



SOUTH BURNETT
REGIONAL COUNCIL

AGENDA

Liveability Standing Committee Meeting Wednesday, 10 August 2022

**I hereby give notice that a Meeting of the Liveability Standing
Committee will be held on:**

Date: Wednesday, 10 August 2022

Time: 9.00am

**Location: Warren Truss Chamber
45 Glendon Street
Kingaroy**

**Mark Pitt PSM
Chief Executive Officer**

In accordance with the *Local Government Regulation 2012*, please be advised that all discussion held during the meeting is recorded for the purpose of verifying the minutes. This will include any discussion involving a Councillor, staff member or a member of the public.

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- 1 OPENING**
- 2 LEAVE OF ABSENCE / APOLOGIES**
- 3 RECOGNITION OF TRADITIONAL OWNERS**
- 4 DECLARATION OF INTEREST**

5 DEPUTATIONS/PETITIONS

5.1 DEPUTATION - PAULA NUNAN AND KATE MAUDSLEY - DOG PARK FACILITY

File Number: 10/8/2022

Author: Executive Assistant

Authoriser: General Manager Finance and Corporate

PRECIS

Deputation by Paula Nunan and Kate Maudsley.

SUMMARY

Paula Nunan and Kate Maudsley will be attending at 9:00am to discuss the possibility of getting a Dog Park built in Murgon.

BACKGROUND

Nil

ATTACHMENTS

- 1. Request to Address Council - Dog Park Facility**  

REQUEST TO ADDRESS COUNCIL

For 2 years members of the Murgon community have been lobbying Councillor Kathy Duff to reach the goal of getting a Dog Park built in Murgon.

COVID and floods interrupted the drive of this campaign but we have recently revived it with our group Facebook page and an online petition.

Murgon appears to be one of the only large areas of the SBRC that does not have a Dog Park facility and we would like to see one built here.

A dog park is needed for the safety of dogs and their owners due to recent stray dog attacks. A dog park is simple in design and inexpensive community infrastructure that brings people together to add to a sense of community. All progressive and friendly towns in QLD have a dog park for locals and visitors to use.

6 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

6.1 MINUTES OF THE LIVEABILITY STANDING COMMITTEE MEETING HELD ON 13 JULY 2022

File Number: 10/8/2022

Author: Executive Assistant

Authoriser: Chief Executive Officer

OFFICER'S RECOMMENDATION

That the Minutes of the Liveability Standing Committee Meeting held on 13 July 2022 be received.

ATTACHMENTS

- 1. Minutes of the Liveability Standing Committee Meeting held on 13 July 2022**



MINUTES

Liveability Standing Committee Meeting

Wednesday, 13 July 2022

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**MINUTES OF SOUTH BURNETT REGIONAL COUNCIL
LIVEABILITY STANDING COMMITTEE MEETING
HELD AT THE WARREN TRUSS CHAMBER, 45 GLENDON STREET, KINGAROY
ON WEDNESDAY, 13 JULY 2022 AT 9.00AM**

PRESENT: Councillors:

Mayor Brett Otto (Mayor), Deputy Mayor Gavin Jones (Deputy Mayor), Cr Jane Erkens, Cr Danita Potter, Cr Kirstie Schumacher, Cr Kathy Duff, Cr Scott Henschen

Council Officers:

Mark Pitt (Chief Executive Officer), Peter O'May (General Manager Liveability), Susan Jarvis (General Manager Finance & Corporate), Tim Low (Acting General Manager Infrastructure), Jennifer Pointon (Manager Community and Lifestyle), Michael Lisle (Acting Manager Planning and Environment), Joanne Newbery (Communications Officer), Leanne Petersen (Manager Facilities and Parks), Sam Dunstan (Planning Officer), Kerri Anderson (Manager Finance and Sustainability), Bree Hunt (Executive Assistant)

1 OPENING

The Mayor opened the meeting with the Lords Prayer and welcomed all attendees.

2 LEAVE OF ABSENCE / APOLOGIES

Nil

3 ACKNOWLEDGEMENT OF TRADITIONAL OWNERS

Cr Duff acknowledged the traditional custodians of the land on which the meeting took place.

4 DECLARATION OF INTEREST

Nil

5 DEPUTATIONS/PETITIONS

5.1 DEPUTATION - MOYA HAYDEN - MATTHEW HAYDEN WAY

Moya Hayden addressed the Committee to present a deputation on the Matthew Hayden Way.

Attendance:

At 9:06am, Communications Officer Joanne Newbery left the meeting.

At 9:07am, Communications Officer Joanne Newbery returned to the meeting.

At 9:08am, Manager Facilities and Parks Leanne Petersen entered the meeting.

At 9:13am, Manager Finance and Sustainability Kerri Anderson entered the meeting (online).

At 9:13am, Acting Manager Planning and Environment Michael Lisle left the meeting.

At 9:14am, Manager Facilities and Parks Leanne Petersen left the meeting.

Attendance:

At 9:18am, Acting Manager Planning and Environment Michael Lisle returned to the meeting.

At 9:18am, Manager Facilities and Park Leanne Petersen returned to the meeting.

At 9:19am, Planning Officer Sam Dunstan entered the meeting.

6 CONFIRMATION OF MINUTES OF PREVIOUS MEETING**6.1 MINUTES OF THE COMMUNITY STANDING COMMITTEE MEETING HELD ON 15 JUNE 2022**

COMMITTEE RESOLUTION 2022/1

Moved: Cr Kathy Duff

Seconded: Cr Danita Potter

That the Minutes of the Community Standing Committee Meeting held on 15 June 2022 be received.

In Favour: Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen

Against: Nil

CARRIED 7/0

7 NOTICES OF MOTION**7.1 NOTICE OF MOTION - KINGAROY VISITOR INFORMATION CENTRE**

COMMITTEE RESOLUTION 2022/2

Moved: Cr Danita Potter

Seconded: Cr Jane Erkens

That the Committee recommend to Council:

That Council take ownership of the sewing machine that was donated to the Big Peanut Committee for display at the Kingaroy Visitor Information Centre.

In Favour: Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen

Against: Nil

CARRIED 7/0

Attendance:

At 9:43am, Planning Officer Sam Dunstan left the meeting.

At 9:43am, Executive Assistant Bree Hunt left the meeting.

At 9:45am, Planning Officer Sam Dunstan returned to the meeting.

At 9:45am, Executive Assistant Bree Hunt returned to the meeting.

8 PORTFOLIO – COMMUNITY, ARTS, HERITAGE, SPORT & RECREATION**8.1 COMMUNITY, ARTS, HERITAGE, SPORT AND RECREATION PORTFOLIO REPORT**

COMMITTEE RESOLUTION 2022/3

Moved: Cr Danita Potter

Seconded: Cr Kathy Duff

That Cr Potter's Community, Arts, Heritage, Sport and Recreation Portfolio Report to Council be received for information.

In Favour: Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen

Against: Nil

CARRIED 7/0**8.1.1 THE KINGAROY & DISTRICT VINTAGE MACHINERY CLUB**

RESOLVED 2022/4

Office of the CEO to schedule in a day for the Mayor and Councillors to attend the Kingaroy & District Vintage Machinery Club event.

8.2 MINUTES OF THE YOUTH COUNCIL HELD ON 14 JUNE 2022

COMMITTEE RESOLUTION 2022/5

Moved: Cr Danita Potter

Seconded: Cr Kirstie Schumacher

That Council receive and note the attached minutes of the Youth Council held on Tuesday, 14 June 2022.

