OLD CLEVELAND ROAD EAST OPTIONS

Objective Reference:	**A941387** **Reports and Attachments (Archives)**
Attachment:	**Business Plan**
Authorising/Responsible Officer:	 **Bill Lyon** **Chief Executive Officer**
Report Author:	**Kim Kerwin** **Group Manager Economic Sustainability and Major Projects**

PURPOSE

The purpose of this report is to seek Council's direction on a preferred option for preserving the historic values of 302 Old Cleveland Road East, Birkdale property, described as Lot 2 on RP211270.

BACKGROUND

In March 2015, Floreau Pty Ltd purchased 302 Old Cleveland Rd East, Birkdale (the subject property) and lodged a Development Application with Council for a reconfiguration into twelve standard format community title lots plus common property. A separate Development Permit was issued for building works, pursuant to sections 334 and 335 of SPA, permitting the demolition of all buildings on the property (Demolition Permit).

The Department of Environment and Heritage Protection subsequently issued a 'Stop Order' over the property under section 154 of the Act giving notice of a Heritage Application, but after assessment, decided not to enter the place into the Queensland Heritage Register. The site is not currently listed as a place of local heritage significance in the Redland planning scheme but has been identified for future consideration for listing for its local heritage values.

As part of DEHP's Resolution 283.1, McCullough Robertson, on behalf of the Developer, agreed not to demolish the buildings for a six (6) month period to 8 March 2016, to allow time for Council to pursue relocating the buildings.

At its meeting of 21 October 2015 Council resolved to:

1. Direct Redland Investment Corporation to investigate options to purchase the property at 302 Old Cleveland Road East, Birkdale on commercial and non-commercial terms and to investigate options to develop the property and retain the existing dwelling and structures on the property; and
2. Direct Redland Investment Corporation to report to Council on the results of the investigation.

Council has now received the Redland Investment Corporation's report: Willards Farm, Birkdale Business Case: 302 Old Cleveland Road East, Birkdale. The report reviewed five options that looked at associated costs to relocate and restore building/s, purchase part of the property and restore building/s, purchase the entire property from the vendor (Developer) and restore building/s, undertake a land swap to allow the development to occur in another location or accept physical loss of the buildings and prepare archival records for the local library and museum.
All options other than archiving records were noted in the report as presenting a complex and expensive outcome to Council.

ISSUES

The subject property is currently in private ownership and is subject to a Development Application which must be decided.

A commitment by the current owner not to demolish the existing structures is time bound with demolition able to be lawfully carried out after 8 March 2016.

The RIC report summarises Options A-D as complex and costly scenarios for Council while Option E it describes as a straight forward and cost effective process. The report notes that when reviewing all options, Council should also consider a precedent being set for similar properties.

The following extract from the report presents the identified options:

Option	Option description	Cost	Complexity
Option A:	Relocate & restore the homestead &/or associated structures	$635,245	Medium
Option B:	Purchase lot 8 - 11 from Developer & restore the homestead & associated structures	$1,814,961	High
Option C:	Purchase the entire site & restore homestead & associated structures	$2,287,025	Medium
Option D:	Transfer of property titles (land swap) & restore homestead & associated structures	$598,750	Extreme
Option E:	Prepare historical archival records	$15,000	Low

The report concludes that on the basis the Business Case has been prepared and outlined above, it is recommended that Council:

- Identify the local historical value against the associated cost of each option presented.

STRATEGIC IMPLICATIONS

Legislative Requirements

Not in relation to this report. Under the *Sustainable Planning Act*, Council must decide the development application by 6 January 2016.

Risk Management

The acquisition of the property, relocation or any option outlined in the attachment is inherently risky. These have been outlined in the attachment.

Financial

Council has the financial capacity to service any of the options outlined.

People

There are nil people impacts.

Environmental

The property contains some vegetation of local environmental significance primarily along the Old Cleveland Road East frontage.

Social

The site has been identified as having heritage value worthy of consideration for local heritage listing under the Redland planning scheme. Sections of the community consider its values to be significant heritage value, such that the property should be preserved.

PLANNING SCHEME IMPLICATIONS

The acquisition of the property listed in this report would not require amendment to the zoning of the property in the Planning Scheme.

CONSULTATION

Extensive consultation has taken place within Council and with the Redland community, including the Old Schoolhouse Gallery which has expressed an interest in assisting with Option 1A.

OPTIONS

1. That Council resolves to provide direction to officers to adopt one of the following options:

   Option A: Relocate & restore the homestead &/or associated Structures

   Option B: Purchase lot 8 - 11 from Developer & restore the homestead & associated structures

   Option C: Purchase the entire site & restore homestead & associated Structures

   Option D: Transfer of property titles (land swap) & restore homestead & associated structures

   Option E: Prepare historic archival records

2. That Council resolves to delegate to the Chief Executive Officer, under s.257 (1)(b) of the *Local Government Act 2009*, the authority to acquire this additional property for fair compensation and to negotiate, make, vary and discharge any associated documentation;

3. That Council resolves to do nothing.

OFFICER'S RECOMMENDATION

That Council resolves as follows:

1. **To delegate the Chief Executive Officer, under s.257 (1)(b) of the *Local Government Act 2009*, the authority to acquire this additional property for fair compensation and to negotiate, make, vary and discharge any associated documentation; and**
2. **That this report remains confidential and details of individual acquisition will become publicly available it has been successfully completed.**

WILLARDS FARM, BIRKDALE
BUSINESS CASE

302 OLD CLEVELAND ROAD EAST, BIRKDALE

Document control

TABLE 1: DOCUMENT CONTROL

Prepared by:	Nicholas Gils
Role:	Development Manager
Organisation:	Redland Investment Corporation
Version number	2
Version date	27/11/2015
Status	Issued for Approval
File / document number:	**RIC00A**

Document authorisation

TABLE 2: DOCUMENT AUTHORISATION

Name	**Signature**	**Date**
Requested by: Redland City Council		28/10/2015
Reviewed by: Bill Lyon		24/11/2015
Endorsed by:		
Approved by:		

Version history

TABLE 3: VERSION HISTORY

Version number	**Date**	**Changed by**	**Nature of amendment**
0.1	13/11/15	Nicholas Gils	Initial draft
0.2	27/11/2015	Nicholas Gils	Issued for Approval

1.0 Executive Summary

Redland City Council (RCC) is reviewing alternative options to preserve the historical values of 302 Old Cleveland Road East, Birkdale property; also known as Willard's Farm. The property was recently purchased by a Developer in March 2015 to develop the entire site resulting in the demolition of all fixtures (homestead and associated structures).

RIC has reviewed five options that look at associated costs to relocate and restore building/s, purchase part of the property and restore building/s, purchase the entire property from the vendor (Developer) and restore building/s, undertake a land swap to allow the development to occur in another location or accept physical loss of the buildings and prepare archival records for the local library and museum. All options other than archiving records present a complex and expensive outcome to Council.

Redland Investment Corporation (RIC) has prepared this report assessing the options to assist RCC to understand the estimated cost/budget associated.

The following table summarises the associated costs for each option;

SUMMARY OF OPTIONS

Reference	Description	Cost
Option A:	Relocate & restore the homestead &/or associated structures	$635,245
Option B:	Purchase lot 8 - 11 from Developer & restore the homestead & associated structures	$1,814,961
Option C:	Purchase the entire site & restore homestead & associated structures	$2,287025
Option D:	Transfer of property titles (land swap) & restore homestead & associated structures	$598,750
Option E:	Prepare historic archival records	$15,000

2.0 Project objective

The purpose of this document is to review options for consideration to retain the existing homestead and associated structures known as Willard's Farm located on 302 Old Cleveland Road East, Birkdale.

3.0 Background

A Developer, Floreau Pty Ltd, purchased 302 Old Cleveland Rd East, Birkdale (subject property) in March 2015 for $1,100,000 with the intention of constructing 12 serviced residential allotments to sell as vacant land.

A Development Application was lodged with Redland City Council (RCC) to subdivide a lot into 12 standard format community title lots plus common property. A separate Development Permit was lodged for building works, pursuant to sections 334 and 335 of SPA, permitting the demolition of all buildings on the property (Demolition Permit). With no registered heritage value over the property at the time of purchase, a Demolition Approval was issued by Brisbane Certification Consultants Pty Ltd, however, the Department of Environment and Heritage Protection issued a 'Stop Order' over the property under section 154 of the Act giving notice of a Heritage Application.

The Department of Environment and Heritage Protection carried out investigations and in accordance with s.53 of the Act, a Notice of Decision was issued not to enter Willard's Farm in the Queensland Heritage Register as a State Heritage Place because it does not satisfy one or more of the culture heritage criteria (resolution 283.1).

With no registered Local and State heritage significance, the developer is not limited to remove any or all structures in accordance with the approved Demolition Permit.

As part of Resolution 283.1, McCullough Robertson, on behalf of the Developer, agreed not to demolish the buildings for a six (6) month period to 8th March 2016, to allow time for RCC to peruse relocating the buildings.

TABLE 1: OPTIONS TO BE CONSIDERED

Reference	Description
Option A:	Relocate & restore the homestead &/or associated structures
Option B:	Purchase lot 8 - 11 from Developer & restore the homestead & associated structures
Option C:	Purchase the entire site & restore homestead & associated structures
Option D:	Transfer of property titles (land swap) & restore homestead & associated structures
Option E:	Prepare historic archival records

4.0 Property Description

The subject site is located in the suburb of Birkdale. Birkdale is situated in the Redlands City Council area approximately 20km east of Brisbane CBD and 8km from Cleveland. Birkdale is a suburb of both bushland and detached housing development.

The property currently contains a residential dwelling (homestead), separate carport and two sheds (associated structures). A local heritage consultant notes it is likely the homestead was built around 1876 when James Willard took out a mortgage on the property. James Willard was an early settler in Birkdale and a Councillor in the first Tingalpa Divisional Board in 1880. The Willard Family continued to operate a diary on the property until 1926.

A structural and pest inspection report has been commissioned by the Developer concluding the homestead in its existing state is in a reasonable condition, however, there are elements in poor condition and subject to terminate and timber rot. Significant costs would be associated with relocating the building and/or relevant alterations needed to increase the building to a habitable and safe condition.

The 8,146sqm site is zoned Urban Residential and is accessed from Old Cleveland Road East, a four lane sub-arterial road with limited infrastructure servicing the property.

A number of housing services are located on the opposite side of Old Cleveland Road East (eastern side) requiring engineering solutions to service the subject property. Since the original application was lodged with RCC, engineers engaged by the Developer have since provided achievable solutions to the service the property (through RCC Request for Information process). These solutions have been assessed and accepted by RCC assessment team and Referral Agencies and while achievable, they come at a cost over and above a standard subdivision.

The proposed development layout (as lodged with RCC) is subject to approximately five meters (5m) of cross fall from the eastern boundary to the western boundary equating to approximately 1.5m to 2.5m of fall across each lot. From the information provided it appears the developers will not benched and retained any lots developed.

