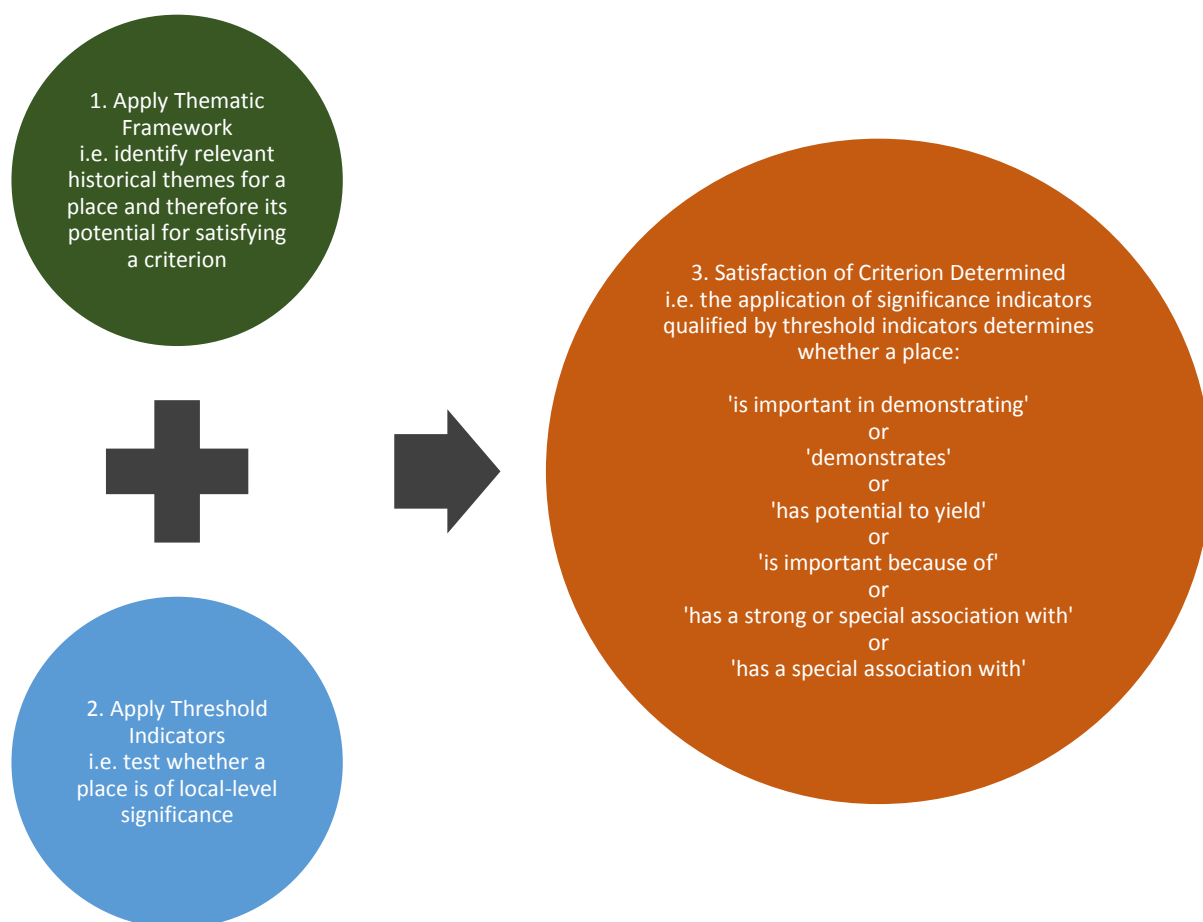


**Figure 1:** Approach to determine heritage significance (AHS 2017)



**Table 5:** Assessment Methodology for review of Master List

Assessment Process	Application
1. <i>Apply Thematic Framework</i>	Identify relevant historical themes for a place based upon regional context and its potential for satisfying one or more entry criterion.
2. <i>Satisfy Entry Criteria</i>	Apply significance criteria to determine whether a place: <ul style="list-style-type: none"> <li>• 'is important in demonstrating' or</li> <li>• 'demonstrates' or</li> <li>• 'has potential to yield' or</li> <li>• 'is important because of' or</li> <li>• 'has a strong or special association with' or</li> <li>• 'has a special association with'.</li> </ul>
3. <i>Apply Threshold Indicators</i>	Test whether a place is of local, State or national significance (or not).



**Figure 2:** Assessment Methodology (AHS 2017)

## 2.5 Review Outcomes

The following summary results for Stage One are provided, based upon the abovementioned methodology and scope:

**Table 6:** Results of Review (Stage One):

Scope	Status
<b>Finalise Heritage Citations (Task A)</b>	
<p>1. Prepare a Master List (database) which captures all of information from previous review(s).</p> <p>*Note the original list included 328 places with one duplicate removed.</p>	<p>An Access database (Master List) has been assembled and now includes data provided by RCC for potential places (328 places), outlined in the previous studies, accordingly:</p> <ul style="list-style-type: none"> <li>• <u>Existing citations [151 places].</u></li> <li>• <u>Investigate [63 places].</u></li> <li>• <u>Demo / Excl [113 places].</u></li> </ul> <p>27 Places have been entered into the Master list in addition to the abovementioned 328 Places provided initially (total 354 places).</p> <p>Additional research completed for approximately 60 places to provide suitable historical background (as per additional scope).</p>
Scope	Status
<p>2. Desktop review Master List to confirm:</p> <ul style="list-style-type: none"> <li>• Which properties hold existing citations with suitable information to be entered on a local heritage overlay (for example identify places which have been substantially altered/ merit a citation and identify any errors or information gaps) [151 places].</li> <li>• That residual sites (63 places) remain unsuitable as local heritage places (or prioritise for citations if otherwise).</li> </ul>	<p>Desktop review of data provided by RCC (Master List) complete and finds:</p> <p><b>Existing citations</b></p> <ul style="list-style-type: none"> <li>• <u>68 places have been previously entered (24 QHR &amp; 44 HPR).</u></li> <li>• <u>83 places remaining have been investigated for potential entry:</u> <ul style="list-style-type: none"> <li>○ 46 places are proposed for Priority One entry.</li> <li>○ 20 places are proposed for Priority Two entry.</li> <li>○ 13 places have been found to not threshold for entry.</li> <li>○ 3 places have been found to be demolished or duplicated.</li> <li>○ 1 'other' place was duplicated (removed from the list).</li> </ul> </li> </ul> <p><b>Investigate</b></p> <ul style="list-style-type: none"> <li>• <u>63 places have been investigated for potential entry:</u> <ul style="list-style-type: none"> <li>○ 3 are proposed for Stage One entry.</li> <li>○ 25 are proposed for Stage Two entry.</li> <li>○ 12 places have been found to not threshold for entry.</li> <li>○ 2 places have been found to be demolished or duplicated.</li> <li>○ 20 'other' places require additional information to confirm status (e.g. access and/or further research).</li> <li>○ 1 'Other' place was duplicated (removed from the review list)</li> </ul> </li> </ul> <p><b>Demo / Excl.</b></p> <ul style="list-style-type: none"> <li>• <u>113 places have been investigated for potential entry.</u> <ul style="list-style-type: none"> <li>○ No places are proposed for Stage One entry.</li> <li>○ 12 are proposed for Stage Two entry.</li> <li>○ 20 places have been found to not threshold for entry.</li> <li>○ 61 places have been found to be demolished or duplicated.</li> <li>○ 19 'other' places require additional information to confirm status (e.g. access and/or further research).</li> </ul> </li> </ul> <p><b>Additional sites.</b></p> <ul style="list-style-type: none"> <li>• <u>26 new places have been entered into the Master list in addition to the abovementioned 328 Places provided initially based upon gaps required for Cleveland /</u> <ul style="list-style-type: none"> <li>○ 2 are proposed for Stage One entry.</li> <li>○ 24 are proposed for Stage Two entry.</li> </ul> </li> <li>• 1 site was added to HPR (Tallowood Tree).</li> </ul>
<p>3. Conduct site visits for each place (from public vantage points for private properties), gain necessary</p>	<ul style="list-style-type: none"> <li>• Site visits for each place (from public vantage points for private properties), has been completed for all places.</li> </ul>

<p>site information. Update Master List with results from the review.</p>	<ul style="list-style-type: none"> <li>• 42 Other places (abovementioned) have been found to require access and/or further research, as the existing research, coupled with a site inspection from public vantage points did not facilitate any ability to form a conclusion regarding the overall status of the place.</li> </ul>
<p>4. Prepare citations for those places found to meet requirements for entry from the desktop review and site inspections. Ensure citations include a GPS location, a location plan or a heritage curtilage plan.</p>	<p>Citations have been prepared for all recommended places (Stage One) at minimum and include a GPS location, a location plan or a heritage curtilage plan.</p>

## 3 Conclusions and Recommendations

### 3.1 Conclusions and Recommendations

This report outlines the results of the European Heritage Review (Stage One) completed for Redland City Council, based upon the agreed Project Plan (14/11/2016).