In Favour: Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen

Against: Nil

CARRIED 7/0**9 PORTFOLIO – RURAL SERVICES, NATURAL RESOURCE MANAGEMENT, PLANNING & COMPLIANCE SERVICES****9.1 RURAL SERVICES, NATURAL RESOURCE MANAGEMENT, PLANNING AND COMPLIANCE SERVICES PORTFOLIO REPORT**

COMMITTEE RESOLUTION 2022/6

Moved: Cr Scott Henschen

Seconded: Cr Danita Potter

That Cr Henschen's Rural Services, Natural Resource Management, Planning and Compliance Services Portfolio Report to Council be received for information.

In Favour: Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen

Against: Nil

CARRIED 7/0

9.1.1 MEDIA RELEASE

RESOLVED 2022/7

The media team to work with Cr Scott Henschen to release information about foot and mouth disease.

9.1.2 QUESTION ON NOTICE – CTC CWA HOUSE

Question on Notice from Cr Danita Potter:

The CTC CWA house is not classified as residential zone, can this be changed for future use?

9.1.3 QUESTION ON NOTICE - FOOT AND MOUTH DISEASE

Question on Notice from Cr Kirstie Schumacher:

With foot and mouth disease arising, locally how does Council respond to this and from a bio-security view what can we do? How do we work with the State government in the development of a suitable bio-security plan?

9.1.4 FOOT AND MOUTH DISEASE FORUM

COMMITTEE RESOLUTION 2022/8

Moved: Mayor Brett Otto
Seconded: Cr Scott Henschen

That the Committee recommend to Council:

That Council work with industry stakeholders to facilitate a regional forum including invitation to the Regional Director DAF, Queensland Ministers for Agriculture and Tourism and the Federal Minister for Agriculture, to be based in Kingaroy.

In Favour: Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen

Against: Nil

CARRIED 7/0

9.1.5 FOOT AND MOUTH DISEASE BIO-SECURITY PLAN

COMMITTEE RESOLUTION 2022/9

Moved: Cr Kathy Duff
Seconded: Cr Danita Potter

That the Committee recommend to Council:

That Council work with BIEDO to facilitate an Agriculture Network meeting to address the concerns across our region relating to foot and mouth disease and to discuss the bio-security plan.

In Favour: Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen

Against: Nil

CARRIED 7/0

ADJOURN MORNING TEA

COMMITTEE RESOLUTION 2022/10

Moved: Mayor Brett Otto
Seconded: Cr Scott Henschen

That the meeting be adjourned for morning tea.

In Favour: Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen

Against: Nil

CARRIED 7/0

Attendance:

At 11:14am, Cr Danita Potter left the meeting.

RESUME MEETING

COMMITTEE RESOLUTION 2022/11

Moved: Mayor Brett Otto
Seconded: Cr Scott Henschen

That the meeting resume at 11:14am.

In Favour: Crs Brett Otto, Gavin Jones, Jane Erkens, Kirstie Schumacher, Kathy Duff and Scott Henschen

Against: Nil

CARRIED 6/0

9.2 NATURAL RESOURCE MANAGEMENT OPERATIONAL UPDATE

COMMITTEE RESOLUTION 2022/12

Moved: Deputy Mayor Gavin Jones
Seconded: Cr Kathy Duff

That the Natural Resource Management Operational update be received for information.

In Favour: Crs Brett Otto, Gavin Jones, Jane Erkens, Kirstie Schumacher, Kathy Duff and Scott Henschen

Against: Nil

CARRIED 6/0

Attendance:

At 11:15am, Cr Danita Potter returned to the meeting.

9.3 PLANNING AND LAND MANAGEMENT OPERATIONAL UPDATE

COMMITTEE RESOLUTION 2022/13

Moved: Cr Kirstie Schumacher
Seconded: Cr Scott Henschen

That the Planning and Land Management Operational update be received for information.

In Favour: Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen

Against: Nil

CARRIED 7/0

9.4 AMENDMENT TO PLUMBING FEES 2022/2023**COMMITTEE RESOLUTION 2022/14**

Moved: Deputy Mayor Gavin Jones

Seconded: Cr Danita Potter

That the Committee recommends to Council:

That Council amend its 2022/2023 Register of Fees and Charges to include the following:

PLUMBING FEES AND CHARGES		
	Current Fees and Charges	Proposed Fees and Charges
Class 1 and 10a Buildings – Sewered Area		
Dwelling Approval and Inspections (up to 15 fixtures)	\$ 745.00	\$ 1,205.00
Shed (up to 5 fixtures)		\$ 960.00
Approval and Inspection	\$ 115.00	Delete
Alteration or Modifications	\$ 470.00	\$ 470.00
Class 1 and 10a Buildings – Non-Sewered Area		
Approval and Inspection of Household Sewerage Treatment Plant/Septic/Grey Water Application Fee	\$ 125.00	\$ 125.00
Dwelling Approval and Inspection (up to 15 fixtures)	\$ 615.00	\$ 1,075.00
Shed (up to 5 fixtures)		\$ 960.00
Approval and Inspection	\$ 115.00	Delete
Alteration or Modifications	\$ 470.00	\$ 470.00
Demolition and/or Replacement of Septic Tank/Treatment Plant/Grease Trap/Grey Water – Inspection Fee	\$ 260.00	\$ 260.00
Alteration to Land Application Area	\$ 350.00	\$ 350.00

In Favour: Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen

Against: Nil

CARRIED 7/0

Attendance:

At 11:35am, Graduate Accountant Katie DobeWaldie entered the meeting.

At 11:37am, Graduate Accountant Katie DobeWaldie left the meeting.

At 11:39am, Communications Officer Joanne Newbery left the meeting.

At 11:42am, Communications Officer Joanne Newbery returned to the meeting.

9.5 PLACEMENT OF SHIPPING CONTAINERS ON NON-COMMERCIAL PROPERTY IN DEFINED TOWN AREAS

COMMITTEE RESOLUTION 2022/15

Moved: Cr Kathy Duff

Seconded: Cr Jane Erkens

That the draft *Amenity and Aesthetics (Shipping Containers) Policy* be further considered by Council through a workshop to be held as soon as possible after the homelessness forum.

In Favour: Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen

Against: Nil

CARRIED 7/0

COMMITTEE RECOMMENDATION

Moved: Cr Kirstie Schumacher

Cr Schumacher foreshadowed the original recommendation:

That the Committee recommend to Council:

- 1) That the draft *Amenity and Aesthetics (Shipping Containers) Policy* be received and referred to a workshop of Council prior to finalisation through Council's Policy Governance Framework.

The foreshadowed recommendation lapsed.

Attendance:

At 11:59am, Acting General Manager Infrastructure Tim Low left the meeting.

At 12:17pm, Cr Scott Henschen left the meeting.

At 12:19pm, Cr Scott Henschen returned to the meeting.

9.6 PROPOSED AMENDMENT TO THE SOUTH BURNETT REGIONAL COUNCIL PLANNING SCHEME - RESOLUTION FOR 1ST STATE INTEREST REVIEW

COMMITTEE RESOLUTION 2022/16

Moved: Cr Kirstie Schumacher

Seconded: Deputy Mayor Gavin Jones

That the Committee recommend to Council:

That Council:

1. Endorses the proposed major amendment 1/2022 (Version 2) to the South Burnett Region Planning Scheme 2017 and included mapping ("the proposed major amendment") [refer to Attachment A];
2. Endorse the Statement of State Interests Integration [refer to Attachment A1];
3. Endorses the Communications Strategy [refer to Attachment B] for public consultation of the proposed major amendment for a minimum of 30 days;
4. Authorises Chief Executive Officer to give notice to the Minister for Planning of the decision to amend the planning scheme and provide the required material for a proposed major amendment (as prescribed in Schedule 3 of the Minister's Guidelines and Rules) in accordance with Chapter 2, Part 4, Section 16.5 of the Minister's Guidelines and Rules; and
5. Decide to proceed to public consultation after the conclusion of the state interest review stage in accordance with Chapter 2, Part 4, Step 18.2 of the Minister's Guidelines and Rules, subject to confirmation by the Minister for Planning in accordance with Chapter 2, Part 4, Sections 17.5 and 17.6 of the Minister's Guidelines and Rules.