TABLE 2: SITE CONSTRANTS AND OPPORTUNITIES

	Description	**Risk**	**Constraint / Opportunity**	**Cost implication**
Demand for Development	Strong demand for vacant freehold land in Birkdale	Low	Opportunity	High sales rate
	Competitive number of competing estates in the area	High	Constraint	Low sales revenue
	Buyer sentiment to purchase land adjoining a four lane sub-arterial road	Medium	Constraint	Lower sales revenue
	Additional acoustic treatments required (to location four lane sub-arterial road)	High	Constraint	High construction costs

	Description	Risk	Constraint / Opportunity	Cost implication
Servicing the Development	Demonstrate connections to existing underground services is possible	High	Constraint	High construction costs
	High probability of Tunnel Boring services under sub-arterial road	High	Constraint	High construction costs
	Locate suitable stormwater discharge point (DA proposes a unlawful discharge point requiring Commonwealth consent)	High	Constraint	High construction costs / lower revenue / Long delays
Constructability	1.5m – 2m of fall across all lots increasing building works	Medium	Constraint	High Construction costs
	Additional earthworks and retaining walls required	Medium	Constraint	High construction costs / lower revenue
Community Title Scheme	Buyers sentiment purchasing detached dwellings under Body Corporate.	Medium	Constraint	Lower sales rate / lower sales revenue
	Buyers sentiment to ongoing Body Corporate Charges with detached lots	Medium	Constraint	Lower sales rate / lower sales revenue

5.0 Option A – Relocate Building and Restore

5.1 Overview

RCC investigated the costs and logistics to relocate the homestead and associated structures to a suitable location and restore to original condition.

A significant amount of the following information is from the RCC investigations that were carried out to review cost associated with retaining local Historical values of Willard's Farm;

The initial inspection reveals that the property consists of a house that has been built in three sections possibly at different times. The two outbuildings have timber slab walls, the one used for a garage could have been the original farmhouse prior to the cottage added at a later state. There is a rainwater tank that stands adjacent to the cottage and a small timber building that could have been the hen house.

5.2 Homestead

The homestead has been built in three sections, the front section appears to be built first with rear two sections added later. The rear section is not as detailed as the front section, the covered roof between the buildings is poorly constructed and will require modification. The sub floor structure on all three sections appear structurally sound. Some of the support posts have been damaged and some of the floor will need re levelling. Both rear buildings are supported on treated pine timber stumps with a bearer and joist system with a strip timber floor. The front section sub floor is built from timber logs as main bearers with sawn timber for the joists. The internal and external walls and ceilings are timber lined so these could not determine how these were constructed.

To relocate all the sections of the house would have to be cut into several pieces for relocation. The way the subfloor and roof is constructed, engineering advice is likely for the bracing prior to transportation.

5.3 Dairy & Garage

The dairy and garage are constructed with timber support posts and a bottom plate to accept the timber slab wall sections. The roof is a 45 degree pitched roof with rafters and timber battens with metal custom orb roofing. The construction method will not allow these buildings to be relocated in sections. The buildings will have to be dismantled and reassembled at the new location. To do this will require detailed plans and each piece will have to be individually labelled. This type of work is generally carried out by a registered architect on an hourly rate.

There are a number of window sashes that are stored in the old dairy that would have come from both these buildings that could be reused when relocated.

5.4 Proposed New location

It is understood that 124-126 Shore Street North, Cleveland (Old Schoolhouse Gallery), has been identified as a potential new location to relocate the homestead and associated structures. The proposed location is currently zoned Open Space. Before any structure can be relocated on this property, a Material Change of Use (MCU) application will need to be lodged and approved by RCC to rezone the land to an appropriate use.

Discussions have been held with RCC and the Old Schoolhouse Gallery (OSG), who are willing to champion the preparation and lodgement of the application. The group are looking for extra heritage buildings to create a historic precinct at the proposed location. A letter the OSG issued to Council for consideration, suggests they will contribute to the upkeep and maintenance of the building/s.

Further discussions held with RIC and the OSG, suggest the organisation will contribute to the restoration of structures if relocated to the proposed site (all discussion were verbal and not confirmed in writing).

The typical timeframe for an MCU application to be approved through Council is 4-6 months. If the building/s are to be relocated to this particular location, RCC will be required to assist with fast tracking the application to ensure the buildings are removed from the subject property before the 8th March 2016 (Department of Environment and Heritage Protection agreement expires).

Since the initial inspection was carried out by RCC, an external quote has been provided for the removal of all structures. The quote is reflected in the below table. The estimated costs are preliminary costs to provide an understanding of required works and potential budgets required.

Considering the sensitivity and complexity involved in relocating and restoring, a 30% contingency has been applied to the costings which is considered reasonable.

Table 3: SUMMARY OF ESTIMATED COST – OPTION A

Description	**Amount ($)**
Relocation of all structures*	$101,150
Restoration of Homestead	$210,000
Restoration of associated structures	$177,500
30% Contingency	$146,595
Total Expenditure – Homestead	**$635,245**

**includes the homestead, garage, sheds, water tank & fences*

5.5 Considerations

- Relocating and restoring will ensure the protection of the buildings
- Relocating the building to another location may lose some historical value
- Risk of setting a precedent for similar properties
- Sections of the buildings are in poor condition (evidence of terminate and timber rot) presenting a complex and expensive exercise to dissemble, relocate and restore
- Due to the complexity of the exercise it is not unreasonable for these estimates to increase
- Poor return on public investment
- If Council wish to peruse this option further, detailed quotes will be required
- Relocating and restoring may require budgets for ongoing maintenance and upkeep
- A non for profit organisation has offered to assist with the restoration and future upkeep of the buildings under this scenario (Option A).

5.6 Recommendation

If council wish to peruse this option, time is of the essences and RIC recommends relevant external parties are engaged to peruse the MCU application and provide detailed costings to relocate and restore building/s prior to the Christmas.

The Old School Gallery (OSG) group are enthusiastic and passionate about retaining these buildings and appear dedicated to assisting with restoration and upkeep. RIC recommend that further discussion are held with the organisation to clarify there desired involvement and contribution (time and money). If the OSG were to be involved it may take some liability away from Council and achieve the desired outcomes.

While this option results in the loss of the historical land value, it provides a favourable expectation by protecting the buildings as well as placing the buildings in a public area to be viewed by the current and future generations.

In RIC's experience, costs provided are reasonable but have the ability to increase significantly due to the nature of the building and required methodology in accordance with Australian Standards.

6.0 Option B – Purchase Land (in part) & Restore

6.1 Overview

Option B reviews purchasing the required portion of land within the development to preserve and restore the homestead and associated structures in its current location.

The structures in their current location cover most of the site. This option will still require structures to be relocated onsite to allow the remaining land to be developed by the Developer. The homestead situated over proposed lots 8 & 9 would be purchased along with proposed lots 10 and 11 (to accommodate associated structures). To ascertain a fair and reasonable price to purchase lots 8 - 11, RIC has evaluated the Birkdale area and determined $652/sqm is a fair and reasonable rate to apply to flat vacant land in the area.

Birkdale has recorded over 80 vacant land sales in the past three years. During the past 12 month period to July 2015, Birkdale has recorded 21 compatible sales totalling over $6.3M worth of serviced flat vacant land sales. Comparable lot sizes analysed to determine price range between 401sqm to 604sqm representing a price point between $230,000 up to $320,000. Applying a per-square meter rate of $652 to determine the land value, equates to an indicative purchase price of $1,219,892.

If Option B is considered, accumulated costs include the purchase of lots plus acquisition costs (stamp duty and legal fees) plus costs to relocate and restore the associated structures. In addition to these upfront costs, Council will be bound to a Community Management Statement and subject to ongoing Body Corporate charges.

Considering the sensitivity and complexity involved in relocating and restoring these buildings, a 30% contingency has been applied to the costings which is considered reasonable.

TABLE 4: SUMMARY OF ESTIMATED COST – OPTION B

Description	**Amount ($)**
Land purchase for homestead :	$633,092
Land purchase for associated structures:	$586,800
Stamp duty & legal charges:	$55,669
Relocation of associated structures	$35, 650
Restoration of associated structures:	$177,500
Restoration of homestead:	$210,000
Restoration contingency (30%):	$116,250
Total cost :	**$1,814,961**

6.2 Considerations

- Restoring the buildings in the current location will ensure the protection of the building
- The future development which will surround the historical structures will be built out with modern homes and will not contribute to any historical value
- Poor return on Public investment
- Risk of setting a precedent for similar properties
- Sections of the buildings are in poor condition (evidence of terminate and timber rot) presenting a complex and expensive exercise to dissemble, relocate and restore
- Due to the complexity of the exercise it is not unreasonable for these estimates to increase
- If Council wish to peruse this option further, detailed quotes will be required
- Budgets for ongoing maintenance and upkeep will be required along with quarterly Body Corporate charges
- RCC could consider restoring the property and recoup some costs by selling it on the open market with condition to retain its heritage value

6.3 Recommendation

While this option retains the buildings in their original location, the surrounding land will be developed out with modern detached dwellings. Not only would this potentially reduce the historical value of the property but RCC would need to consider a proposal that will not only utilise the property in its current location but also generate some return to allow for the upkeep and maintenance of the buildings. If the property is not utilised it is likely to fall victim to vandalism and degeneration.

Considering the significant cost and complexity involved with this option may result in the loss of historical value, it is difficult to recognise the benefit. RIC would recommend RCC consider alternative options.

In RIC's experience, costs provided are reasonable but have the ability to increase significantly due to the nature of the building and required methodology in accordance with Australian Standards.

7.0 Option C – Purchase Entire Site & Restore

7.1 Overview

Option C reviews the purchase of the entire 8146sqm site and restoring all structures. If Council wish to peruse this option, time is of the essences.

Developer, Floreau Pty Ltd, purchased the property earlier this year in March 2015 for $1,100,000 with the intention of developing the land into 12 serviced allotments to sell as vacant residential land (land subdivision).

RICs preliminary evaluation of the property has determined a market value of $920,668 based on market accepted development margins. The valuation has taken a number of constraints and opportunities into consideration as well as understanding if the proposed development can be adequately serviced in accordance with State and Local planning regulations (risk). While it appears the developer has provided satisfactory solutions to a number of engineering issues, the developer is still awaiting consent from the Commonwealth to lawfully discharge stormwater onto their land. If consent is not granted by the Commonwealth, the point of discharge will need to be retained within the site. This will reduce the developable land along with the land value. It should be noted that while the developer has provided a number of engineering solutions to service the property with adequate infrastructure, the solutions carry a high risk due the complexity involve and associate cost.

The basis of the valuation considers the entire site is utilised and developed under the current zoning, Urban Residential (all structures removed from the property). If the homestead is to remain in its existing location (and restored) the market value would be considered less than the current $920,668 and in the vicinity of $620,000.

RIC has been in discussion with the Developer who will accept a purchase price of $1,700,000 (reduced offer from initial discussions) which incorporates the Developers purchase price, expenses to date and some profit. While RIC feel there is an opportunity to reduce the purchase price further, due to the public exposure this property has been subjected to (i.e. local paper and other mediums), it has made it difficult to negotiated better terms.

If Option C is considered by RCC, the accumulated costs to acquire the site would include the purchase of property ($1,7000,000), stamp duty ($78,275), legal fees ($5,000) plus the cost to restore all structures ($503,750). The total cost would be in the vicinity of $2,287,025.

An alternative possibility under Option C is to purchase the site, restore the structures and RIC/RCC develop the remaining/surrounding land in an attempt to offset some of the expenditure. Due to the complexity and topography of the site, the cost to develop the entire site is very similar to developing the smaller remaining land around the heritage structures. To understand the complexity of the construction, all major infrastructure needs to be brought into the property from the eastern side of Old Cleveland Road (eg. Sewer, water, road, earthworks). The cost to service the remaining lots is only slightly less than compared to developing the entire site. This results in similar construction cost but less land to sell (less revenue).