#### 3.1.1 Strategy for Priority Listing

The brief required the development of a methodology for priority ranking of places for potential entry on the schedule or overlay. The following advice applies generally:

- A Master List (access database) has been developed for 354 places.
- Existing Heritage Place Register (HPR) comprises 70 places. These are either State registered (QHR) or in Council ownership. (24 QHR, 46 LHR).
- A staged approach is recommended for the entry of recommended places onto the heritage schedule and overlay, commencing with Priority One places.
- Site cards have been prepared for Priority One places to be entered on the Local Heritage Place Schedule, which include a significance statement to ensure they are compliant with the *Queensland Heritage Act 1992*.
- Existing Heritage Place Register (HPR) places have also been updated to ensure they are compliant with existing conditions abovementioned. State registered places should be removed from the HPR, in-line with recent legislative changes.
- A public engagement strategy should be developed, (including allowance for 'one on one' session with owners, associated press release and community awareness programs).
- An appropriate public notification program, including notification to owners in compliance with Part 11 of the QHA, must be followed which meets necessary compliance requirements.

#### 3.1.2 Categories for Prioritisation of Places

The following categories have been assigned by the review (utilising Redland City Council master list):

- Priority 1: Places identified as thresholding at a local level. These sites had existing histories and physical descriptions that could be readily adapted to be of an appropriate standard. Site inspections were conducted to determine condition and integrity. An assessment of the sites against the application of a thematic-based history was used to determine if sites would threshold at a local level and site cards prepared.
- Priority 2: Places identified as potentially thresholding at a local level but this is unable to be determined with existing information. The existing site information and research is insufficient to complete a thorough assessment. Future detailed research and site inspections would be required to determine if these sites would threshold for a local level .
- Does Not Threshold: Places that were determined by AHS to not threshold.
- Other: These places could not be evaluated owing to insufficient information or accessibility issues preventing a site assessment. Some of these sites may be found to threshold, following research and inspections.
- Demolished: Places confirmed by AHS as having been demolished.
- HPR: Places already listed on RCC's Heritage Places Register.
- QHR: State places already listed on the Queensland Heritage Register.

Site cards (Citations) for Priority One and HPR places have been completed (See Appendix C).



### 3.1.3 Summary Results

The following conclusions and recommendation are provided by this review:

1. A Master List (access database) has been developed, which captures all of information from previous review(s), for 354 places. (328 previously provided by Council and an additional 26 places identified by AHS during this review).
2. A desktop review of the Master List and site visits for each place (from public vantage points for private properties) has been completed. Results from this review identified gaps in research for the majority of places previously studied, as well as some gaps in the required thematic framework at Cleveland. These gaps have been managed via an approved scope of works recommended in December 2016, during a meeting with RCC Officers.
3. A methodology for priority ranking has been considered. A staged approach is recommended for the entry of recommended places onto the heritage overlay, commencing with Stage One (which seeks to prioritise those places which hold the strongest thresholds for local heritage values), followed by a subsequent stage (Stage Two) which is recommended. An additional scope of work for 'other' places is recommended for Stage Two, which includes a further list of places whose status cannot be confirmed until access or research is possible.

Detailed breakdown of the 354 places included in the Master List is included in Appendix B.

Site cards (Citations) for Priority One places are included in Appendix C.

Thematic Results are included in Appendix D.

**Table 7:** Summary of Results (Stage One):

Suburb	Demolished	Does Not Threshold	HPR	Other	Priority One	Priority Two	QHR	Total
Amity Point	0	0	1	1	1	0	0	3
Birkdale	6	0	2	4	4	0	0	16
Capalaba	0	0	2	0	0	0	0	2
Cleveland	28	10	8	8	15	19	9	97
Coochiemudlo Island	0	0	3	0	0	0	0	3
Dunwich	0	2	7	2	10	6	5	32
Karragarra Island	0	0	0	0	0	1	0	1
Lamb Island	0	3	4	0	0	2	1	10
Macleay Island	0	3	3	0	0	7	1	14
Mt Cotton	0	3	0	1	2	10	0	16
Myora	0	1	0	0	0	3	0	4
Ormiston	0	1	2	2	0	2	3	10
Peel Island	0	0	0	0	0	0	1	1
Point Lookout	0	2	3	1	0	1	1	8
Redland Bay	7	5	4	5	5	4	2	32
Russell Island	1	0	4	2	1	3	0	11
Thorneside	2	1	0	4	1	0	0	8
Thornlands	1	1	1	1	0	0	0	4
Victoria Point	4	7	1	0	2	5	0	19
Wellington Point	17	6	1	10	10	18	1	63
<b>Total</b>	<b>66</b>	<b>45</b>	<b>46</b>	<b>41</b>	<b>51</b>	<b>81</b>	<b>24</b>	<b>354</b>

### 3.1.4 Further Gaps

Additional places identified by the review include three archaeological zones.

- Trafalgar Vale (Wellington Point).
- Dunwich township (incl. former convict and Benevolent Asylum areas).
- Myora (former mission site).

These are currently proposed for study during Stage Two, however consideration should be given to their priority if possible, to be included in Stage One listings. These archaeological zones should be considered in consultation with key stakeholders, including the North Stradbroke Island Museum and QYAC. Additionally, there are identified gaps relating to the regions history associated with the fishing and oyster industries.

Several places have been recommended for investigation during 'Priority Two' investigations, however other sites may also be known or could be identified during the course of Council's day to day business and added to the Master List for prioritised investigation.

## Appendices

### Appendix A –List of Supplied Background Studies

Ann Wallin & Associates Pty Ltd

*An Assessment of the Historical Cultural Heritage of the Southern Moreton Bay Islands, Redland Shire (1997).*

Woods Bagot et al

*Redland Heritage Study Vols 1-3 (2000).*

Tracey Ryan

*People and places of Cleveland Point, 1852-1889 (BA Hons Thesis, 2000).*

Mary Howells

*A History of Fernbourne Precinct, Wellington Point, (Post Graduate Diploma in Arts (History) 1997, UQ).*

Redland Shire Council

*Temporary Local Planning Instrument – Cultural Heritage Significance of Redland Shire – Inventory of Heritage Places (2001).*

RPS

Redland Heritage Review

*Redland City Council Heritage Review and Statutory Provisions Review & Heritage Strategy (Draft 2013).*

## Appendix B –Master List Summary Tables

### QHR Places

RCC ID	Suburb	Place Name	Address	Review Status
C2	Cleveland	Cleveland No.1 Pioneer Cemetery (645608)	11 Lisa Street, Cleveland	QHR
C11	Cleveland	Cleveland Police Station (601933)	1-11 Passage Street, Cleveland (Cleveland Police Station)	QHR
C10	Cleveland	Grand View Hotel, Cleveland (600771)	49-51 North Street, Cleveland	QHR
C17	Cleveland	St Paul's Anglican Church, Cleveland (600769)	76-78 Shore Street East, Cleveland	QHR
C21	Cleveland	Fernleigh, Cleveland (601374)	71-75 Shore Street East, Cleveland	QHR
C23	Cleveland	Cleveland Lighthouse No 1 (600772)	242 Shore Street North, Cleveland Point	QHR
C24	Cleveland	Cleveland Hotel, Former (601130)	109A Shore Street North, Cleveland	QHR
C25	Cleveland	Norfolk Island Pines, Cleveland (602181)	127 Shore Street North	QHR
C26	Cleveland	Ye Olde Court House Restaurant, Cleveland (600770)	149 Shore Street North, Cleveland (1 Paxton St)	QHR
D1	Dunwich	St Mark's Anglican Church, Dunwich (601163)	1 Ballow Road, Dunwich	QHR
D2	Dunwich	Public Reserve Convict Barracks and Store, Dunwich (602139)	2 Ballow Road, Dunwich (Public Reserve, incorporating the Privy Pit and Site of Convict Barracks and Store)	QHR
D3	Dunwich	Dunwich Cemetery (600773)	Bingle Road, Dunwich (Dunwich Cemetery)	QHR
D13	Dunwich	Dunwich Convict Causeway (601021)	2 Junner Street, Dunwich (Convict Causeway)	QHR
D14	Dunwich	Dunwich Public Hall, Fmr Men's Mess Hall (601163)	Junner Street Dunwich	QHR
L6	Lamb Island	Lamb Island Pioneer Hall (601493)	125-133 Lucas Drive, Lamb Island (Pioneer Hall)	QHR
MI2	Macleay Island	Industrial Ruins, Macleay Island (601062)	3-5 Cliff Terrace, Macleay Island	QHR
O4	Ormiston	St Andrew's Anglican Church, Ormiston (600774)	209-213 Wellington Street	QHR
O5	Ormiston	Ormiston House (600775)	277-295 Wellington Street	QHR
O6	Ormiston	Ormiston Fellmongery (645606)	101-131 Sturgeon Street	QHR

