2014

Standing Committee Meeting – Policy and Planning

NORTH BURNETT
REGIONAL COUNCIL

MUNDUBBERA

North Burnett Regional Council

May 05 2014

Attendees	**Agenda Item 1**	**Attendees**	**DOCUMENT ID 585048**
Welcome	**Agenda Item 2**	**Welcome / Housekeeping**	
Apologies	**Agenda Item 3**	**Apologies**	
Declaration	**Agenda Item 4**	**Declaration of Interest**	
Deputations	**Agenda Item 5**	**Deputations**	
Governance	**Agenda Item 6**	**Governance Report**	
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Economic	**Agenda Item 7**	**Economic Report**	
	7.1	Local Heritage Register	**03у-0фу**
Social	**Agenda Item 8**	**Social Report**	
Environmental	**Agenda Item 9**	**Environment Report**	
Confidential	**Agenda Item 10**	**Confidential Report**	
	10.1	CEO Confidential Report	
General Business	**Agenda Item 11**	**General Business**	
Closure of Meeting	**Agenda Item 12**	**Closure of Meeting**	

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2014-15 Local Government Grants and Subsidies Program – Infrastructure Subsidy (LGGSP IS)

File: *14.3.11*
Responsible Officer: *Mark Pitt – Chief Executive Officer*
Report prepared by: *Tracey Wilson – Media / Grants Officer*

1 PURPOSE OF REPORT

The purpose of this report is to provide information to Council regarding the 2014-15 Local Government Grants and Subsidies Program – Infrastructure Subsidy (LGGSP IS) and receive guidance as to suitable projects.

2 INTRODUCTION/BACKGROUND

Applications for funding under the 2014-15 Local Government Grants and Subsidies Program – Infrastructure Subsidy (LGGSP IS) opened Tuesday, 29 April 2014 and close Thursday, 29 May 2014. The program aims to assist councils to deliver priority community infrastructure projects

Under the Guidelines, councils are able to apply for a subsidy of up to 40 per cent of the total eligible costs of an approved project. In applying for funding, councils must demonstrate that they meet assessment criteria outlined in the LGGSP IS Guidelines including how the project supports economic development activities and community infrastructure. All projects will need to be completed within 12 months from the date of formal advice of funding approval. In certain circumstances the project complexity may require a longer funding period, and this will be negotiated on a case by case basis.

Further details of the LGGSP IS are available on the Department of Local Government's website at www.dlgcrr.qld.gov.au All applications need to be submitted electronically to lgfundingunit@dlgcrr.qld.gov.au by **Thursday, 29 May 2014**. Successful projects will be announced in June 2014.

3 CORPORATE/OPERATIONAL PLAN

In accordance with Corporate Plan 2013-18:

- Outcome 5 – Governance, Section 5.3 External Funding

In accordance with Operational Plan:

- Outcome 1 – Community Infrastructure, Section 1.4 Infrastructure Funding

- Outcome 3 – Organisational Capability, Section 3.7 Sourcing External Funds

4 POLICY IMPLICATIONS

Nil

5 STATUTORY REQUIREMENTS

Nil

6 FINANCIAL IMPLICATIONS

Under the Guidelines, councils are able to apply for a subsidy of up to 40 per cent of the total eligible costs of an approved project. Council will be responsible for 60 per cent of the approved project.

7 RISK MANAGEMENT

Nil

8 CONSULTATION

Nil

9 OPTIONS FOR COUNCIL TO CONSIDER

Consider this report and accept, reject or amend recommendations.

10 OFFICER'S COMMENTS/CONCLUSION

Nil

11 ATTACHMENTS

Doc ID 593109 – Announcement of 2014-15 LGGSP Infrastructure Subsidy
Doc ID 593294 – LGGSP IS 2014-15 - Guidelines
Doc ID 593293 – LGGSP IS 2014-15 – Application Form
Doc ID 593287 – LGGSP IS 2014-15 – Certification Form
Doc ID 593288 – LGGSP IS 2014-15 – Cost Benefit Analysis Template

RECOMMENDATION

That:

1) The 2014-15 Local Government Grants and Subsidies Program – Infrastructure Subsidy Report as presented be received.

2) That Council progress the application for the (INSERT NAME OF PROJECT) for the 2014-15 Local Government Grants and Subsidies Program – Infrastructure Subsidy with Council to provide funding of $ (INSERT COUNCIL CONTRIBUTION).

Queensland
Government

Department of
Local Government, Community Recovery and Resilience

Our ref: MBN14/147

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29 April 2014

Mr Mark Pitt
Chief Executive Officer
North Burnett Regional Council
PO Box 390
GAYNDAH QLD 4625

Dear Mr Pitt

I am pleased to advise that the Honourable David Crisafulli MP, Minister for Local Government, Community Recovery and Resilience recently announced the release of the 2014–15 Local Government Grants and Subsidies Program – Infrastructure Subsidy (LGGSP IS). This component of the program aims to assist councils to deliver priority community infrastructure projects.

Applications for funding under the LGGSP IS open on 29 April 2014. The smart application form and program guidelines are available on the Department's website, www.dlgcrr.qld.gov.au. The forms are designed for information to be entered directly into the relevant fields. Once the application form is complete, save the file and send it with supporting documentation to lgfundingunit@dlgcrr.qld.gov.au by 29 May 2014. Successful projects will be announced in June 2014.

Under the LGSSP IS guidelines, councils are able to apply for a subsidy of up to 40 per cent of the total eligible costs of an approved project. In applying for funding, councils must demonstrate that they meet the assessment criteria outlined in the guidelines, including how the project supports economic development activities and community infrastructure.

Under the 2014–15 funding arrangements, councils will have 12 months from the date of approval to implement their approved LGGSP IS projects. In certain circumstances the project complexity may require a longer funding period, and this will be negotiated on a case by case basis.

Level 18 Mineral House
41 George Street Brisbane
PO Box 15009 City East
Queensland 4002 Australia

ABN 25 166 523 889

If you require further information, please contact Ms Jennie O'Connor, Acting Director, Southern Region on (07) 3452 6772 or jennie.o'connor@dlgcrr.qld.gov.au, who will be pleased to assist.

Yours sincerely

Craig Evans
Director-General
Department of Local Government,
Community Recovery and Resilience

Local Government Grants and Subsidies Program (LGGSP)

Infrastructure Subsidy

Guidelines

April 2014

The Department of Local Government, Community Recovery and Resilience leads a coordinated Queensland Government approach to delivering short and long-term solutions for strong local government.

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An electronic copy of this report is available on the Department of Local Government, Community Recovery and Resilience website at www.dlgcrr.qld.gov.au To obtain a printed copy of this report, please contact us via the contact details provided at the end of this report.

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Introduction

The Queensland Government has committed $8.77 million in 2014-15 to assist Queensland councils in delivering priority infrastructure that meets the need of their communities.

This funding commitment—the Local Government Grants and Subsidies Program Infrastructure Subsidy (LGGSP IS)—is administered by the Department of Local Government, Community Recovery and Resilience.

LGGSP IS aims

The LGGSP IS aims to provide funding assistance to eligible applicants to enable them to deliver priority infrastructure that meets the identified need of their communities.

LGGSP IS objectives

The objectives of the LGGSP IS are to support eligible applicants with the capital costs of essential infrastructure construction and upgrade works that:

- support realisation of the aspirations of the Queensland Plan
- support economic development activities and to strengthen the community through social and cultural facilities
- support crime prevention, community health and safety
- respond to growth pressures
- meet identified needs and priorities of local communities
- are supported by the community.

Funding

A total of $8.77 million in LGGSP IS funding is allocated in the 2014-15 financial year to subsidise delivery of infrastructure projects.

Applying for funding

Eligibility

Eligible applicants

Eligible applicants under the LGGSP IS are local government bodies constituted under the *Local Government Act 2009* and the *City of Brisbane Act 2010.*

Other entities may be deemed by the Minister as an eligible applicant for the purposes of the LGGSP IS.

Eligible projects

Where a range of options is available, the applicant must demonstrate through an options analysis, that the proposed project is the most cost effective and practical solution. When applying for funding where the project cost is greater than $500,000, councils will be required to complete an options analysis to accompany the cost benefit analysis.

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Eligible projects are required to incorporate the concepts and principles behind the crime prevention through environmental design (CPTED) strategy to reduce crime, enhance community safety and improve liveability where practical.

Eligible projects under the LGGSP IS include the following areas:

Water infrastructure

Types of eligible water infrastructure include:

- source of supply
- treatment works
- rising mains and delivery mains from source of supply to first service reservoir.

Sewerage infrastructure

Types of eligible sewerage infrastructure include:

- treatment works
- nutrient removal works
- disposal of effluent after treatment
- beneficial wastewater re-use after treatment
- disposal and re-use of effluent after treatment.

Community infrastructure

Types of eligible community infrastructure include:

- social and cultural facilities such as community centres, halls, libraries, heritage sites, museums and cultural centres
- modifications to public facilities.

Crime prevention and community safety infrastructure

Types of eligible crime prevention and community safety infrastructure include:

- monitored security cameras
- lighting in public places
- emergency contact systems.

Economic development infrastructure

Types of eligible economic development infrastructure include:

- business development facilities such as town centres and street scaping
- technology such as internet kiosks and wireless access.

Tourism infrastructure

Types of eligible tourism infrastructure projects include:

- facilities such as camping grounds, heritage or natural attractions, rest areas and foreshore developments
- other relevant infrastructure to attract and retain tourists.

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Ineligible projects

Projects deemed ineligible under the LGGSP IS include:

- works on land that is not owned or controlled by council
- road works and/or related drainage systems
- planning studies
- flood way development or upgrade
- purchase of or works to an asset not owned by council
- leasing of an asset by council
- purchase or leasing of vehicles.

Eligible costs

LGGSP IS is intended only to assist with the direct costs to applicants of an approved project as detailed in the application for funding.

Under the LGGSP IS, eligible project costs are the total project costs from the application less any other funding contributions to the approved project, less any ineligible costs.

Program funding may be used for the following:

- remuneration costs for technical or professional work time over and above 100 hours (excluding executive duties) on the planning, designing or construction (including technical supervision) of approved works
- the cost of administrative staff specifically engaged for the project, but does not include any portion of the remuneration of any other clerical or administrative staff of the council, or general overhead charges.

These costs must be detailed in the application for funding.

Ineligible costs

Ineligible costs/project components include:

- reservoirs holding treated water
- new or replacement reticulation mains
- trunk mains transporting treated water
- water meters
- balance tanks
- reticulation or delivery of sewage to a sewage treatment facility
- purchase of land
- furnishings
- sketch plans
- in-kind contributions
- ongoing operation and maintenance costs or items
- recurrent costs

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- temporary works, except where required as part of the construction of the eligible works
- ongoing costs for council administration or engineering
- remuneration of executive officers, such as the chief executive officer, deputy chief executive officer and chief engineer
- official opening expenses
- legal expenses.

These lists should not be interpreted as either prescriptive or comprehensive. Contact the department if you require clarification on the eligibility of the proposed project and costs.

Subsidy rate

For projects approved for funding under the LGGSP IS, funding will be allocated based on a subsidy rate of up to 40 per cent of the eligible project costs.

The Minister may determine an alternative subsidy rate for an approved project. Under the LGGSP IS, eligible project costs are the total project cost minus ineligible components and any other funding contributions to the project.

Other funding contributions include: funding from partners, government grant funding received or applied for and in-kind contributions.

Assessment criteria

Applications must demonstrate that the proposed project:

- clearly meets the LGGSP IS objectives
- is an essential infrastructure project clearly linked to an identified community need
- is supported by the community - with evidence of the results of consultation (where applicable)
- represents value for money
- will be delivered within timeframes and the project is ready to proceed
- will comply with applicable legislative, industry or regulatory requirements
- is supported by the applicant's commitment to funding ongoing operation, maintenance and replacement costs (where applicable)
- will be evaluated for effectiveness by the applicant post completion.

The department may consult with other agencies in assessing and prioritising the allocation of funding to projects.

Approved projects

Successful applications

Successful applicants are required to enter into a funding agreement with the department before commencing the project and making claims for payments.

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Funding period

The funding period for the approved project is a maximum of 12 months from the date of approval. In certain circumstances the project complexity may require a longer funding period and this will be negotiated on a case by case basis. The grant recipient must ensure that:

- all project work is completed within the funding period
- all final reporting and claims for payment are submitted to the department within one month after the project completion date.

Claims for payment

The funding agreement provides details of the payment schedule for each project. Under the LGGSP IS, funding will be administered on a 30:60:10 model.

A first payment equal to 30 per cent of the approved funding will be made following the execution of the funding agreement for the project by both parties. In particular circumstances, the department may approve a different payment schedule.

Once the first payment has been expended and acquitted, the funding recipient can then submit claims for progress payments at the approved subsidy rate against works completed (up to 60 per cent of approved funding), in accordance with the funding recipient's payment forecasts and project plan.

A final payment of 10 per cent will be made on completion and acquittal of the project.

Each claim for payment must be made on the prescribed form, with certification by the funding recipient that the works have been completed satisfactorily, and that expenditure of the amount stated has been properly incurred on the work for which funding was approved in accordance with these guidelines and the funding agreement. Certification must be made by an appropriately delegated officer of the funding recipient, or other persons as agreed by the department.

The prescribed form for claiming payments is available on the department's website: www.dlgcrr.qld.gov.au.

How to apply

- submit one application for each project by using the "smart" application form and attaching supporting documentation. Scanned PDFs of the smart application form will not be accepted.
- The smart application forms are designed for information to be entered directly into the relevant fields.
- submit each completed application and all supporting project documents electronically via email to lgfundingunit@dlgcrr.qld.gov.au
- complete all sections relevant to the project (use the relevant sections and schedules as a guide)
- ensure the certification form is completed.

Key dates in 2014-15

Applications open	**29 April 2014**
Applications close	**29 May 2014**
Announcement of successful projects	**From June 2014**

Applications must be received by the application closing date to be considered for funding.

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More information

For more information on the LGGSP IS, contact the Department of Local Government, Community Recovery and Resilience.

Brisbane Office	email: lgfundingunit@dlgcrr.qld.gov.au
	Phone: 07 3452 6725
Northern Region	Phone: 07 4799 7378
Southern Region	Phone: 07 3452 6762

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Conditions of funding

Minister retains rights and powers

The Minister retains all rights and powers to make all decisions and actions that the Minister sees fit in order to achieve the priorities and objectives of the relevant Queensland Government funding program.

The Minister may require funding recipients to provide all such documents or to remedy irregularities, as deemed necessary, to demonstrate the appropriate management and use of State and/or Commonwealth funds.

The Minister may delegate, either generally or in specific cases, the powers and duties of the Ministers under this program, where appropriate.

Risk management

At the time of making an application, all applicants are required to demonstrate that they have considered the risks inherent in the proposed project. Funding recipients will be required to develop and implement a risk management plan as part of their obligations under the funding agreement.

Funding period

The funding period for all projects approved under the 2014-15 LGGSP IS is a maximum of 12 months from the date of approval. In certain circumstances the project complexity may require a longer funding period and this will be negotiated on a case by case basis. The funding recipient must ensure that:

- all aspects of an approved project are completed within the approved funding period
- all claims for payment are submitted within one month following the completion date of the approved project.

Funding approvals will lapse upon the expiration of the approved funding period, at which point the department's commitment to the relevant LGGSP IS payments will be discharged and unclaimed funding will be forfeited.

Funding recipients may request an extension of time (see extensions of time section below).

Approval prior to commencement of works

Prior to commencing works on an approved project where funding has been granted, recipients must:

- obtain confirmation of Queensland Government funding approval for the project
- enter into a funding agreement with the department.

Works are considered to have commenced once:

- actions incurring physical changes to a proposed project site have been instigated
- the funding recipient enters into a contract or tender for the project.

Funding agreements

Successful applicants are required to enter into a funding agreement with the department before commencing the project and making claims for payments.

The agreement provides details on general and specific conditions of funding associated with delivery of the funding program.

More information on funding agreements can be found from the department's website at Grants and subsidies - Queensland Government.

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Forecasts of cash flows

Funding recipients are required to provide forecasts of cash flows and milestones at the time of executing the funding agreement for a project. This will align with the project plan and indicate dates when payment claims are expected to be lodged with the department.

Should project expenditures or timeframes vary following commencement, the funding recipient must provide updated cash flow forecasts and revised project timeframes to the department within 10 working days of these variances being identified.

Regulatory requirements

LGGSP IS funding approvals and payments are conditional on the funding recipient observing all relevant laws and state or Commonwealth policies. The Queensland Government provides funding assistance only and does not relieve a funding recipient from:

- performing or observing all conditions and duties that may apply to the works under any Act, Law or Regulation
- having due regard to any relevant state or Commonwealth policies.

Approval of funding under the LGGSP IS funding process does not imply that any necessary licences or approvals will be granted, or that agencies will make favourable policy decisions. Funding recipients must independently obtain all necessary permits, licences, consents, or a clear statement of requirements, from relevant parties prior to commencement of projects.

Following the completed construction of an approved project, the funding recipient must independently obtain all relevant approvals and certifications as required by any Acts, Laws or Regulations.

Where licences cannot be obtained prior to completion, the final 10 per cent of the approved assistance may be withheld by the Queensland Government until licences are obtained.

Third party contributions

Applicants may seek funding contributions for the proposed project from other sources.

Project costs

State subsidies and financial assistance are intended only to assist with the direct costs of approved projects, as detailed in the application for funding.

Roles and responsibilities

The funding agreement clearly specifies the roles and responsibilities of the parties in relation to the funding allocated.

Reporting and evaluation

The funding agreement provides details of reporting and evaluation requirements for the approved project. Funding recipients must submit project progress reports and post completion reports and the results of the project evaluation to the department.

If a funding recipient does not comply with these requirements for an approved project, the final 10 per cent of the approved funding may be withheld until all relevant reporting is submitted to the department.

Goods and services tax

For all approved projects, approved applicants are subject to the Australian Government taxation legislation and associated tax rulings with respect to the goods and services tax (GST). The department and funding recipients are required to comply with this legislation and the relevant rulings.