If the property is purchased and restored to its original state, Council will be required to develop a proposal that will not only utilise the property in its current location but also generate some return to allow for the upkeep and maintenance of the building.

TABLE 6: SUMMARY OF ESTIMATED COST

Description	**Amount ($)**
Market Value :	$920,668
Purchase price:	$1,700,000
Acquisition & legal fees:	$83,275
Restoration works:	$503,750*
Total Purchase Price:	**$2,287,025**

*includes 30% contingency

7.2 Considerations

- Restoring the homestead in its current location will ensure the protection of buildings
- The future development surrounding the homestead will be built out with modern detached dwellings and will not contribute to the historical value
- Poor return on Public investment
- Risk of setting a precedent for similar properties
- The existing buildings are in poor condition (evidence of terminate and timber rot) presenting a complex and expensive exercise restore
- If Council wish to peruse this option further, detailed quotes will be required
- Budgets for ongoing maintenance and upkeep will be required
- RCC could consider restoring the property and recoup some costs by selling it on the open market with condition to retain its historical value

7.3 Recommendation

If Option C is pursued, it is recommended RIC continues to negotiating with the vendor to reduce the purchase price, however, it would be unlikely the vendor will accept anything less than their purchase price and a portion of potential profit resulting in RCC/RIC paying well above market value.

RIC would advise against RIC/RCC developing the remainder of land (around the structures), due to the high risk and small return. The potential profit to be realised from developing the remaining land would result in a similar fiscal position as Option B (in respect to total expenditure and historical value retained).

This option would require Council to create a proposal that will not only utilise the property in its current location but also generate some return to allow for the upkeep and maintenance of the property. If the property is not utilised it is likely to fall victim to vandalism and degeneration.

8.0 Option D – Transfer of Property Titles (Land Swap)

8.1 Overview

RIC reviewed the possibility of undertaking a land swap with the Developer meaning the proposed development would be carryout in another location while Willard's Farm is retained and structures restored.

To undertake a land swap between two parties, a transfer of titles must be registered through the Department of Natural Resources and Mines (Title Registry QLD).

To allocate a parcel of land to the Developer, RIC/RCC would be required to identify a parcel of land equivalent to or superior than 302 Old Cleveland Rd East, Birkdale. Further to this, identifying a suitable property would require the approval of the Developer. Generally speaking, however, a property that can provide no less than the equivalent return would been seen as acceptable.

For RCC to provide a suitable property for consideration of a land swap, the following criteria (including but not limited to) would need to be satisfied to provide assurance (to the developer) that the proposed land has an equal, or greater than value to their current holdings (302 Old Cleveland Road);

PROPERTY CRITERIA

- Land value - equivalent or greater value
- Topography – equivalent or less slope
- Soil classification (affects construction costs) – equivalent or greater classification
- Serviceability – equivalent or greater accessibility
- Project return – equivalent or greater return
- Market conditions within new areas - equal to or greater conditions
- Market competition – equivalent or less competition
- Product achievable – equivalent or more desirable
- Size of land – subject to the findings of the above items

Even if all items above can be satisfied; to determine if a property has the ability to produce the same fiscal return, RCC and the Developer will need to work through a Development Application process. The Developer would require certainty that a new development proposal can be delivered and will be approved by Council (through a Development Application). This can take months for the Developer to prepare and investigate a concept as well as months for RCC to assess the Development Application.

SUMMARY OF ESTIMATED COST - *CON'T*

TABLE 7: SUMMARY OF ESTIMATED COST

Description	Amount ($)
Legal and transfer fees	$20,000
Consultant and planning costs	$75,000
Restoration of all structures:	**$503,750***
Total Cost:	$598,750

**includes 30% contingency for restoration works*

8.2 Recommendation

While this Option satisfies the historical values within a reasonable budget (in comparison to alternative options), the difficulty in identifying/agreeing to a suitable land swap is very complex and timely. If the Developer does not accept any of the proposed land put forth for a land swap, they may decide to carry on with developing 302 Old Cleveland Road at the risk of losing all structures.

9.0 Option E – Prepare Archival Records

9.1 Overview

Option E is consistent with the existing Planning Policy that does not list privately owned heritage items on a local register and is therefore at risk of losing heritage items. There is, however, an opportunity in this process to collect archival records involving documenting heritage values through photographs, written history including newspaper articles, survey plans, and architectural drawings (including but not limited to) and donating to the local library and/or museum to illustrate Birkdale's historical change over time.

This option would accept the loss of all physical structures however, presents a straight forward and cost effective methodology which is commonly practised to retain heritage values.

TABLE 8: SUMMARY OF ESTIMATED COST

Description	**Amount ($)**
Preparation of records	$15,000
Total cost:	**$15,000**

9.2 Considerations

- Physical loss of building but retains the historical values
- High return on public investment (historical values)
- Consistent with industry standards to retain Heritage items
- Low level of complexity and relatively quick process
- No ongoing costs or budgets required for maintenance and building upkeep
- If Council wish to peruse this option further, detailed quotes will be required.

9.3 Recommendation

This Option is a cost effective procedure that retains the historical value in accordance with industry standards, however, there is a loss of the physical buildings themselves that may hold more historical significants over archival records.

RIC recommendation is for Council to review, with consideration of the costs, the physical historical values against the value of archival records which can be accessed and viewed by current and future generations.

10.0 Recommendation

Option A-D provide complex and costly scenarios for Council while Option E is a straight forward and cost effective process. When reviewing all options, Council should also consider a precedent being set for similar properties.

The following table presents the identified options in no particular order.

Option	Option description	Cost	Complexity
Option A:	Relocate & restore the homestead &/or associated structures	$635,245	Medium
Option B:	Purchase lot 8 - 11 from Developer & restore the homestead & associated structures	$1,814,961	High
Option C:	Purchase the entire site & restore homestead & associated structures	$2,287,025	Medium
Option D:	Transfer of property titles (land swap) & restore homestead & associated structures	$598,750	Extreme
Option E:	Prepare historical archival records	$15,000	Low

On the basis the Business Case has been prepared and outlined above, it is recommended that Council:

- **Identify the local historical value against the associated cost of each option presented.**

Appendix 1 – Existing Property

1
SP146445

2
SP146445

2
SP211270

12°02'30"

112.315

103°00'20"

65.275

105°41'40"

72.32 (46.8)

112.905

13°00'40"

65.275

Shed

Dairy Shed

Raised Dwelling

Underground Water Tank

Carport

3

OLD CLEVELAND ROAD EAST

OLD CLEVELAND ROAD EAST

TBM
Nail in Kerb
E.2106.62
N.5136.79
RL.22.04

Sewer manhole
Top RL = 23.48
IL #1 in = 20.86
IL #2 in = 20.92
IL out = 20.82

All Stormwater Gully Pit Lids Unable to be opened

0 5 10 15 20 25 50

0 25mm 50mm 75mm

NOTE : -

Horizontal Co-Ord Datum	Local		Contour Interval	0.5m	Level Datum AHD derived
Horizontal Co-Ord Origin	TBM 1		Level Origin	PM165365	Value 22.389m
Easting 2106.62	Northing 5136.79		Surveyed PV	Date	11/5/2015
Azimuth RP211270	Field Book TSC3-5		Drawn JF	Date	19/5/2015

O'REILLY NUNN FAVIER surveyors
PH: 07 5422 0200 EMAIL: onf@sbsurveys.com.au
www.sbsurveys.com.au

Client
DIANNE ESTREICH

Project
CONTOUR SURVEY
Lot 2 on RP211270
- 302 Old Cleveland Road East -

Computer File	Scale (A3)	Job No.	Locality	Drawing Number	Rev	Sheet
s:/location/Brisbane/5546	1: 500	5546	BIRKDALE	5546 D1	A	1 of 1

Appendix 2 - Proposed Development

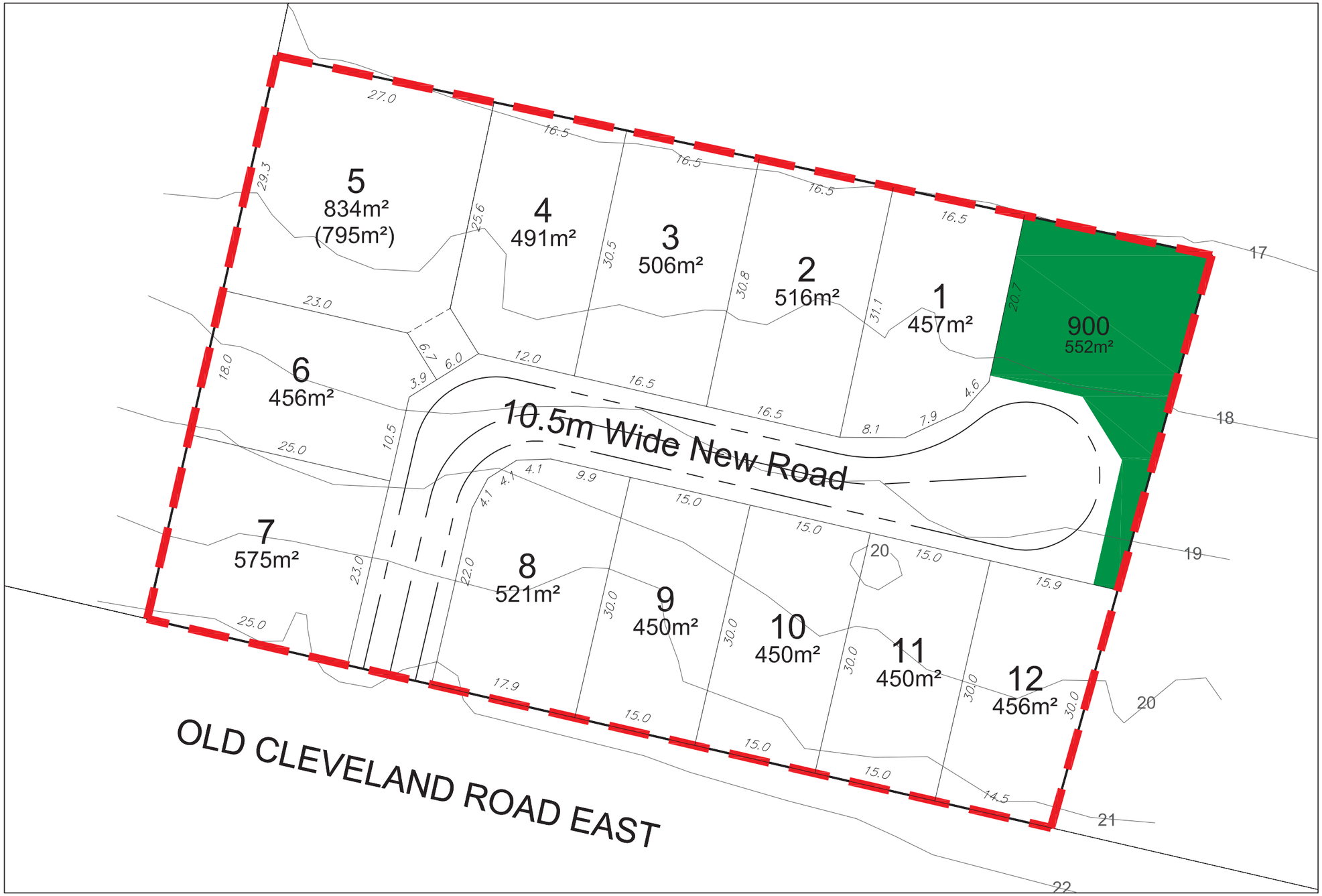
LEGEND	
Site Boundary	
Possible Bio-retention/ Retention Area/Sewer Connection	

DEVELOPMENT SUMMARY	
Total Site Area	8,164m²
Total Number of existing lots	1
Total Number of proposed residential lots	12

DRAFT FOR DISCUSSION PURPOSES ONLY
Areas and Dimensions are approximate only and remain subject to Final Survey and Council Approval

N

0 25m 50m 75m
50 mm 100 mm 150 mm



302 Old Cleveland Road East, BIRKDALE for ESTREICH

DISCLAIMER:
This plan has been prepared for preliminary investigation of the land situated at 302 Old Cleveland Road East, Birkdale and should not be used for any other purposes. Detailed investigations have not been undertaken by Plan A Group Pty Ltd over this area of land other than to sight the relevant approvals, registered plan and topographical map.
All information relating to status of development approvals has been sourced from Brisbane City Council (pdonline.brisbane.qld.gov.au) and is accurate at 17 March 2015.
Any comments contained on this plan should be confirmed by the relevant authorities. In particular, no relevance should be placed on the information on this plan for any financial dealings involving the land.