PI1	Peel Island	Peel Island (601091)	Peel Island	QHR
P1	Point Lookout	Point Lookout Foreshore (602261)	Various - East Coast Road, Point Lookout. 130 East Coast Road. Kennedy Drive. 24 Kennedy Drive. Mooloomba Road.	QHR
R7	Redland Bay	School Residence, Redland Bay (601369)	125-141 Gordon Road (Redland Bay State School, School Residence)	QHR
R13	Redland Bay	Serpentine Creek Road Cemetery, Redland Bay (601927)	398-408 Serpentine Creek Road	QHR
W21	Wellington Point	Whepstead House, Wellington Point (600776)	563 Main Road	QHR

#### HPR Places

RCC ID	Suburb	Place Name	Address	Review Status
A2	Amity Point	Amity Point Public Hall	16 Ballow Street, Amity Point	HPR
B2	Birkdale	School of Arts Hall	101 Birkdale Road, Birkdale	HPR
B3	Birkdale	The Pines / Willard's Farm	302 Old Cleveland Road East	HPR
CP1	Capalaba	The Rocks Crossing, Tingalpa Creek	2 – 14 Old Cleveland Road	HPR
CP2	Capalaba	Tallowood Tree	17 Runnymede Road	HPR
C6	Cleveland	Street Tree	Middle Street, Cleveland (street tree)	HPR
C9	Cleveland	Banyan Tree	45-47 North Street, Cleveland	HPR
C16	Cleveland	Cleveland War Memorial	0/33 Shore Street, Cleveland	HPR
C22	Cleveland	GJ Walter Park Reserve and Pine Promenade	240 Middle Street, Cleveland	HPR
C32	Cleveland	Edgar Harley Pavillion (former School of Arts Hall)	44-76 Smith Street, Cleveland, Edgar Harley Pavilion (	HPR
C33	Cleveland	Redlands Memorial Hall	44-76 Smith St, Cleveland	HPR
C34	Cleveland	WWI and WWII Rifle Ranges	31-51 Weippin Street and 242-250 Long Street	HPR
C35	Cleveland	Cemetery No. 2 - Storage shed and shelter	53-71 Wellington Street, Cleveland	HPR
CI1	Coochimudlo Island	Community Hall, Jetty and Steps	Community Hall 346 Victoria Parade South, Coochimudlo Island. Jetty and steps 326-344 Victora Parade South (western end)	HPR
CI2	Coochimudlo Island	Norfolk Beach - Matthew Flinders Landing Site	51 Victoria Parade South	HPR
CI3	Coochimudlo Island	Morton's Steps and Jetty	245 Victoria Parade West (Moreton Steps and stone jetty)	HPR
D8	Dunwich	Moongalba Aboriginal Cemetery	Dickson Way, Dunwich (Moongalba Aboriginal Cemetery)	HPR



D12	Dunwich	Benevolent Asylum Structures	Junner Street, Dunwich (Ballow Park)	HPR
D9	Dunwich	Stradbroke Island Lazaret Cemetery	Unnamed Street Dunwich	HPR
D16	Dunwich	Dunwich TAFE Building	Mitchell Crescent, Dunwich	HPR
D20	Dunwich	Water Tanks and Water Pump	Rainbow Crescent, Dunwich	HPR
D22	Dunwich	Stradbroke Island Historical Museum Association	15 and 17 Welsby Street, Dunwich	HPR
D26	Dunwich	Benevolent Water Pumps	Lot 89 Yerrol Creek (Benevolent 1 <sup>st</sup> Water Pump)	
L3	Lamb Island	Dam and Melaleuca Forest	5-13 Lavender Street. 40 and 42 Pier Haven, 46 and 48 Nectar Street Lamb Island	HPR
L4	Lamb Island	Lamb Island Jetty Shed	Road reserve at SW end of Lucas Drive between passenger ferry jetty and barge ramp	HPR
L5	Lamb Island	Thomas Lucas' Grave	End of Lucas Drive, Jetty area, Lamb Island (Thomas Lucas grave)	HPR
L7	Lamb Island	Mango Trees	Tina Avenue, Lamb Island	HPR
MI1	Macleay Island	Tim Shea's Wetland and Waterhole	57-59 Charles Terrace, Macleay Island	HPR
MI3	Macleay Island	Midden	3,4,5,6 Boat Harbour Avenue and 11, 13, 15, 17-79 Cotton Tree Ave, Lion's Park, Macleay Island (Corroboree Point - Aboriginal midden/fishing)	HPR
MI5	Macleay Island	Campbell's Wharf	Foreshore and western end of Wharf Street road reserve, Thompsons Point, Macleay Island	HPR
O1	Ormiston	Timber Jetty	11-13 Empire Vista	HPR
O3	Ormiston	Hilliards Creek	56 Hilliard Street	HPR
P2	Point Lookout	Bill North's Cattle Dip	Acute Corner of East Coast (Mooloomba) Road and Dickson Way, Point Lookout (Bill North's Cattle Dip)	HPR
P3	Point Lookout	Point Lookout Lighthouse	40 Lucinda Crescent, Point Lookout	HPR
P4	Point Lookout	Seven Norfolk Island Pines	Moongalba Road and Midjimberry Road, Point Lookout	HPR
R1	Redland Bay	Redland Bay Roll Honour	46-72 Banana Street	HPR
R2	Redland Bay	189 School of Arts Road	189 School of Arts Road,	HPR
R6	Redland Bay	North Redland Bay Cemetery	19-27 Gordon Road	HPR
R9	Redland Bay	Moreton Bay Fig Trees	Moores Road	HPR
R11	Russell Island	Mrs Fischer's Grave	Cannes Avenue, Russell Island	HPR
R13	Russell Island	St Peter's Parish Hall	25 -27 High Street, Russell Island	HPR
R15	Russell Island	Jackson Oval	107-123 Jackson Road, Russell Island	HPR
R16	Russell Island	Corduoy Road Log Sleepers	Weedmore Road between Titania Terrace and High Street	HPR

T2	Thornlands	Thornlands Dance Palais	87-95 Redland Bay Road	HPR
V5	Victoria Point	Monkani	11 Point O'Halloran Road	HPR
W14	Wellington Point	Wellington Point Reserve	1A and 2A Main Road	HPR

#### Priority One Places

RCC ID	Suburb	Place Name	Address	Review Status
A1	Amity Point	Cabarita	1 Ballow Street, Amity Point	Stage One
B1	Birkdale	Somersby Grange	50-60 Birkdale Road, Birkdale	Stage One
B4	Birkdale	Birkdale House	27 Roger Street, Birkdale	Stage One
B5	Birkdale	St George's Anglican Church	33 Thorne Road, Birkdale	Stage One
B6	Birkdale	Former US Army Signal Corps Receiving Station	362-388 Old Cleveland Road East, Birkdale	Stage One
C4	Cleveland	Residence, 200 Middle Street	200 Middle Street, Cleveland	Stage One
C7	Cleveland	Residence, 219 Middle Street	219 Middle Street, Cleveland	Stage One
C8	Cleveland	Residence, 19 North Street	19 North Street, Cleveland	Stage One
C12	Cleveland	Shellim	79 Passage Street, Cleveland	Stage One
C13	Cleveland	Callan Doon	61 Princess Street, Cleveland	Stage One
C14	Cleveland	Methodist (Uniting) Church Hall	24 Queen Street, Cleveland	Stage One
C15	Cleveland	Uniting Church (Formerly Methodist)	24 Queen Street, Cleveland	Stage One
C18	Cleveland	1 Shore Street	1 Shore Street East, Cleveland	Stage One
C19	Cleveland	3 Shore Street East	3 Shore Street East, Cleveland	Stage One
C27	Cleveland	Residence 'Craigielea'	151 Shore Street North, Cleveland	Stage One
C28	Cleveland	Residence, 153 Shore Street North	153 Shore Street North, Cleveland	Stage One
C29	Cleveland	Residence, 157 Shore Street North	157 Shore Street North, Cleveland	Stage One
C30	Cleveland	Seaforth Cottage	162 Shore Street North, Cleveland	Stage One
C39	Cleveland	Residence, 103 Passage Street	103 Passage Street, Cleveland	Stage One
C89	Cleveland	Governor Gipps' Landing Site	G.J. Walter Park, Cleveland	Stage One