Claims for payment

The funding agreement provides details of the payment schedule for each approved project.

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Final claim for payment

Within one month after the completion of an approved project, the funding recipient must submit a certified claim for final payment along with the relevant completion documentation.

As outlined in the funding agreement, a post-completion report must be submitted with the final claim for payment.

Where the funding recipient does not comply with established reporting requirements, the final 10 per cent of the approved funding may be withheld until all relevant reporting is submitted to the department.

Once the certified claim for final payment has been submitted, additional funding requests for the approved project will not be considered.

Extensions of time

In exceptional circumstances, the Minister or delegate may approve a request for an extension of time to complete a project. A request for an extension of time should be submitted to the relevant department before the approved project completion date.

Suspension of works

Where project works have been delayed for any reason, the funding recipient must immediately notify the relevant contact officer, as specified in the funding agreement, indicating reasons for the delay and the anticipated date of recommencement of works.

Incomplete projects

Where a funding recipient determines that work on a project will cease and will not be completed, the funding recipient may be required to repay all or part of the financial assistance received as outlined in the funding agreement executed for the project.

Retention money

Retention money held by the funding recipient may be included as part of the final project costs when submitting a certified claim for final payment.

Rights to site inspections

The Minister, or any person/s authorised by the Minister, may inspect the site of any project prior to, during and/or after completion of works.

All reasonable requests by the Minister or by authorised person/s for access to the site of an approved project must be complied with by the funding recipient.

Acknowledgment of the funding

Funding recipients must acknowledge the contributions of the Queensland Government funding. For capital works projects, this may include:

- erection of signage at construction sites
- placement of a plaque or sign once construction is finished
- acknowledgment in publicly made statements, or appropriate documentation.

Further information on acknowledgement requirements including the use of the Queensland Government logo can be found within the funding agreement.

Privacy and confidentiality

The use and disclosure of information provided by applicants for the program is regulated by the relevant provisions and penalties of the *Right to Information Act 2009* and the Information *Privacy Act 2009* and the general laws of the State of Queensland.

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The information contained in applications will be regarded as private and confidential and will be treated as such by the department. This is subject to the operational need to provide applications to assessors, and any statutory or legal requirements to provide information to the Parliament and other organisations, for audit, law enforcement, investigative or other purpose.

As part of the assessment of an application, the department may need to consult with, and provide material from the application to, other government agencies or bodies, other organisations and/or relevant individuals, in order to substantiate any claims or statements made in the application form, or to otherwise assist in the assessment of the application. If this occurs, the department will endeavour to ensure that the parties who are consulted observe appropriate confidentiality provisions.

Following approval of an application, the broad details of an application (e.g. the identity of the successful applicant, the funding amount awarded, and a brief description of the project) may be disclosed by the department for purposes such as promoting the program and reporting on the program's operation and policy development.

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Glossary

assistance	a monetary allocation under the LGGSP IS approved by the Minister provided to assist to conduct approved projects
approved or approval	the approval by the Minister or Executive Council
approval date	the date which a proposed project receives approval by the Minister or Executive Council
approved applicant	a council or other entity for whom funding is approved by the Minister under a specified program
authorised person	an officer or employee of a government department or other person authorised by the Minister to perform a specific function or duty
capital works	works of a lasting nature to be used by or to provide services to people. The term where necessary includes land, buildings, major items of plant, machinery or other equipment, but does not include component replacement or periodic maintenance
chief executive officer	the head of an organisation
council or councils	a local government body
department	the state government department responsible for administering the local government portfolio, unless otherwise explicitly stated. At the time of publishing these guidelines this is the Department of Local Government, Community Recovery and Resilience
eligible project costs	eligible project costs equals the total project costs as per application/approval: • less any other contributions to the approved project and/or • less any ineligible costs
extension of time	the approval by the Minister or his delegate of additional time in which the funding recipient can complete the approved project
forfeited	the discharging of a commitment to provide funding assistance to an approved project
funding agreement	a head of agreement and sub-agreement forms the formal funding arrangement between the recipient and the department for the project
funding period	the one year period from the approval date to the project completion date
funding recipient or recipient	an eligible organisation in receipt of a subsidy for an approved project
in-kind contribution	consists either of the direct provision of a tangible asset to the infrastructure or of expenditure incurred directly which benefits the infrastructure. Includes goods, use of services and facilities, professional services or expertise in the form of staff time, provision of or access to equipment, special materials other than those defined as eligible costs in these guidelines
Minister	the Queensland Minister responsible for the local government portfolio
prescribed form	a form issued by the department
project	a discrete set of activities, producing a defined range of infrastructure or other defined outputs, within a specified timeframe
project completion date	one year from the project approval date or approved extension of time date

retention money	is money held by the funding recipient to ensure that a contractor makes good any defects identified following completion of the project, as per the agreed contract
round	the period of time when requests for funding applications are open to councils
sub-agreement	a sub-agreement that forms part of the formal funding agreement executed by the recipient and the department providing details of the funding approved, approved project and conditions related to the specific funding program
tender	means an offer specifying prices, costs and other details under which a person will enter into a contract with an approved applicant
third party contributions	funding contributions to the project received from other sources e.g. other state agencies, Australian Government or the private sector
total project costs	those costs that are directly attributable to the proposed project as at the time of application or approval

Application Form 2014-15

LGGSP Infrastructure Subsidy

Instructions

To apply for funding for each LGGSP Infrastructure Subsidy Project, please email for each project the following to lgfundingunit@dlgcrr.qld.gov.au by the closing date:

- electronic copy of the application form; and
- scanned signed certification form; and
- named and numbered supporting documents for the application.

Please note: one application and supporting documentation per email.

Eligible applications will be assessed against the aims, objectives and priorities of the program. Further information may be requested from an applicant during the assessment process.

Section 1—Applicant and project details

To be completed and submitted for each Infrastructure Subsidy Project

1. Organisation details

Council Name

2. Principal contact person

(this person will be contacted about the application)

Title

Given name

Surname

Position

Phone

Mobile

Email

Fax

3. Project title (maximum 10 words)

4. Project description (summarise the main features, activities and outputs – maximum 60 words)

5. Project priority – are you submitting more than one application in this round?

(if so, enter the priority for this application below e.g. Priority 1 of 3 applications)

Yes ▶ Priority ____ of ____ applications

No

6. Which best describes the proposed project?

(please tick)

- Water infrastructure
- Sewerage infrastructure
- Community infrastructure
- Crime prevention and community safety infrastructure
- Economic development infrastructure
- Tourism infrastructure
- Other – please specify:

7. Project type (please tick)

- New infrastructure
- Upgrade to existing infrastructure
- Replacement of existing infrastructure
- Other – please specify:

8. Outline how council identified this project as a priority need and provide details of supporting strategic documents

Ensure extracts of reference documents are included as attachments.

9. Outline how the project supports the LGGSP IS objectives

10. Please detail any community, economic, environmental or other benefits that will be delivered as a result of this project (as also noted within Question 12 – details of options considered)

Ensure extracts of reference documents are included as attachments.

11. If the project replaces existing infrastructure, outline:

- why the existing facility needs replacement?
- what will happen to the existing facility?

12. Details of other options that were considered when developing this project proposal and why this particular option was chosen

(please tick one of the following options)

☐ Project is **over** $500,000 (total project cost) – Cost Benefit/Options Analysis has been provided as part of detailed project plan (refer Appendix 1)

▶ **move to Question 13**

☐ Project is $500,000 (total project cost) or **under** – Cost Benefit/Options Analysis not required

▶ please provide details below of other options considered:

13. Has council consulted with and obtained support for the project from relevant agencies?

(For any approvals, licences etc. required from other state or commonwealth agencies).

Yes ☐ ▶ attach evidence of this support to your application

No ☐

Not applicable ☐ ▶ please provide details:

14. Proposed project delivery timeframe

What stage has the project reached? (please tick)

☐ Detailed design

☐ Contractual stage

☐ Tender stage

☐ Ready to commence

Proposed commencement date

Proposed completion date

15. Are there any issues to be addressed that may impact on the commencement and completion of this project?

e.g. licences, project site, road reserve, native title, cultural heritage, strategic cropping or any other land issues

Yes ☐ ▶ Detail issues and how these are being addressed or resolved. Please attach supporting documents.

No ☐

16. Project plan completed and attached

(refer to the project plan outline at Appendix 1)

Yes ☐ ▶ documents are attached

17. Project location

Actual site address

street no. | street name

town/suburb | postcode QLD

State electorate | Federal electorate

☐ real property description of the project site details are provided below:

Lot number | Parish

Registered plan | County

Title reference

18. Who owns the land where the project will be located? (please tick)

☐ Applicant

☐ Queensland Government – please specify the agency responsible for the land or the type of land (e.g. Crown, road reserve):

Please attach supporting documentation.

☐ Other – please specify:

If applicant does not own the land: Provide details (e.g. land acquisition by purchase, land use through lease or deed, or permission from owner/s etc):

Please attach supporting documentation.

19. Provide details of community and/or regional support for the project

Include results of community/ regional consultation. Please attach evidence, or for on-line evidence, provide relevant hyperlinks.

20. Does this project link to planning processes or regional plans

Yes ☐ ▶ please provide details, including title and relevant reference page number/s in the space provided

No ☐

Details:

21. Project evaluation

Please list in the table below the proposed outcomes, the estimated change and relevant details of these proposed outcomes.

Outcome	Estimated Change	Details of Proposed Outcome
e.g. Crime reduction	-50%	Reduction in street crime activities in the CBD
e.g. Employment	10 FTEs	It is estimated that there will be 10 new jobs created from the project

22. Details of approvals and/or licences required for this project

List approvals and/or licences required to deliver this project and indicate current status.

Licence/approval required	Regulatory agency	Current status (✓)		Comments
		Approved	Not yet approved	

23. Confirmation of commitment to the ongoing operation and maintenance of the proposed infrastructure project, post completion.

Will the completed infrastructure project be included in the organisation's asset management plan where relevant?

- ☐ Yes
- ☐ Not applicable

Will recurrent operation and maintenance costs for the completed project be included in annual budgets?

- ☐ Yes

24. Local industry participation

Provide details of how local participation policy expectations have been met, for example, consideration during procurement process of local contractors or workforce.

Section 2—Proposed project budget

To be completed and submitted for each application for funding.

Detail in the table below all funding contributions to the proposed project (all figures to be GST exclusive).

1. Proposed project budget

Total funding sought in this application (GST exclusive) A $

Other funding contributions (if applicable)

Source	Program title	Approved Y/N	Amount (ex GST)
			$
			$
			$
			$

Total other contributions (GST exclusive) B $

Applicant's own contributions

	$
	$
	$
	$

Total own contributions (GST exclusive) C $

Total project costs **(A + B + C = D)** D $

Eligible project costs **(D – B = E)** E $

Subsidy percentage sought **(A / E)** %

2. Project cost breakdown completed

(complete section 3)

Yes ☐

3. How have you determined costs for this project and in what way is this project good value for money?

4. Has the Queensland Government previously funded any component of this project?

Yes ☐ ▶ provide details below (the department/agency the funding was provided by, program, amount, date approved, purpose etc.)

No ☐

Details:

Section 3—Breakdown of project costs

To be completed and submitted for each application for funding.

Project items	Funding sought	Own source contribution	Other contributions	Total item cost
Project implementation				
	$	$	$	$
	$	$	$	$
Project management				
	$	$	$	$
	$	$	$	$
Wages (project personnel only)				
	$	$	$	$
	$	$	$	$
Construction				
	$	$	$	$
	$	$	$	$
	$	$	$	$
Building escalation (if not included in quotes)				
	$	$	$	$
	$	$	$	$
	$	$	$	$
Professional fees				
	$	$	$	$
	$	$	$	$
	$	$	$	$
Statutory fees and charges				
	$	$	$	$
Other (please specify)				
	$	$	$	$
	$	$	$	$
Contingency (allow maximum 15%)				
	$	$	$	$
Total project cost	**$**	**$**	**$**	**$**

Section 4—Cashflow forecasts and risk register

1. Cashflow forecasts

Please complete the following cashflow forecast table. Forecast the full value of the project and the funding applied for against each major stage or task within the project.

Project stage or task	Completion Date	Milestone	Estimated Grant Expenditure	Estimated Total Expenditure
e.g. Detailed Design	30-May-2014	1	$10,000	$25,000

2. Project risk register

Please detail the current or anticipated risks to the delivery of the project as described in Section 2.

Risk identification – identify major factors which could significantly influence the timing, cost or scope of the work, and assign each a risk level and likelihood rating. Identify strategies to mitigate these risks.

Risk level: High (H); Medium (M); Low (L)

Likelihood: Likely (L); Possible (P); Unlikely (U)

Risk	Current Risk level	Likelihood	Mitigation strategy
e.g. Commencement of project			
e.g. Capability to deliver within timeframes			
e.g. Site risk			
e.g. Construction delays			
e.g. Construction damages and other risks			
e.g. Contractor/sponsor risks			
e.g. Operational risks			
e.g. Market/demand risks			
e.g. Force majeure			
e.g. Timing			

Section 5—Supporting documents

List all supporting documents attached to this application. To be completed and submitted for each application for funding.

Number and name of each supporting document.	Attached (✓)
1. e.g. Project cost breakdown (Section 3)	
2. e.g. Project plan (use outline at Appendix 1)	
3. e.g. Project cost benefit analysis	
4.	
5.	
6.	
7.	
8.	
9.	
10.	
11.	
12.	
13.	
14.	
15.	
16	
17.	
18.	
19.	
20.	

Appendix 1—Project plan outline

Applicant's detailed project plan is to include the following:

- Project title
- Executive summary
- List of technical terms and acronyms
- Project scope of works including:
  - outputs (list items that will be produced by the project)
  - outcomes (what the project aims to achieve)
- Project management, including:
  - project manager, including their expertise, skills and contact details
  - specialist expertise
  - project constraints
  - key performance indicators
  - project deliverables
- Required project budget (including assumptions) for construction period and initial operating period
- Project risk management plan – identify and describe how project risks will be mitigated or managed as per the sample provided in Section 4
- For projects with a total project cost of $500,000 (GST exclusive) or greater, a completed cost benefit analysis involving an economic evaluation of all the costs and benefits associated with the project, including:
  - a project options analysis showing all solutions or options have been sufficiently considered and logically discounted in favour of the proposed project
  - cost-effectiveness (where benefits cannot be identified and quantified)
  - social benefits/impacts
  - environmental benefits/impacts
  - assessment
- A project options analysis:
  - that shows all solutions or options to solve the issue have been sufficiently considered and logically discounted in favour of the proposed project
- Reference materials, where relevant, such as site designs, maps and photos
- Risk/hazard management study supporting the requirement for this project
- Key project personnel

EXAMPLE

The key project personnel must have the capabilities, skills and expertise to successfully deliver the project. Please provide relevant details of key personnel below. Please note, this information is being requested for due diligence purposes also.

Full name	Date of birth	Role	Key skills

Appendix 2—Applicant checklist

Certification form

- [ ] Certification completed and signed
- [ ] Scanned signed certification page attached to completed application email

Section 1 – Applicant and project details

- [ ] Organisational details provided
- [ ] Principal contact person details provided
- [ ] Project title provided
- [ ] Project description provided
- [ ] Project prioritised
- [ ] Best description and project type provided
- [ ] Details of how priority need was determined and supporting documents attached
- [ ] How project supports LGGSP IS objectives
- [ ] Community benefits outlined and supporting documents attached
- [ ] Details of other options considered and why option was chosen
- [ ] Consultation with relevant agencies and support for project obtained (if applicable)
- [ ] Proposed project delivery timeframe details provided
- [ ] Issues to be addressed detailed (if applicable)
- [ ] Project plan completed and attached
- [ ] Project location details provided
- [ ] Ownership of land details provided
- [ ] Evidence of community and or regional support for the project attached
- [ ] Does project link to planning processes or regional plans
- [ ] Project evaluation details provided
- [ ] Details of other options considered and why option was chosen
- [ ] Licence/approval details provided
- [ ] Commitment to ongoing operation and maintenance post completion provided
- [ ] LIPP details provided

Section 2 – Proposed project budget

- [ ] Details of funding contributions provided
- [ ] Value for money information provided
- [ ] Previous funding details provided

Section 3 – Breakdown of project costs

- [ ] Breakdown of project costs completed

Section 4 – Cashflow forecasts and risk register

- [ ] Cashflow forecasts provided
- [ ] Project risk register provided

Section 5 – Supporting documents

- [ ] All supporting documents listed and attached
- [ ] Email for each project the following to lgfundingunit@dlgcrr.qld.gov.au by the closing date
  - electronic copy of the application form; and
  - scanned signed certification form; and
  - named and numbered supporting documents for the application

Please note: one funding application and supporting documentation per email

Appendix 3—Councils by local government region

Northern Region

Telephone: 4799 7378

Aurukun Shire Council
Burdekin Shire Council
Burke Shire Council
Cairns Regional Council
Carpentaria Shire Council
Cassowary Coast Regional Council
Charters Towers Regional Council
Cloncurry Shire Council
Cook Shire Council
Croydon Shire Council
Douglas Shire Council
Doomadgee Aboriginal Shire Council
Etheridge Shire Council
Flinders Shire Council
Hinchinbrook Shire Council
Hope Vale Aboriginal Shire Council
Isaac Regional Council
Kowanyama Aboriginal Shire Council
Lockhart River Aboriginal Shire Council
Mackay Regional Council
Mapoon Aboriginal Shire Council
Mareeba Shire Council
McKinlay Shire Council
Mornington Shire Council
Mount Isa City Council
Napranum Aboriginal Shire Council
Northern Peninsula Area Regional Council
Palm Island Aboriginal Shire Council
Pormpuraaw Aboriginal Shire Council
Richmond Shire Council
Tablelands Regional Council
Torres Shire Council
Torres Strait Island Regional Council
Townsville City Council
Whitsunday Regional Council
Wujal Wujal Aboriginal Shire Council
Yarrabah Aboriginal Shire Council

Southern Region

Telephone: 3239 6619

Balonne Shire Council
Banana Shire Council
Barcaldine Regional Council
Barcoo Shire Council
Blackall-Tambo Regional Council
Boulia Shire Council
Brisbane City Council
Bulloo Shire Council
Bundaberg Regional Council
Central Highlands Regional Council
Cherbourg Aboriginal Shire Council
Diamantina Shire Council
Fraser Coast Regional Council
Gladstone Regional Council
Gold Coast City Council
Goondiwindi Regional Council
Gympie Regional Council
Ipswich City Council
Livingstone Shire Council
Lockyer Valley Regional Council
Logan City Council
Longreach Regional Council
Maranoa Regional Council
Moreton Bay Regional Council
Murweh Shire Council
Noosa Shire Council
North Burnett Regional Council
Paroo Shire Council
Quilpie Shire Council
Redland City Council
Rockhampton Regional Council
Scenic Rim Regional Council
Somerset Regional Council
South Burnett Regional Council
Southern Downs Regional Council
Sunshine Coast Regional Council
Toowoomba Regional Council
Western Downs Regional Council
Winton Shire Council
Woorabinda Aboriginal Shire Council

Certification form – LGGSP Infrastructure Subsidy

To be completed, signed, scanned and submitted with each application for funding.