Sources:
-Contours TRACED
-Base - 5546_Prelim.dwg (O'Reilly Nunn Favier)

Scale: 1:500@A3
Computer Ref: RText (RText)

Rev	Description	Date	Chk
F	Amend Layout	09.04.15	AN
E	Amend Layout	09.04.15	AN

Concept Sketch Plan

Lot 2 on RP211270

15-108-SK01-F

plan a
TOWN PLANNING & DEVELOPMENT CONSULTANTS

Appendix 3 – Structural and Pest Inspection

MORGAN
CONSULTING ENGINEERS
♦STRUCTURAL♦CIVIL♦HOUSING♦FORENSIC♦

MORGAN CONSULTING ENGINEERS PTY LTD
ABN 82 009 859 081
1 GREAT GEORGE STREET
PADDINGTON QLD 4064
PHONE: (07) 3369 8411
FACSIMILE: (07) 3369 1893
EMAIL: mail@morgance.com.au

STRUCTURAL INSPECTION REPORT

302 OLD CLEVELAND ROAD EAST, BIRKDALE

Prepared for

Floreau Pty Ltd
62 Picnic Creek Drive
COOMERA QLD 4209

Document Reference

15md073/ceb
Friday, 21 August 2015

This investigation and report has been authorised by Mr James Thomas, a Director of Morgan Consulting Engineers Pty Ltd.

James Thomas MIEAust CPEng RPEQ 5524

1 INTRODUCTION

In accordance with the instructions of Floreau Pty Ltd, Charles Bowman of this office has carried out a walkover inspection of the residence and three out buildings located on the farm at 302 Old Cleveland Road East, Birkdale on 19 August 2015. The four buildings are as follows:

- The Residence.
- The Garage.
- The Dairy.
- The Creamery/butter shed.

The purpose of this inspection was to ascertain the general structural condition of the four buildings with reference to visually observed defects and to subsequently assess the scope (both method and economics) of rectification works required. Investigations were also undertaken into what would be structurally required to allow the buildings to be relocated from the site.

A visual inspection only was performed and no linings were removed. We were advised that the residence was built in the late 1800s.

2 GENERAL DESCRIPTION

2.1 The Residence

The residence is a high set, single-storey, timber framed and clad structure with timber stumps and a sheet metal roof. The residence consists of three individual structures with connecting verandahs. The larger structure comprises the living, bed and dining rooms whilst the smallest structure is a stand-alone kitchen. The third building comprises the master bedroom along with the bathroom.

2.2 The Garage

The building is a timber slab sided construction with a pitched timber A-frame roof covered in sheet metal. There is a mezzanine storage area at the southern end of the garage. The side walls of the garage are sitting on two parallel concrete beams/footings. There is no floor within the garage. The south-western corner of the building is supported by a steel prop.

2.3 The Dairy

The dairy is a long shed of vertical timber slab walls with minimal framing. The timber slabs are driven into the ground. The roof is a high pitched timber A-frame with sheet metal covering.

2.4 The Creamery/butter shed

The shed is a low set, single-storey, timber framed and clad structure with timber stumps and a sheet metal roof. There is a small lean-to attached to one side of the shed.

3 OBSERVATIONS

All of the buildings except for the residence are in an extremely poor state of repair. The dairy and the creamery/butter shed have been badly affected by termites.

3.1 The Residence

- There are noticeable undulations within the timber flooring.
- Subfloor timbers that are exposed to the weather around the outer edge of the residence have suffered with dry rot. This damage is mostly located at the outer edge of the verandahs.
- A number of existing stumps have settled and have been shimmed to relevel the floor.
- The existing stumps are in direct contact with the soil leaving no provision for a termite barrier.
- The ground floor timber walls are constructed in contact with the soil leaving no provision for a termite barrier.
- Based on current design criteria the floor joists and bearers are undersized.
- All roof gutters, downpipes and fascias are in a state of disrepair and need to be replaced.
- All internal walls are single skin tongue and groove, which are non-structural.
- There is evidence of either termite damage or dry rot in the rear wall of the kitchen.
- There is evidence of vertical movement between the roof and the walls to the master bedroom which reveals a lack of tiedown between these two elements.
- Dry rot affected timbers at the outer edges of the verandahs.

3.2 The Garage

- The wall framing, including the stud framing and vertical timber slabs that are in close proximity to the ground or are in contact with the ground are generally in poor condition with evidence of rot and termite damage.
- The building has no positive wall bracing and the structure is on a noticeable lean.
- The roofing timbers are generally in reasonable condition.
- The building is considered to be potentially unstable and may collapse at any time.

3.3 The Dairy

- The wall framing, including particularly the posts, stud framing and vertical timber slabs that are in close proximity to the ground or are in contact with the ground are generally in poor condition with evidence of rot and termite damage.
- The building has very little positive wall bracing and parts of the structure is on a noticeable lean.
- The roofing timbers are generally in reasonable condition.

3.4 The Creamery/butter shed

- There are noticeable undulations within the timber flooring.
- There are sections of the walls that are buried in the ground.
- Subfloor timbers that are exposed to the weather have suffered with dry rot.
- The existing stumps are in direct contact with the soil leaving no provision for a termite barrier.
- The ground floor timber walls are constructed in contact with the soil leaving no provision for a termite barrier.
- Based on current design criteria the floor joists and bearers are undersized.
- All roof gutters, downpipes and fascias are in a state of disrepair and need to be replaced.
- The walls are VJ tongue and groove boards with some diagonal braces.
- There is evidence of termite damage and/or dry rot in many sections of the wall and ceiling boards.

- Dry rot affected timbers around the entry steps.

4 CONCLUSIONS

4.1 The Residence

The three individual buildings of the residence appear to be in reasonable condition however the connecting verandahs are in extremely poor condition.The residence is typical of timber houses built in the late 1800's possessing the following structural defects/deficiencies:

a) No positive lateral bracing or tie down.
b) Undersized bearers and joists.
c) A lightly framed and strutted roof and ceiling system without any connection to the substructure.
d) High ceilings thus increasing the problems of racking, making the structure potentially unstable in high wind loads..
e) The location of this residence exposes it to high wind forces.

It is clear that the residence as inspected has had very little, if any, ongoing maintenance. We consider that the alterations needed to increase the life of this residence and to provide a safe and pleasing dwelling would be uneconomical.

Relocation of the entire structure is not feasible due to the poor condition of the connecting verandahs, however the three individual buildings are potentially able to be relocated using normal house transporting techniques following demolition of the verandahs.

4.2 The Garage

Much of the building is supported by rotten or termite damaged timbers. There is also no positive bracing other than the temporary steel prop that has been installed in the past to stabilise the structure.

As a result of the degradation and form of construction of the garage, it is considered to be potentially unstable and may collapse at any time.

Any repairs to this building would entail constructing additional internal and/or external supporting frameworks to provide the necessary stability to the remaining existing timbers. It is considered that this work could put persons carrying out the work at risk of injury or death, and it is not recommended.

Relocation of this structure would only be possible by allowing it to collapse under controlled, safe conditions and then reassembling any intact parts whilst replacing any damaged parts and installing additional bracing, framing and tiedown.

4.3 The Dairy

Much of the building is supported by rotten or termite damaged timbers. There is also very little positive bracing or tiedown and many of the timbers are undersized.

As a result of the degradation and the form of construction of the dairy, it is considered to be potentially unstable and may collapse in a high wind load event.

Any repairs to this building would entail constructing additional internal and/or external supporting frameworks to provide the necessary stability to the remaining existing timbers.

Relocation of this structure would only be possible by disassembling it under controlled, safe conditions and then reassembling any intact parts whilst replacing any damaged parts and installing additional bracing, framing and tiedown.

4.4 The Creamery/butter shed

The creamery is possesses the following structural defects/deficiencies:

a) Limited lateral bracing and tie down.
b) Undersized framing.
c) A lightly framed and strutted roof and ceiling system without any positive connection to the substructure.
d) High ceilings thus increasing the problems of racking, making the structure potentially unstable in high wind loads.

It is clear that the creamery has had very little, if any, ongoing maintenance and there are substantial parts that have been affected by termites and rot. Any repairs to this building would entail replacing the degraded timber and constructing additional internal and/or external supporting frameworks to provide the necessary stability to the remaining existing timbers.

Relocation of the entire structure is feasible using normal house transporting techniques following removal and/or replacement of any severely degraded elements.

5 LIMITATIONS

This report has been prepared based on the information supplied and from our observations during our inspection and did not include any destructive investigations or testing beyond that described in this report.

If you require any further information concerning this report please contact this office.