D4	Dunwich	Former Benevolent Asylum Building, 14 Bingle Road	14 Bingle Road, Dunwich	Stage One
D5	Dunwich	Former Benevolent Asylum Building, 16 Bingle Road	16 Bingle Road, Dunwich	Stage One
D6	Dunwich	Former Benevolent Asylum Building, 18 Bingle Road	18 Bingle Road, Dunwich	Stage One
D11	Dunwich	Former Benevolent Asylum Building, 2 Finnegan Street	2 Finnegan Street, Dunwich	Stage One
D15	Dunwich	Former Benevolent Asylum Ward 13, 8-22 Mallon Street	8-22 Mallon Street, Dunwich	Stage One
D17	Dunwich	Former Benevolent Asylum Building, 18 Oxley Parade	18 Oxley Parade, Dunwich	Stage One
D18	Dunwich	Former Benevolent Asylum Building, 11 Parsons Street	11 Parsons Street, Dunwich	Stage One
D21	Dunwich	Former Benevolent Asylum Building, 12 Stradbroke Place	12 Stradbroke Place, Dunwich	Stage One
ID9	Dunwich	Police Station Cell Block	2 Bayly Street, Dunwich	Stage One
ID21	Dunwich	Swimming Enclosure	Foreshore, Ballow Street, Dunwich	Stage One
M1	Mt Cotton/Sheldon	Mount Cotton Hall	1249-1251 Mount Cotton Road, Mount Cotton	Stage One
M2	Mt Cotton/Sheldon	St Paul's Lutheran Church	1257-1259 Mount Cotton Road, Mount Cotton	Stage One
R3	Redland Bay	Residence, 111 Esplanade	111 Esplanade, Redland Bay	Stage One
R4	Redland Bay	Redland Bay Hotel	167 Esplanade, Redland Bay	Stage One
R8	Redland Bay	Methodist Church	228-234 Gordon Road, Redland Bay	Stage One
R10	Redland Bay	Residence, 6 Melrose Court	6 Melrose Court, Redland Bay	Stage One
R12	Redland Bay	Mt Carmel Orchard - Belcher's House	214 School of Arts Road, Redland Bay	Stage One
RI4	Russell Island	Russell Island State School	38-64 High Street, Russell Island	Stage One
TH2	Thorneside	Residence, 15 John Street	15 John Street, Thorneside	Stage One
V3	Victoria Point	The Point	55 Colburn Avenue, Victoria Point	Stage One
V16	Victoria Point	Charles Snow Environmental Education Centre (Erapah)	424 Redland Bay Road(Cnr Colburn Ave), Victoria Point	Stage One
W5	Wellington Point	17-18 The Esplanade	17-18 The Esplanade, Wellington Point	Stage One

W8	Wellington Point	Casurina Cottage	35 Fernbourne Road, Wellington Point	Stage One
W9	Wellington Point	The Palms	2 Raife Close, Wellington Point	Stage One
W11	Wellington Point	6 Harris Street	6 Harris Street, Wellington Point	Stage One
W18	Wellington Point	Wellington Point State School	452-478 Main Road, Wellington Point	Stage One
W19	Wellington Point	Wellington Point School Principals House (Former)	480-482 Main Road, Wellington Point	Stage One
W20	Wellington Point	493 Main Road	493 Main Road, Wellington Point	Stage One
W22	Wellington Point	3 Station Street	3 Station Street/509 Main Road, Wellington Point	Stage One
W23	Wellington Point	11 Station Street	11 Station Street, Wellington Point	Stage One
W24	Wellington Point	St James Anglican Church	17-19 Station Street, Wellington Point	Stage One

#### Priority Two Places

RCC ID	Suburb	Place Name	Address	Review Status
C1	Cleveland	CLEVELAND: 12 Cross Lane	12 Cross Lane, Cleveland	Priority Two
C3	Cleveland	CLEVELAND: 198 Middle Street	198 Middle Street Cleveland	Priority Two
C5	Cleveland	CLEVELAND: Former Stationmaster's House	204 Middle Street, Cleveland	Priority Two
C31	Cleveland	CLEVELAND: Lighthouse Restaurant	237-239 Shore Street North, Cleveland	Priority Two
C38	Cleveland	CLEVELAND: 106 Passage Street	106 Passage Street, Cleveland	Priority Two
C41	Cleveland	CLEVELAND: Avenue of Palms	Passage Street, Cleveland (bounded by Queen Street & Coburg Street East intersection)	Priority Two
C53	Cleveland	CLEVELAND: 162 Bloomfield Street	162 Bloomfield Street, Cleveland	Priority Two
C57	Cleveland	CLEVELAND: 11 Dell Street	11 Dell Street Cleveland	Priority Two
C64	Cleveland	CLEVELAND: 271 Bloomfield Street	271 Bloomfield Street Cleveland	Priority Two
C68	Cleveland	CLEVELAND: 31 North Street	31 North Street Cleveland	Priority Two
C69	Cleveland	CLEVELAND: 335 Bloomfield Street	335 Bloomfield Street Cleveland	Priority Two
C72	Cleveland	CLEVELAND: 40 Passage Street	40 Passage Street Cleveland	Priority Two
C88	Cleveland	CLEVELAND: Cleveland Point	Cleveland Point	Priority Two
C90	Cleveland	CLEVELAND: 29 North Street	29 North Street	Priority Two

C91	Cleveland	CLEVELAND: 37 Longland Street	37 Longland Street Cleveland	Priority Two
C92	Cleveland	CLEVELAND: 107 Passage Street	107 Passage Street Cleveland	Priority Two
C93	Cleveland	CLEVELAND: 87 Passage Street	87 Passage Street Cleveland	Priority Two
C94	Cleveland	CLEVELAND: 72 Passage Street	72 Passage Street Cleveland	Priority Two
IC16	Cleveland	CLEVELAND: 28 Erobin Street	28 Erobin Street, Cleveland	Priority Two
D7	Dunwich	DUNWICH: Dunwich State School Building	10 Dickson Way, Dunwich	Priority Two
D10	Dunwich	DUNWICH: Polka Point Draughts Board	Oxley Parade, Dunwich	Priority Two
D28	Dunwich	DUNWICH: Dunwich Archaeological Zone	Dunwich	Priority Two
D29	Dunwich	DUNWICH: Dunwich War Memorial	Wesby Street Dunwich	Priority Two
D30	Dunwich	DUNWICH: 13 Parsons Street	13 Parsons Street	Priority Two
ID15	Dunwich	DUNWICH: Benevolent Asylum Building, 1 Parsons Street	1 Parsons Street, Dunwich (Benevolent asylum)	Priority Two
K1	Karragarra Island	KARRAGARRA ISLAND: Noyes Farmhouse	52-56 The Esplanade, Karragarra Island (Noyes Farmhouse)	Priority Two
L1	Lamb Island	LAMB ISLAND: Harry Brook Reserve	5 Brook Haven, Lamb Island	Priority Two
L2	Lamb Island	LAMB ISLAND: Harry Brooks Farm	8 Brook Haven, Lamb Island	Priority Two
MI4	Macleay Island	MACLEAY ISLAND: Arboretum	94-96 Western Road, Macleay Island	Priority Two
MI6	Macleay Island	MACLEAY ISLAND: Lovell's House	24 Blue Water Crescent	Priority Two
MI7	Macleay Island	MACLEAY ISLAND: McCaskell's House	Lot 2 High Central Road (McCaskell's House)	Priority Two
MI11	Macleay Island	MACLEAY ISLAND: Fish Trap (Kanaka)	Foreshore at end of Cross St, Pottsville	Priority Two
MI14	Macleay Island	MACLEAY ISLAND: Pat's Park	Beelong Street	Priority Two
IMI5	Macleay Island	MACLEAY ISLAND: Shaw's House	2 Ryde Street	Priority Two
M12	Mt Cotton/Sheldon	MOUNT COTTON: 91-107 Mount View Road, Mount Cotton	91-107 Mount View Road, Mount Cotton	Priority Two
M15	Mt Cotton/Sheldon	MOUNT COTTON: 128, 130, 132 Seaview Road	128, 130, 132 Seaview Road	Priority Two
M16	Mt Cotton/Sheldon	MOUNT COTTON: 109 Mount View Road	109 Mount View Road	Priority Two