Organisation name

Project title

All sections of the application are completed and attached

☐	Certification form
☐	Section 1 Applicant and project details
☐	Section 2 Proposed project budget
☐	Section 3 Breakdown of project costs
☐	Section 4 Cashflow forecasts and risk register
☐	Section 5 Supporting documents
☐	Project plan

I certify that:

- I am authorised by council to submit this application for funding
- I have read the program guidelines
- I understand that submission of an application does not guarantee funding approval for either all or part of the funding being sought
- council has endorsed this application for funding
- the details in this application, including any attachments are true and correct
- all supporting documents listed in Section 5 are attached to the application
- council will deliver the project within the required timeframe
- the project will comply with all relevant Acts, Laws, Regulations, State or Commonwealth policies and Industrial Agreements and Awards
- Native Title issues have been considered and addressed
- ongoing operation, maintenance, management and replacement costs for the project will be met by organisation
- council consents to the release of information in this application (excluding personal details) for non-commercial public information purposes
- should this application be successful, I confirm that the project will not commence until after funding has been approved and a funding agreement has been executed with the department.

Local government certification

To be signed by both the mayor and the chief executive officer (CEO)

Mayor	Given name	Surname
	Phone	Mobile
	Signature	Date
CEO	Given name	Surname
	Phone	Mobile
	Email	
	Signature	Date

Scan this signed certification form and email with your completed application form and supporting documents. Email to lgfundingunit@dlgcrr.qld.gov.au by the closing date.

Overview of Cost Benefit Analysis

Local Government Grants and Subsidies Program Infrastructure Subsidy 2014-15

Introduction

The accompanying Cost Benefit Analysis (CBA) spreadsheet is provided to assist Council to estimate the net economic benefits of the proposed project. It incorporates economic, social and environmental benefits and costs. **NOTE: A CBA is only to be completed for projects OVER $500,000 and is to be attached to the application.**

What Is A Cost Benefit Analysis Document?

A CBA is used to analyse the cost of doing a project in comparison to the costs of not doing the project. When these costs are compared, it is easy to determine whether the proposed project is expected to generate net economic benefit to the community (whether the investment represents good value for money in terms of return on capital investment).

This CBA also accounts for items that do not have an associated cost benefit. This allows the individual who fills out this CBA to indicate (written text area) items of benefit that cannot be easily quantified in monetary value terms.

Timeframe Of The CBA (Asset Lifespan)

This CBA is limited to a 25 year timeframe. This aligns with the economic lifespan of the majority of infrastructure projects (Historical data based). The asset lifespan entered needs to match to the project asset in question.

Cost Benefit Analysis

NOTE: Only to be completed for projects OVER $500,000

(Delete Example figures Below)

Key:	***Total*** - Please enter the sum total of all costs added together (not annual) ***Pa*** - Per annum. Please enter the averaged yearly figure (total cost during the asset life, divided by the asset life to determine an average yearly figure)
	Fields you must fill in (please delete all example figures provided within these fields, and insert your own)
	Fields that are calculated for you

No.	Area	Amount		Explanatory Text
1	**ASSUMPTIONS**			
1a	Economic life of new asset **(years)**	20	←	Economic life indicates the number of years of durability or useful life of the assets/infrastructure created (a maximum of 25 years).
2	**NEW COSTS**			
2a	Initial/development cost **($ Total)**	$111,111	←	This is the total of all costs to enable the project to progress up to contract stage. This needs to capture all costs seen prior to construction contract. Examples of the costs that need to be captured here are: community engagement, geotechnical investigation, concept design, contract development, land tenure, etc.
2b	Project construction cost **($ Total)**	$222,222	←	This is the total cost to have the project constructed and completed including any completion or regulatory sign-off costs i.e. costs to have a contractor complete all construction and finalisation of the asset (or the equivalent cost, if being undertaken in-house). **NOTE:** Do not include any pre-contract costs.
2c	Finance and Other costs **($ Total)**	$13,333	←	All other costs associated with the project are to be entered here. Examples are: cost of financing the project (one-off fees); cost of staff time etc.
2d	Ongoing cost **($ Pa)**	$1,444	←	This is the averaged yearly ongoing cost to keep the asset operating throughout its operational life. Examples are: maintenance of the new facility or asset; cost of utilities (power, water, fuel, gas, etc.); loan repayment (only ongoing interest/fees); inspection or certification costs; insurance.
3	**NEW ASSET/FACILITY COST BENEFITS**			
3a	Revenue from the new asset/facility **($ Pa)**	$15,555	←	This is the averaged yearly ongoing income (any new revenue produced annually) as a result of the new asset/facility. Examples are: rental; parking fees etc.
3b	Extra economic benefit to the community **($ Pa)**	$16,666	←	This is the averaged yearly ongoing community benefit ($ cost). Examples are: council income as a result of increased business activity is now possible; the use of the new asset to produce income.
4	**CURRENT COSTS**			
4a	Cost that will be saved by the new project **($ Pa)**	$17,777	←	Determine the total cost saving seen as a result of the above project being implemented.
4b	Cost of the current asset or land area (that will be used/changed by the new project - if applicable **($ Pa)**		←	This is the averaged yearly maintenance/ongoing cost of the asset or facility that is to be replaced (if there is any). i.e. The council owned and maintained lot that will be used for the project has a piece of equipment that will be removed (and not replaced) to allow the project to proceed. The total annual maintenance and inspection cost of said equipment is $4K (therefore you would enter $4K here).
5	**COST BENEFIT SUMMARY**			
5a	Internal Rate of Return **(IRR)**	12.45%	←	The discount rate at which the present value of all future cash flow is equal to the initial investment (the rate at which an investment breaks even). IRR 6% or above is generally anticipated/expected.
5b	Net Present Value **($ Pa)**	$182,699	←	Used for capital budgeting, it measures the excess or shortfall of cash flows in present value terms, above the cost of funds.
5c	Cost benefit payback period **(Yrs)**	8	←	This shows the number of years it will take for the expenditure to equal the cost of not implementing the project. **NOTE:** This is based on NPV and rounds years up (not to the closest year).
5c	Total net benefit **($ Total)**	$624,414	←	This shows the total cost benefit, as seen over the economic life of the new asset (total amount of money saved because of the existence of the new asset). **NOTE:** This does not account for NPV.
6	**OTHER BENEFITS**			
6a	Other benefits	**Write Text Below** ↓	←	These are items that do not have an associated monetary cost benefit. Write text below using point form.

ECON 01 LOCAL HERITAGE REGISTER

File: 7.6.01
Responsible Officer: Lex Webster – Manager of Development Services
Report prepared by: Sue-Ann Jensen – Administrative Assistant (Development & Environment)

1 PURPOSE OF REPORT

The purpose of this report is to seek Council's adoption of the recommended heritage places contained in the proposed Local Heritage Register

2 INTRODUCTION/BACKGROUND

Under the Queensland Heritage Act 1992, submissions "must be made on the basis that the place is or is not a place of cultural heritage significance for the local government's area" (s117 (3)). The local government must then consider the submissions and "other information the local government considers relevant to the application" (s118 (b)).

The local heritage study was divided into two stages. The majority of Stage 1 was completed between May 2012 and June 2013. Field work was undertaken in July, August and September 2012 and June 2013. Stage 2 fieldwork and assessment was completed in November 2013.

The study recommended 71 places of cultural heritage significance that should be entered in the Register. The places were selected following a review and assessment process that drew on previous cultural heritage studies, historical society lists, existing registers and field work and includes all the information required to comply with the Queensland Heritage Act 1992. Overall, the places represent an excellent cross-section of historical themes for the North Burnett region.

These places are identified by 'place cards' that describe the significance of the place, as well as important supporting information such as a history, map, and photos. Part 11 of the Queensland Heritage Act 1992 prescribes the actions that a local government must undertake to adopt, create, add or remove places from a Local Heritage Register. Accordingly, Council has commenced the process required under the Queensland Heritage Act 1992 in relation to the heritage places recommended for inclusion in the Local Heritage Register.

Following the agreement by Councillors to notify the proposed local heritage register, the register was notified in accordance with the Section 117 of the QHA.

Owners of identified places were notified by registered mail on Friday 14 February and the notification material was placed in the local newspaper on Thursday, 27 February and on Council's website.
Submissions closed 28 March 2014. The North Burnett Regional Council received 11 submissions. Six (6) of the submissions opposed the listing of their place on the

local heritage register. Five (5) requested a revision of the place details, primarily addressing the heritage boundary. The submissions have been reviewed by Council's consultants Converge who have provided a response with recommendations. See (attached table)

3 CORPORATE/OPERATIONAL PLAN

In accordance with the Corporate Plan 7.4 Cultural Heritage – Maintain and promote the cultural heritage of the region.

4 POLICY IMPLICATIONS

The Queensland Heritage Act 1992 requires that Council maintain a local heritage register and also prescribes the actions that must occur in relation to amending the local heritage register (such as adding or removing local heritage places to/from the register). The actions and recommendations detailed in this report are in accordance with the Act.

5 STATUTORY REQUIREMENTS

Queensland Heritage Act 1992
Under the Queensland Heritage Act 1992, submissions "must be made on the basis that the place is or is not a place of cultural heritage significance for the local government's area" (s117 (3)). The local government must then consider the submissions and "other information the local government considers relevant to the application" (s118 (b)).

6 FINANCIAL IMPLICATIONS

Reference is made to a compensation clause in the *Queensland Heritage Act 1992* - Part 11 - 124 (Provision about entitlement to claim compensation) (that refers to the relevant section in the *Sustainable Planning Act 2009*) – chapter 9, part 3 - Compensation – Consultants advice provided as follows;

The *Queensland Heritage Act 1992* provides that:-

In section 124,
(2) For the purposes of the Planning Act, chapter 9, part 3, the entry of the place on the local heritage register is taken to be a change to the local government's planning scheme.
(3) An owner of the place at the time the change mentioned in subsection (2) happens is entitled to claim compensation under the Planning Act, section 704, in relation to the change.

So it is quite clear that claims for compensation are possible pursuant to entering a place on the Local Heritage Register.
The extent of the claims for compensation is limited by the following:-

(a) It must be the owner of the land **at the time the place is entered on the Local Heritage Register** who makes the claim. If the owner of the place sells it after the place is entered on the register the subsequent owner cannot make a claim for compensation.
(b) The Planning Act section 95 subsection (2) places a time limit of **one year** on the making of a claim for compensation after the change to the scheme, or a new scheme takes effect.
(c) Also – the owner would need to propose 'development', lodge a development application, request Council decide the application under the superseded provisions, and Council would have to then decide to deal with it under the new provisions and refuse it or approve it in a restrictive way that reduces the value.

7 RISK MANAGEMENT

By and large, the risk is substantially already mitigated through the legislative provisions. However, Council should fully understand the scope of the risk which also depends on the number of proposed entries of privately owned places and the potential for immediate development applications on those places. It is likely a risk assessment will reveal a low risk and low consequence of any compensation payments.

8 CONSULTATION

Staged notification process was followed after extensive consultation;

- Council sent a Notification Package to owners of identified places by registered mail. Included:
    - Letter of Notification including point of contact within council and submission period dates
    - Factsheets
    - Placecard
    - Proposal to enter a place in the local heritage register

- Within 10 business days after sending the Notification Packages to the owners, Council published the notification material in the local newspaper and placed on Council's website.

- One-on-One Sessions with owners of proposed places were offered to take place after 10 business days from public notification date.

- Submissions received within 20 business days from public notification date.

<u>This is the current stage in the process.</u>

- A decision under subsection (1) or (2) must be made by the local government within 80 business days after the notice under section 117 is published for the place.

- Within 10 business days after making the decision, Council has to give notice and the reason of the decision to the owner of the place.

9 OPTIONS FOR COUNCIL TO CONSIDER

1. Resolve to enter the 71 proposed local heritage places, including the amendments to the place cards for;
   a. Gayndah District Hospital Complex being minor changes to the description and heritage boundary addressing the submission
   b. Selene Coal Mine - reduce the size of the heritage boundary addressing the submission
   c. St Josephs Convent and Church Grounds - minor changes to the description and heritage boundary addressing the submission
   d. Gayndah War Memorial - Make a submission to Environment and Heritage Protection requesting a revision of the heritage boundary.
   e. Binjour Cemetery 2 - review of the place card information;

Or

2. (Preferred Options) Determine that of the seventy-one (71) proposed heritage places not to adopt Six (6) of the places opposed in submissions these being:-

1. Mount Perry Powder Magazine
2. ANZ Bank
3. Selene Coal Mine Complex
4. Kalpowar Forestry Office
5. Burnett Hotel
6. Grand Hotel

And amend Five (5) of the places that requested a revision of the place details, inclusive of the Byrnestown Commune and Cemetery to reflect only the Byrnestown Cemetery. Resolve to enter Sixty-five (65) places in the local heritage register.

Or

3. Determine that of the seventy-one (71) proposed heritage places – not to adopt the eleven (11) places that submissions were made against
These being:-

1. Gayndah War Memorial
2. Mount Perry Powder Magazine
3. Byrnestown Commune and Cemetery
4. Gayndah District Hospital Complex
5. Selene Coal Mine Complex
6. Kalpowar Forestry Office
7. Burnett Hotel
8. Grand Hotel
9. Binjour Cemetery 2
10. ANZ Bank
11. St Joseph's Convent and Church Grounds

10 OFFICER'S COMMENTS/CONCLUSION

Council has a statutory obligation to prepare and keep a Local Heritage Register.

11 ATTACHMENTS

1. Submissions – eleven (11)
2. Table – Response to submissions undertaken by Converge
3. Table – Proposed places (71)
4. Proposed local heritage register – Doc Id 581074

.RECOMMENDATION

That, in accordance with the provisions of Section 119 of the Queensland Heritage Act 1992, Council resolve to –

a) Adopt sixty five (65) of the proposed seventy-one (71) heritage places by not including the following six (6) places in their Local Heritage Register:-

    1. Mount Perry Powder Magazine
    2. ANZ Bank
    3. Selene Coal Mine Complex
    4. Kalpower Forestry Office
    5. Burnett Hotel
    6. Grand Hotel

And

b) Amend the five (5) places listed below, to satisfy their submitters concerns and then include them in the local heritage register -

    1. Gayndah District Hospital Complex
    2. St Josephs Convent and Church Grounds
    3. Gayndah War Memorial
    4. Binjour Cemetery 2
    5. Byrnestown Cemetery (Delete commune land)

1. Submissions – eleven (11)

WJ & KL Dow
"Kimbelin",
Selene Hall Road,
Monto Q. 4630

41731-11

RECEIVED (Records)
File No: 17-7-01
20 MAR 2014
To: SUE-ANN
Doc ID:
Retention Ref: PERM.R
581067

14 March 2014

Chief Executive Officer
North Burnett Regional Council
PO Box 390
Gayndah Qld 4625

SUBMISSION BY WILLIAM JOHN DOW AND KATHLEEN LESLEY DOW TO NORTH BURNETT REGIONAL COUNCIL – HERITAGE REGISTER LISTING OF THE SELENE COAL MINE COMPLEX

Identified Place: Selene Coal Mine Complex
Located on: "Kimbelin", Selene Hall Road, Monto Queensland.
Property owned by Mr William John Dow and Mrs Kathleen Lesley Dow

MATTERS TO BE CONSIDERED FOR A SITE TO HAVE HERITAGE SIGNIFICANCE:

A – The Selene Coal Mine is important in demonstrating the pattern of the region's history, particularly the importance of mining to the region.

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

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

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

We, William John Dow and Kathleen Lesley Dow, are the owners of the Selene Coal Mine Site above ground infrastructure, and landowners of the land on which the Selene Coal Mine is allegedly located. We make this submission under section 118 of *Queensland Heritage Act 1992* (QHA) and the requirement of section 117(2) that the submission must be made on the basis that the place is, or is not, of cultural heritage significance.

We do not contest that this site may contribute to our cultural heritage, however, we note that under section 118(b) QHA, the NBRC should have regard to other information that you consider relevant to the application to have the Selene Coal Mine Complex listed.

We draw your attention to the facts and concerns we are providing below, and the risks we are exposed to by your imminent listing and current notification to the public at large via the internet on ourselves as the landowners of the Selene Coal Mining Complex site, and request both your consideration of, and response to, our submission.