In Favour: Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen

Against: Nil

CARRIED 7/0

Attendance:

At 12:25pm, Cr Scott Henschen left the meeting.

At 12:25pm, Planning Officer Sam Dunstan left the meeting.

At 12:25pm, Communications Officer Joanne Newbery left the meeting.

At 12:26pm, Communications Officer Joanne Newbery returned to the meeting.

10 PORTFOLIO - WASTE MANAGEMENT

10.1 WASTE MANAGEMENT PORTFOLIO REPORT

COMMITTEE RESOLUTION 2022/17

Moved: Cr Danita Potter

Seconded: Cr Scott Henschen

That the Waste Management Portfolio Report to Council be received for information.

In Favour: Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Kathy Duff

Against: Nil

CARRIED 6/0

10.1.1 QUESTION ON NOTICE - GREEN WASTE

Question on Notice from Cr Kirstie Schumacher:

How often does Council burn green waste in Murgon and Wondai?

10.2 ENVIRONMENT AND WASTE SERVICES UPDATE

COMMITTEE RESOLUTION 2022/18

Moved: Cr Danita Potter

Seconded: Deputy Mayor Gavin Jones

That the Environment and Waste Services Update be received for information.

In Favour: Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Kathy Duff

Against: Nil

CARRIED 6/0

10.3 STATE WASTE LEVY PREPAYMENT

COMMITTEE RESOLUTION 2022/19

Moved: Cr Kirstie Schumacher

Seconded: Cr Danita Potter

That the report be received and noted.

In Favour: Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Kathy Duff

Against: Nil

CARRIED 6/0

10.4 INFRASTRUCTURE INVESTMENT IN RESOURCE RECOVERY

COMMITTEE RESOLUTION 2022/20

Moved: Cr Danita Potter

Seconded: Cr Kathy Duff

That the report be received for information.

In Favour: Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Kathy Duff

Against: Nil

CARRIED 6/0

Attendance:

At 12:54pm, Acting General Manager Infrastructure Tim Low returned to the meeting.

At 12:55pm, Acting Manager Planning and Environment Michael Lisle left the meeting.

11 PORTFOLIO – RURAL RESILIENCE, PARKS & GARDENS, PROPERTY & FACILITY MANAGEMENT, INDIGENOUS AFFAIRS**11.1 RURAL RESILIENCE, PARKS & GARDENS, PROPERTY & FACILITY MANAGEMENT AND INDIGENOUS AFFAIRS PORTFOLIO REPORT**

COMMITTEE RESOLUTION 2022/21

Moved: Cr Kathy Duff

Seconded: Cr Kirstie Schumacher

That Cr Duff's Rural Resilience, Parks & Gardens, Property & Facility Management and Indigenous Affairs Portfolio Report to Council be received for information.

In Favour: Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Kathy Duff

Against: Nil

CARRIED 6/0**11.2 COMMUNITY AND LIFESTYLE OPERATIONAL UPDATE**

COMMITTEE RESOLUTION 2022/22

Moved: Cr Kathy Duff

Seconded: Cr Danita Potter

That the Community and Lifestyle Operational update be received for information.

In Favour: Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Kathy Duff

Against: Nil

CARRIED 6/0**Attendance:**

At 1:13pm, Manager Finance and Sustainability Kerri Anderson left the meeting (online).

11.3 LEASE - KINGAROY TENNIS AND DISTRICT TENNIS ASSOCIATION INC.

COMMITTEE RESOLUTION 2022/23

Moved: Cr Kathy Duff

Seconded: Cr Danita Potter

That the Committee recommend to Council that:

1. That South Burnett Regional Council, in accordance with s236(1)(b)(ii) of the *Local Government Regulation 2012*, enter into a Lease with the Kingaroy and District Tennis Association Inc. for Lease Area F on Lot 6 on SP274891 for a term of ten (10) years for rental amount of \$75.00 per annum (GST exclusive).
2. South Burnett Regional Council delegates to the Chief Executive Officer the power to negotiate finalise and execute the Lease between Council and the Kingaroy and District Tennis Association Inc. on term and conditions the Chief Executive Officer reasonably considers are satisfactory to Council.

In Favour: Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher and Kathy Duff

Against: Nil

CARRIED 6/0

Attendance:

At 1:28pm, Cr Scott Henschen returned to the meeting.

11.4 FACILITIES AND PARKS OPERATIONAL UPDATE

COMMITTEE RESOLUTION 2022/24

Moved: Cr Danita Potter

Seconded: Cr Jane Erkens

That the Facilities and Parks Operational update be received for information.

In Favour: Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen

Against: Nil

CARRIED 7/0

11.4.1 MEDIA RELEASE

RESOLVED 2022/25

A media release be distributed on projects that have been completed over the last 12 months and what the upcoming projects are. Information of what funding has been granted to complete the projects to be included for the community to be understand how and where money is being spent.

Attendance:

At 1:41pm, Cr Danita Potter left the meeting.

At 1:44pm, Cr Danita Potter returned to the meeting.

11.5 WONDAL POOL ENHANCEMENT PROJECT

COMMITTEE RESOLUTION 2022/26

Moved: Cr Kirstie Schumacher

Seconded: Cr Kathy Duff

That the Committee recommend to Council

That South Burnett Regional Council allocate additional project funds of \$300,000 to the Wondai Memorial Pool Enhancement Project from Building Restricted Cash and that the budget adjustment be included in the 2022/23 financial year first quarter budget review.

In Favour: Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen

Against: Nil

CARRIED 7/0

12 QUESTIONS ON NOTICE

12.1 PLANNING SCHEME AMENDMENT PROCESS

COMMITTEE RESOLUTION 2022/27

Moved: Mayor Brett Otto

Seconded: Cr Kathy Duff

That the response to the question regarding Planning Scheme amendment process raised by Councillor Otto be received and noted.

In Favour: Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen

Against: Nil

CARRIED 7/0

12.2 DOG IMPOUNDMENTS

COMMITTEE RESOLUTION 2022/28

Moved: Cr Jane Erkens

Seconded: Cr Danita Potter

That the response to the question regarding dog impoundments raised by Councillor Erkens be received and noted.

In Favour: Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen

Against: Nil

CARRIED 7/0

12.3 FOOT AND MOUTH DISEASE

COMMITTEE RESOLUTION 2022/29

Moved: Cr Scott Henschen

Seconded: Cr Kathy Duff

That the Committee recommend to Council that:

1. That the South Burnett Regional Council release a public statement on foot and mouth disease and General Manager O'May and Cr Henschen be delegated to work on the implementation of a program for public warning and educational notices across the South Burnett and relevant industry sites around our region.
2. That Council reach out to the LGAQ and ALGA to develop a State and National advocacy position and seek advise as how collectively we can work together and act now.

In Favour: Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen

Against: Nil

CARRIED 7/0

Attendance:

At 2:05pm, Manager Community and Lifestyle Jennifer Pointon left the meeting.

At 2:12pm, Cr Kirstie Schumacher left the meeting.

At 2:15pm, Cr Kirstie Schumacher returned to the meeting.

At 2:18pm, General Manager Finance and Corporate Susan Jarvis left the meeting.

12.4 FOOT AND MOUTH DISEASE

COMMITTEE RESOLUTION 2022/30

Moved: Cr Scott Henschen

Seconded: Cr Kathy Duff

That the Committee recommend to Council that:

That Council release a public statement calling on the Federal Government to temporarily suspend all travel between Australia and any sites known to have active foot and mouth disease and calls on all other Councils nationally to support this motion.