M13	Mt Cotton/Sheldon	MOUNT COTTON: 81-89 Mount View Road	81-89 Mount View Rd, Mount Cotton	Priority Two
M10	Mt Cotton/Sheldon	MOUNT COTTON: 149-169 Mount View Road	149-169 Mount View Road, Mount Cotton	Priority Two
M11	Mt Cotton/Sheldon	MOUNT COTTON: 130 Mount View Road	130 Mount View Road, Mount Cotton	Priority Two
IM2	Mt Cotton/Sheldon	MOUNT COTTON: Cockerel Chicken Farm	22-48 Hillview Rd, Mount Cotton Road 1483-1489 Mount Cotton Road, Mount Cotton	Priority Two
IM6	Mt Cotton/Sheldon	MOUNT COTTON: 894-906 German Church Road	894-906 German Church Road, Redland Bay	Priority Two
XM1	Mt Cotton/Sheldon	MOUNT COTTON: Mt Cotton State School	1246-1264 Mount Cotton Rd, Mount Cotton	Priority Two
XM7	Mt Cotton/Sheldon	MOUNT COTTON: 22-42 Seaview Road	22-42 Seaview Road, Mount Cotton	Priority Two
MY3	Myora	MYORA: Barker House	196 Dickson Way	Priority Two
MY2	Myora	MYORA: Kennedy House	227 Dickson Way	Priority Two
D29	Myora	MYORA: Myora Archaeological Zone	Myora	Priority Two
O5	Ormiston	ORMISTON: Doobawah	26 Empire Vista, Ormiston	Priority Two
O2	Ormiston	ORMISTON: Lausanne	1-13 Beckwith Street	Priority Two
P5	Point Lookout	POINT LOOKOUT: Point Lookout Well	East Coast Road, Point Lookout	Priority Two
XR12	Redland Bay	REDLAND BAY: 247-259 Esplanade	247-259 Esplanade, Redland Bay	Priority Two
R30	Redland Bay	REDLAND BAY: 38 Gordon Road	38 Gordon Road	Priority Two
R24	Redland Bay	REDLAND BAY: 71 School of Arts Road	71 School of Arts Road Redland Bay	Priority Two
R31	Redland Bay	REDLAND BAY: Troidia	145 Esplanade	Priority Two
RI9	Russell Island	RUSSELL ISLAND: Alice Willes House	5 Fernbrook Avenue	Priority Two
RI10	Russell Island	RUSSELL ISLAND: George Jackson's House	22 Beth Street	Priority Two
IRI6	Russell Island	RUSSELL ISLAND: Mark and Ada Jackson's	33 Mark Road	Priority Two
N/A	Victoria Point	VICTORIA POINT: 23 Jaidan Place	23 Jaidan Place, Victoria Point	Priority Two
V2	Victoria Point	VICTORIA POINT: 451 Boundary Road	451 Boundary Road	Priority Two

V15	Victoria Point	VICTORIA POINT: 16 Colburn Avenue	16 Colburn Ave	Priority Two
V17	Victoria Point	VICTORIA POINT: Buick Car Club Hall	Corner Colburn Avenue and Link Road	Priority Two
V18	Victoria Point	VICTORIA POINT: South Sea Islander Houses	Link Street	Priority Two
W1	Wellington Point	WELLINGTON POINT: 10 Burnett Street	10 Burnett Street	Priority Two
W3	Wellington Point	WELLINGTON POINT: 2 Edith Street	2 Edith Street	Priority Two
W4	Wellington Point	WELLINGTON POINT: 7-11 Edith Street	7-11 Edith Street	Priority Two
W12	Wellington Point	WELLINGTON POINT: 20 Harris Street	20 Harris Street	Priority Two
W15	Wellington Point	WELLINGTON POINT: Tester's Dairy	150 Main Road	Priority Two
W16	Wellington Point	WELLINGTON POINT: 175 Main Road	175 Main Road	Priority Two
W17	Wellington Point	WELLINGTON POINT: 190 Main Road	190 Main Road	Priority Two
W34	Wellington Point	WELLINGTON POINT: 14-18 Harris Street	14-18 Harris Street, Wellington Point	Priority Two
W55	Wellington Point	WELLINGTON POINT: Dawson's House	667 Main Road Wellington Point	Priority Two
W56	Wellington Point	WELLINGTON POINT: 2 Station Street	2 Station Street	Priority Two
W57	Wellington Point	WELLINGTON POINT: 2A Station Street	2A Station Street	Priority Two
W58	Wellington Point	WELLINGTON POINT: 28 Station Street	28 Station Street	Priority Two
W59	Wellington Point	WELLINGTON POINT: 69 Valley Rd	69 Valley Road	Priority Two
W60	Wellington Point	WELLINGTON POINT: 477 Main Road	477 Main Road	Priority Two
W61	Wellington Point	WELLINGTON POINT: Trafalgar Vale Archaeological Zone	Trafalgar Vale Precinct, Wellington Point	Priority Two
IW4	Wellington Point	WELLINGTON POINT: 27 Main Road	27 Main Road, Wellington Point	Priority Two
IW24	Wellington Point	WELLINGTON POINT: 46 Station Street	46 Station Street, Wellington Point	Priority Two
XW14	Wellington Point	WELLINGTON POINT: Seaview	207 Main Road, Wellington Point (Seaview)	Priority Two

Does not threshold

RCC ID	Suburb	Place Name	Address	Review Status
C37	Cleveland	-	125-129 Passage Street, Cleveland	DNT
C42	Cleveland	-	98 Passage Street, Cleveland	DNT
C47	Cleveland	-	3 Russell Street, Cleveland, this should be no 1 Gotha Street	DNT
C48	Cleveland	-	8 Erobin Street, Cleveland	DNT
C51	Cleveland	-	146-152 Bloomfield Street , Cleveland	DNT
C79	Cleveland	-	69 Haggup St Cleveland	DNT
IC17	Cleveland	-	9 Ray Street, Cleveland	DNT
IC18	Cleveland	Cleveland Point Former Jetty (near Courthouse Restaurant)	Rear of 2-4 Paxton St and 149-151 Shore St N	DNT
IC33	Cleveland	-	164 Shore Street North, Cleveland	DNT
XC36	Cleveland	40 Wynward Street	40 Wynward Street, Cleveland	DNT
D19	Dunwich	The Asylum	19 Parsons Street, Dunwich	DNT
D27	Dunwich	Post Office	Bingle Road Dunwich	DNT
L9	Lamb Island	Noyes Slipway	Off 58-60 Tina Avenue (Noyes' Slipway)	DNT
L10	Lamb Island	Rafting Ramps	Near Kanaka jetty, Thompsons Point (Kanaka rafting ramps)	DNT
IL6	Lamb Island	Eric Noyes Farmouse	24 Tina Avenue (Eric Noyes Farmhouse)	DNT
MI12	Macleay Island	Dugong Hunting Site	Northeast coastline (Cow Bay Precinct - Dugong hunting site)	DNT
MI8	Macleay Island	Eastbourne	10 Cowes St (Eastbourne)	DNT
n/a	Macleay Island	Roger's Well	1 Eastbourne Tce	DNT
M14	Mt Cotton/Sheldon	3 Woodlands Drive	3 Woodlands Drive, Sheldon	DNT
XM5	Mt Cotton/Sheldon	Kindalin Open Air Chapel	653-759 German Church Rd, Redland Bay (kindilan open air chapel)	DNT
XM8	Mt Cotton/Sheldon	-	1290 Mount Cotton Road, Mount Cotton	DNT
MY1	Myora	Cole Cottage	3 Boronia Court, Myora	DNT
O7	Ormiston	Factory	Factory on corner of Gordon and Dundas St	DNT
IP3	Point Lookout	Bottle Walls	Point Lookout Bottle Walls	DNT
XP5	Point Lookout	Cairns Hill Quarry Reserve	Cairns Hill Quarry Reserve	DNT

R5	Redland Bay	333 The Esplanade	333 Esplanade	DNT
R19	Redland Bay	-	School of Arts Road, Redland Bay	DNT
R28	Redland Bay	Salisbury Street	Salisbury Street, Redland Bay	DNT
IR8	Redland Bay	45-49 Esplanade	45-49 Esplanade, Redland Bay	DNT
IR9	Redland Bay	-	43-49 Broadwater Terrace, Redland Bay	DNT
T1	Thornlands	-	29 Moreton Road	DNT
TH1	Thornside	Thornside Public Hall	200-204 Mooroondu Road	DNT
V1	Victoria Point	-	22 Base Street	DNT
V13	Victoria Point	-	5 Wilson Esplanade Victoria Point	DNT
V14	Victoria Point	-	53 Wilson Esplanade Victoria Point	DNT
V4	Victoria Point	-	107-109 and 110 Colburn Avenue	DNT
V6	Victoria Point	-	18 School Road	DNT
V8	Victoria Point	-	59 Colburn Avenue, Victoria Point	DNT
W2	Wellington Point	Sandhills	12-16 Champion Lane	DNT
W7	Wellington Point	1/59-61	1/59-61 Harris Street	DNT
W13	Wellington Point	BLANK	Blank	DNT
W25	Wellington Point	St James Church Hall	17-19 Station Street	DNT
XV4	Victoria Point	-	6 Cartwright Street, Victoria Point	DNT
XW10	Wellington Point	-	169 Main Road, Wellington Point	DNT