RISK

1. **NBRC defined area of cultural significance.**
    a. an accurate description of infrastructure that is the property of the landowner, and not subject to the Planning Act as a Heritage listing:

        i. with the NBRC including in the site's physical description the surrounding land, and the natural and manmade landmarks occurring on our property and owned by ourselves, the site boundaries are extended beyond the physical area of the shaft and the building infrastructure ruins on our land. The building infrastructure has been acquired by us either as fixtures to the land or directly from the owners of the Selene Mine in 1968;

        ii. the area above ground designated as the place is significantly larger than any remaining evidence of the Mine's activities;

        iii. the listing of this site creates:

            1. a *Sustainable Planning Act 2009* (Qld) (PA) issue in addition to a *Queensland Heritage Act 2009* (Qld) QHA jurisdiction over the site identified by the NBRC as the place of cultural significance;
            2. mandated legal obligations we must meet and which expose us as landowners over the whole 'place', and not simply the small footprint of the Mine; and

        iv. a significant onus on us as landowners to act lawfully under both the QHA and the PA, because your identified place area far exceeds the area of cultural significance.

2. **Access risk**:
    a. All access to the landowners' property by authorised persons must comply strictly with sections 133 and 134 QHA and must be with the ***prior written*** consent of the landowner, and solely on the landowner's terms;
    b. All risk associated with any person entering upon the landowner's property to access the site with, or without the consent of the landowner, must be borne by the NBRC and not the landowner;
        i. we will require a complete indemnity for all such risk and acknowledgement that we as landowners had no right to refuse this listing and cannot exert any real influence over the conduct of persons entering our land including but not limited to the site.

    c. NBRC must ensure that all parties accessing the land as employees, contractors or agents of NBRC or any member of any class of persons that the NBRC could reasonably anticipate accessing the site at all times comply with the requirements of any legislation in relation to such access or any activities conducted on the land.

    d. Misrepresentation by the NBRC on their web site at http://www.northburnett.qld.gov.au/res/file/Local%20Heritage%20Register/QZ/Selene%20Coal%20Mine%20Complex.pdf advising that access to the site is available - "access from the Selene Hall Road via a metal gate displaying a warning sign". We are deeply concerned because we believe this encourages trespass or access without permission:

        i. by not clearly informing anyone reading the NBRC webpage or other information regarding this site that this is a landlocked site on private property;
        ii. that access is prohibited without the written consent of the landowner; and.
        iii. the NBRC must acknowledge full responsibility for this misrepresentation to the public at large.

LANDOWNER CONCERNS AND REQUESTS

3. Twice we have attempted to make telephone appointments to present our verbal submission to the NBRC, as instructed by your representatives. Both times the person we were directed to meet with (Leeane Jensen) was unavailable.

4. After the second attempt to make an appointment, we were informed that the consultations were cancelled, and our only remaining avenue to be heard was through this written submission.

5. We feel disadvantaged by the cancellation of our oral submission, as an oral submission would have provided a bona fide opportunity to hear our concerns face-to-face, and understand and respond immediately with your own responses to our concerns and perhaps resolve some of these issues and mitigate the stress under which we have been placed.

6. We purchased all the structures of the Selene Coal Mine Site, with the exception only of the ventilator shaft building, at the Mine's closure auction in 1968, and have retained the receipt from that sale. However the ventilator shaft building is clearly a fixture and therefore was attached to the land and as such falls under our ownership.

7. We have used these assets in various ways, including salvaging timber from them at a very significant saving to our enterprise.

8. With the listing of the land as a significant cultural heritage place we become subject to section 170 QHA under which we can be prosecuted for continued uses of the buildings that are perceived as destruction or damage to the Mine site.

9. To continue to use our assets as we have done in the past could result in a substantial monetary penalty and a non-development order that can attach to the land for 10 years. These are significant penalties to have suddenly thrust upon us.

10. This is a significant legal risk to us arising through no act or omission on our part, or as a result of any circumstance that we are contributors too.

11. We are fully exposed to the power of the law, simply by utilising the buildings and ruins that we own legally. By continuing to salvage timber from a place that may be listed in the local government Heritage Register; that utilisation will now become

destruction and damage to a culturally significant place. Thus we have also suffered a quantifiable financial detriment from your proposed listing.

12. We are informed that under section 122 QHA that you have the power to modify the Physical Description of the 'place'. However, we encourage you to make the modifications *prior* to the Mine site being listed, in fact immediately, by:

a. deleting the words 'with access from Selene Hall Road via a metal gate displaying a warning sign', and replacing these words with 'is located on private property and not accessible by the public without prior written consent of the landowner which may be arbitrarily withheld or granted on such terms as the landowner in its sole discretion thinks fit'; and

b. describing *only* the remaining structures directly attributable to the mine site which will fall under the listing, and not the broad area currently identified.

13. The breadth of general powers for those 'places' listed on the local government Heritage Register is very wide, and Subdivision 3 of Part 12 of the QHA applies those powers over the entire area of the 'place' listed. It is crucial that the actual 'place' described impacts on the minimum area of our land possible to keep our risk and loss minimised.

COMPENSATION

14. The PA requires us to make a building development application for the site for 'building work' – which under the PA includes in sections 10(2)(c)-(d) altering, excavating, filling or disturbing the land; removing building finishes that contribute to the place's cultural heritage significance; or removing 'artefacts' that contribute to the site's cultural heritage.

a. Each time we salvage more of our timber from the ruins, we will be required to make an application under section 7 PA and, solely by the nature of our legal right, will be making a material change to the premises. This will also occur as we change the use of our sheds, or modify the sheds to accommodate a changed use.

b. We draw to your attention that our primary and main water supply to the house and the property is by way of a dam; the walls directly abut the gantry structure of the old mine. It is usual and necessary that periodically we de-silt this dam by

running a blade along the walls and floor of the dam. We believe that this exposes us under the PA to application for a building development application as every time we attend to this it is an excavation. We cannot be certain that this application will be approved, and therefore risk to our water supply is a factor that not only affects our ability to continue to operate the farm, but also has impact on the value of the property.

c. This is a significant burden to us, and whilst not necessarily contemplated by the PA or QHA, does impact negatively on our assets. You may appreciate that the opportunity to undertake the tasks required to operate a farming business requires decisions to be made at short notice, and in mercurial conditions. To be subject to an administrative process that offers no emergency or rapid decisions, or even assurance that the outcomes of an application will be based on a commercial reality for us, we feel severely exposed by the listing of the mine, and the consequences for us that follow.

d. Diminution of value of our grazing property as a result of the presence of this listing on its title. It is not likely that restrictions will soften in the future but will in fact become more stringent.

e. We propose:

1. the NBRC compensates us for the loss of our assets in the form of:
    a. the existing buildings either acquired by us from the Mine or affixed to our land;

    b. the loss of significant value of the salvage timber including the cost of acquiring commensurate quantity of timber of a similar nature and characteristics and freighting same to our land together with the additional loss of land to store same on;

    c. diminution of value of the land;

    d. increased exposure to risk not capable of being contracted out of including any increase in insurance arising from this listing;

e. legal fees reasonably incurred by us in relation to this matter; and

2. that compensation cannot as yet be assessed quantitatively.

f. Alternatively, we propose:

i. the NBRC support an application we may make to the chief executive under Division 2 Part 6 of the QHA for the granting of an exemption certificate; and

ii. an exemption from development approval would indemnify us against breaching the law each time we utilise our mine buildings or salvage our timber.

We make this submission to the North Burnett Regional Council in good faith and anticipation that the Chief Executive Officer and the councillors will provide relief for us from the burden this Heritage Register listing places on ourselves and our property.

We are currently waiting for information as a result of our further investigation into the impact on our land and livelihood that this listing may create. We seek to reserve the right to make further submissions to the North Burnett Regional Council on this matter when that information is received and could have a significant impact on "Kimbelin" and our primary production business.

W J Dow

William John Dow

K L Dow

Kathleen Lesley Dow

Mr MJP Pitt,

Chief Executive Officer,

Gayndah. 4625

Dear Mr Pitt,

I wish to advise you that I do not want my Powder Magazine described as L194BN37352 entered on the Local Heritage Register. It is situated on a cattle grazing block of land with no road to it.

Access is by four-wheel drive only, yet some people think they have the right to enter my land willy-nilly.

I do not want to see my cattle upset or somebody hurt by them. A lot of these people have children and dogs with them which cause a concern to me.

The building in my opinion is not really safe for people to be climbing around.

The Powder Magazine is already on the State Register and they have given us the right to refuse entry.

Thanking you,

G D Mooney

Geoffrey Mooney,

PO Box 8,

Mt Perry, 4671 07 41563142

PER 50549

RECEIVED (Records)

No: 6-23

17 MAR 2014

TRISHA

ID:

Retention Ref: 20162

574217

DERMARK PTY LTD
Member of the McLay Group of Companies

Turnbury Orchard, Grays Rd., Gayndah. Q. Australia.
P.O. Box 260 Gayndah. Q. 4625
PH 61 7 41612457
Fax 61 7 41611262
Email; dermark@bigpond.com

The Chief Executive Officer

North Burnett Regional Council

PO Box 390
Gayndah

Submission – Proposed Entry of the Grand Hotel into Local Heritage Listing

Dear Sir,

Please find enclosed a submission prepared as a request that the Grand Hotel Gayndah not be entered into the Local Heritage Register. This submission will provide well documented evidence that the hotel does not meet the proposed criteria as listed in the Councils letter of the 14th February 2014 outlining items A and E.

- Criteria A

The Grand Hotel does not demonstrate the pattern and evolution of the region's history any more than any other building in Capper Street. It has served the community in the same manner through its history no differently to any other hotel in Queensland and I would challenge the assumption that the location has anything to do with the connection of the main town precinct with North Gayndah as the Hotel is in Meson St and not even in clear view from North Gayndah.

- Criteria E

The Grand Hotel is not important to the regions aesthetic significance particularly as its corner position in Meson St is obscured by shops in Capper St up until 50 meters from the hotel. When travelling from North Gayndah the hotel is two thirds obscured until you reach the main intersection. It has also been extensively modified from its original state both inside and out. The tower structure is the only unique part of the hotel but this one feature only endorses the hotel as having something different to other hotels.

I would also challenge the correctness of the information contained in the Place Card prepared by Council. The Grand Hotel is not listed on the National Trust of Queensland as per your documentation, the information in the Historical Context is here say and the references used cannot be substantiated as confirmed by the email from Bill Metcalf along with the three other Referees.
Enclosed is a full submission from Gavin Patterson, an architect with experience serving on the Wide Bay National Trust and statements by Bill Metcalf, Heron Todd White Valuers and my insurer, Elders Insurance. All advise that the Grand Hotel should not be included in the Local Heritage Listing.
It is for all the reasons outlined above that I ask that the Grand Hotel not be included in the listing.

Yours truly
Sandy McLay

Sandy McLay

RECEIVED (Records)
File No: 17-7-1
26 MAR 2014
Sue-Ann J.
Doc ID:
Retention Ref: Perm Q

Gavin Patterson & Co Pty Ltd
ARCHITECTS
A.B.N. 53 009 987 013

Project:	**Grand Hotel**
Site:	**Corner of Meson Street and Wharton Street, Gayndah**
Proprietor:	**Dermark Pty Ltd**
File No:	**DER/A/14/01**
Subject:	**Report on the inclusion of the building in the Local Heritage Register**
Date:	**17th March 2014**

1.0 Introduction and purpose of report

On behalf of Mr Sandy McLay of Dermark Pty Ltd, a brief inspection of the Grand Hotel Gayndah was made by the writer on 12th March 2014. The purpose of the inspection and the preparation of this report is to assist in the determination by North Burnett Regional Council of the worthiness of the inclusion of this building in the proposed Local Heritage Register. The Register is currently being assembled by consultants who have been engaged by council for that purpose.

2.0 Qualifications of author

The qualifications and relevant experience of the writer of this submission are attached as an appendix to the report.

3.0 Site and Location

The building site is located towards the western end of the business node of Gayndah, on the corner of Meson and Wharton Streets.

4.0 Brief description of the building fabric and contents

The building was constructed in 1912. It is a two storeyed timber structure. The ground floor frame is constructed of timber bearers and joists on hardwood stumps. The walls on both levels are constructed of horizontal tongue and groove pine fixed to a timber frame. The external wall framing in the verandah areas was originally exposed. A synthetic cladding was applied to the exterior of the ground floor area in the early 1990s. The ceilings throughout are pressed metal. The roof frame is timber. The original corrugated iron sheeting was replaced with corrugated Colorbond sheeting in the early 1990s.
The ground floor areas comprise the bar, dining and function rooms, drive through bottle shop, kitchen, toilets, manager's office and storage rooms.
The first floor provides accommodation rooms, bathrooms and a manager's residence.
Verandahs on both levels are provided to the two street frontages.
Substantial modifications were made to the building's fabric and appearance in the early 1990s, with the reconfiguration of the ground floor areas. The entrance door on the corner was closed, and the side door to Meson Street became the new main entry. The public bar was relocated from the NE corner to the NW corner. The NE corner was converted to the dining room, and the old dining room was converted to a function room. The building was extended on the western side to provide a new drive through bottle shop with an awning roof to protect customers from adverse weather.
Synthetic cladding was applied to the exterior of the building, and new roof sheeting replaced the original.

5.0 Current usage

The building is currently a fully functional hotel, providing a bar, a drive through bottle shop, a beer garden, a dining room, a functions room, and accommodation for guests.

6.0 The Burra Charter

In providing an independent assessment of the heritage worth of the subject building, it is of importance to make reference to **the Burra Charter, the Australia ICOMOS Charter for Places of Cultural Significance.** The Burra Charter is a referred document under the provisions of the Queensland Heritage Regulation – Part 2, Clause S.4.

Of particular interest is the following extract from that document:-

Article 2 – Conservation and management

2.1 Places of cultural significance should be conserved.
Comment: This opening statement cannot be denied. The question is how to determine whether or not a place is of cultural significance. Clause 2.2 (following) is relevant.

2.2 The aim of conservation is to retain the cultural significance of a place.
Comment: The building, being a two storey structure, has a dominant presence in the town. The appearance of the building has however been so significantly altered, that it cannot be asserted that the cultural significance of the original building has been retained.

2.3 Conservation is an integral part of good management of places of cultural significance.

Comment: Good management of places that are essentially unused can only be achieved by the expenditure of money on the maintenance and upkeep of that facility, for which expenditure no financial returns are to be expected either in the short or the long term. The best way to ensure the conservation and preservation of any heritage place is to have the place occupied by someone whose activities and intentions relate to the preservation of that place.

2.4 Places of cultural significance should be safeguarded and not put at risk or left in a vulnerable state.

Comment: This clause begs some interpretations, should the council's Local Heritage Register and supporting documents in the planning scheme make due reference to compliance with the Burra Charter (as required by the Queensland Heritage Regulation).

- Who will be responsible for the safeguarding of the Grand Hotel? The proprietor or council?
- Who will ensure that it is not put at risk? The proprietor or council?
- Who will improve it from a vulnerable state? The proprietor or council?
- By what compulsion will the proprietor be made to outlay the expenditures required for the safeguarding and the making of structural improvements to this building.
- By whom will this be made, and if in default, what procedures will be in place to enforce this requirement? Will the proprietor be subjected to prosecution by council if in default? Will fines be applied, and if the fines are not paid, will the proprietor be subject to detention in prison?
- What social or cultural values to the community will be served by such expenditures on improvement of the property?
- If the future social and cultural values to the community can be safely predicted without any hesitation or doubt by the registration of this place on the Local Heritage Register, will the community, through its elected representative body, our council, contribute any or all of the considerable expense to compensate the proprietor for the dubious benefit of spending money on this Heritage listed property without any prospect of a financial return for such expenditures?

7.0 Commentary on the proposal to enter the place on the Local Heritage Register

Reference Is made to council's documentation relating to the heritage significance of this building and the proposal to enter the building on the Register. Commentary is offered as follows.:-

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

Comment: The place may have been, in the past, important in these regards. This importance has been so severely degraded by recent usages and changes to the building fabric, combined with the lack of relevance of the building to the immediate streetscape that council's consultant's statement in support of this Criteria is challenged.

Criteria E ***The place demonstrates rare, uncommon or endangered aspects of the regions' cultural heritage.***

Comment: The response from council's heritage consultants is:
"The Grand Hotel is important to the region because of its aesthetic significance, particularly as it occupies a prominent corner location in proximity to the Burnett River Bridge and the prominent tower structure with a domed roof on top of the hotel, ensures the hotel a significant landmark in Gayndah."
However, that aspect has now totally disappeared with the substantial changes made in the early 1990s to the building fabric and external appearance of the building, and the heritage consultant's statement is challenged.

Non-Statutory Listings: The building has not been listed with the National Trust of Queensland, and the place card is erroneous in this regard.

References: It is submitted that the references nominated on the place card have no bearing on the suitability of the inclusion of this building into the Local Heritage Register.

8.0 Property value

It is the understanding of the writer that the current owner of the Grand Hotel purchased the complex as an investment property for a price commensurate with the central location, the commercial zoning and the consequent re-development value of the land, irrespective of the state of the structures which existed on the land.
The owner is now faced with the prospect that the building on his land could soon have a Local Heritage Register listing, and understandably, the owner is resisting this because of the constraints which will be imposed as a result of that listing..
The inevitable result of this listing will be the substantial diminution of value of the owner's investment property as a consequence of the inability to re-develop the land in some commercially viable form, because of the Heritage Listing constrictions as may be proscribed by council's planning scheme and by-laws, and enforceable by the governing Queensland Heritage Act and Queensland Heritage Regulations.

9.0 Conclusion and recommendations

If the inclusion of the Grand Hotel into the Local Heritage Register were to be approved by council, the current property owner, who had no knowledge of such a prospect at the time of the purchase of the property, will faced with a substantial loss should the property ever be sold.
The issue of this diminution of property value to the proprietor must form part of the decision making process when council considers the matter.
Further to this, the prospect of making any alterations to the building, if it were to be included on the register, will be onerous to the proprietor. Planning approval would be required for any alteration to the building (even if minor). The process of gaining planning approval will be time consuming, will cause addition expenses and will limit the extent to which the building can be altered. This will impact detrimentally upon the financial viability of the business conducted in the building.

Accordingly it is argued that if the inclusion of the place on the Local Heritage Register were to be approved by the council, this inclusion should be subject to conditions, all relating to financial compensation as per the following:.