MORGAN CONSULTING ENGINEERS PTY LTD
Enclosed: Photographic Record

Photograph 1 – View of residence

Photograph 2 – View of residence

Photograph 3 – Residence verandah

Photograph 4 - Residence steps

Photograph 5 – Residence verandah

Photograph 6 – Residence verandah

Photograph 7 – Residence verandah

Photograph 8 – Residence verandah

Photograph 9 – Residence verandah subfloor

Photograph 10 – Residence verandah

Photograph 11 – Residence verandah

Photograph 12 – Residence verandah

Photograph 13 – Residence verandah

Photograph 14 – Residence verandah

Photograph 15 – Residence verandah

Photograph 16 – Residence verandah

Photograph 17 – Residence verandah

Photograph 18 – Residence verandah

Photograph 19 – Residence verandah

Photograph 20 – Residence verandah

Photograph 21 – Residence verandah

Photograph 22 – Residence verandah

Photograph 23 – Residence verandah

Photograph 24 – Residence subfloor

Photograph 25 – Residence subfloor

Photograph 26 – Residence subfloor

Photograph 27 – Residence subfloor

Photograph 28 – Residence subfloor

Photograph 29 – Residence subfloor

Photograph 30 – Residence interior

Photograph 31 – Residence interior

Photograph 32 – Residence interior

Photograph 33 – Residence interior

Photograph 34 – Residence interior

Photograph 35 – Residence interior

Photograph 36 – Residence interior

Photograph 37 – Residence interior

Photograph 38 – Residence interior

Photograph 39 – Residence interior

Photograph 40 – Residence interior

Photograph 41 – Residence interior

Photograph 42 – Residence interior

Photograph 43 – Residence interior

Photograph 44 – Residence interior

Photograph 45 – Residence interior

Photograph 46 – Residence interior

Photograph 47

Photograph 48

Photograph 49

Photograph 50

Photograph 51

Photograph 52

Photograph 53

Photograph 54

Photograph 55

Photograph 56

Photograph 57

Photograph 58

Photograph 59

Photograph 60

Photograph 61 - Dairy

Photograph 62 - Dairy

Photograph 63 - Dairy

Photograph 64 - Dairy

Photograph 65 - Dairy

Photograph 66 - Dairy

Photograph 67 - Dairy

Photograph 68 - Dairy

Photograph 69 - Dairy

Photograph 70 - Dairy

Photograph 71 - Dairy

Photograph 72 - Dairy

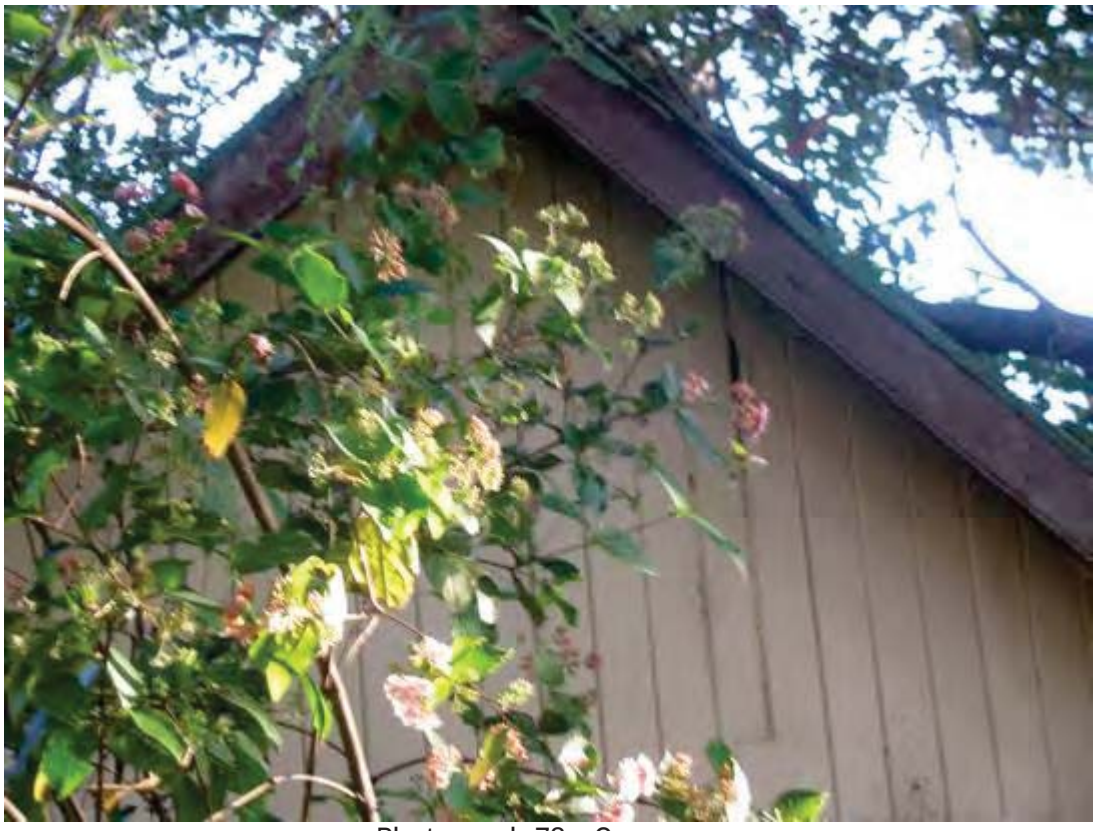
Photograph 73 - Dairy

Photograph 74 - Dairy

Photograph 75 - Dairy

Photograph 76 - Dairy

Photograph 77 - Creamery



Photograph 78 - Creamery

Photograph 79 - Creamery

Photograph 80 - Creamery

Photograph 81 - Creamery

Photograph 82 - Creamery

Photograph 83 - Creamery

Photograph 84 - Creamery

Unit 7, 108 Helensvale Rd, Helensvale QLD 4212. Phone: 07- 5580 3375 info@truebluepestsolutions.com.au

Pest Report

Report Commissioned By:
Floreau Pty Ltd

Property Address:
302 Old Cleveland Road, Birkdale QLD 4159

Visual Termite Inspection Report in accordance with AS 3660.2-2000

Important Information Any person who relies upon the contents of this report does so acknowledging that the clauses and information on pages 1, 5, 6 and 7 define the Scope and Limitations of the inspection and form an integral part of the report.

1. **THIS IS A VISUAL INSPECTION ONLY in accordance with the Australian Standard Termite Management Part 2: In and around existing buildings and structures – Guidelines AS 3660.2-2000.** Visual inspection was limited to those areas and sections of the property to which reasonable access (See definition on page 5 of this report) was both available and permitted on the date of Inspection. The inspection DID NOT include breaking apart, dismantling, removing or moving objects including, but not limited to, foliage, mouldings, roof insulation or sisalation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances or personal possessions. The inspector CANNOT see inside walls, between floors, inside skillion roofing, inside the eaves, behind stored goods in cupboards or, in other areas that are concealed or obstructed. The inspector DID NOT dig, gouge, force or perform any other invasive procedures. An invasive inspection will not be performed unless a separate contract is entered into. In an occupied property it must be understood that furnishings or household items may be concealing evidence of termites which may only be revealed when the items are moved or removed.
2. **SCOPE OF REPORT.** This Report is confined to reporting on the discovery, or non-discovery, of infestation and/or damage caused by subterranean and dampwood termites (white ants), (hereinafter referred to as “termites”), present on the date of the Inspection. The Inspection did not cover any other pests and this Report does not comment on them. Dry wood termites (Family: KALOTERMITIDAE), borers of seasoned timber and wood decay fungi were excluded from the Inspection, but have been reported on if, in the course of the Inspection, any visual evidence of infestation happened to be found.
3. **LIMITATIONS.** Nothing contained in the Report implies that any inaccessible or partly inaccessible areas or sections of the property being inspected by the Inspector on the date of the Inspection were not, or have not been, infested by termites. Accordingly this Report is not a guarantee that an infestation and/or damage does not exist in any inaccessible or partly inaccessible areas or sections of the property. Nor is it a guarantee that a future infestation of termites will not occur or be found. No inspection of any furnishings or household items was made. No warranty is applicable, as this is an inspection only.
4. **DETERMINING EXTENT OF DAMAGE.** This Report does not and cannot state the extent of damage. It is NOT a structural damage report. If any evidence of termite activity or damage is reported, then it must be assumed there may be some degree of concealed damage. Where evidence of activity and/or damage is reported in the roof void timbers then damage is likely to be present in concealed wall timbers. A qualified person such as a Builder, Engineer, Architect or other qualified expert in the building trade should be asked to determine the full extent of the damage, if any, and the extent of repairs that may be required. This firm is not responsible for the repair of any damage whether disclosed or not.
5. **POSSIBLE HIDDEN DAMAGE.** If termite activity and/or damage is found, within the Structures **OR** the grounds of the property, then damage may exist in concealed areas, eg framing timbers. An INVASIVE INSPECTION is strongly recommended in this case. Damage may only be found when wall linings, cladding or insulation are removed to reveal previously concealed timbers.
6. **CONSUMER COMPLAINTS PROCEDURE.** In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, You must notify Us as soon as possible of the dispute or claim by email, fax or mail. You must allow Us (which includes persons nominated by Us) to visit the property (which visit must occur within twenty eight (28) days of your notification to Us) and give Us full access in order that We may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty eight (28) days of the date of the inspection.

   If You are not satisfied with our response You must within twenty one (21) days of Your receipt of Our written response refer the matter to a Mediator nominated by Us from the Institute of Arbitrators and Mediators of Australia. The cost of the Mediator will be borne equally by both parties or as agreed as part of the mediated settlement.

   Should the dispute or claim not be resolved by mediation then the dispute or claim will proceed to arbitration. The Institute of Arbitrators and Mediators of Australia will appoint an Arbitrator who will hear and resolve the dispute. The arbitration, subject to any directions of the Arbitrator, will proceed in the following manner:

   (a) The parties must submit all written submissions and evidence to the Arbitrator within twenty one (21) days of the appointment of the Arbitrator; and

   (b) The arbitration will be held within twenty one (21) days of the Arbitrator receiving the written submissions.

   The Arbitrator will make a decision determining the dispute or claim within twenty one (21) of the final day of the arbitration. The Arbitrator may, as part of his determination, determine what costs, if any, each of the parties are to pay and the time by which the parties must be paid any settlement or costs.

The decision of the Arbitrator is final and binding on both parties. Should the Arbitrator order either party to pay any settlement amount or costs to the other party but not specify a time for payment then such payment shall be made within twenty one (21) days of the order.

In the event You do not comply with the above Complaints Procedure and commence litigation against Us then You agree to fully indemnify Us against any awards, costs, legal fees and expenses incurred by Us in having your litigation set aside or adjourned to permit the foregoing Complaints Procedure to complete.

Visual Termite Inspection Report in accordance with AS 3660.2-2000

Client: Floreau Pty Ltd

Re: Structure at: 30 Old Cleveland Road, Birkdale State: QLD Postcode: 4159

Mobile: 0404 829 250

Date of the Inspection: 28th July 2015

Invoice No: 28-07-2015RF3

1. Brief description of the building and other structures on the property:

Type: Domestic

Height: Single Storey

Building: Weather-board

Piers: Steel and Timber

Floor: Timber

Roof: Iron

Fences: Timber

1.1 Brief description of areas inspected: Interior Roof Void Wall Exterior Subfloor Out Buildings x 3

Trees Stumps Posts Garden

Only structures, fences, trees etc within 50 m of the building but within the boundary of the property were inspected. If a building or part of a building, is constructed on a concrete slab it is always more susceptible to concealed termite entry.

1.2 Area/s* NOT Inspected and/or Area/s* to which REASONABLE ACCESS for Inspection was NOT AVAILABLE and the Reason/s why. These include Area/s* in which Visual Inspection was Obstructed or Restricted:

Roof void due to insulation (could not determine the integrity of the roof timber to support the inspection area.

* Since a complete inspection of the above areas was not possible, termite activity and/or damage may exist in these areas.

No inspection was made, **and no report is submitted**, of inaccessible areas. These include, but may not be limited to, concealed frame timbers, eaves, areas concealed by concrete floors, wall linings, soil, landscaping, rubbish, floor coverings, furniture, pictures, appliances, stored items, insulation, hollow blocks/posts. Furnishings, furniture & stored items were not inspected.

1.3 High Risk Area(s) to which Access <u>should</u> be gained, or fully gained, since they may show evidence of termites or damage: Nil

Was insulation present in the roof void? Yes Loose insulation only

Where insulation is present in the roof void it is recommended it be moved or removed and an inspection be carried out to the wall top plate timbers and other roofing timbers covered by the insulation. This invasive inspection will not be performed unless a separate contract is entered into.

Was the property furnished at the time of inspection? No

Where a property is furnished at the time of the inspection then you must understand that the furnishings and stored goods may be concealing evidence of termite activity and/or damage. This evidence may only be revealed when the furnishings and stored goods are moved. In this case a further inspection of the property is strongly recommended.

2.0 SUBTERRANEAN TERMITES

2.1 At the time of the inspection were active termites (live insects) found? No. Go to 2.2.

2.2 A termite nest was found in (state the location): Nil

Where a termite nest is located on or near the property, the risk of termite infestation is increased.