In Favour: Crs Brett Otto, Gavin Jones, Jane Erkens, Danita Potter, Kirstie Schumacher, Kathy Duff and Scott Henschen

Against: Nil

CARRIED 7/0

13 CONFIDENTIAL SECTION**14 CLOSURE OF MEETING**

The Meeting closed at 2:18pm.

The minutes of this meeting were confirmed at the Liveability Standing Committee Meeting held on 10 August 2022.

.....
CHAIRPERSON

7 NOTICES OF MOTION**7.1 NOTICE OF MOTION - IN-KIND SUPPORT FOR KUMBIA HALL CENTENARY****File Number: 10/8/2022**

I, Councillor Brett Otto, give notice that at the next Liveability Standing Committee Meeting to be held on 10 August 2022, I intend to move the following motion:

MOTION

The Committee recommends to Council:

That South Burnett Regional Council:

1. Provide in-kind support to the Kumbia Hall Committee for the Centenary celebrations to be held between Saturday 3 and Sunday 4 September 2022.
2. Delegate authority to the Chief Executive Officer to negotiate and approve such based on available Council resources.

RATIONALE

The event is one of significance to the Kumbia community. The Hall Committee are seeking assistance with the provision of marquees, safety bunting and rubbish bin provision and collection.

CORPORATE PLAN EC2

EC16 Partner with community to develop and promote events.

I commend this Notice of Motion to the committee.

ATTACHMENTS

Nil

7.2 NOTICE OF MOTION - DISASTER RESILIENCE FUNDING

File Number: 10/8/2022

I, Councillor Kirstie Schumacher, give notice that at the next Liveability Standing Committee Meeting to be held on 10 August 2022, I intend to move the following motion:

MOTION

That the Committee recommend to Council:

That South Burnett Regional Council:

1. Allocate \$100,000 from the Queensland Reconstruction Authority funding to the establishment of a South Burnett Growers Group to assist in identifying projects that support recovery in the region, while encouraging information sharing and collaboration across the agricultural sector. This group would develop a charter and use these funds to undertake research and explore potential new crops opportunities, to understand domestic and international market potential of new and existing crops and prepare for changing climate. This allocation would be considered seed funding and the use of this funding would be at the discretion of the grower group members (provided it aligned with the QRA funding criteria and metrics).
2. Coordinate a series of local stakeholder meeting whereby growers are invited to the table to participate, to explore the concept and develop a structure that works for them.

RATIONALE

Agricultural production is an important contributor to the South Burnett economy. In 20/21 Agriculture attributed \$365.7M to the South Burnett economy, this has increased from \$360.3M in 2015/16 ([Agricultural industry statistics | South Burnett | economy.id](#)). The vision for South Burnett Growers Group is to ensure growers have an opportunity to meet, discuss and consider how they may adapt and thrive in a changing climate and diversify their operations to harness new market opportunities into the future.

The purpose of this motion is to empower local growers to come together and consider the future of agriculture in the South Burnett by:

- Understanding climate change
- Investigating soil health and opportunities for carbon farming
- Considering current crop production (dryland and irrigated) and future crop production
- Considering the introduction of more horticultural crops
- Exploring regionally suitable crops including fruit and vegetables
- Considering value adding or circular economy opportunities
- Identifying and targeting domestic and international markets

Council recently received \$1,000,000 from the Queensland Reconstruction Authority to deliver activities and projects that address emergency relief and the recovery needs of the community following recent unprecedented rainfall events. In conversations with local agronomists it is understood that approximately 50 per cent of growers in the region have experienced crop losses and some failed crops due to the continued wet weather. In the conversations held with local growers it is understood that they would like come together collectively to work through some of the challenges faced and lead the desired response. While some government support measures have provided some short term financial relief for those immediately impacted, many growers are

concerned that these outcomes are short-lived, and more concentrated work and effort is needed to empower local growers to co-design the future they desire.

As our farming community is susceptible to climate change factors into the future, the purpose of this seed funding would be used to bolster the resilience of the agricultural community, to encourage social connectedness and enable them to establish a shared vision and back this with projects that help to deliver this. By providing the seed funding to establish and progress the activities of a grower led group in the South Burnett, Council would be creating a platform for learning and enabling the group collectively to explore and understand how they may prepare and respond to disasters, such as flood, fire or drought. This is particularly important as it is expected the frequency of heavy rainfall events and long periods of drought are likely to increase in severity into the future.

This grower group would also help to progress some of the outcomes of phase 2 of the NWIDF Study, and the 25 year economic roadmap. As part of this project, the KBR team have engaged Peritus Ag to undertake a Crop Feasibility Review and consider how climate and unreliable water has impacted production in our region. While this report is still in draft form, once released to the public, this information could be used at the platform to bring local growers together and open up conversations for how the region may adapt, respond and bolster resilience in response to disaster and climate change factors. Growers have a key role to play in understanding the report findings and deciding how collectively they may choose to act on this information.

It is thought, the group would be supported by Council's Disaster Resilience Officer, who would help to coordinate the meetings and activities of the growers group. Membership is to include local growers, and to be established by calling a series of town hall meetings whereby growers can share their interest in being involved and share ideas for how they would like the group to function, and what particular areas they would like to explore. Once the group is formed and established, the members may decide to formalise and create their own governance structure into the future.

The funding allocation provides the group with a means to undertake activities and events of their choosing, that may include accessing specific information, engaging specialist advice, coordinating field trips or exploring ag tech options etc. The group may also choose to leverage Council's partnership with TSBE to advance specific projects or understand specific innovations. This funding would enable the group to decide and lead the recovery response of their choosing, with council being the effective conduit for achieving such.

Historically entities like PCA and BGA were born out of an interested group of growers and stakeholders partnering with each other and there is much we can take from the history pages into the future. Agriculture in the South Burnett is abundant and diverse, however as reported by ABC on 25 May 2021, "the past six years had been a story of no water, no growth, and no end in sight". As reported in the article, its hard to believe that this time last year, the predicted La Nina weather event failed to deliver and the BP dam was sitting a 7.9 per cent capacity. Now after numerous flood events, dams overflowing and paddocks representing lakes, many growers who had held hope for a good year once again face failed crops.

Supporting information:

[South Burnett farmers face another year of little to no water after La Niña failed to deliver - ABC News](#)

LINK TO CORPORATE PLAN:

GR1 Develop and implement a well-researched, action based 'Regional Development Strategy' that supports business and employment growth.

GR4 Support and advocate for the development of an expanded and diversified agricultural economy, which may include, for example regenerative agriculture and centre for rural excellence and innovation.

GR12 Progress the 25 year Economic Roadmap as a priority project further to the National Water Infrastructure Development Fund (NWIDF) Water Feasibility Study.

BUDGET CONSIDERATIONS:

The funds would be sourced from the \$1,000,000 Disaster Resilience Funding provided by the QRA with no direct financial impact to Council. The Disaster Resilience Officer has been engaged to support in the delivery of such.

I commend this Notice of Motion to Council.

ATTACHMENTS

Nil

7.3 NOTICE OF MOTION - SCHOOL BASED COVID VACCINATION PROGRAM**File Number: 3/8/2022**

I, Councillor Kathy Duff, give notice that at the Liveability Standing Committee Meeting to be held on 10 August 2022, I intend to move the following motion:

MOTION

That the Committee recommend to Council that:

Council approach Darling Downs Health as to the possibility of offering school based Moderna vaccinations within schools across the South Burnett.

RATIONALE

Local Doctor has advised that this would be a worthwhile program similar to those immunization programmes run previously by Council. The current process for vaccinating children is challenging for local GPs, resulting in greater numbers of infection from the school environment to the home environment.

CORPORATE PLAN

IN13 Advocate and support the specialist health services needs of our residents

I commend this Notice of Motion to Council.