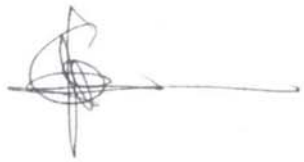
1. **Total financial support for restoration works**
   If the Gayndah community demands recognition and preservation of places of cultural heritage, then it must be prepared to accept financial responsibility for this. It is neither appropriate nor fair for individual property owners to maintain and succour place of heritage, especially not previously listed, without substantial financial support from the community. Council should agree in writing to the provision of financial support, in a form suitable to the proprietor, for the restoration and maintenance works prior to the listing of this property.

2. **Diminution of value**
   In the instance of the Grand Hotel, if council determine that the property is worthy of placement on the Local Heritage Register, then, council must be prepared to meet the financial responsibility for such an inclusion in relation to diminution of property value.

3. **Maintenance**
   The cost of restoration and maintenance of an old timber building such as the Grand Hotel will be continual. Council must agree in writing to the financial assistance for this on-going work, because it is simply not, in any way, profitable for the property owner to undertake, considering its current and future usage..

4. **Loss of Future Income**
   If the Grand Hotel were to be included on the Local Heritage Register, the loss of future income resulting from the prevention of re-development of the site may be considerable. The writer is unable to provide any reasonable comment upon this aspect, since many alternative commercial development prospects are available for this site. Valuations should be sought by council to ascertain the extent of this loss, and agreement on the quantum of this loss and the method of settlement to the proprietor must be achieved prior to the listing of the property.

If the above conditions which provide financial compensation to the proprietor in the instance of the listing of the property are not met by council, I cannot support any proposal to include the property on the Local Heritage Register.

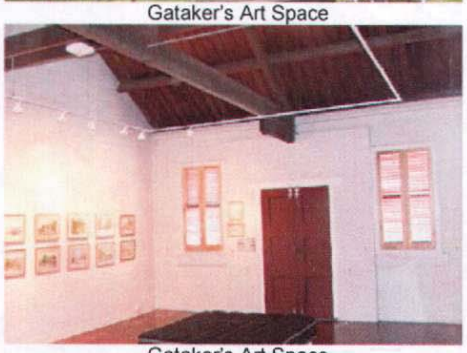


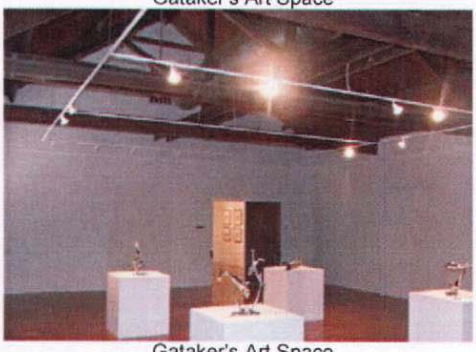
GAVIN PATTERSON

92 Esplanade, Point Vernon, Qld 4655 Telephone: (07) 4194 1000
Email: gavin_patterson@bigpond.com

Appendix – Qualifications, Gavin Patterson, director of Gavin Patterson and Co Architects.

Gataker's Art Space


Gataker's Art Space


Gataker's Art Space

St Paul's Church Hall

Dr Stark's residence Maryborough

GAVIN PATTERSON, Director

Curriculum Vitae, March 2014

Qualifications

Bachelor of Architecture – University of Queensland 1970.
Registered architect with Architects Registration Board of Queensland 1971.
Registered general builder with Queensland Building Services Authority 1978.
PQC registration with Project Services of Queensland Government.

Professional Experience

The architectural firm of Gavin Patterson and Co Pty Ltd was formed in Hervey Bay in 1982. The practice operated from Watson Street, Pialba from 1985 until the sale of that office in 2004.

The firm has operated since that time as a sole-practitioner architectural business from a home office in Point Vernon. CAD drafting for the preparation of documentation is provided by external sub-contractors.

Gavin Patterson has been the sole director of the firm since 1982.
A wide range of buildings has been designed by the firm during its operations, from minor residential extensions to multi-storey buildings, corner shops to shopping complexes, and industrial estates.

Patterson was the founding chairman of the Wide Bay branch of the National Trust of Queensland, holding that position for three years from 1985. A study for the conservation and preservation of the Wharf Street Precinct in Maryborough was prepared by GP and Co in 1985 on behalf of the National Trust, to assist in the preservation of heritage buildings in Maryborough.

Heritage and conservation works for which his firm has been responsible include:

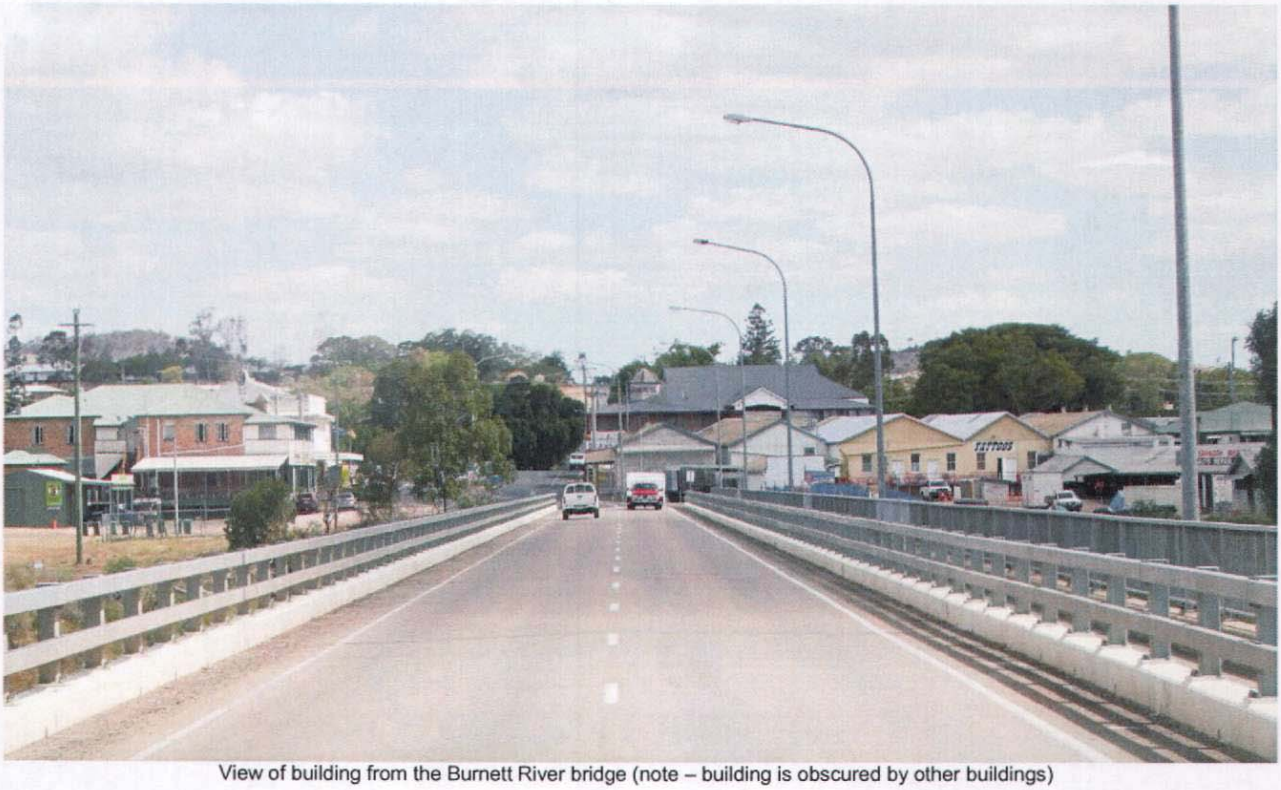
- Alterations and extensions to heritage listed cottages in Mosman and North Sydney.
- Restoration and preservation of heritage shop/newsagency in Howard.
- Preparation of a conservation study for the old Gympie Post Office.
- Restoration and refurbishment work on the Maryborough Post Office.
- Restoration, repairs, refurbishment and minor extensions to St. Paul's Church Hall in Maryborough.
- Refurbishment works to Dr Stark's residence, corner of John and Churchill Streets Maryborough.
- Restoration and refurbishments to Monsour building, Adelaide Street, Maryborough – Rillies Shoex. (MCC Heritage Awards 1997).
- Restoration and refurbishments to Gataker's warehouse – Kent Street Maryborough, and conversion of this building to an art gallery for FCRC, 2010.

Patterson was a member of the management committees for the "Save the Regent" campaign in Brisbane in 1978, and for the "Save the Wesley Church" campaign in Maryborough in 1982.
Patterson has written a history (unpublished) of The Gables at Point Vernon.
GP and Co maintain current Professional Indemnity and Public Liability insurance policies.

Front view of property – original photograph of the opening possibly 1914

March 2014 photograph showing drive through added in the early 1990s

Rear view of property showing drive through and store room additions (early 1990s)



View of building from the Burnett River bridge (note – building is obscured by other buildings)

Sandy McLay

From: Bill Metcalf <b.metcalf@griffith.edu.au>
Sent: Thursday, 6 March 2014 3:58 PM
To: Sandy McLay
Subject: Re: Grand Hotel Gayndah

Sandy, I have stayed in your hotel and enjoyed many a beer there but have never done any serious research on it.

Back in the mid 1990s I researched and wrote a book about the three socialist communes which were established near Gayndah in 1893-4, being Byrnestown, Bon Accord and Resolute. Byrnestown hamlet still exists, Resolute became Gooroolba, and Bon Accord is known only by the bridge.

In that book (The Gayndah Communes) I think I referred to the Grand Hotel.

I do remember reading a bit about the Grand Hotel while working at the Historical Society. But I do not claim to be an expert on it at all.

If you tell me what I am accused of knowing then I can confirm or deny.

I remember seeing an image of the Grand Hotel when the governor was staying there early last century. When the Governor came to launch my book in 1988 he was collected at the airport by a horse and buggy, then we launched book at the historical Society before all having lunch at the Grand.

Happy to help you if I can

Bill

Dr Bill Metcalf
Research Methodologist
Griffith Graduate Research School
Griffith University
Brisbane, Queensland, Australia
Email: b.metcalf@griffith.edu.au
http://www.griffith.edu.au/higher-degrees-research/services-support-resources/research-methodologist

On 5 March 2014 08:34, Sandy McLay <dermark@bigpond.com> wrote:

Morning Bill ,

You have been listed as a reference on the Heritage page for my Hotel (The Grand Hotel, Gayndah).

Can you tell me where you got your information from ?

20 March 2014

HERRON TODD WHITE

Dermark Pty Ltd
P.O. Box 260
Gayndah QLD 4625

Dear Mr McLay

Re: Preliminary comments on the impact to market value created by inclusion on the Local Heritage Register

We provide the following response to your request to provide an indicative investigation on the saleability and possible impacts to market value created by the inclusion of the Grand Hotel Gayndah to the Local Heritage Register. Key comments are provided as follows.

Marketability:

The marketability of commercial properties encumbered by any form of heritage regulation is significantly diminished, as purchasers demonstrate a high level of reluctance to acquire such properties as a direct result of the complications and inherent risk associated with compliance to these rules. A current example of a heritage encumbered property which is offered for sale includes The Criterion Hotel Rockhampton which remains for sale after an extensive marketing period. The listing has experienced a low level of enquire with clear market hesitation due principally to the heritage limitations imposed on the owner which restrict cost effective maintenance and fire compliance.

In our view, the selling period for property similar to the Grand Hotel would be substantially increased as a result of a heritage listing, even at a discounted value. This may cause concern to your financier.

Potential Impacts to Value:

Due to the market reluctance for properties affected by heritage regulation, a discount would be required to achieve sale in a 'normal' selling period. In this regard, we believe a widening in the applied capitalisation rate in the order of 100 to 200 basis points would be required to attract an investor and appropriately compensate for the perceived risk and compliance issue associated with heritage regulation.

Further to this, we have been provided with an informal insurance estimate (attached to this document) which indicates an increase in the annual insurance cost by some $35,000 as a result of the inclusion of the property on the Local Heritage Register. Under the current lease agreement we acknowledge that the insurance cost is the responsibility of the tenant, however would expect a readjustment of the rent at the next review to the same affect. This would therefore diminish the assets income stream by some 27%, based on the current rental amount.

We are aware that the current tenant has an option to purchase the Lessors interest in the property for $1,600,000 during the initial lease period, and $1,750,000 during the option period. We would expect that any impost created by heritage regulation would put at risk this purchase option.

Rockhampton

Herron Todd White (Central Queensland) Pty Ltd
ABN 80 556 398 008

7/49 Bolsover Street
Rockhampton QLD 4700
PO Box 379
Rockhampton QLD 4700

Telephone 07 4927 4655
rockhampton@htw.com.au
htw.com.au

Liability limited by a scheme approved under Professional Standards Legislation. The scheme does not apply within Tasmania.

Conclusion:

Overall, we would expect that the inclusion of the Grand Hotel to the Local Heritage Register will have a significant detrimental impact to its value and marketability.

We strongly recommend that you challenge the proposed inclusion of your property on the Local Heritage Register, or alternatively seek damages from Council for the loss in market value caused by this encumbrance.

Yours faithfully

Michael Chaplain
Property Valuer
encl.

This advice is for the use only of Dermark Pty Ltd to whom it is addressed and for no other purpose. No responsibility is extended to any third party who may use or rely on the whole or any part of the content of this valuation. No responsibility will be accepted for photocopied signatures.

Annexure 1 – Insurance Advice

-----Original Message-----
From: James Gunn [mailto:James.Gunn@elders.com.au]
Sent: Thursday, 27 February 2014 3:17 PM
To: dermark@bigpond.com
Subject: Heritage listing of Hotel

Good afternoon Sandy,

In relation to your enquiry regarding the heritage listing of the Grand Hotel, it creates several different obstacles from an insurance perspective.
Damage to buildings is subject to Local, State or National Government heritage protection rules requires sympathetic repair or restoration, in accordance with the requirements of the relevant legislation and/or regulations. This pertains to not only a dramatic increase in relation to replacement costs, but also a reflective increase in the values for which you must insure the property. Heritage listed properties also have the added
complication of being able to source the appropriate materials and suitably skilled trades people, in many circumstances materials are needed to be shipped interstate along with a workforce which creates again higher values to be implemented.
Heritage bylaws can have a negative impact on the sale of a property as normal regular maintenance is required to be completed in accordance with the heritage listing legislation.

The impact of this would drive further the cost of insurance on the property
by an estimated $35,000 per annum. Due to the delays in replacement, this would require an insurer to extend the business interruption payments beyond
that of a conventional repair or replacement further adding to costs. Many commercial insurers choose not to participate in this market thus limiting your options on obtaining a more cost effective insurance option.

Regards

James.

Sandy McLay

From: James Gunn <James.Gunn@elders.com.au>
Sent: Thursday, 27 February 2014 3:17 PM
To: dermark@bigpond.com
Subject: Heritage listing of Hotel

Good afternoon Sandy,

In relation to your enquiry regarding the heritage listing of the Grand Hotel, it creates several different obstacles from an insurance perspective.
Damage to buildings is subject to Local, State or National Government heritage protection rules requires sympathetic repair or restoration, in accordance with the requirements of the relevant legislation and/or regulations. This pertains to not only a dramatic increase in relation to replacement costs, but also a reflective increase in the values for which you must insure the property. Heritage listed properties also have the added complication of being able to source the appropriate materials and suitably skilled trades people, in many circumstances materials are needed to be shipped interstate along with a workforce which creates again higher values to be implemented.
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Regards

James.

Sent by my iPad

This email and any attachment(s) to it are confidential and may contain privileged and/or copyrighted information. If you are not the intended recipient, please notify the sender immediately by return email and permanently delete this email and any attachments. Do not copy, use or disclose it or its contents. Unauthorised use of this email is not permitted.

Sue-Ann Jensen

From: D Harrison-Bremer Unit 21 <dougharro@ngvemail.com>
Sent: Thursday, 27 March 2014 3:00 PM
To: North Burnett Regional Council
Subject: PROPOSAL TO ENTER THE ANZ BANK SITUATED AT 51 CAPPER STREET,GAYNDAH IN THE LOCAL HERITAGE REGISTER.

Ladies and gentlemen of the North Burnett Regional Council.

When I purchased this building from the ANZ in July 1989 I particularly looked at the heritage listing aspect with its detrimental effect on a business investment. I was then happy I would be safe as the residence had been removed meaning it was no longer a true and complete representation of bank owned and designed building of its day – as distinct from rented "shop style" premises they also frequently used.

Now I see by your acknowledgement of this alteration in your "place card" this aspect may no longer concern you. From this and the amount of work you seem to have been quietly undertaking since 2012, listing maybe a foregone conclusion however I must still lodge an objection on principle because the Act offers no consideration to owners, compensation for and/or financial assistance in maintaining such deteriorating old wooden relics generally. Nor does it show any gratitude for past work done by the owner. It just seems to expect the owner to work gratis for the National Estate. Sadly the annals of our state history are filled with bad blood between the administrators of the Act and the owner. Upon listing the owner is immediately told what he can or cannot do full stop. No "thank you'" for giving up some of your basic rights. Perhaps that might suggest liability for some compensation. A very badly and unfairly constructed bit of legislation indeed. No doubt your council is well aware of all this and will do its best to show a little understanding towards its ratepayer owners.

Having said all that and though I maybe a loser financially, I must still congratulate your Council on finally getting a local register organised. As Queensland's oldest town, in our eyes at least, Gayndah does deserve one.

At heart I am a history buff too with a very old and large family association with Gayndah – three out of four grandparents' families going back to the 1850's – (see my book "Rocks in the Burnett" and a chapter I contributed on the Gordons in John St Pierre's "Eather Family History Vol 2" going back to a convict in the second fleet).

I also have a strong personal connection with this old Union bank building and its predecessor on the same site through my father, the late Stewart Harrison 1904-1942, which prompted my original purchase. His name is on the old Gayndah primary school roll board as passing scholarship in 1917 then after two years at Maryborough Grammar, he commenced work with the Union bank in the old building in 1920 and would have spent a year or so in this present building before transfer to Brisbane about 1925.
I have the original architect's blue print drawings for the building dated 8 Feb 1921 so it could have been completed by 1922. Of interest is the layout of the residence with its three B/rooms, Maid's room, Living room and fireplace, kitchen, bathroom and lobby. In the backyard was a "buggy shed" and two E.Cs plus a wash house and lumber room under the rear of the building. Now this would have been worth heritage listing.