2.3 At the time of the inspection was visible evidence of subterranean termite workings and/or damage located? Yes

If no evidence of termites was found at this inspection **be aware** that at the initial stages of a termite attack there is often no evidence that an attack has commenced, such evidence may only become apparent sometime after the attack has commenced. As the inspection can only report details of what was found on the day of the inspection, we strongly recommend that should you find evidence of new termite workings or damage prior to the next recommended Inspection you should contact our company immediately.

2.4 Termite damage and/or workings were found mainly in but not limited to: see below.

VERY IMPORTANT: Where any termite activity or damage is noted you must realise that further termite damage may be present in concealed areas. See Clauses 3, 4 and 5 on page 1.

Timber Piers x 6



Main roof void timber

Tractor Shed structural timber


Car shed timber

Milk Shed internal & external wall / roof timber and timber piers.




Whilst we are not builders, the termite damage appears to be:- **extensive to severe**. See Clause 4 on page 1. If a treatment proposal is attached then note areas marked on the sketch (mud map) for more information on areas of damage and activity.

IMPORTANT: If no live termites were noted above but visual evidence of termite workings and/or damage or any other signs of termites are reported then there may be active termites in concealed areas. Termites may still be active in the immediate vicinity and may return to cause further damage. In most cases it may not be possible without the benefit of further investigation and subsequent inspections to ascertain whether an infestation is active or inactive. Active termites may simply have not been present at the time of inspection due to a prior disturbance, climatic conditions, or they may have been utilising an alternative feeding source. Continued, **regular, inspections are essential.** Unless written evidence of an appropriate termite management program that accords with *"AS 3660 Termite Management"* is provided, a treatment must always be considered to reduce the risk of further attack.

2.5 The following evidence of a possible previous treatment was found: Nil

2.6 A durable sign was located. Unable to read the notice.

This indicates that active termites treated but no management system has been installed

2.7 Subterranean termite treatment recommendation: A suitable management program that accords with AS 3660 against subterranean termites is considered to be **essential.**

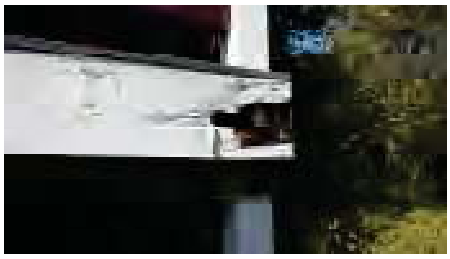
A treatment proposal is attached.

2.8 Termite Shields (Ant Caps) should be in good order and condition so termite workings are exposed and visible. This helps stop termites gaining undetected entry. Joins in the shielding should have been soldered during the installation. Whenever it is observed that the joins in the shielding have not been soldered then the shielding must be reported as inadequate. It may be possible for a builder to repair the shielding. If not, a chemical treated zone may need to be installed to replace the use of the shielding. Missing, damaged or poor shields increase the risk of infestation.

Whilst not a builder it appears that termite shields are: **inadequate**

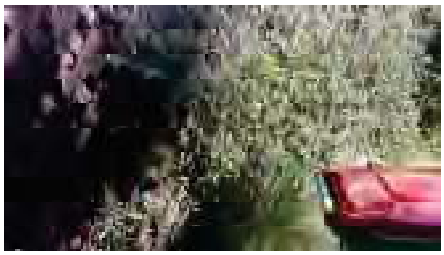
If considered inadequate a builder or other building expert should be consulted. NB Physical barrier systems installed in wall cavities etc are not visible to inspection and no comment is made on such systems.

2.9 Wood rot: At the time of the inspection was visible evidence of wood decay fungi (rot) found? **Yes**




Evidence was found in many of the wood structures (not all have been mentioned in this report). Wood decay fungi are conducive to subterranean termites. You should consult a builder or other building expert to find out what must be carried out to prevent further decay (repairing of drainage, leaks and/or sealing the timber) and to repair the damage.

2.10 Other areas and/or situations that appear conducive to (may attract) subterranean termite infestation: -
Heavy foliage against building (Remove) Timber structures in ground contact (Rectify) Timber in the Subfloor (Remove)




Any Timber retaining walls should be replaced with non-susceptible material. **You should consult a builder prior to removing/replacing retaining walls.**

2.11 At the time of the inspection the degree of risk of subterranean termite infestation to the overall property was considered to be: **extremely high**

3.0 ENVIRONMENTAL CONDITIONS THAT ARE CONDUCIVE TO TERMITES

3.1 Drainage: Poor drainage, especially, in or into the subfloor or against the external walls, increases the likelihood of termite attack.

Whilst not a plumber, it appears that drainage is generally: **not applicable**.

3.2 Water leaks: Water leaks, especially in or into the subfloor or against the external walls, increases the likelihood of termite attack. Leaking showers or leaks from other 'wet areas' also increase the likelihood of concealed termite attack. Whilst not a plumber, it appears that water leaks are **Not Present**.

Where drainage is considered inadequate or water leaks are reported then a plumber, builder or other building expert should be consulted.

3.3 Hot water services and air conditioning units: which release water alongside or near to building walls need to be connected to a drain as the resulting wet area is highly conducive to termites. If this is not possible the water needs to be piped several meters away from the building as the resulting wet area is highly conducive to termites.

Is there a need for this work to be carried out? No water discharge found at time of inspection.

3.4 Ventilation: Ventilation, particularly to the sub-floor region is important in minimising the opportunity for termites to establish themselves within a property. Whilst not a builder the ventilation appears to be generally: **adequate**. Where ventilation needs to be improved consult a builder or other expert.

We have not attached a proposal to carry out ventilation improvement work.

3.5 Slab Edge Exposure: Where external concrete slab edges are not exposed there is a high risk of concealed termite entry. In some building built since July 1995 the edge of the slab forms part of the termite shield system. In these buildings an inspection zone of at least 75mm should be maintained to permit detection of termite entry. The edge should not be concealed by render, tiles, cladding, flashings, adjoining structures, paving, soil, turf or landscaping etc. Where this is the case you should arrange to have the slab edge exposed for inspection. Concealed termite entry may already be taking place but could not be detected at the time of this inspection. This may have resulted in concealed timber damage.

Does the slab edge inspection zone fully comply? **Not Applicable.**

Note: A very high proportion of termite attacks are over the edge of both infill and other concrete slab types. Covering the edge of a concrete slab makes concealed termite entry easy. Infill slab type construction has an even higher risk of concealed termite ingress as the slab edge is concealed due to the construction design and cannot be exposed. The type of slab may only be determined by the assessment of the construction plans by a qualified person e.g. Builder or Architect.

Construction plans may be obtainable from your local Council or Builder. Termite activity or damage may be present in concealed timbers of the building. **We strongly recommend** frequent regular termite or timber pest inspections in accordance with AS 3660.2 or AS 4349.3-2010. Where the slab edge cannot be determined then we strongly recommend termite or timber pest inspections every 3-6 months in accordance with AS 3660.2 or AS 4349.3-2010.

Infill Slabs: A slab on the ground cast between walls. Other slabs should be in accordance with AS 2870-1996 and/or AS 3660.1-2000 and for more information you should ask a builder.

3.6 Weep holes in external walls: It is very important that soil, lawn, concrete paths or pavers do not cover the weep holes. Sometimes they have been covered during the rendering of the brick work. They should be clean and free flowing. Covering the weep holes in part or in whole may allow undetected termite entry.

Were the weep holes clear allowing the free flow of air? **Not applicable**.

3.7 Environmental, other Conditions and/or general information: Fine weather during the inspection at 11am.

You should read and understand the following important information. It will help explain what is involved in a termite inspection, the difficulties faced by a termite inspector and why it is not possible to guarantee that a property is free of termites. It also details important information about what you can do to help protect your property from termites. This information forms an integral part of the report. If you do not understand any part of this report then please ask the Inspector to explain.

IMPORTANT

This report is provided solely for the benefit of the person/s named in this report **or their client**. Any third party relying on this report either wholly or in part does so at their own risk. We accept no liability whatsoever to any third party relying on this report.

Filled areas, areas with less than 400 mm clearance, damp areas, leaking pipes, form work timbers, scrap timber, tree stumps etc either in the subfloor or adjoining, or close to the building are conducive to termite infestation. All leaks or drainage problems must be repaired. All form work, scrap and/or stumps must be removed from under and/or around the building/s. Rubbish should be removed from the subfloor areas to allow access for inspection. Items susceptible to termites, such as cardboard boxes, timber, firewood etc, should not be stored on the ground in the subfloor area.

This is an inspection only. No treatment or replenishment of any existing termite management system has taken place. Termites may still enter the buildings or other structures at any time. You acknowledge this fact and agree that this company is not liable for any termite entry, or for any damage that may result. Modern termiticides are designed to degrade. This means the length of life of these chemical treated zones is limited. It is important that the property is inspected at **least** annually.

REASONABLE ACCESS

Only areas to which reasonable access is available were inspected, AS 3660.2-2000 refers to AS 4349.3-2010 which defines reasonable access. Access will not be available where there are safety concerns, or obstructions, or the space available is less than the following:

ROOF VOID – the dimensions of the access hole must be at least 450mm x 400mm, and, reachable by a 2.1M step ladder or 3.6M ladder, and, there is at least 600mm x 600mm of space to crawl;

ROOF EXTERIOR – must be accessible by a 3.6M ladder placed on the ground;

SUBFLOOR – Industry accepted dimensions are that the access hole must be at least 500mm x 400mm and, there is at least 400mm of space to crawl beneath the lowest bearer, or, 500mm beneath the lowest part of any concrete floor

Reasonable access does not include the use of destructive or invasive inspection methods. Nor does reasonable access include cutting or making access traps, or moving heavy furniture or stored goods.

A MORE INVASIVE PHYSICAL INSPECTION IS AVAILABLE AND RECOMMENDED

As detailed above, there are many limitations to this visual inspection only. With the permission of the owner of the premises we WILL perform a more invasive physical inspection that involves moving or lifting: insulation, stored items, furniture or foliage during the inspection. We WILL physically touch, tap, test and when necessary force/gouge suspected accessible timbers. We WILL gain access to areas, where physically possible and considered practical and necessary, by way of cutting traps and access holes. This style of inspection is available by request. Several days notice may be required. Time taken for this type of inspection will be greater than for a VISUAL INSPECTION. It involves disruption in the case of an occupied property, and some permanent marking is likely. You must arrange for the written permission of the owner who must acknowledge all the above information and confirm that our firm will not be held liable for any damage caused to the property. Price is available on request.

CONCRETE SLAB HOMES

Homes constructed on concrete slabs present special problems with respect to termite attack. If concrete paths, patios, pavers, garden beds, lawns, foliage, etc conceal the edge of the slab, then it is possible for termites to effect concealed entry into the property. They can then cause extensive damage to concealed framing timbers. Even the most experienced inspector may be unable to detect their presence due to concealment by wall linings. Only when the termites attack timbers in the roof void, which may in turn be concealed by insulation, can their presence be detected. Where termite damage is located in the roof it should be expected that concealed framing timbers will be extensively damaged. **With a concrete slab home it is imperative that you expose the edge of the slab and ensure that foliage and garden beds do not cover the slab edge. Weep holes must be kept free of obstructions.**

You should read and understand the following important information. It will help explain what is involved in a termite inspection, the difficulties faced by a termite inspector and why it is not possible to guarantee that a property is free of termites. It also details important information about what you can do to help protect your property from termites. This information forms an integral part of the report. If you do not understand any part of this report then please ask the Inspector to explain.