ATTACHMENTS

Nil

7.4 NOTICE OF MOTION - SOCIAL HOUSING IN HIVESVILLE**File Number: 3/8/2022.**

I, Councillor Kathy Duff, give notice that at the Liveability Standing Committee Meeting to be held on 10 August 2022, I intend to move the following motion:

MOTION

The Committee recommend to Council:

That 9 Barr St Hivesville be withdrawn from sale and the land be designated as a 'social housing asset' and that expressions of interest be sought from interested parties to construct affordable housing through an agreement with Council to accommodate a local family within Hivesville.

RATIONALE

There are families within Hivesville currently living in temporary camping style arrangements that are less than desirable.

CORPORATE PLAN

EC14 Develop and implement a systematic programme for non-compliant commercial properties and residential living arrangements that pose significant health and safety risks.

I commend this Notice of Motion to Council.

ATTACHMENTS

Nil

8 PORTFOLIO – COMMUNITY, ARTS, HERITAGE, SPORT & RECREATION

8.1 COMMUNITY, ARTS, HERITAGE, SPORT AND RECREATION PORTFOLIO REPORT

File Number: 10-08-2022

Author: Councillor

Authoriser: General Manager Finance and Corporate

PRECIS

Community, Arts, Heritage, Sport and Recreation Portfolio Report

SUMMARY

Cr Potter presented her Community, Arts, Heritage, Sport and Recreation Portfolio Report to Council.

OFFICER'S RECOMMENDATION

That Cr Potter's Community, Arts, Heritage, Sport and Recreation Portfolio Report to Council be received for information.

Community:

Community Grant Program

Round 1 of Council's Community Grant Program is now open and will close on 31 August 2022 for the following categories;

- Community Sponsorship
- School Student Awards
- Community Hall Insurance; and
- Regional Arts Development Fund

Council encourages any not-for-profit organisations wishing to apply to contact Council's Community Grants Officer.

EOI – Localised Mental Health Initiatives

Are you a not-for-profit organisation planning to hold an event where community members can come together to socialise and connect with others, or a not-for-profit organisation interested in delivering an event to assist with raising awareness for mental health and community wellbeing?

South Burnett Regional Council in partnership with Queensland Health is calling for Expressions of Interests that will deliver coordinated events to assist with mental health and community wellbeing and/or raise awareness of available resources and initiatives. Funding is available for up to \$3,000 per event/project.

Expressions of interest opened 1 August and will close 31 August 2022.

Winter Warmers 2022

The South Burnett Suicide Prevention Working Group Inc proudly presents Winter Warmers 2022. Please join us for a night of free entertainment and food at the Kingaroy Town Hall Forecourt on Friday 12th August 2022. 5pm-8pm.

Library:**2022-23 Collection Plans – By Format**

To ensure that each format held as part of the South Burnett Libraries collection is kept fresh and up to date, a collection plan has been developed for the 2022-23 financial year. The following allocations from the Public Library Grant of \$169,157 have been made:

Beamafilm (Movie Streaming Service)	\$2,250
Bolinda Digital (eBooks, eAudiobooks + eMagazines)	\$19,250
Bolinda Platform	\$8,500
Large Print	\$17,000
Junior Collection Items	\$12,750
Magazines	\$4,000
The Story Box Library (Online Resource)	\$2,250
DVDs	\$7,250
Newspapers	\$500
Adult Collection	\$67,500
Priority Project Funds	\$5,500
Cataloguing & End Processing	\$22,500
TOTAL	\$169,250

2022-23 First 5 Forever Allocation

First 5 Forever (F5F) is an initiative of the Queensland Government, coordinated by State Library of Queensland (SLQ) and delivered in partnership with local government. Each year, Council receives funding from SLQ to enable programs associated with the F5F initiative to be delivered at each library branch. An expenditure breakdown of this year's allocation of \$26,786 is as follows:

<i>Staff wages</i>	
<i>- Facilitation of F5F sessions (Rhyme Time, Story Time etc)</i>	\$19,286
<i>Purchase of physical resources for F5F</i>	\$1,500
<i>Costs associated with outreach events</i>	\$2,500
<i>Professional development (facilitated by SLQ)</i>	\$1,500
<i>Promotional or advertising materials</i>	\$2,000
TOTAL	\$28,786

Library and Information Week | 25 - 31 July 2022

Library and Information Week, which ran from 25-31 July 2022, provides an opportunity to highlight the work that library and information professionals do all around Australia. This year, South Burnett Libraries celebrated the week by posting a series of images to our Facebook and Instagram pages. The photos and accompanying text were selected to highlight the various groups, activities and resources that are available at our libraries across the region. In total, this targeted social media campaign reached 5,635 people, with a 142% increase in visits to the South Burnett Libraries Facebook page.

Children's Book Week | 20-26 August 2022

Each year across Australia, the Children's Book Council of Australia (CBCA) brings children and books together to celebrate CBCA Book Week. In 1946 the CBCA established annual book awards to promote children's books of high literary and artistic quality. These awards are now the most influential and highly respected in Australia. South Burnett Libraries holds a copy of each of the short-listed titles.

To help celebrate this year's book week, South Burnett Libraries will be taking part in a variety of activities, including judging best dressed at Wheatlands State School and hosting the home-schooling group at the Kingaroy Library.

South Burnett Libraries Collection Spotlight

South Burnett Libraries are excited to announce that a curated collection of eMagazines are now available on BorrowBox! With titles including 'Who', 'Better homes and gardens' and 'Country style', up to 100 library members can read the latest edition of each magazine simultaneously – meaning no wait time for titles! Patrons can either borrow one issue at a time or opt to subscribe and be notified when new editions are available. A loan limit of 10 magazines per BorrowBox account applies.

Local Stories with Barry Krosch

For the third instalment of the Kingaroy Library's 'Local stories' series, community members are invited to join Barry Krosch as he recounts the journey his military and police career have taken him on.

Barry worked in the Police Special Branch from 1978-1987 until he was seconded to the Fitzgerald Inquiry, and then to the Criminal Justice Commission. He has worked alongside many politicians, royal family members and has met and assisted thousands of people in his Justice of the Peace role which has spanned almost 50 years.

His story will discuss how this career has led him back to the South Burnett and how he has reconnected with fellow classmates from as far back as Grade 1 in Kingaroy State School in 1950! Those interested in booking for this event can contact the Kingaroy Library for more information.

Arts:









WBB Touring Circuit Development Project

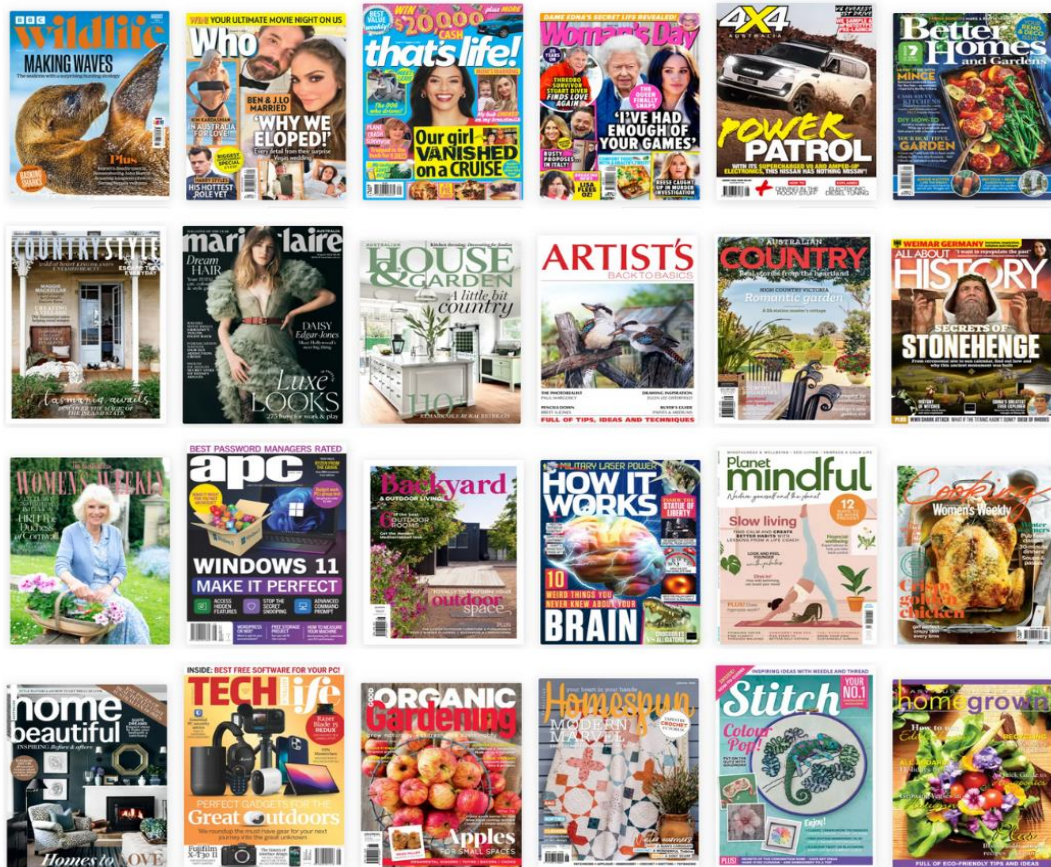
Council is working in conjunction with CQ University to develop a Touring Circuit for the LGA's of North Burnett, Bundaberg, Fraser Coast. The aim is to increase employment opportunities for artists and art workers. The circuit will provide opportunity for emerging artists to access key professional development and performing experiences. The four Councils met for the first time on 19 July and a subsequent follow up meeting to discuss the first project.

BACKGROUND

Nil

ATTACHMENTS

1. **2022 Bookweek** [↓](#) 
2. **eMagazines on Borrowbox** [↓](#) 
3. **First 5 Forever at the Wondai Library** [↓](#) 
4. **Library & Information Week - Child Health Partnership** [↓](#) 
5. **Library & Information Week - Childrens Activities** [↓](#) 
6. **Library & Information Week - Library Volunteers** [↓](#) 
7. **Public Library Grant - New Books** [↓](#) 
8. **Social Media** [↓](#) 



eMagazine Titles on BorrowBox



First 5 Forever attendees at the Wondai Library



Library & Information Week - Child Health Partnership



Library & Information Week - Children's Activities



Library & Information Week - Library Volunteers



SLQ Public Library Grant - New Books!

Reach

Export

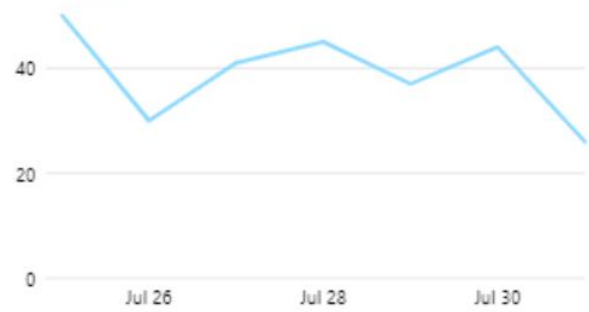
Facebook Page reach

5,520 ↑ 709.4%



Instagram reach

115 ↑ 17.3%

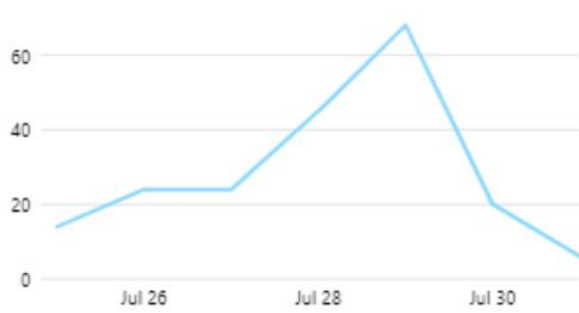


Page and profile visits

Export

Facebook Page visits

201 ↑ 142.2%



Instagram profile visits

6 ↑ 500%



Library and Information Week Social Media Insights

8.2 MINUTES OF THE YOUTH COUNCIL HELD ON 14 JUNE 2022**File Number:** 10-08-2022**Author:** Coordinator Youth Mental Health**Authoriser:** General Manager Finance and Corporate**PRECIS**

Minutes of the Youth Council Meeting held on Tuesday 14 June 2022.

SUMMARY

The minutes of the Youth Council Meeting held in Warren Truss Chambers, Kingaroy of the South Burnett Regional Council on Tuesday, 14 June 2022 are provided for your information.

OFFICER'S RECOMMENDATION

That Council receive and note the attached minutes of the Youth Council held on Tuesday, 14 June 2022.

BACKGROUND

N/A

ATTACHMENTS

1. July Youth Council Minutes [↓](#) 



South Burnett Regional Youth Council Meeting Minutes

Meeting Date:	Tuesday 12 th July 2022
Time:	4.00pm
Location:	Warren Truss Chambers
Present:	Cr Danita Potter, Millicent Knudsen, Tahlia Livingstone, Sienna Spencer, Charlie Plant, Eliza Humphrey, Ebony Wessling, Bella Hams, Jerem Hinchliff, Mikayla Hold, Brydie Hold, Carlos Lewis, Hugh Wyvill, Ben Springhall, Margie Hams
Guests	Nil at this meeting
Apologies:	Wade O'Brien, Shamus Cobbo, Mia Sandow, Kaylah Bligh, Bridie Prendergast.

1.	Meeting Opening	Actions
1.1	Welcome and Acknowledgement of Country	Cr Danita Potter
1.2	Apologies As above	
1.4	Confirmation of Previous Minutes The Minutes of the meeting held on the 14 th June 2022 were accepted as a true and accurate record of that meeting.	Moved by Jerem Hinchliff Seconded by Hugh Wyvill
2.	Matters for Discussion	
2.1	<p>PIG JAM Battle of the Bands & Music Festival</p> <p>Margie</p> <ul style="list-style-type: none"> ▪ Thank you to Charlie for designing our amazing logo and putting the sponsorship package together for the event. <p>Event Sponsorship Update:</p> <ul style="list-style-type: none"> ▪ We have received \$500 from Bega along with a hamper of goodies to raffle on the day <p>Discussion:</p> <ul style="list-style-type: none"> ▪ Sponsors should be suitable for the event ▪ The Kingaroy Chamber of Commerce Meet and Greet will be a great opportunity to spread the word to South Burnett businesses. ▪ Prizes could be named after the businesses that they are sponsored by. ▪ Council will issue an invoice to businesses that commit to sponsoring the event ▪ Printed sponsorship packages can be collected from Margie at the SBRC office. <p>Budget Update: The goal for sponsorship is \$3000 in total will give us the opportunity to have a \$1000 cash first prize and will pay for our tech and equipment hire on the day.</p> <p>Battle of the Bands Registration Update:</p> <ul style="list-style-type: none"> ▪ The registration process using JotForm has been finalised and the registration posters with a QR Code have been sent to all the schools. 	