#### Other

RCC ID	Suburb	Place Name	Address	Review Status
IA2	Amity Point	Crouch House	Crouch House	Other
IB3	Birkdale		1 Napier Street, Birkdale	Other
IB9	Birkdale		9 Jennifer Street, Birkdale	Other
XB6	Birkdale		175 Birkdale Road, Birkdale	Other
IB13	Birkdale	Greentrees	181 Birkdale Road, Birkdale	Other
C54	Cleveland		155 Shore Street North, Cleveland	Other

C81	Cleveland		84 Beach Street Cleveland	Other
C44	Cleveland		27 Longland Street, Cleveland	Other
C45	Cleveland		31 Longland Street, Cleveland	Other
C65	Cleveland	28 Gotha Street	28 Gotha Street Cleveland	Other
C20	Cleveland	CLEVELAND: Fruit Shed (Duplicated with C19)	3 Shore Street East, Cleveland	Other
C62	Cleveland	Duplicate with C7	215-219 Middle Street, Cleveland	Other
XC15	Cleveland	Fardouly's Constructions	128 Shore Street North, Cleveland	Other
XD8	Dunwich		Eighteen Mile Swamp	Other
D23	Dunwich		22 East Coast Road, Dunwich	Other
M9	Mt Cotton/Sheldon		70-90 Hillview Road, Mount Cotton	Other
O8	Ormiston		2-16 Eckersly Street, Ormiston	Other
O6	Ormiston		Raby Esplanade, Ormiston	Other
XP6	Point Lookout	Cyliner Beach Hut Base	Cylinder Beach Hut Base	Other
R21	Redland Bay		161-165 Esplanade, Redland Bay	Other
R25	Redland Bay		78 Bay Street Redland Bay	Other
R23	Redland Bay		21-23 Weinam Street Redland Bay	Other
R22	Redland Bay		162 Main Street Redland Bay	Other
IR13	Redland Bay	Swimming Enclosure	Swimming enclosure, Moores Foreshore, Redland Bay	Other
RI8	Russell Island		Canaipa Precinct	Other
XR11	Russell Island	Phylis Jackson's House	19 Panorama Avenue	Other
TH6	Thorneside		No. 100,104, 111 & 130 Mooroodu Road, Thorneside	Other
Th8	Thorneside		49 Fisher Road, Thorneside	Other
TH7	Thorneside		103 Mooroodu Road, Thorneside	Other
TH5	Thorneside		6 Lucy Street, Thorneside	Other
T3	Thornlands		278-294 (or 296-304) Redland Bay Road, Thornlands	Other
W26	Wellington Point		14 Buckland Street, Wellington Point	Other
W49	Wellington Point		22 Musgrave Street Wellington Point	Other



XW7	Wellington Point		69 Esplanade, Wellington Point	Other
XW15	Wellington Point		37 Main Road, Wellington Point	Other
XW22	Wellington Point		38-40 Buckland Street, Wellington Point	Other
W35	Wellington Point		25 Arthur Street, Wellington Point	Other
IW18	Wellington Point	Carinya	575-585 Main Road, Wellington Point	Other
W51	Wellington Point	Hansen House	3 Thomas Street Wellington Point	Other
W39	Wellington Point	Hilliards Creek	Hilliards Creek, Wellington Point at the rear of Fernbourne House (43-63 Station Street, Wellington Point)	Other
W52	Wellington Point	Moonie	39 Douro Road Wellington Point	Other

### Demolished

RCC ID	Suburb	Place Name	Address	Review Status
XB16	Birkdale	-	26-36 Napier Street, Birkdale	Demolished
IB2	Birkdale	-	97 Birkdale Road, Birkdale	Demolished
XB15	Birkdale	-	12-26 Haig Road, Birkdale	Demolished
XB11	Birkdale	-	1 Curlew Street, Birkdale	Demolished
B10	Birkdale	-	509 Old Cleveland Road East, Birkdale	Demolished
XB12	Birkdale	Tarshaw	6 Collingwood Road, Birkdale	Demolished
C87	Cleveland	-	137-151 Bloomfield Street, Cleveland	Demolished
XC28	Cleveland	-	31 Passage Street, Cleveland	Demolished
IC31	Cleveland	-	5 Paxton Street, Cleveland	Demolished
C56	Cleveland	-	148 Shore St North Cleveland	Demolished
XC35	Cleveland	-	196 Shore Street North, Cleveland	Demolished
C43	Cleveland	-	1 Longland Street, Cleveland	Demolished
C46	Cleveland	-	31 Erobin Street, Cleveland	Demolished
C49	Cleveland	-	William Ross Park (35-76 Fitzroy Street, Cleveland)	Demolished
C50	Cleveland	-	William Ross Park (35-76 Fitzroy Street, Cleveland)	Demolished
C52	Cleveland	-	153-157 Bloomfield Street, Cleveland	Demolished

XC19	Cleveland	-	165 Shore Street North, Cleveland	Demolished
C76	Cleveland	-	5 Longland Street Cleveland	Demolished
C86	Cleveland	-	159-163 Bloomfield Street, Cleveland	Demolished
C59	Cleveland	-	13 North Street Cleveland	Demolished
C84	Cleveland	-	18 Passage Street, Cleveland	Demolished
C83	Cleveland	-	25 Passage Street, Cleveland	Demolished
C82	Cleveland	-	232 Shore Street North, Cleveland	Demolished
C77	Cleveland	-	55 Channel Street Cleveland	Demolished
C85	Cleveland	-	154 Shore Street North, Cleveland	Demolished
C75	Cleveland	-	47 Shore St East Cleveland	Demolished
C74	Cleveland	-	47 Longland Street Cleveland	Demolished
C73	Cleveland	-	41-43 Shore St East Cleveland	Demolished
C71	Cleveland	-	38 Channel St Cleveland	Demolished
C70	Cleveland	-	37-39 Shore St East Cleveland	Demolished
C67	Cleveland	-	30 Erobin Street Cleveland	Demolished
C66	Cleveland	-	287 Bloomfield Street Cleveland	Demolished
C63	Cleveland	-	224 Middle Street Cleveland	Demolished
XC1	Cleveland	Lych Gate	53-71 Wellington Street, Cleveland	Demolished
R16	Redland Bay	-	21-31 Salisbury Street, Redland Bay	Demolished
R29	Redland Bay	-	21 Gray Street, Redland Bay	Demolished
R27	Redland Bay	-	40 Queen Street Redland Bay	Demolished
XR6	Redland Bay	-	45-49 Boundary Street, Redland Bay	Demolished
XR7	Redland Bay	-	39 Esplanade, Redland Bay	Demolished
N/A	Redland Bay	-	35 Weinam St Redland Bay	Demolished
R11	Redland Bay	-	42-46 Queen Street	Demolished
RI2	Russell Island	William Willes House	37-47 Cavendish Street, Russell Island	Demolished
XTH2	Thorneside	-	166-168 Mooroondu Road, Birkdale	Demolished
TH3	Thorneside	-	4 Fisher Road, Thorneside	Demolished

XT2	Thornlands	-	11 Moreton Road Thornlands	Demolished
V9	Victoria Point	-	5 Wilson Street, Victoria Point	Demolished
XV2	Victoria Point	-	257 Colburn Avenue, Victoria Point	Demolished
XV6	Victoria Point	-	39 Colburn Avenue, Victoria Point	Demolished
V7	Victoria Point	-	2 Colburn Avenue, Victoria Point	Demolished
W6	Wellington Point	-	6 Fernbourne Road	Demolished
XW25	Wellington Point	-	20 Buckland Street, Wellington Point	Demolished
W53	Wellington Point	-	4 Fernbourne Road Wellington Point	Demolished
W50	Wellington Point	-	224 Main Road Wellington Point	Demolished
W44	Wellington Point	-	44 Beachcrest Road, Wellington Point	Demolished
W27	Wellington Point	-	10 Buckland Street, Wellington Point	Demolished
XW21	Wellington Point	-	27-29 Edith Street, Wellington Point	Demolished
XW16	Wellington Point	-	2 Beachcrest Road, Wellington Point	Demolished
XW13	Wellington Point	-	216 Main Road, Wellington Point	Demolished
XW9	Wellington Point	-	162 Main Road, Wellington Point	Demolished
XW6	Wellington Point	-	59 The Esplanade, Wellington Point	Demolished
W38	Wellington Point	-	19 Fernbourne Road, Wellington Point	Demolished
XW5	Wellington Point	Duke of Wellington	1 Champion Lane, Wellington Point	Demolished
W43	Wellington Point	Kratzmann's Stores	411-413 Main Road	Demolished
XW17	Wellington Point	Rothesay	15-17 Wellesley Street, Wellington Point	Demolished
W54	Wellington Point	Springfield	630 Main Road Wellington Point	Demolished
W45	Wellington Point	The Palms (Repeat)	23-31 Hardy Road, Wellington Point (now 1 Marlborough Road) (The Palms)	Demolished