SUBTERRANEAN TERMITES

No property is safe from termites! Termites are the cause of the greatest economic losses of timber in structures in Australia. Independent data compiled by State Forests shows 1 in every 5 homes is attacked by termites at some stage in its life, however CSIRO data indicates that it could be as high as 1 in 3. Australia's subterranean termite species (white ants) are the most destructive termites in the world. In fact it can take "as little as 3 months for a termite colony to severely damage almost all the timber in a home".

How termites attack your home: The most destructive species live in large underground nests containing several million timber destroying insects. The problem arises when a nest matures near your home. Your home provides natural shelter and a food source for the termites. The gallery system of a single colony may exploit food sources over as much as one hectare, with individual galleries extending up to 50 metres to enter your home, where there is a smorgasbord of timber to feast upon. Even concrete slabs do not act as a barrier; they can penetrate through cracks in the slab to gain access to your home. They even build mud tubes to gain access to above ground timbers. In rare cases termites may create their nest in the cavity wall of the property without making ground contact. In these cases it may be impossible to determine their presence until extensive timber damage occurs.

Termite damage: Once in contact with the timber they excavate it, often leaving only a thin veneer on the outside. If left undiscovered the economic species can cause many thousands of dollars damage and may cost two to five thousand dollars (or more) to treat.

Subterranean termite ecology: These termites are social insects usually living in underground nests. Nests may be in trees or in rare instances they may be in above ground areas within the property. They tunnel underground to enter the building and then remain hidden within the timber making it very difficult to locate them. Where timbers are concealed, as in most modern homes, it makes it even more difficult to locate their presence, especially if gardens have been built up around the home and termite management systems are either not in place or poorly maintained. Termites form nests in all sorts of locations and they are usually not visible. There may be more than one nest on a property. The diet of termites in the natural environment is the various hardwood and softwood species growing throughout Australia. These same timbers are used in buildings. Worker termites move out from their underground nest into surrounding areas where they obtain food and return to nurture the other casts of termites within the nest. Termites are extremely sensitive to temperature, humidity and light and hence cannot move over ground like most insects. They travel in mud encrusted tunnels to the source of food. Detection of termites is usually by locating these mud tunnels rising from the ground into the affected structure. This takes an expert eye.

Termite Management Systems installed to AS3660-2000 help protect a building by forcing termites to show themselves. Termites can build mud tunnels around termite barriers to reach the timber above. The presence of termite tracks or leads does not necessarily mean that termites have entered the timber. A clear view of walls and piers and easy access to the sub-floor means that detection of termites should be fairly easy. However many styles of construction do not lend themselves to ready detection of termites. The design of some properties is such that they make the detection by a pest inspector difficult, if not impossible.

The tapping and probing of walls and internal timbers is an adjunct or additional means of detection of termites but is not as reliable as locating tracks. The use of a moisture meter is a useful aid for determining the presence of termites concealed behind thin wall panels, but it only detects high levels of activity. Damage and termite workings that have dried out will not be recorded. It may also provide false readings. Termite tracks may be present in the ceiling space however some roofs of a low pitch and with the presence of sisalation, insulation, air conditioning ductwork and hot water services may prevent a full inspection of the timbers in these areas. Therefore since foolproof and absolute certain detection is not possible the use of termite management systems and regular inspections is a necessary step in protecting timbers from termite attack.

TIMBER DECAY FUNGI

The fruiting bodies of wood decay fungi vary in size, shape and colour. The type of fungi encountered by pest controllers usually resides in poorly ventilated subfloors, below wet areas of the home, exterior timbers and in areas that retain water in the soil. The durability and type of timbers are factors along with the temperature and environment. Removal of the moisture source usually alleviates the problem. **Fungal decay is attractive to termites** and if the problem is not rectified it may well lead to future termite attack.

IMPORTANT INFORMATION

There is no warranty given or implied as a result of the inspection or this report. The report can only give details of what was found on the day and at the time of the inspection. Termites can gain entry to the structures at any time.

General remarks: A more thorough INVASIVE INSPECTION is available. Where any current visible evidence of termite activity is found it is **strongly recommended** that a more invasive inspection is performed Trees on the property have been visually inspected up to a height of 2m, where possible and practicable, for evidence of termite activity. It is very difficult, and generally impossible to locate termite nests since they are mainly underground and evidence in trees is usually well concealed. We therefore strongly recommend that you arrange to have trees test drilled for evidence of termite nests.

Important Maintenance Advice regarding Integrated Pest Management for Protecting against termites

Termites can attack any structure. Periodic maintenance should include measures to minimise possibilities of infestation in and around a property. Factors that may lead to infestation from termites include: -

• Situations where the edge of the concrete slab is covered by soil or garden debris.

• Filled areas, areas with less than 400mm clearance.

• Foam insulation at foundations.

• Poor drainage, leaking pipes, damp areas, form-work timbers, scrap timber, tree stumps, mulch, tree branches touching the structure, wood rot and timber retaining walls. **Note:** Termites often build nest behind timber retaining walls.

• Gardens, pathways or turf abutting or concealing the edge of a concrete slab will allow for concealed entry by termites.

All timber in contact with soil such as formwork, retaining walls, scrap timbers, firewood or stumps must be removed from under and around the buildings and any leaks or poor drainage repaired. **You should endeavour to ensure such conditions DO NOT occur around your property.**

We further advise that you engage a professional pest control firm to provide a suitable termite management program in accord with AS 3660 to minimise the risk of termite attack. There is no way of preventing termite attack. Even AS 3660 advises when a complete termite management system is installed in accordance with AS 3660.1-2000 for pre-construction termite work or 3660.2-2000 for post-construction termite work and the Australian Pesticides and Veterinary Medicines Authority (APVMA) product label directions are followed precisely, termites may still bridge the management system. However, if the label directions are followed and the Standard adhered to, and bridging occurs, evidence of the termite ingress will normally be evident to the inspector. Therefore regular inspections in line with the recommendations in this report are essential in addition to any suitable termite management system you install.

DISCLAIMER OF LIABILITY: - No liability shall be accepted on account of failure of the Report to notify any termite activity and/or damage present at or prior to the date of the Report in any areas(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for Inspection is denied by or to the Licensed Inspector (including but not limited to any area(s) or section(s) so specified by the Report).

DISCLAIMER OF LIABILITY TO THIRD PARTIES: Compensation will only be payable for losses arising in contract or tort sustained by the Client named on the front of this report. Any third party acting or relying on this Report, in whole or in part, does so entirely at their own risk.

There are two very helpful books available, complete with excellent colour photos, which you might like to purchase. These are: -

1. A Homeowner's Guide to Detection and Control of Termites and Borers

2. A Homeowner's Guide to Detection and Control of Common Household Pests

Both books were written by Phillip Hadlington & Christine Marsden and Published by University of New South Wales.

Ask your inspector for details and prices.

It is strongly recommended that a full Inspection and Report be carried out every 3 Months. Regular inspections DO NOT stop termite attack, but are designed to limit the amount of damage that may occur by detecting problems early.

AS 3660 and AS 4349.3 both recommend at least 12 monthly inspections but strongly advise more frequent inspections. Regular inspections DO NOT stop termite attack, but are designed to limit the amount of damage that may occur by detecting problems early.

Important: "If you become aware of any termite activity DO NOT disturb or treat the termites or their workings in anyway but contact our Company immediately. Home treatments do not work and will invalidate any warranty in place."

PLEASE NOTE: **The following information is very important and forms an integral part of this report.**

WARNING

Australian Standards 3660.2.2.10 MAINTENANCE OF TERMITE BARRIERS AND INSPECTION ZONES
Where practical and possible the new termite barrier should be integrated with the existing systems so as to form a barrier system for the entire building. Where this is not possible or where the existing building does not have termite barriers, more frequent inspections or a monitoring system should be carried out.

An Exterra termite baiting/monitoring/interception system is **highly** recommended to be installed and maintained around the perimeter of the property in accordance with Australian Standards 3660.2. Section 6.

Australian Standards 3660.2.6.5 BAITING SYSTEMS
Baiting systems may be used to manage or eradicate existing termite colonies and to monitor for future activity. They are not prophylactic barrier systems and might not prevent future attack. They may be used alone or in conjunction with conventional barrier systems. Baiting can be useful in chronic re-infestation situations where other methods have been unsuccessful. Baiting systems do not impede concealed termite access into a building or structure.

Previous Termite activity was found at the property at the time of the inspection.

The Inspection and Report was carried out by: Ray Faint

State Licence No: PMT-0-14947

QBCC Licence No: 1201868

Insurance Termite Accreditation No: AUS-15-9927

Dated this 28h day of July 2015

SIGNED FOR AND ON BEHALF OF: True Blue Pest Solutions

Signature

----------End of Report----------

Appendix 4 – Department of Environment and Heritage Protection Decision Notice

Queensland Government

Department of
Environment and Heritage Protection

Notice of Decision –
not to enter a place in the Queensland Heritage Register

Notification under s.54 of the *Queensland Heritage Act 1992*

Ref: HRN 650011

Mr Bill Lyon
Chief Executive Officer
Redland City Council
PO Box 21
CLEVELAND QLD 4163

Dear Mr Lyon

Re: Decision not to enter Willard's Farm, Birkdale in the Queensland Heritage Register as a State Heritage Place.

At its meeting of 8 September 2015, the Queensland Heritage Council resolved not to enter this place in the Queensland Heritage Register as a State Heritage Place.

> ***RESOLUTION NO. 283.1***
> **Having considered the application, oral representations, the report of the Department, the recommendation of the Chief Executive's delegate and the site visit undertaken for Willard's Farm, 302 Old Cleveland Road East, Birkdale, the Queensland Heritage Council resolves in accordance with s.53 of the Act not to enter this place in the Queensland Heritage Register as a State Heritage Place because it does not satisfy one or more of the cultural heritage criteria as specified in s.35(1) of the Act.**
>
> **In its considerations the Queensland Heritage Council placed reliance on verbal undertakings by McCullough Robertson on behalf of Floreau Pty Ltd and the written undertaking by Floreau Pty Ltd to the Heritage Council, not to demolish the relevant building(s) for a six month period. This period allows the Redlands community proponents an opportunity to pursue relocation of the building(s) within the Redlands local government area.**
>
> ***RESOLUTION NO. 283.2***
> **Further, the QHC resolved that the Chair communicate with the Mayor to clarify the views of Redland City Council in relation to issues associated with the development application for the reconfiguration of Willard's Farm property.**

Notice of the Heritage Council's decision will be placed in the Government Gazette on 18 September 2015.

Mary Burns
Manager, Heritage

Date 14/9/15

Enquiries:
Sean O'Keeffe
A/Principal Heritage Officer
Heritage
GPO Box 2454
BRISBANE QLD 4001
Ph. 07 3330 5837

Enclosed
- Information notice

Queensland Government

Department of
Environment and Heritage Protection

Information Notice

Notification under ss.54, 56, 67 and 187 of the Queensland Heritage Act 1992

Rights to appeal a decision by the Queensland Heritage Council

Who may lodge an appeal?

- The owner of a place when a decision is made about that place that:
  - enters it in the Queensland heritage register
  - removes it from the Queensland heritage register
  - in some way varies the entry.

- The applicant if the Council fails to make a decision on a heritage recommendation for an application within the relevant period for the decision.