	<ul style="list-style-type: none"> ▪ Youth Council members who are still attending schools should organise to present the Battle of the bands on school assemblies and to form rooms to ensure that everyone knows about the event, and how to register to compete. ▪ Under the terms and conditions of competing in the Battle of the Bands, it states that the majority of band members should be under 25 years of age, so if a band has some members who are over that age, we can still accept them. ▪ We will accept any genre of music and solo artists. <p>Discussion:</p> <ul style="list-style-type: none"> ▪ Ally Walker’s Dance troop should be contacted to do some dances at the start of the event, prior to the competition. ▪ Talia and Eliza are keen to approach businesses for sponsorship, so if anyone has any ideas for them, just let them know. <p>Event Supervision Update:</p> <ul style="list-style-type: none"> ▪ The South Burnett Regional Council, People and Culture team are happy to send out an email on our behalf to all staff for anyone interested in volunteering to assist with event supervision. ▪ All volunteers will be required to have a current Working with Children Blue Card. <p>Discussion:</p> <ul style="list-style-type: none"> ▪ If there are any youth workers from CTC who are keen to volunteer on the day, Charlie will find out. ▪ We will have to check with the Bacon Fest Committee about providing our volunteers with pink vests, so we are easily identified. ▪ Lighting on the night will be provided by Musicians Oasis. ▪ General lighting maybe provided by the Parks and Garden team, or Kingaroy Hire & Sales may be able to provide a lighting plant to use on the day. ▪ We need to find a backdrop for the stage. ▪ We have secured a band called ‘Without a Doubt’ to close our night. We had some of their band members TEAMS into our working group meeting, so they are all set. ▪ Rob Fitzherbert has advised us to have registered bands provide us with a sample of their talents prior to the event, to ensure they are up to the task. ▪ Once a band has registered, we can follow up with them to obtain parental permission (If they are under 18) and music samples. It was very difficult to capture all of this information via the online registration JotForm. ▪ We will need to contact the Parks and Gardens team to provide more rubbish bins and seating for the event. ▪ There is an A4 poster developed, that can be stuck up at different businesses to encourage people to register to compete. ▪ Schools have been emailed with the details of this event. ▪ We need to ensure the details of the event are given directly to the music teachers of all schools, they may also know some past students who may like to perform. ▪ Prize money should encourage young people to register. <p>Event Registration Discussion:</p> <ul style="list-style-type: none"> ▪ We would expect at least 150 people to attend the event because it is part of the festival. ▪ We will attract all ages to this event, artists family members will be attending. ▪ We do want to capture some data form the event, so we can put in age ranges on the event registration form. ▪ We will use Safe Ticket for the event registration. <p>Food Vendor and Fundraising Discussion:</p> <ul style="list-style-type: none"> ▪ Any food vendors would have to go through the process with the Bacon Festival committee. ▪ CTC are unable to provide a BBQ, so yourtown may be interested in using this event as a fundraiser ▪ Youth Council will run raffles throughout the day, with funds going back into the event. ▪ Tahlia & Eliza have volunteered to do a glitter bar, and slushies if Jenn’s Party Hire can donate their slushy machine.
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	<ul style="list-style-type: none"> ▪ Scouts have a popcorn machine, and guides have fairy floss machine, they may be interested in providing them on the day. ▪ Any Youth Council members can approach businesses to sponsor the event, if they feel comfortable to do so. <p>Event Discussion</p> <ul style="list-style-type: none"> ▪ We will use an online voting app so our audience can judge the Battle of the Bands. ▪ A QR Code will be given out at the end of the event, so that we have a limited voting session, to keep it fair. ▪ Youth Council can vote on the day. ▪ Crow FM have been contacted about providing us with an MC for the afternoon, and Jerem is going to co-host the event. ▪ We need to work on the program for the event, to ensure everything runs smoothly and there is no down time between performances. ▪ We need a screen to show a slide show of sponsors and promote the voting QR Code. ▪ Youth Council to share the event on social media. ▪ Ideally, we would like to only have local bands, but if we don't get enough registrations, we will have to open it up to other regions.
3.	General Business
3.1	<p>Margie:</p> <ul style="list-style-type: none"> ▪ On the Dates to Remember document that you were given through the induction process for Youth Council, it says that August will be a face-to-face meeting only, but with this meeting being attended by nearly all members, we'll make the August meeting in person and available via TEAMS. ▪ I will continue to send txt messages as well as emails for updates and meeting invitations but would appreciate a response.
5.	Meeting Close
5.1	Meeting summary and close (Cr Danita)
5.2	Next Meeting – 9 th August 2022

OPEN ACTIONS

ACTIONS	LEAD	TO BE COMPLETED BY
Contact Ally Walker Dance Academy	Margie	22 nd July 2022
Approach businesses with PIG JAM sponsorship package	Tahlia & Eliza	30 th July 2022
Approach SB Hire and Sales about a lighting tower for the night	Tahlia	30 th July 2022
Contact Parks and Gardens Team to put more bins, seating and a backdrop for the stage.	Margie	30 th July 2022
Contact Scouts and Girl Guides re popcorn and fairy floss machines.	Tahlia	30 th July 2022
Approach Husky's and Jenn's Party Hire about ice cream and slushy machine.	Tahlia & Eliza	30 th July 2022
Approach CTC about volunteers for the day	Charlie	30 th July 2022
Lighting Plant	Tahlia	30 th July 2022
Contact yourtown to provide the BBQ at the event	Margie	30 th July 2022
Contact Murgon PCYC to borrow their inflatable screen	Margie	30 th July 2022
Promote the PIG JAM Battle of the Bands competition to schools and music teachers	All	7 th August 2022
Promote the event on social media	All	7 th August 2022

9 PORTFOLIO – RURAL SERVICES, NATURAL RESOURCE MANAGEMENT, PLANNING & COMPLIANCE SERVICES

9.1 RURAL SERVICES, NATURAL RESOURCE MANAGEMENT, PLANNING AND COMPLIANCE SERVICES PORTFOLIO REPORT

File Number: 10-08-2022

Author: Councillor

Authoriser: General Manager Finance and Corporate

PRECIS

Rural Services, Natural Resource Management, Planning and Compliance Services Portfolio Report

SUMMARY

Cr Henschen presented his Rural Services, Natural Resource Management, Planning and Compliance Services Portfolio Report to Council.

OFFICER'S RECOMMENDATION

That Cr Henschen's Rural Services, Natural Resource Management, Planning and Compliance Services Portfolio Report to Council be received for information.

Rural Services / Natural Resource Management:

Weed Management

Despite the ongoing wet weather across the region the treatment of Mother of Millions on Council roadsides and reserves has been ongoing. Focus areas for Mother of Millions control have been Kingaroy, Wondai and Maidenwell. Several reserves are still too wet to traverse and spray and will be revisited once access conditions improve. Property inspections for Mother of Millions in the Maidenwell and Kingaroy areas have been undertaken despite being hampered by wet weather and access difficulties.

Now is the time for all landholders to be on the lookout for a winter active pest plant called Fireweed. Fireweed competes with pasture and is toxic to livestock even when eaten in hay. Seedling growth appears from March to June with dieback beginning in spring. Fireweed is spreading rapidly spreading through the Brisbane Valley and Gympie regions however at this stage has not spread to the South Burnett.

Feral Animal Management

Feral pig sightings and impacts has been increasing in line with the favourable weather condition across spring, summer and winter. Reports of peanut and corn crops sustaining significant damage from feral pigs have been received and landholder reports taken from Coolabunia, Durong, Kumbia, Goodyer, Glenrock and Gordonbrook districts. Continued wet weather has meant some grain sorghum and corn crops are unable to be harvested. This situation has provided a large feed source to surrounding feral pig populations. Professional Feral Animal Controllers engaged by landholders have advised they regularly see 10 to 20 feral pigs in a mob where once they only observed 4 or 5. One Professional Pest Control Operator advised they have shot 450 pigs since the end of December 2021.

Council will be focussing on capacity building of landholders to carry regular, sustain on ground management using a combination of baiting, trapping and shooting in coordinated programs across all tenders to ensure the feral pig population is continually suppressed.

Fire Management

Rural Fire Brigades have now initiated the prescribed burn program of Council reserves as part of the agreed schedule for 2022. Wet weather continues to hamper scheduled burning however it is hoped that the key regional priority sites of Boondooma Dam, Staines Road reserve and Wondai East and showgrounds can be completed before unsuitable climatic condition return.