## Appendix C – Citations for Priority One and HPR

## Appendix D –Thematic Results for Redlands



Themes	Sub-themes	Sites	List
1.0 Peopling Places	1.01 The first inhabitants	MI3 – Midden	HPR
	1.02 Migration from outside and within	D13 – Dunwich Convict Causeway	QHR
		D2 – Dunwich Public Reserve Convict Barracks and Store	QHR
	1.03 Encounters between Indigenous and non-Indigenous peoples	Not relevant to current study	
	1.04 Family and marking the phases of life	C13 – Coochiemudlo Morton’s Steps and Jetty	HPR
		D8 – Dunwich Moongalba Aboriginal Cemetery	HPR
		D9 – Dunwich Lazaret Cemetery	HPR
		R6 – North Redland Bay Cemetery	HPR
		R11 – Russell Island Mrs Fischer’s Grave	HPR
		L5 – Thomas Lucas’ Grave	HPR
		C2 – Cleveland No. 1 Pioneer Cemetery	QHR
		C35 – Cleveland No. 2 Cemetery	HPR
		D3 – Dunwich Cemetery	QHR
		R13 – Serpentine Creek Road Cemetery	QHR
2.0 Exploiting, Utilising and Transforming the Land	2.01 Exploring, surveying and mapping the land	C89 – Governor Gipps’ Landing Site	P1
		CP1 – Capalaba Creek Crossing	HPR
	2.02 Exploiting natural resources	MI1 – Tim Shea’s Wetlands and Waterhole	HPR
		W21 – Wkepstead House	QHR
		MI5 – Macleay Island Campbell’s Wharf	HPR
		MI3 – Midden	HPR
		P5 – Point Lookout Well	HPR
	2.03 Pastoral activities	B6 – Former US Army Signal Corps Receiving Station	P1
		P2 – Bill North’s Cattle Dip	HPR
		P5 – Point Lookout Well	HPR
		O6 – Ormiston Fellmongery	QHR
	2.04 Agricultural activities	B4 – Birkdale House	P1
		B3 – Willard’s Farm	P1
		C13 – Callandoon	P1
		R12 – Mt. Carmel Orchard/Belcher’s House	P1
		W9 – The Palms	P1
		O3 – Hilliard’s Creek	HPR

		O1 – Ormiston Timber Jetty	HPR
		L6 – Lamb Island Pioneering Hall	QHR
		B1 – Somersby Grange	P1
		MI5 – Macleay Island Campbell’s Wharf	HPR
		O5 – Ormiston House	QHR
		CI3 – Morton’s Steps and Jetty	HPR
		R13 – Serpentine Creek Road Cemetery	QHR
	2.05 Managing water	D20 – Dunwich Water Tanks and Water Pump	HPR
	2.06 Managing flora and fauna		
	2.07 Experimenting, developing technologies and innovation	L7 – Lamb Island Mango Trees	HPR
	2.08 Protecting and conserving the environment	L3 – Dam and Melaleuca Forest	HPR
	2.09 Valuing and appreciating the environment and landscapes	V16 – Charles Snow Environmental Education Centre (Eprapah)	P1
		L3 – Dam and Melaleuca Forest	HPR
		R9 – Redland Bay Moreton Bay Figs	HPR
		C9 – Banyan Tree	HPR
		P1 – Point Lookout Foreshore	QHR
		C6 – Cleveland Street Tree	HPR
		C22 – GJ Walter Park and Pine Promenade	HPR
		W14 – Wellington Point Reserve	HPR
	2.10 Responding to climate and climatic events	Not relevant to current study	
3.0 Developing Secondary and Tertiary Industries	3.01 Feeding Queenslanders	C19 – 3 Shore Street East	P1
		RI5 – Jackson Oval	HPR
		C24 – Cleveland Hotel (Former)	QHR
		C10 – Grand View Hotel	QHR
		MI2 – Industrial Ruins, Macleay Island	QHR
		P2 – Bill North’s Cattle Dip	HPR
	3.02 Developing manufacturing capacities	RI5 – Jackson Oval	HPR
		MI2 – Industrial Ruins, Macleay Island	QHR
	3.03 Developing engineering and construction industries	Not relevant to current study	
	3.04 Developing economic links outside Queensland	RI5 – Jackson Oval	HPR
3.05 Struggling with remoteness, hardship and failure			
3.06 Inventing devices	C23 – Cleveland Lighthouse No. 1	QHR	

	3.07 Financing		
	3.08 Marketing, retailing and service industries	C18 – 1 Shore Street East	P1
		C19 – 3 Shore Street East	P1
		R4 – Redland Bay Hotel	P1
	3.09 Informing Queenslanders		
	3.10 Entertaining for profit		
	3.11 Lodging people	R4 – Redland Bay Hotel	P1
		C24 – Cleveland Hotel (Former)	QHR
		C10 – Grand View Hotel	QHR
	3.12 Catering for tourists	A1 – Cabarita	P1
		C13 – Morton’s Steps and Jetty	HPR
		W14 – Wellington Point Reserve	HPR
	3.13 Adorning Queenslanders	Not relevant to current study	
4.0 Working	4.01 Organising workers and workplaces		
	4.02 Facilities for children of workers	Not relevant to current study	
	4.03 Working in offices		
	4.04 Unpaid labour		
	4.05 Surviving as Indigenous people in a white-dominated economy	D8 – Moongalba Aboriginal Cemetery	HPR
	4.06 Working as exploited/indentured labour	O5 – Ormiston House	QHR
		W21 – Wkepstead house	QHR
		MI5 – Campbell’s Wharf	HPR
5.0 Moving goods, people and information	5.01 Utilising human movement	CP1 – Capalaba Creek Crossing	HPR
		O3 – Hilliards Creek	HPR
	5.02 Using draught animals		
	5.03 Using rail		
	5.04 Using shipping	A1 – Cabarita	P1
		C89 – Governor Gipps’ Landing Site	P1
		L4 – Lamb Island Jetty Shed	HPR
		MI5 – Campbell’s Wharf	HPR
		P3 – Point Lookout Lighthouse	HPR
		R15 – Jackson Oval	HPR
		C11 – Coochiemudlo Community Hall, Jetty and Steps	HPR

		C13 – Morton’s Steps and Jetty	HPR
		D13 – Dunwich Convict Causeway	QHR
		D2 – Dunwich Public Reserve Convict Barracks and Store	QHR
		C23 – Cleveland Point Lighthouse No. 1	QHR
	5.05 Using motor vehicles	R16 – Russell Island Corduroy Road Sleepers	HPR
	5.06 Using air transport		
	5.07 Telecommunications	B6 – Former US Army Signal Corps Receiving Station	P1
5.08 Postal services			
6.0 Building settlements, towns, cities and dwellings	6.01 Establishing settlements and towns	P4 – Point Lookout Seven Norfolk Island Pines	HPR
		C25 – Norfolk Island Pines	QHR
		D2 – Public Reserve Convict Barracks and Store	QHR
		CP1 – Capalaba Creek Crossing	HPR
		C13 – Morton’s Steps and Jetty	HPR
	6.02 Planning and form of settlements	C22 – G. J. Walter Park and Pine Promenade	HPR
	6.03 Developing urban services and amenities	T2 – Thornlands Dance Palais	HPR
	6.04 Dwellings	A1 – Cabarita	P1
		B4 – Birkdale House	P1
		B1 – Somersby Grange	P1
		B3 – Willard’s Farm	P1
		C39 – 103 Passage Street	P1
		C28 – 153 Shore Street North	P1
		C29 – 157 Shore Street North	P1
		C8 – 19 North Street	P1
		C4 – 200 Middle Street	P1
		C7 – 219 Middle Street	P1
		C13 – Callandoon	P1
		C27 – Craigielea	P1
		C30 – Seaforth Cottage	P1
C12 – Shellim		P1	
R10 – 6 Melrose Court	R1		
TH2 – 15 John Street	P1		
V3 – The Point	P1		