I also have an old photo of him and one other standing in front of what can only be the previous Union bank building with what looks to be the river down it's right side (Maltby Place). Having lost my father at age eight all this is deeply etched in my DNA so, while owning it for the past 25 of its 90 years, I will try to preserve it while I am alive. I am only ten years younger than it so please don't try to heritage list me too. Imagine having to go cap in hand to you asking what colour I can paint my toe nails. Ho Ho

I may not be able to get up to Gayndah again until after mid May but my home number here in Ipswich is 3813-5919 and you have my email address. Your decision may not be too far away but whichever way it goes I am sure we will all get along just fine. After you have all had time to digest this little lot your Mrs Sue-Ann Jensen may care to contact me if considered necessary then there seems nothing more I need do until you advise your Council's decision.

Yours faithfully, Doug Harrison

PS. So glad you have included the Gayndah Cemetery as I have both parents, a brother, a grandfather, two great grand parents, a stepfather and numerous uncles aunts first and second cousins etc all resting there. DH

Queensland Government

Queensland **Health**

Office of the Health Service Chief Executive
Wide Bay Hospital and Health Service

Enquiries to: Cindy Woodward, Senior Project Officer, Infrastructure Management Division
Telephone: 4325 6895 / 4122 8362
Facsimile: 4123 1093

The Chief Executive Officer
North Burnett Regional Council
PO Box 390
GAYNDAH QLD 4625

Dear Sir/Madam

Re: Proposal to Enter the Gayndah District Hospital Complex in the Local Heritage Register Situated at cnr Gordon & Pineapple Streets, Gayndah, Described as L11G1366

I write in response to your correspondence dated 14 February 2014 regarding Council's proposal to enter the above property at Gayndah into the Local Heritage Register.

Wide Bay Hospital and Health Service acknowledges the requirements of the North Burnett Regional Council in meeting its obligations under Part 11 of the *Queensland Heritage Act* and as such would like to work in partnership with the Council in this matter.

We ask for reconsideration of the proposal to register the entire Gayndah Hospital complex on the Local Heritage Register. We believe this will inhibit future health service development and upgrades on the site.

As such, we respectfully request the scope of heritage registration be reduced to smaller individual historical features of the complex or clarification of the "view" and "landscape garden" boundaries.

The Hospital and Health Service looks forward to meeting with you to discuss this matter further. Please make contact with our representative Ms Cindy Woodward on telephone 0437 020 901, or by email at cindy.woodward@health.qld.gov.au to arrange a suitable day and time.

Yours sincerely

Adrian Pennington
Chief Executive
Wide Bay Hospital and Health Service
18 / 3 / 2014

RUSSIA LUTVEY & SONS PTY LTD

ABN: 83009670339
E-mail Address: hayek1@bigpond.com

67 Capper Street
Gayndah Qld 4625
Telephone: (07) 4161 1812

25 March 2014

The Chief Executive Officer
PO Box 390
GAYNDAH QLD 4625

Dear Sir

Re: <u>Proposal to enter the Burnett Hotel in the Local Heritage Register situated at Corner Capper and Bridge Streets, Gayndah, described as L13SP22754</u>

The Burnett Hotel is currently for sale and any would-be purchasers are deterred from purchasing, because of the possibility that the Hotel would be heritage listed. It is a definite mark against any sale at any time. We consider that currently operative commercial buildings should not be included on a Local Heritage Register.

(A) The present hotel was constructed in 1935 as the original building had been destroyed by fire. We fail to see that this constitutes grounds for historical significance.

(E) We do not consider that the Burnett Hotel is aesthetically significant. It could hardly be called a thing of beauty or elegant. We find that this reasoning cannot be applied to the Burnett Hotel.

(H) The Burnett Hotel was only one of many commercial undertakings of the late Russia Lutvey. He himself, did not work in the Hotel Industry, but he and his Sons did make an important contribution to the community.

We also note that under the listing "Integrity", the condition of the Burnett Hotel is described as **"Fair".** We consider this to be an inaccurate description as we were told that this was made on a drive past assessment. Many hundreds of thousands of dollars have been spent on improvements and maintenance.

Therefore, we the members of Russia Lutvey and Sons Pty Ltd object most strongly to the inclusion of the Burnett Hotel being placed on Local Heritage Register.

Yours faithfully

J.A. LUTVEY
Director
RUSSIA LUTVEY & SONS PTY LTD

L.M. LUTVEY
Secretary
RUSSIA LUTVEY & SONS PTY LTD

RECEIVED (Records)
17-7-1
25 MAR 2014
SueAnn J
Attention Ref: PERM Q

ST. JOSEPH'S CATHOLIC PARISH
GAYNDAH

46 Meson St
Gayndah Qld 4625
(PO Box 19)

Phone: 07 4161 1315
Fax: 07 4161 1927
Email: gayndah@bne.catholic.net.au

THE NORTH AND CENTRAL BURNETT COMMUNITIES OF
ST. JOSEPH'S, GAYNDAH · ST. MARY'S, MUNDUBBERA · ST. PATRICK'S, EIDSVOLD

27 March 2014

Mr Bob Savage
Director Development & Environment
North Burnett Regional Council
PO Box 390
GAYNDAH QLD 4625

Dear Mr Savage,

RE: PROPOSAL TO ENTER THE ST JOSEPH'S CONVENT AND CHURCH GROUNDS IN THE LOCAL HERITAGE REGISTER SITUATED AT 38 MESON STREET, GAYNDAH, DESCRIBED AS L11RP910501

We refer to your advice of 14 February 2014, where the North Burnett Regional Council is contemplating listing on the Local Heritage Register the St Joseph's Church and associated buildings within the precinct. Accordingly, this letter is sent to formally object to the scope and extent of the proposed listing.

It should be noted that the Catholic Church has maintained a constant presence on the site since 1870, and is committed to continuing its important pastoral role in the region.

As one of the State's largest owner of older buildings, the Catholic Archdiocese is abundantly aware of its obligations and stewardship role in the preservation of aged buildings. However, the Catholic Archdiocese does not require a Local Heritage Listing to ensure it preserves and maintains its assets.

Furthermore, the Catholic Archdiocese owns in excess of 75 Heritage Listed buildings, and we can confirm that we will experience the following impact from the heritage listing:

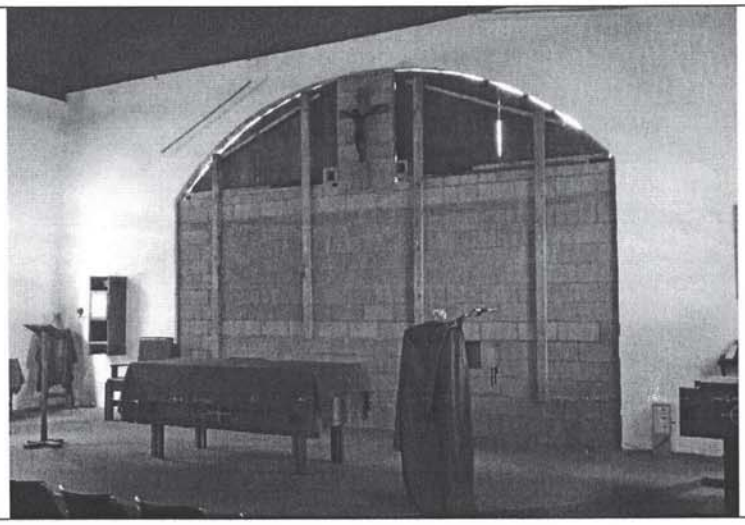
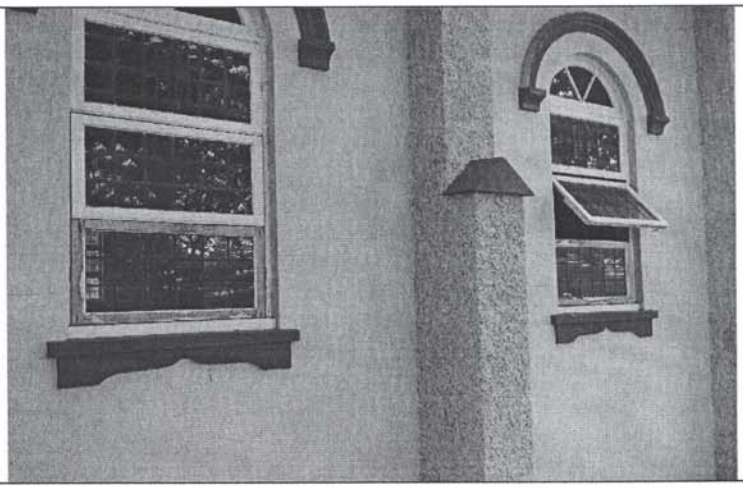
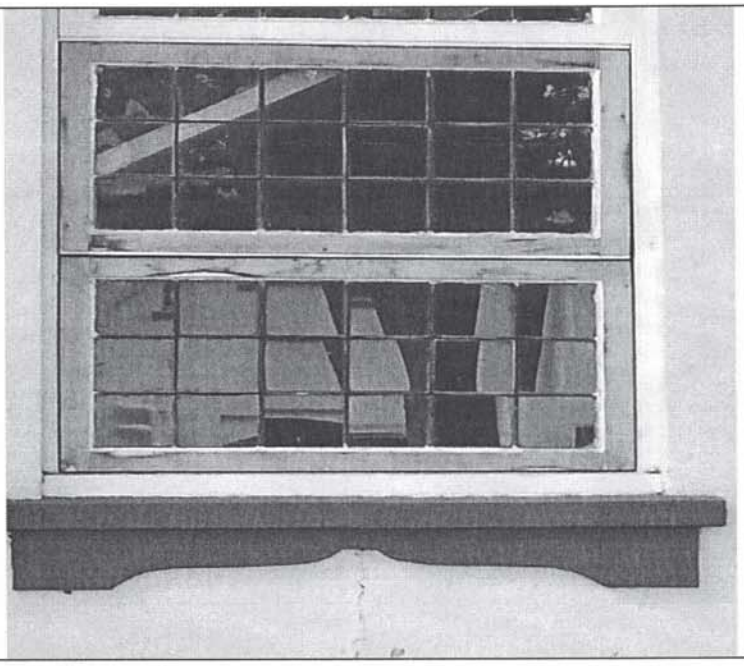
- Increased cost of repairs and maintenance - at least a 20% premium.
- Restricted number of tradesmen in a regional area prepared to work on heritage listed assets, requiring exemption certificates etc.

Specifically in regards to the buildings being nominated, our position is as follows:

Asset	Parish Position
• St Joseph's Convent	The Parish has no Objection to the Listing
• St Joseph's Church	Given ongoing maintenance activities, as depicted over the page, the Heritage listing will constrain our preservation activities.
	The Parish seeks to amend this listing, to address/deal with ongoing preservation activities.

RECEIVED (Records)
File No: 17-7-1
28 MAR 2014
Sue Ann
Doc ID:
Action Ref: PermQ

St Joseph's Church - Gayndah

	New stain glass windows installation, and replacement of the rear wall.
	Stain glass window refurbishment.
	Window frame restoration.

Asset	Parish Position
• Former Byrnestown Church	This building was relocated to the Gayndah site in 1969, and accordingly has no historic connection to the Gayndah site. The Parish Objects to the listing.
• Presbytery	This building was constructed in the 1960's and contains both asbestos and lead paint and no longer complies with Catholic Church professional standards. Accordingly, the longer term outlook is to demolish or significantly renovate this building. The Parish Objects to the listing.
• St Joseph's School	This building is now utilised as the administrative centre for the primary school It is proposed to renovate this building in the foreseeable future, with the following works proposed: • Re-roofing • Addressing Disability Access Accordingly, the heritage listing of this building with such a substantial refurbishment programme planned, is an unnecessary encumbrance. The Parish Objects to the listing.
• Other School Building/Precinct	Within the grounds of the precinct are a number of school buildings that are scheduled for demolition and replacement. While we can appreciate that a number of the trees need to be retained, we believe a Vegetation Protection Order will adequately address this, assuming we can agree specific trees to be preserved. Listing of the entire precinct/site will impact on the replacement of 1970's demountables etc - which will severely impact on the teaching capability of St Joseph's. The Parish Objects to the extent of the listing.

We acknowledge that some of the buildings are significant, however we believe in terms of the Heritage Significance criteria, the following should be noted:

• Criteria A:	**The Place is important in demonstrating the evolution or patterns of the region's history:** The Church and Former Convent meet this criteria. In regard to other school buildings on the site, they do not represent "best of breed" examples, with the North Burnett Regional Council already listing better intact buildings, namely:

- Gayndah State School

- Criteria D:

The Place is important in demonstrating the principal characteristics of a particular class of cultural places important to the region:

The Byrnestown Church was introduced and relocated from another area, and is a typical tin and timber church seen throughout Queensland, and does not represent "best of breed".

The North Burnett Regional Council is proposing to list:

- St Patrick's Church at Mount Perry, which is a far superior example.

- Criteria E:

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

This listing of the Church grounds is overly restrictive, and better "best of breed" examples on the Local Heritage register include:

- Biggenden QCWA Building
- Gayndah Cemetery
- Gayndah District Hospital Complex

- Criteria G:

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

We agree both the Convent and St Joseph's Church meet this criteria but not the rest of the site.

In conclusion, we will support the listing of the following:

- St Joseph's Church (assuming ongoing preservation activities can be dealt with)
- St Joseph's Convent

We believe the balance of the buildings and precinct, while quaint, they are of no local significance and better examples exist within the North Burnett Regional Council catchment. Furthermore, Heritage Listing other assets within the St Joseph Parish/School precinct will severely restrict and inhibit our ability to deliver quality teaching outcomes for the local Gayndah school children.

I am happy to meet with you, to attempt to reach some common ground in this matter.

Yours in Christ,

ST JOSEPH'S PARISH GAYNDAH

Fr Jason Middleton PP
St Joseph's Catholic Parish, Gayndah

NORTH BURNETT
REGIONAL COUNCIL

Mailing Address: PO Box 390, Gayndah Qld 4625
Street Address: 34-36 Capper Street, Gayndah Qld 4625
Telephone: 1300 696 272
Facsimile: (07) 4161 1425
Email: admin@northburnett.qld.gov.au
Web: northburnett.qld.gov.au
ABN: 23 439 388 197

Your Reference:
Our Reference: 17.7.01

13 March 2014

The Chief Executive Office
North Burnett Regional Council
PO Box 390
GAYNDAH QLD 4625

Dear Sir

SUBMISSION - HERITAGE BOUNDARY CHANGE OF THE GAYNDAH WAR MEMORIAL AREA, CAPPER STREET, GAYNDAH - 1SP111493 (QHR – 600517)

The Gayndah War Memorial is listed on the Queensland Heritage Register, in the entry statement of significance the focus is exclusively on the memorial and its aesthetic contribution to the townscape. Therefore the former store and garage have no relevance whatsoever to the significance of the memorial, externally or internally. These elements are located well away from the memorial and its setting and are barely seen from the memorial (and in fact preceded the relocation of the memorial to its current setting by approximately 35 years). The heritage boundary for the memorial is clearly too large and the fact that it captures the store and shed – indeed the entire Council yard – appears to be merely a vagary of the listing process and should be reviewed. See attached maps (existing QHR-webmap and Proposed boundary site map)
The former store and shed do relate to the Shire Hall and Council operations; however they are not located within the Shire Hall heritage boundary.

The Gayndah War Memorial boundary overlaps with a section of the Shire Hall boundary -QHR number 602124.