When must appeals be lodged by?

An appeal to the Planning and Environment Court must be made within 20 business days of receiving a notice of a decision.

What are grounds for appeal?

For a decision relating to the entry into or removal from the Queensland heritage register:

- that the place does or does not satisfy the cultural heritage criteria for a State Heritage place.

- the place does or does not satisfy the archaeological criteria for an Archaeological place.

How are appeals to the court started?

An appeal is started by lodging a written notice of appeal with the registrar of the court.
The notice of appeal must state the grounds of the appeal.
The person starting the appeal must also comply with the rules of the court applying to the appeal. However the court may hear and decide an appeal without this compliance.

The court process for appeals can be found in the *Integrated Planning Act 1997*, chapter 4, part 1, division 12 with any changes the Planning and Environment Court considers appropriate.

For further information contact the Registrar of your nearest District Court.

Department of Environment and Heritage Protection
www.ehp.qld.gov.au ABN 46 640 294 485

Appendix 5 – Local Independent Heritage Inspection Report

PROPERTY DETAILS

PROPERTY NAME

The Pines

ADDRESS

302 Old Cleveland Road East, Birkdale

Lot 2 on RP211270

PLACE TYPE

Built - Residential

CURRENT LISTINGS

Proposed Listing - RCC Heritage Register

CURRENT MANAGEMENT DOCUMENTS

None known

DESCRIPTION

HISTORICAL CONTEXT

James and Edward Willard were in the Redlands from at least 1865 when they were granted a timber licence for hardwood. Timber getting was one of the early enterprises in the Redlands District.

It is likely the house was built around1876 when James Willard took out a mortgage on this property. He was a Councillor in the First Tingalpa Divisional Board in 1880.

The Willard family continued to operate a dairy here until 1926.

During World War 2 the Commonwealth resumed parts of the property to use as a radio station. It is believed that the message from General Douglas Macarthur, telling of the Japanese surrender, was received here.

PHYSICAL DESCRIPTION

The Pines is a complex of buildings located close to the road frontage. The site falls away to the west. The view from the complex extends west across the Commonwealth reserve and farmland out to the Tingalpa Creek Reserve.

The main dwelling has a steeply pitched gable roof to the core and a stepped roof over the verandahs. The walls are clad in wide chamfer boards and the verandah returns along the front and side of the house. Many of the early decorative timber elements remain. Along the front boundary are a timber fence, gates and established planting.

The kitchen, dining room and bedrooms are contained in the wing at the rear of the main dwelling. This wing has a hipped roof over the core and a skillion roof to the verandah. It is connected to the main dwelling with a covered link. The walls are single skin with cross bracing and the verandah returns around three sides of this wing. The house is low set at the front and as the land falls away, high set to the rear. Diagonal timber battens enclose the subfloor.

The complex includes the dairy constructed of timber slabs and the small laundry.

The farm has extensive gardens and mature trees.

ASSESSMENT

HERITAGE SIGNIFICANCE CRITERIA

(a) *the place is important in demonstrating the evolution or pattern of Redland's history;*

The Pines is historically significant as a remaining example of an early farm and house, evident in the fabric and layout. The early establishment of farming

and the growth of the district are demonstrated as it is as one of Birkdale's oldest buildings.

(d) the place is important in demonstrating the principal characteristics of a particular class of cultural places;

The Pines is important locally as it survives as an example of a working farm in the Redlands district, with intact fabric and continued original use. The remaining dwelling, additions, and the dairy demonstrate the principal characteristics of early farmhouses of its era.

It is typical of many small homestead buildings, showing evidence of being added to and adapted over the years to accommodate the changing needs of its occupants.

(e) the place is important because of its aesthetic significance;

The forms and materials of the buildings, arranged in a practical and informal layout, set in the mature garden with scenic views from the site contribute to the aesthetic significance of the place.

(h) the place has a special association with the life or work of a particular person, group or organisation of importance in Redland's history.

The Pines and grounds have an association with James Willard, a prominent citizen and early settler in Birkdale.

STATEMENT OF SIGNIFICANCE

The Pines is a locally highly significant place which demonstrates historical, representative and aesthetic values. As a complex of farm buildings established in the 1870's, it represents the early settlement of the local area. The layout and form of the complex, and the established trees contribute to the aesthetic quality of the place. James Willard was notable in the early industry and development of Birkdale and had a strong association with The Pines.

HISTORICAL THEMES

2. Exploiting, utilising and transforming the land

2.4 agricultural activities

SIGNIFICANT FABRIC & ATTRIBUTES

FABRIC

1870's house, dairy, laundry, established trees, front fence and gates.

ATTRIBUTES

Farm complex in an established and generous setting.

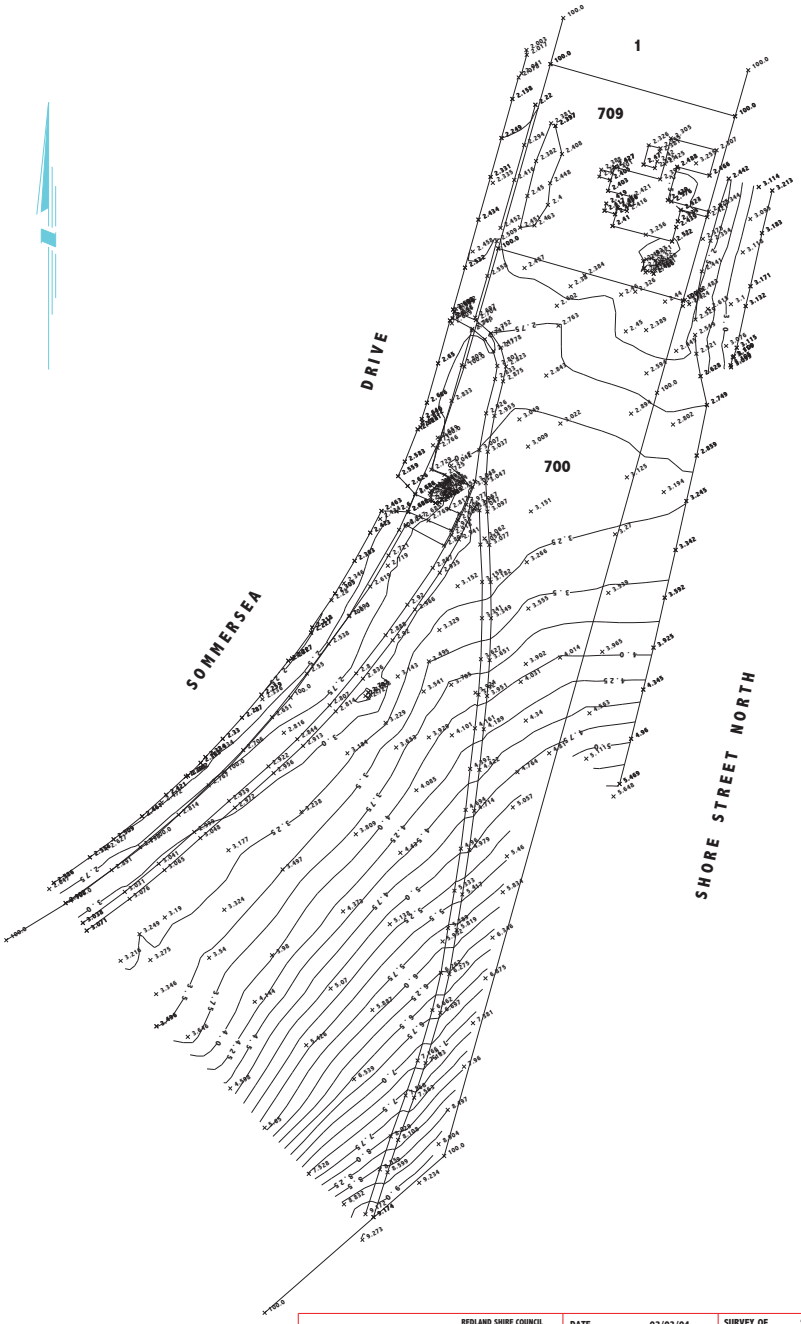
LOCATION MAP

PLATES

(Source: RCC 2013)

(Source: RCC c.2001)

Appendix 6 - Proposed New Location



REDLAND SHIRE COUNCIL
Cnr Bloomfield & Middle Streets, Cleveland, Q 4163
PO Box 21, Cleveland, Q 4163
Phone 3286 8686
Fax 3286 8765

DATE	02/03/04	SURVEY OF	Shore Street North
SCALE	1:500	Cleveland	
FILE# / RUN#	Rs110008/1		
JOB #	30207		
SURVEYOR	J.May		
FIELD BK	03/03	LEVEL BK	.
HORIZ DATUM	RSC	VERT DATUM	AHD
ORIGIN PSM	101211	ORIGIN RL	2.28

ALTERNATIVE 4

FRONT ELEVATION ORIENTED TO SHORE ST NORTH; LIKELY REMOVAL OF TREE REQUIRED

Appendix 7 – Old Schoolhouse Gallery, Letter of Consideration to RCC

Redlands Heritage building the Station Masters Cottage

Please accept this document as a briefing for Redland City Council's consideration to choose the Old School House Gallery as the recipient group for the Redlands Heritage building the Station Masters Cottage.

It has been discussed and requested at past Schoolhouse meetings that if we can extend the gallery premises we should pursue all avenues and possible options.

Our patron Deborah Henry has been on the look out for an extra building for the gallery.

We believe we, the Old School House Gallery members, are worthy of the building for the following reasons:

Facilities and the Enhancing of Them

- We already have plenty of parking. On and off street rear of gallery.
- We have toilet facilities.
- A bigger art precinct will increase local and tourist visitors to the Gallery.
- This extra building will enhance and add to the historic precinct – the Lighthouse, Courthouse, Grandview etc. Almost like a village in a way.
- Because there is quite a substantial area of flat ground in the immediate vicinity, potentially other historical buildings could be added in the area.
- With the current Schoolhouse precinct also including the Station Masters Cottage, it will keep in with the theme of the Siding Gallery and the railway that used to come to Cleveland.
- The Schoolhouse site is ideal for the Cottage as keeps it very close to the original site.

There is a robust gallery membership, willing to promote and conduct community activities. This can only lead to greater exposure for Old School House Gallery with artistic and other events.

Potential uses

- Tie in with Redland Museum with historical events being held at the gallery with historical groups.
- Rooms can be let and/or leased to creative teachers. Several of the current members are also teachers who will utilise the premises
- Other groups could hire rooms - U3A is always seeking venues for community activities.
- Ideal venue for school holidays creative actives.
- Consideration could also be given for some rooms to be studio facilities for resident artists in the areas of painting, drawing, printmaking, art photography etc.
- Could have a 'dirty' area for sculpting, pottery and carving in the outbuildings – again hired or leased to users.
- Outbuildings could be placed at the back of the car park and would also useful for schoolhouse storage.
- Maybe run a mentorship with senior students of Redlands Colleges and our Indigenous community.

Care and Maintenance of Facilities

Currently Old Schoolhouse members take care of the Schoolhouse with internal cleaning, and regular maintenance.
While this would continue with the added facility leaser's/hirers would also be asked to commit to their share of care too.

Suggestions –

Hold a local competition (through the local newspaper and radio) to name the 'new' village, thus raising awareness of the addition and also have a special opening at which a prize is awarded.

On the 25th anniversary of the Old Schoolhouse Gallery in October 2015 there will be a special function to celebrate this event. Maybe this is a target date for opening the old, new building?