		W23 – 11 Station Street	P1
		W5 – 17-18 The Esplanade	P1
		W22 – 3 Station Street	P1
		W20 – 493 Main Road	P1
		W11 – 6 Harris Street	P1
		W8 – Casuarina Cottage	P1
		W9 – The Palms	P1
		W19 – Wellington Point School Principal’s House (Former)	P1
		R2 – 189 School of Arts Road	HPR
		C21 – Fernleigh	QHR
		C26 – Ye Olde Courthouse Restaurant	QHR
		L6 – Lamb Island Pioneer Hall	QHR
		O5 – Ormiston House	QHR
7.0 Maintaining Order	7.01 Policing and maintaining law and order	ID9 – Dunwich Police Station Cell Block	P1
		C11 – Cleveland Police Station	QHR
		C26 – Ye Olde Courthouse Restaurant	QHR
	7.02 Government and public administration		
	7.03 Customs and quarantine services	PI1 – Peel Island	QHR
	7.04 Local government		
	7.05 Withstanding physical threats to order		
	7.06 Defending the country	R1 – Redland Bay Roll of Honour	HPR
		C34 – WWI and WWII Rifle Range	HPR
		W14 – Wellington Point Reserve	HPR
B6 – Former US Army Signal Corps Receiving Station		P1	
8.0 Creating Social and Cultural Institutions	8.01 Worshipping and religious institutions	B5 – St. George’s Anglican Church	P1
		C14 – Methodist (Uniting) Church Hall	P1
		C15 – Uniting Church (Formerly Methodist)	P1
		M2 – St. Paul’s Lutheran Church	P1
		R8 – Redland Bay Methodist Church	P1
		W24 – St. James’ Anglican Church	P1
		R13 – St. Peter’s Parish Hall	HPR
		C24 – Cleveland Hotel (Former)	QHR



		C17 – St. Paul’s Anglican Church	QHR
		D14 – Dunwich Public Hall (Former Men’s Mess Hall)	QHR
		D1 – St. Mark’s Anglican Church	QHR
		O4 – St. Andrew’s Anglican Church	QHR
	8.02 Cultural activities	M1 – Mount Cotton Hall	P1
		C32 – Edgar Harvey Pavilion (School of Arts Hall)	HPR
		C33 – Redlands Memorial Hall	HPR
		RI5 – Jackson Oval	HPR
		RI3 – St. Peter’s Parish Hall	HPR
	8.03 Organisations and societies	V16 – Charles Snow Environmental Education Centre (Eprapah)	P1
		L4 – Lamb Island Jetty Shed	HPR
		T2 – Thornlands Dance Palais	HPR
		TH1 – Thorneside Public Hall	HPR
		V5 – Monkani	HPR
		A2 – Amity Point Public Hall	HPR
		B2 – School of Arts Hall	HPR
		C32 – Edgar Harvey Pavilion (School of Arts Hall)	HPR
		C33 – Redlands Memorial Hall	HPR
		C34 – WWI and WWII Rifle Ranges	HPR
		D12 – Benevolent Asylum Structures	HPR
		D16 – Dunwich TAFE Building	HPR
		D22 – Stradbroke Island Historical Museum Associations	HPR
		D14 – Dunwich Public Hall (Former Men’s Mess Hall)	QHR
		D1 – St. Mark’s Anglican Church	QHR
		L6 – Lamb Island Pioneer Hall	QHR
		P4 – Seven Norfolk Island Pines	HPR
	8.04 Festivals		
	8.05 Sport and recreation	ID21 – Dunwich Swimming Enclosure	P1
		RI5 – Jackson Oval	HPR
		C22 – G. J. Walter Park Reserve and Pine Promenade	HPR
		D1 – St. Mark’s Anglican Church	QHR
		D4 – Dunwich Public Hall (Former Men’s Mess Hall)	QHR

		P1 – Point Lookout Foreshore	QHR
	8.06 Commemorating significant events	R1 – Redland Bay Roll of Honour	HPR
		C16 – Cleveland War Memorial	HPR
		C33 – Redlands Memorial Hall	HPR
9.0 Educating Queenslanders	9.01 Primary schooling	RI4 – Russell Island State School	P1
		W5 – 17-18 The Esplanade	P1
		W19 – Wellington Point School Principal’s House (Former)	P1
		W18 – Wellington Point State School	P1
		R7 – School Residence Redland Bay	QHR
	9.02 Secondary education		
	9.03 Educating adults	B2 – School of Arts Hall	HPR
		C32 – Edgar Harvey Pavilion	HPR
		D16 – Dunwich Tafe Building	HPR
	9.04 Tertiary education		
10.0 Providing Health and Welfare Services	10.01 Health services	D9 – Dunwich Island Lazaret Cemetery	HPR
		PI1 – Peel Island	QHR
		C4 – 200 Middle Street	P1
		D3 – Dunwich Cemetery	QHR
	10.02 Caring for the homeless and destitute	D18 – 11 Parsons Street	P1
		D21 – 12 Stradbroke Place	P1
		D4 – 14 Bingle Road	P1
		D11 – 14 Stradbroke Place (2 Finnegan Street)	P1
		D5 – 16 Bingle Road	P1
		D6 – 18 Bingle Road	P1
		D17 – 18 Oxley Parade	P1
		D15 – Former Benevolent Asylum Ward 13	P1
		D12 – Dunwich Asylum Structures	HPR
		D16 – Dunwich TAFE Building	HPR
		D10 – Polka Point Draughts Board	HPR
		D20 – Dunwich Water Tanks and Water Pump	HPR
		D14 – Dunwich Public Hall (Former Men’s Mess Hall)	QHR
D1 – St. Mark’s Anglican Church	QHR		

\*Main gaps – sea based industry (Oysters, fishing, sea transport)

## **8.2.7 Heritage overlay code**

### **8.2.7.1 Application**

This code applies to development:

- (1) within the heritage overlay as identified on the overlay maps contained within Schedule 2 (mapping); and
- (2) identified as requiring assessment against the heritage overlay code by the tables of assessment in Part 5 (tables of assessment).

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3, in Part 5.

### **8.2.7.2 Purpose**

- (1) The purpose of the heritage overlay code is to protect the heritage values of the city's identified local heritage places.

Editor's note—This overlay does not address State Heritage Places which are protected under the *Queensland Heritage Act* or places of indigenous cultural heritage which are protected under the *Aboriginal Cultural Heritage Act*.

- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) identified local heritage places are not demolished, removed or altered in a way that removes or reduces their heritage values; and
  - (b) local heritage places are used in a way that is compatible with their cultural heritage values.

### 8.2.7.3 Heritage overlay code – Specific benchmarks for assessment

**Table 8.2.7.3.1—Benchmarks for assessable development**

Performance Outcomes	Acceptable Outcomes
<b>For assessable development</b>	
<p><b>PO1</b> A building or structure on a local heritage place is not demolished or relocated unless:</p> <ol style="list-style-type: none"> <li>(1) it is structurally unsound and is not reasonably capable of being made structurally sound; or</li> <li>(2) the change does not result in the loss of the particular heritage values of the place.</li> </ol>	<p><b>AO1.1</b> Development does not result in the partial or total demolition or removal of a building or structure on the site.</p> <p>Editor's note—Where an alternative outcome is proposed, a structural report or heritage impact statement, prepared by suitably qualified persons may be needed to demonstrate compliance with PO1.</p>
<p><b>PO2</b> Vegetation of heritage value is retained unless it is in poor health and a safety hazard, and is not reasonably capable of being restored to good health.</p>	<p><b>AO2.1</b> Vegetation of heritage value on the site is retained and is not damaged by new development.</p> <p>Editor's note—A report prepared by an Australian Qualification Framework level 5 qualified aboriginalist may be required to demonstrate compliance with PO2.</p>
<p><b>PO3</b> Development does not alter, remove, damage or conceal the heritage features or values of the place.</p>	No acceptable outcome is nominated.
<p><b>PO4</b> New building elements:</p> <ol style="list-style-type: none"> <li>(1) are sympathetic to, but do not reproduce traditional building forms;</li> <li>(2) are visually subservient to a heritage building;</li> <li>(3) incorporate similar proportions and building lines, such as window shape, size and positioning and eaves heights; and</li> <li>(4) utilise materials and finishes that do not detract from or draw attention away from the existing building.</li> </ol>	<p><b>AO4.1</b> Alterations to existing buildings or structures do not alter the external appearance of the building.</p>
<p><b>PO5</b> Filling and excavation does not diminish the heritage or streetscape values, including:</p> <ol style="list-style-type: none"> <li>(1) reducing public access or views to and from the local heritage place; or</li> <li>(2) causing the removal of significant landscape features; or</li> <li>(3) introducing large incongruent or overbearing retaining walls.</li> </ol>	No acceptable outcome is nominated.
<p><b>PO6</b> Reconfiguration of land does not diminish the heritage, character, context and streetscape values of the place, including by:</p> <ol style="list-style-type: none"> <li>(1) a reduction of public access or views</li> </ol>	No acceptable outcome is nominated.



Performance Outcomes	Acceptable Outcomes
<p>(2) to and from the local heritage place; or  the potential for overshadowing of the local heritage place; or</p> <p>(3) the removal of significant landscape features or contextual elements; or</p> <p>(4) the disruption of the historic subdivision pattern of the area.</p>	