Gayndah War Memorial statement of significance

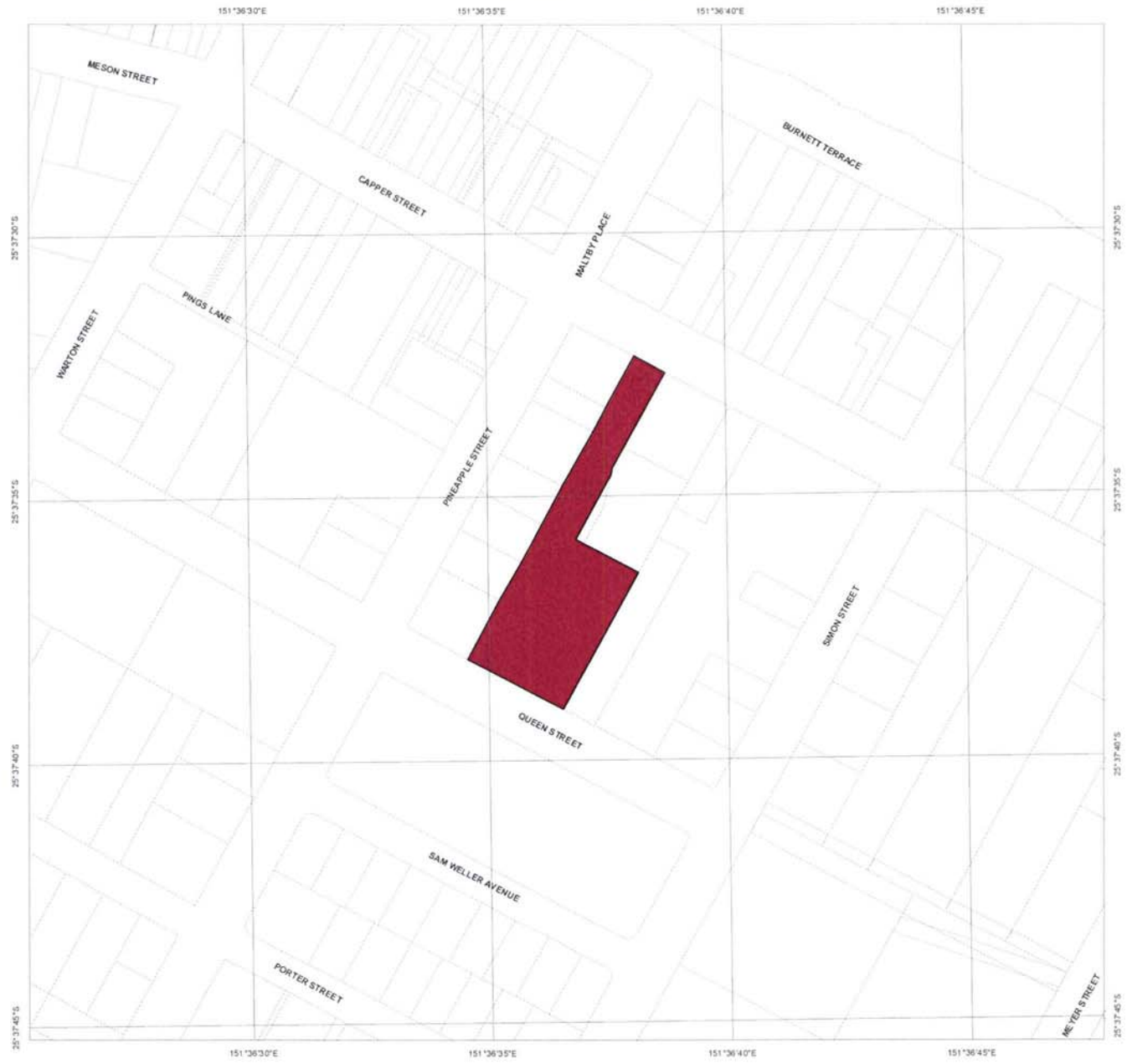
Criterion	Statement
Criterion A	War Memorials are important in demonstrating the pattern of Queensland's history as they are representative of a recurrent theme that involved most communities throughout the state. They provide evidence of an era of widespread Australian patriotism and nationalism, particularly during and following the First World War.
Criterion B	This particular memorial is a rare example of a war memorial which was privately commissioned and then donated as a public memorial, and later supplemented by another major private donation.
Criterion D	The monuments manifest a unique documentary record and are demonstrative of popular taste in the inter-war period. Erected in 1921, the memorial at Gayndah demonstrates the principal characteristics of a commemorative structure erected as an enduring record of a major historical event. This is achieved through the use of appropriate materials and design elements.
Criterion E	The memorial and its setting are of aesthetic significance for their high degree of workmanship and design and for their contribution to the aesthetic qualities of the townscape.
Criterion G	It has a strong and continuing association with the community as evidence of the impact of a major historic event and as the focal point for the remembrance of that event.

Criterion H	It also has special association with metal worker Ernest Gunderson as the finest example of his work in Queensland.

Yours faithfully

MJP Pitt
Chief Executive Officer

Proposed boundary - Gayndah War Memorial
1RP47535
2RP47535
1SP111493
1RP52691
2SP111493
74



Queensland Heritage Register Map

- Listing Boundary Outline -

Requested By: SUEANN.JENSEN@NORTHBURNETT.QLD.GOV.AU
Date: 28 Mar 14 Time: 14.27.46

Heritage Register Number: 600517
Place Name: Gayndah War Memorial

Queensland Heritage Register Places (Boundary Accuracy)

- Actual
- Estimated
- Location Only

Cadastral Boundaries

Property boundaries shown are provided as a locational aid only.

Towns

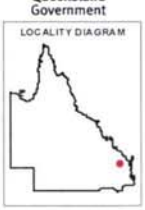
Road Names

© Pitney Bowes Software Pty Ltd 2014

The data used to formulate the heritage boundary displayed on this map may have been derived from a variety of data sources and actual dimensions and the location of the heritage boundary is subject to formal survey.
All information displayed is current as of the time and date the map was created.

Queensland Government

LOCALITY DIAGRAM



N

0 30 60 90 120 150 m

This product is projected into GDA 1994 MGA Zone 56

Disclaimer:
This map is not an official document issued as part of any application or decision made with respect to the Queensland Heritage Act 1992 and is not intended or suitable for use in on-ground heritage management, development application assessment, cultural heritage significance assessment work or for any other purposes, requirements or decisions made under the Queensland Heritage Act 1992.

While every care is taken to ensure the accuracy of the information contained in this product, the Queensland Department of Environment and Heritage Protection makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the product being inaccurate or incomplete in any way and for any reason.

Official extracts from the Queensland Heritage Register are available from the Queensland Department of Environment and Heritage Protection accordance with s33 of the Queensland Heritage Act 1992. Application forms are downloadable from the Department website http://www.ehp.qld.gov.au/forms/

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294 Branch Creek Road
GAYNDAH Q 4625
Phone 4161 3137

23 March 2014

The Chief Executive Officer
North Burnett Regional Council
PO Box 390
Gayndah Q 4625

Dear Sir

Re: Proposal to Enter the Binjour Cemetery 2 in the Local Heritage Register Situated at Church Road, Binjour, Described as Lot 1 RP 7789

I refer to your letter dated 14 February 2014.

I note in your letter, reference is made to enter Binjour Cemetery 2 into the local Heritage Register situated at Church Road, Binjour. I advise there is only one cemetery for the church. I note in the write up - "Historical Context" there is mention of "a cemetery (Binjour Cemetery 1) was located near the first church". I advise this cemetery is the same as the cemetery 2 proposed to be entered into the Heritage Register.

I would mention there is a cemetery at the corner of Burnett Highway and Humphrey Road and this belongs to the New Apostolic Church. If you require more information on this cemetery, I suggest you contact Mr Merv Maeyke of Mundubbera.

If this proposal goes ahead, could you please put our church's website on the information provided. The Church's Website is www.apostolicchurchqld.org.au.

Yours faithfully
W a Bramer
Elder Wayne Bramer
Western District Elder
The Apostolic Church of Queensland

RECEIVED (Records)
File No: 17-7-1
26 MAR 2014
SueAnn J
Doc ID:
Retention Ref: Perm Q

HQP Ref: CR/PLAN/Town.00001.A
Your Ref: 17.07.1
Ass: 40052-00000-000

HQPlantations

The Chief Executive Officer
North Burnett Regional Council
PO Box 390
Gayndah
QLD 4625

18th March, 2014

Dear Sir/Madam,

RE: Proposal to enter Kalpowar Forestry Office into the Local Heritage Register

Thank you for your letter dated 14th February, 2014, in regards to the proposal to enter the Kalpowar Forestry Office into the local North Burnett area Heritage Register.

I would like to advise that HQPlantations objects to the inclusion of this building into the register, for the following reasons:

- It is felt that the criteria, as listed per Statements of Significance A, E and H, is not fully met by this building, as per the following:

  A - Whilst the Kalpowar Forestry Office was established during the 1930s in response to the establishment of the State Forest and its management, it does not effectively 'demonstrate the evolution' of the regions history
  E - Aesthetically, the Kalpowar Forestry Office is not dissimilar to other buildings in Kalpowar which were erected in the same period, which are not undergoing heritage listing
  H - Although being associated with the Department of Forestry (and modern equivalent), the Kalpowar Forestry Office is not the only building in Kalpowar township with this association, nor was Forestry the only industry of importance to the Kalpowar district

- With the Queensland State Government selling the 'modern equivalent' of the Department of Forestry – HQPlantations (formerly Forestry Plantations Queensland Pty Ltd) in early 2010, it is felt that any heritage value in this building was not valued by government departments at the time, and as such any listings placed on this building now only serve to limit the future options for this freehold site

- Any heritage listing placed on this building would only serve to place a financial encumbrance on the property now and into the future.

If you have any further questions regarding this matter, please do not hesitate to contact me.

Yours sincerely

Andrew Dunn

Regional Manager
Northern Region

Enquiries Andrew Dunn
Phone 4837 4101
Facsimile 4935 1205
Email andrew.dunn@hqplantations.com.au

40052
RECEIVED (Records)
File No: 17-7-01
21 MAR 2014
To: SUE-ANN
Doc ID:
Retention Ref: PERM
575646

1683 Byfield Road
Byfield, Qld 4703
Website www.hqplantations.com.au

ABN 25 142 448 977

Mr Mark Pitt

Chief Executive Officer

North Burnett Regional Council

34-36 Capper St

Gayndah Qld 4625

Re: Local Heritage Register

Dear Mark,

Further to my discussions with you, I am formally registering my objection, to the inclusion of ***any*** of my land in the proposed register.

I ***strongly*** object to the specific assessment criteria used, on the following grounds:

- **A. It is not appropriate to impose an encumbrance upon freehold property, to commemorate a concept inconsistent with that notion.**
- **C. There are no physical remains of the commune settlement except for the actual cemetery itself.**
- **E. There is nothing to stop people observing the landscape amenity, from either the cemetery or the roadside nearby.**
- **G. That is the generally accepted purpose of having a cemetery.**

I look forward to receiving an acknowledgement of the receipt of this letter, and the removal of ***all*** my land, from the proposed Local Heritage Register.

Kind Regards,

T. Cleary. 18/3/14.

Terry Cleary.

3 1 3 74 - 15

RECEIVED (Records)

File No: 17-7-01

18 MAR 2014

To: SUE-ANN

Doc ID:

Retention Ref: PERM P

2. Table – Response to submissions undertaken by Converge

09 April 2014

Sue-Ann Jensen
Administrative Assistant (Development and Environment)
North Burnett Regional Council
PO Box 390
Gayndah QLD 4625

Sent by email: Sue-Ann.Jensen@northburnett.qld.gov.au

Dear Sue-Ann,

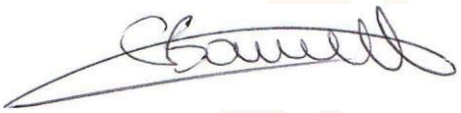
The following table is provided as a response to the submissions received by the North Burnett Regional Council following the notification of places to the local heritage register.

Under the *Queensland Heritage Act 1992*, submissions "must be made on the basis that the place is or is not a place of cultural heritage significance for the local government's area" (s117 (3)). The local government must then consider the submissions and "other information the local government considers relevant to the application" (s118 (b)).

The North Burnett Regional Council received 11 submissions. Six (6) of the submissions opposed the listing of the place on the local heritage register. Five (5) requested a revision of the place details, primarily addressing the heritage boundary.

The following table provides a detailed response to the submissions, including recommendations for Council to consider when it determines whether to enter the places into the local heritage register.

Yours sincerely,



Craig Barrett

Place	Points raised in the submission	Response	Recommendation
ANZ Bank	• Believed the bank was only significant with the residence attached. • The *Queensland Heritage Act 1992* (QHA) presents an onerous financial burden to owners without compensation, particularly maintaining 'deteriorating old wooden relics'. • Nonetheless appears resigned to the listing and will accept Council's decision.	• Statement of significance not addressed. • Owners are not currently required to maintain a place. Therefore, the argument about onerous maintenance requirements is not relevant. If the owner of the place can no longer maintain it and it would cost too much to repair, then the owner can demonstrate they have 'no prudent or feasible alternative' but demolish or remove the place (or elements of the place). The fact that the building is currently operating as a bank would suggest that the building is in a reasonable condition and is reasonably maintained.	Proceed with entry to the local heritage register.
Mount Perry Powder Magazine	• Does not want the magazine listed as it is believed people will feel they can enter the property to visit the site. • Notes that the magazine is already on the Queensland Heritage Register and that the Department of Environment and Heritage Protection has given the owner right to refuse entry.	• Statement of significance not addressed. • Entry to the local heritage register does not give people the right to enter private property. • Entry to the Queensland Heritage Register does not preclude entry to the local heritage register.	Proceed with entry to the local heritage register.
Byrnestown Commune and Cemetery	• Believes it is inappropriate to 'commemorate' a communal experiment on freehold land (Criterion A). • There are no physical remains of the settlement apart from the cemetery (Criterion C). • People can still observe the landscape values from the cemetery and roadside (Criterion E). • A cemetery is naturally important to the community (Criterion G)	• Statement of Significance is addressed. • The statement of significance for Criterion A does not 'commemorate' the communal experiment, but rather demonstrates that it was an important aspect of the region's history. • Criterion C explicitly uses the term 'potential' as this criterion generally refers to archaeological potential that, by its very nature, is often unclear as it is located below the ground. Therefore this claim could only be confirmed following an archaeological survey • The claim that people can still observe the landscape values from other vantage points is, to an extent, accurate. However, the point of a heritage listing is to identify the area that supplies the views and vistas; if that area is not within the heritage boundary, then in principle it can	Proceed with entry to the local heritage register.

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Place	Points raised in the submission	Response	Recommendation
		be altered and therefore potentially impact the views and vistas. • The claim regarding Criterion G is correct, although this does not remove the significance established in the statement for that criterion.	
Gayndah District Hospital Complex	• Request that the boundary be reduced (as in its current extent it will inhibit future health service development upgrades). • Alternatively, clarify the 'view' and 'landscape garden' boundaries.	• Statement of significance not addressed. • Both of these requests can be accommodated. The entire lot was entered as the hospital generally occupies the whole lot. This coverage will not 'inhibit future health service development upgrades', but nonetheless, given that Queensland Health has committed to working with Council, it is possible to reduce the size of the heritage boundary by a small extent. • This issue about the 'view' and 'landscape garden' relates to the issue about the extent of the boundary. There is confusion about where the 'views' and 'landscape garden' are in relation to the complex. It is a simple matter to clarify this; they are at the front of the hospital and generally viewed from the verandah and some of the rooms. This can be made clearer in the place card.	Proceed with entry to the local heritage register, with minor changes to the description and heritage boundary addressing the submission.
Selene Coal Mine	• Does not dispute the identified significance of the place. • Nonetheless, has a range of concerns regarding heritage listing, including: • Believes the heritage boundary and accompanying description is too large and should be reduced to focus more specifically on fabric associated with the former mine. The current boundary places a "significant onus" on the landowners. • Legal obligations that expose the landowners "over the whole 'place' and not simply the small footprint of	• Statement of significance not addressed. • Based on the evidence provided by the landowner there is scope to reduce the size of the heritage boundary should entry of the mine to the local heritage register proceed. • The claim regarding legal obligations over the 'whole of place' is unclear. If this is meant to apply to the 'place' as defined by the heritage boundary, this is correct. If it is meant to apply to the entire property, including areas outside of the heritage boundary, this is not correct. • The argument regarding entry of authorised persons has been taken from the *Queensland Heritage Act 1992* and it is understood that this applies only to places entered on the Queensland Heritage Register,	The submission raises unique issues that relate to the current use of the site. These issues should be addressed by Council in consultation with the owner before the place is listed on the local heritage register.

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	the mine". • Requests and indemnity for risk when authorised personnel enter the property resulting from listing on the local heritage register. All personnel must observe legislative requirements when on the property. • "Deeply concerned" that the description on the place card appears to suggest the site can be entered by the public and does not sufficiently indicate the land is private property. • Claim that the owners were unable to arrange a face-to-face meeting with Council to discuss their concerns and they feel disadvantaged by this. • The owners have used the former mining assets on the property for various purposes since they were purchased and believe that they may now be prosecuted if they continue to use the assets as this may constitute destruction or damage to a heritage place and therefore attract monetary penalties. • The SPA requires a building development application for building work that includes excavating, filling or disturbing the land, removing building finishes that contribute to the significance of the place or removing artefacts. As such the owner believes they will need to make an application each time they want to remove timber from the former mine gantry, change the use of the sheds, or de-silt the dam. • Loss of value to the property on the basis that heritage restrictions will only increase over time, rather than 'soften'.	not a local heritage register (to be confirmed). • The point about the description appearing to suggest entry is allowable to the property is valid (if inadvertent) and can be revised should entry of the mine to the local heritage register proceed. • Unfortunately it appears that the claim about a lack of consultation is based on a misunderstanding by the landowner. Landowners received a notification letter indicating that they needed to make a specific booking for one-on-one consultations. The landowner spoke with the Converge consultant and only vaguely indicated that they might come to the one-on-one session, although the booking needed to be made with Council. They called a second time and thought that the meeting was going to be held shortly, but they had in fact missed the scheduled day as they had not made a booking. Converge spoke at length to the landowner a second time, as well as their legal representative, and further offered for Council to contact the landowner to confirm the outcomes of the discussions (which Council did). It was understood following the second conversation that the phone consultation had addressed the landowners concerns, particularly following confirmation from Council. • The landowner has conflated the sections of the *Queensland Heritage Act 1992* and the *Sustainable Planning Act 2009* that apply to Queensland Heritage Places with local heritage places. This is the case in particular regarding the argument about the requirement for a building work application every time the landowner wants to use timber or de-silt the dam. The reference to the planning Act in the submission in fact only applies to places on the Queensland Heritage Register, not a local heritage register. • There is a compensation clause in the *Queensland Heritage Act 1992* (that refers to the relevant section in the *Sustainable Planning Act 2009*). However, as the landowner has indicated, the extent of a loss of	

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	• That Council compensate the owner for these issues or, alternatively, provide an exemption certificate to indemnify them from breaching the law each time they use a mine building or salvage timber.	value has not been quantified and the claim for a loss of value is based to some extent on incorrect interpretations of the relevant legislation and an untested assumption that restrictions will tend to increase rather than soften over time. • Councils cannot at present provide Exemption Certificates, as these only apply to places on the Queensland Heritage Register. However, Council may wish to negotiate a similar outcome with the landowner to the extent that this possible so that they can continue to use the structures	
Kalpowar Forestry Office	• While the place was related to the establishment of the State Forest and its management, the place "does not effectively 'demonstrate the evolution' of the region's history". • Aesthetically the building is similar to other buildings in Kalpowar that are not considered for heritage listing. • Accepts that the building is associated with the Department of Forestry (and modern equivalent), but it is not the only building in Kalpowar with this association and nor was the forestry industry the only industry of importance in the town. • The Queensland State Government sold the modern equivalent of the department in 2010 and the government at the time did not attach any significance to the building. • Listing will inhibit future options for the site and impose a financial encumbrance.	• Statement of Significance is addressed. • It is countered that the statement for Criterion A sufficiently demonstrates the place's significance, particularly as the establishment of the State Forest industry 'promoted the creation of the town of Kalpowar', which does demonstrate the evolution of the region's history. • The application of Criterion E (Aesthetics) does not refer to the building, but rather its setting, particularly the landscape which includes the mass planting of pine trees. The office and its broader site are instantly recognisable and the trees in particular link the place with its history. • It is not particularly important whether there are other buildings in Kalpowar that are associated with the Department of Forestry. The submission does not indicate if another place has a more significant association. • The lack of recognition by the State government when the forestry section of the Department was sold is not an indication that the place is not significant. • The argument about the limiting of future options and financial burden	Proceed with entry to the local heritage register.

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		is vague because it does not specify how this might be the case (as it would depend on a specific proposal and even then Council may allow it to proceed if there is no prudent or feasible alternative).	
Burnett Hotel	• The building is for sale and heritage listing will deter potential buyers. • The date of construction (1935) does not constitute grounds for historical significance, presumably as it is not considered 'old enough' (Criterion A). • The submission argues the hotel is not aesthetically significant, as it is not beautiful or elegant (Criterion E). • The original owner, Russia Lutvey, had a variety of commercial interests aside from the Burnett Hotel and he did not personally work in the hotel industry. However, it is acknowledged that he made an important contribution to the community (Criterion H). • The submission argues that the attribution of 'fair' condition of the place is incorrect, and it is in fact 'good'.	• Statement of Significance is addressed. • There is no arbitrary date that is applied to assess the significance of a place. Therefore, there is no inherent value in the argument that because the building was built in 1935 it is not significant. • The statement of significance addressing the aesthetic significance of the place refers to its prominent corner location, not particular features of the hotel. Values such as 'beauty' and 'elegance' can apply under this criterion, but the definition of aesthetics under the *Burra Charter* (the national charter establishing the principals of heritage practice in Australia) has a much wider definition. • It is a reasonable point that Russia Lutvey had a range of commercial interests and that he was not personally involved in the management of the hotel. However, he remains associated with it and the proposal to enter the place on the local heritage register rests on several criteria, not simply 'association'. • The attribution of 'fair' condition should be changed to 'good' as per the submission, should the entry of the place to the local heritage register proceed.	Proceed with entry to the local heritage register.
Grand Hotel	• The hotel has served its purpose just like any other hotel in Queensland. The submission also challenges that its location has any relevance to the bridge and North Burnett (Criterion A). • The submission argues that the hotel is not significant for its aesthetic significance, particularly it prominent corner location, as it cannot be seen until within 50m	• Statement of Significance is addressed. • It is argued in the statement of significance that the hotel demonstrates the pattern of the region's history, particularly the need for hotels – not that it is the only such enterprise to do this. Therefore, comparison with other hotels in Queensland is redundant. • Research conducted for the study indicated that the bridge and North	Proceed with entry to the local heritage register.

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	of the place. It has also been extensively modified externally and internally and that the domed tower structure only differentiates the hotel from other similar buildings, but is not in-itself significant (Criterion E). • The Place Card incorrectly states that the place is entered on the National Trust of Queensland register. • The information in the historical context is "here say" and the reference to Bill Metcalfe's book *The Gayndah Communes* cannot be substantiated, according to the author himself. • A consultant's report supporting the objection to listing is included in the submission. The report appears to be the basis for the submission regarding the place card statement of significance. However, it also raises the issue of a loss of property value and various constraints due to local heritage listing. A planning application will need to be made for any change, including 'minor' changes (not specified). That Council should financially support any 'restoration works' and 'maintenance of an old timber building' and compensation for loss of future income due to prevention of re-development. • A property valuer and insurance agent both provide letters supporting the argument that the value of the place will be diminished if it is listed on the local heritage register and insurance premiums will increase, particularly as specialist material and tradespeople will be required to undertake any work on the place.	Gayndah – particularly the establishment of a railway station there – did have an impact on the location of the Burnett Hotel and, by extension, the Grand Hotel (see in particular a 1904 tender for the first Burnett Hotel in the *Brisbane Courier*, 2 July 1904: 8). There is no specific evidence presented in the submission to challenge the statement of significance. • The *distance* from which the hotel can be seen does not affect its prominent corner location, particularly as it is located at the intersection leading to the bridge (which is a key transport corridor for vehicles in the region). Indeed, the domed tower structure can still be seen from a photo taken from the bridge and included in the consultant's report to demonstrate that the hotel can't be seen from a distance greater than 50m. • Internal features of the hotel were not mentioned in the place card. However, the consultant's report confirms that the original tongue and groove external wall cladding remains in place (simply covered with a synthetic cladding). Other changes have occurred based on a comparison with an earlier photo of the place; however, the changes have not fundamentally altered the appearance or prominence of the hotel. • The domed tower structure is unique in Gayndah and further contributes to the hotel's aesthetic significance. • The Grand Hotel is listed on the Queensland National Trust database, but it is not entered on the Trust's 'register'. It is not currently possible to make this distinction on the place card. In any case, it is merely noted to reflect that the place has been recognised by other heritage bodies, although it has no statutory effect. • The point about references is incorrect. The historical context is supported by a range of sources as noted in the references. The sources are based on thorough historical research and are not 'here	

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		say'. Moreover, the reference drawn from Bill Metcalf's *The Gayndah Communes* is located on pp. 211-12 of the book. • If the maintenance requirements of the place are onerous and the owner wishes to demolish the place or substantially change it for this reason, they can demonstrate that they have 'no prudent or feasible alternative' for, amongst other things, financial and safety reasons. • Moreover, the assertion that the owner will require a planning application for *any change*, regardless of how 'minor' is incorrect. Planning applications are required for 'development' as defined in the *Sustainable Planning Act 2009* and in the case of local heritage places and although not defined as such, in practice 'minor' work is not included as development. Nonetheless, re-development (as defined under the planning Act) is not prevented, but should nonetheless be consistent with the significance of the place, unless there is 'no prudent or feasible alternative' and this has been sufficiently demonstrated. • A local heritage listing does not require the owner to 'restore' or maintain a place. It is assumed that as the owner operates a business from the premises that he or she will continue to maintain it in order to comply with safety obligations completely independent of heritage legislation. If the owner of the place can no longer maintain it and it would cost too much to repair, then the owner can demonstrate they have 'no prudent or feasible alternative' but demolish or remove the place (or elements of the place). • Arguments regarding a loss of value are difficult to refute, simply because they need to be 'tested' and are subject to a variety of factors (some of which may not relate to heritage listing). Research into this subject is mainly focused on inner-city heritage places, where it has been found that heritage listing can positively contribute to property values.	

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		• It is possible that insurance premiums will increase with some insurance providers, but it is not a general rule that applies in all cases. Owners of heritage places are encouraged to seek quotes from a range of providers.	
Binjour Cemetery 2	• The submission indicates that there is only one Apostolic Church cemetery in Binjour and that the '2' is actually the first and only such cemetery. It appears that the so-called '1' cemetery is associated with the *New* Apostolic Church. • The Church requests that their website is included in the place card if the place is entered on the local heritage register.	• The submission is not objecting to the proposed listing, only that the information in the place card should be corrected. • The research information will need to be reviewed for this purpose, as the information the submission provides appears different to the research material used for the preparation of the place card. • It is advised that the Church website would only be included in the place card if it was used as a reference to compile the information for the place, which may in fact become the case following a review of the historical information.	Proceed with entry to the local heritage register following review of the place card information.
St Josephs Convent and Church Grounds	• The submission objects to the scope and extent of the proposed listing, not against the listing in its entirety. It supports the listing of the St Joseph's Church and St Joseph's Convent. • As the Catholic Church is aware of the significant older buildings it owns, there is no need for a heritage listing to ensure it preserves and maintains these assets. • From their experience, the Archdiocese will incur an increased cost of repairs and maintenance (at least 20%) and restrict the number of tradespeople in the local area that will work on the place and also require exemption certificates etc. • The submission also provides a position on specific buildings:	• The argument about the 'other school buildings' (not including the original school building constructed in 1929) is a valid one and the heritage boundary should be reduced to reflect this. • However, the arguments about the original school building, Byrnestown Church and the Presbytery are less compelling. • Regarding the proposed work to the original school building (which has led to the objection), there is no obvious reason why this work would be refused. This sort of work occurs regularly for a whole range of heritage buildings, including State-listed places. Generally, a heritage listing will draw attention to the proposed location of the changes and seek to minimise impact to significant fabric, rather than preventing them. It is unclear whether re-roofing is assessable by Council – it is only likely that the new material may need to reflect the general appearance of earlier roofing, although it not necessary to mimic it (e.g. Colorbond custom orb would be acceptable and this is standard	Proceed with entry to the local heritage register, with minor changes to the description and heritage boundary addressing the submission. However, the original school building, Byrnestown Church and Presbytery should remain in the heritage boundary.

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	• No objection to the listing of the Convent. • No objection to the listing of the Church, assuming ongoing maintenance works can be continued. • Objection to the listing of the former Byrnestown Church because it has no relationship to the Gayndah site, given that it was moved there in 1969. • Objection to the listing of the Presbytery due to its relatively recent construction (1960s) and maintenance issues associated with asbestos and lead paint. • Objection to the listing of the School building due to planned future works, including re-roofing and adding disability access. • Objection to the listing of other school buildings in the precinct. • The submission also notes that criterion A, D and E are not applicable in the case of buildings other than the convent and church, particularly as there are better examples (referred to as 'best of breed') located in the local government area.	contemporary roofing material). • The Byrnestown Church was historically part of the Catholic Diocese and was moved from a town within the North Burnett region (established after the construction of the railway line). The fact that it was not originally located at the Gayndah site is not relevant to the statement of significance for the place. • It is agreed that the Presbytery is a relatively minor (and recent) element of the listing, but it is also intrinsically associated with the church. Nonetheless, future works to address the asbestos and lead paint – including possibly demolition – can be supported from a heritage perspective, but at the very least a recording of the building should be completed before these works are undertaken. • The claim about increased costs to maintain heritage buildings and concerns regarding local tradespeople is not supported by direct evidence. It is possible that these claims apply to places on the Queensland Heritage Register, but much less likely for a local heritage place. • The idea that some of the buildings are not 'best of breed' is not necessarily applicable to a heritage place. The convent and church grounds are taken as a complex and each building is not singled out as exhibiting defining or 'best' qualities for that particular type of building in the statement of significance.	
Gayndah War Memorial	• The heritage boundary is too large, as it takes in the Council store and yard that do not bear any relation to the war memorial.	• The submission is valid. However, the existing heritage boundary should remain in place until the Queensland Heritage Register boundary is changed.	Proceed with entry to the local heritage register. Make a submission to Environment and Heritage Protection requesting a revision of the heritage boundary.

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3. Table – Proposed places (71)

Number	Place Name	Address	Suburb	Reason
1.	ANZ Bank	51 Capper Street	Gayndah	A, E, G
2.	Biggenden Butter Factory (former)	11 Edward Street, Airstrip Road	Biggenden	A, D
3.	Biggenden Museum	8 Edward Street	Biggenden	A, B, G
4.	Biggenden QCWA Building	Edward Street	Biggenden	E, H
5.	Binjour Cemetery 1	Redvale Road	Binjour	A, C, D, G
6.	Binjour Cemetery 2	Church Road	Binjour	A, C, D, G
7.	Brick Cottage*	8 Simon Street	Gayndah	A, B, D
8.	Burnett Hotel	Corner Capper and Bridge Streets	Gayndah	A, E, H
9.	Byrnestown Commune and Cemetery	Gayndah-Mount Perry Road	Byrnestown	A, C, E, G

Number	Place Name	Address	Suburb	Reason
10.	Ceratodus Rest Area	Burnett Highway	Ceratodus	A, H
11.	Chowey Cemetery	Chowey Cemetery Road, off Gooroolba Biggenden Road	Didcot	A, C, E, G
12.	Coalstoun Lakes Cemetery	Corner Glenview Street and Cemetery Road	Coalstoun Lakes	A, C, E, G
13.	Coalstoun Lakes Memorial Hall	Corner Isis Highway and Glenview Street	Coalstoun Lakes	A, D, G, H
14.	Court House, Gayndah*	20 Capper Street	Gayndah	A, D, E, G
15.	Dallarnil Cemetery	Isis Highway	Dallarnil	A, C, E, G
16.	Dallarnil Hall and Sports Grounds	Isis Highway	Dallarnil	A, B, D, G
17.	Deep Creek Railway Bridge, Chowey*	Mungar - Monto Line	Chowey	A, B, F, H
18.	Degilbo Cemetery	607 Seccombes Road, off Maryborough - Biggenden Road	Degilbo	A, C, E, G

Number	Place Name	Address	Suburb	Reason
19.	Degilbo Hall	Exhibition Street	Degilbo	A, D, G
20.	Dr Tom Bancroft's Laboratory	22 Golden Spur St	Eidsvold	B, H
21.	Eidsvold Court House (former)	Hodgkinson Street	Eidsvold	A, D, E
22.	Eidsvold Goldfield	Off Mount Rose Street	Eidsvold	A, C, E
23.	Eidsvold Homestead*	Eidsvold Road	Eidsvold	A, D, E, F, H
24.	Eidsvold No.1 Cemetery	Cemetery Road	Eidsvold	A, C, E, G
25.	Eidsvold Racecourse	Off Archer Street	Eidsvold	A, D, E, G
26.	Gayndah Bridge Remnants	Off Bridge Street	Gayndah	A
27.	Gayndah Cemetery	Meyer, Porter & Downing Streets	Gayndah	A, C, E, G

Number	Place Name	Address	Suburb	Reason
28.	Gayndah District Hospital Complex	Cnr Gordon & Pineapple Streets	Gayndah	A, B, D, E
29.	Gayndah Racecourse*	Fisher Avenue	Gayndah	A, B, G
30.	Gayndah Railway Complex	National, Elliot and Cordelia Streets	Gayndah	A, B, D
31.	Gayndah Shire Hall*	32-34 Capper Street	Gayndah	A, D, E, G, H
32.	Gayndah State School*	33 Meson Street	Gayndah	A, B, D, E, G
33.	Gayndah War Memorial*	Capper Street	Gayndah	A, B, D, E, G, H
34.	Grand Hotel, Gayndah	2 Meson Street	Gayndah	A, E
35.	Grosvenor Flat Cemetery	Grosvenor Cemetery Road	Grosvenor	A, C, E, G
36.	Hotel Albert, Monto	Newton Street	Monto	A, E, H

Number	Place Name	Address	Suburb	Reason
37.	Ideraway Creek Railway Bridge (Ideraway)*	Mungar - Monto Line	Ideraway Creek	A, B, F, H
38.	Jones Weir	Seligmann Avenue	Mundubbera	A, D, F
39.	Kalpowar Forestry Office	Off Forest Street	Kalpowar	A, E, H
40.	Masonic Lodge*	Isabella Street	Mount Perry	A, D, E, H
41.	Mellors Drapery and Haberdashery*	28 Capper Street	Gayndah	A, B, D, E, H
42.	Monal Town Site, Mine and Cemetery	Monal Road	Monal	A, C, E
43.	Monto Cemetery No 1 and No 2	Gladstone-Monto Road	Monto	A, C, E, G
44.	Monto Council Office and Chambers (Former)	Rutherford Street	Monto	A, H

Number	Place Name	Address	Suburb	Reason
45.	Monto Court House (former)	53 Newton Street	Monto	A, D, E
46.	Monto Post Office	Corner Rutherford and Newton Streets	Monto	A, B, E
47.	Monto Shire Hall	Newton Street	Monto	A, B, E, H
48.	Monto Town Design	**Lister, Kelvin, Lyell & Faraday Streets**	Monto	A, B, E, F
49.	Monto Watertower and Rotary Park	Cnr Huxley, Bell & Edison Streets	Monto	A, B, D, E
50.	Mount Cannindah Copper Mine and Town Site	Misfortune Road	Mount Cannindah	A, B, C, E
51.	Mount Perry Cemetery	Heusman Street	Mount Perry	A, C, E, G
52.	Mount Perry Copper Smelter	Off Flora Street	Mount Perry	A, B, C, E
53.	Mount Perry Powder Magazine*	Sandy Camp Road (north of Magazine Road)	Mount Perry	A, B, D

Number	Place Name	Address	Suburb	Reason
54.	Mulgildie Cemetery	Burnett Highway	Mulgildie	A, C, E, G
55.	Mulgildie Hall and Park	Palm Street	Mulgildie	A, B, G
56.	Mulgildie Homestead Cemetery	69 Abercorn Road	Mulgildie	A, C, E
57.	Mundubbera Butter Factory	26 Bowen Road	Mundubbera	A, D, E
58.	Mundubbera Cemetery	Kinchela Street	Mundubbera	A, C, E, G
59.	Mundubbera Shire Hall (former) and Bloxsome Memorial Building	Lyons Street	Mundubbera	A, E, G, H
60.	Mundubbera War Memorial	Intersection Lyons and Bouverie Streets	Mundubbera	A, B, D, E, G
61.	National Australia Bank and Residence	30 Capper Street	Gayndah	A, E
62.	O'Regan Memorial Gates	Leichhardt Street	Mundubbera	G, H

Number	Place Name	Address	Suburb	Reason
63.	Paradise Cemetery	Campbells Creber Road	Paradise	A, B, C, E, G
64.	Rail Bridge (Humphery)*	Mungar - Monto Line	Gayndah	A, F, H
65.	Rawbelle Cemetery and Homestead Site	Off Old Rawbelle Road	Rawbelle	A, C, E, H
66.	Selene Coal Mine Complex	Selene Hall Road	Selene	A, C, E
67.	Steep Rocky Creek Railway Bridge (Ideraway)*	38 Meson Street	Gayndah	A, E, F, H
68.	St Joseph's Convent and Church Grounds	Wallace Street	Mount Perry	A, D, E, G
69.	St Patricks Church*	Mungar - Monto Line	Steep Rocky Creek	A, D, E, G
70.	Ventnor State School*	Yarrol Road	Monto	A. D, E, G
71.	Zig Zag Road	Wall Road	Gayndah	A, B, E