Coolabunia Saleyards

Saleyards staff conducted 372 cattle and 1 horse tick inspection and dipped 789 head. The store sale held on the 26 July saw 335 cattle sold through the yards, this number was down due to vendors unable to get trucks in an out of properties following the recent rain events.

August is the start of the Stud sales at Coolabunia and saleyards staff are busily working to ensure the stud selling complex and general area is clean & tidy in readiness for these upcoming sales.

11 August – Coolabunia Classis Charolais Bull Sale (Existing sale)

13 August _ Limousin Sale (New Sale)

20 August – Aussie Angus & Brangus Bull Sale (New sale)

An internal WH&S audit was undertaken at the Coolabunia Saleyards and findings and recommendations will be presented at the working group meeting on the 16 August 2022.

Planning / Building:

The planning team received 101 customer requests recorded (as of 01/08/22) and 5 pre-lodgement meetings were held in July. The following Planning applications received.

Material Change of Use (MCU) – 5 development application

- Medium Impact Industry (New workshop (Joinery, producing less than 500 tonnes per year) Ancillary showroom, and Office
- Re-sited Secondary Dwelling
- Agricultural supplies store, Special industry (Manufacturing fertiliser) and concurrent ERA 7 (Chemical Manufacturing)
- Dual Occupancy
- Other change to stage 2 of Medium Impact Industry

Reconfiguration of a Lot (RAL) – 3 development applications:

- Subdivision (1 Lot into 7 Lots) over two (2) stages
- Subdivision (1 Lot into 2 Lots)
- Subdivision (1 Lot into 31 Lots)

No applications were received for the Development Incentive Scheme.

Amendment to Planning Scheme:

The amendment package has been sent for State Interest Review. The interest check is the Ministers opportunity to review the scheme changes and ensure it aligns with the relevant State planning interests required to be reflected in the planning scheme. The State have the opportunity to request further information and or amendments or condition amendments as part of the interest review process prior to proceeding to formal public consultation

Environmental Health / Compliance:

During July there has been a reduced number of applications received for Food Business Licences with only one new change of licensee application being submitted. There are currently 213 Licensed Food Premises South Burnett. There has been 1 x new non-profit Cert, 5 x new temp food permit and 1 change of licensees/operators and 1 New Food Licence Application. There has also been 3 Surrender of licenses during this period. There have been 68 food business inspections undertaken during this period. There has also been one new Personal Appearance application received during July.

EHOs are busy attending to Customer Requests and routine food inspections across the region regarding food licensing, smoke nuisances, environmental and public health concerns. 44 new CRMs raised during June with 26 relating to Environmental Health and 18 Public Health matters.

The asbestos demolition matter from the June notification has now been actioned by State WHS authority. Two other customer requests were referred to the State Government Dept of Environmental Science for actioning due to Council not delegated for these items.

EH also assisted in the LDMG response for the Weather Event in July by setting up and operating the Evacuation Centre during this time.

EH received an update from DDPHU in regard to the changes to Public Health Directions within Qld during June/July, including Mask Requirements and increased Cases of COVID in Queensland. The message is if "SICK Stay At Home" no matter whether it is a cold, Influenza, etc.

No Mosquito Borne Disease Notification cases received with current statistics at 12 Ross River notifications for 2022 since January 2022.

ATTACHMENTS

Nil

9.2 NATURAL RESOURCE MANAGEMENT OPERATIONAL UPDATE

File Number: 10-08-2022

Author: Acting Manager Environment & Waste

Authoriser: General Manager Finance and Corporate

PRECIS

Natural Resource Management Operational Update

SUMMARY

Natural Resource Management Operational Update

OFFICER'S RECOMMENDATION

That the Natural Resource Management Operational update be received for information.

BACKGROUND

Nil

ATTACHMENTS

1. NRM Operational Update [↓](#) 

**NATURAL RESOURCE MANAGEMENT UPDATE
July 2022**

Project Name	Project Description	Expected Start Date	Expected Completion Date
Queensland Feral Pest Initiative Project	Development of pest animal and weed control syndicates across the North and South Burnett and Gympie Regions. Employment of a Project Coordinator and establishment of a Steering Committee for Project Oversight	August 2022	June 2024 Monitoring and Evaluation Plans under development to allow next milestone payment to proceed in line with project start date

Stats Item	Monthly 01/07/22-31/07/22	This month last year	Year to date Cumulative 01/07/22– 31/07/22
Wandering Livestock			
Attendance	12	16	12
Impoundments	1	0	1
Wild Dog & Feral Pig Program			
Landholders baiting	2	5	2
Doggone Baits	0	0	0
Pig Meat Injected 1080	0 kg	0 kg	0 kg
Dog Meat injected 1080	30 kg	5 kg	30 kg
Hectares baited	2270	2150	2270
Bounties processed	0	37	0
Rabbit Control			
Landholders assisted	0	2	11
Carrots K5 Virus	0	4kg	0 kg
Rabbits injected	0	0	0
Equipment Loaned			
	9	12	9
Spray trailer, Splatter Guns, Portable Steel Yards, Camera, GPS, Dog Traps, Pig Traps, Cat Traps, tree spears	1 x Trailers: Lantana - Wheatlands, 2 x Splatter Gun: Lantana – Nanango, Brooklands, 2 x Cat traps – South Nanango area 1 x Dog trap - Wattlecamp Area 1 sheep yard and spear trap – Ellesmere area 2 pig bait feeders – Tarong area		
Stock Route Grazing Permits			
Agistment Permits	0	1	0
Travel Permits	0	0	0
Fire Management			
Prescribed burns	1	3	1
Fire trails maintained	10	0	10

Stats Item	Monthly 01/07/22-31/07/22	This month last year	Year to date Cumulative 01/07/22– 31/07/22
Environmental Assessments			
Environmental Assessment prior to roadworks	0	4	0
Fence line clearing and roadside burning applications	0	6	0
Weed Control			
Council Roadside Weed Management	MOM property inspections have been ongoing. Council reserves sprayed for MOM in Kingaroy, Wondai, Nanango and Maidenwell.		
State Controlled Roadside Weed Treatment	No roadside spraying on State controlled roads has occurred in July		
Property Inspections	25	52	25
Customer Requests			
	Monthly 01/07/22-31/07/22	This month last year	Year to date Cumulative 01/07/22– 31/07/22
Feral Animals	21	13	21
Wandering Livestock	15	13	15
Wildlife	2	1	2
Stock Routes	2	0	2
Weeds	9	9	9
Trees	5	5	5
Roads	0	0	0
NRM General / Other	1	2	1
Total	55	43	55

9.3 PLANNING AND LAND MANAGEMENT OPERATIONAL UPDATE

File Number: 10-08-2022

Author: Acting Manager Environment & Waste

Authoriser: General Manager Finance and Corporate

PRECIS

Planning and Land Management Operational Update.

SUMMARY

Planning and Land Management Operational Update.

OFFICER'S RECOMMENDATION

That the Planning and Land Management Operational update be received for information.

BACKGROUND

Nil

ATTACHMENTS

1. **Operational Stats - July** [↓](#) 

LIVEABILITY – ENVIRONMENT & WASTE OPERATIONAL UPDATE

Michael Lisle
Acting Manager Environment & Planning

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	TOTAL
Comparison of Development Applications 2019/2020, 2020/2021, 2021/2022 and 2022/2023													
Period 01-Jul-2022 to 31-Jul-2022													
Planning Applications													
2019/2020	3	8	8	10	6	3	1	3	5	5	6	6	64
2020/2021	8	3	9	2	4	9	1	1	6	5	10	4	62
2021/2022	11	6	8	11	4	4	3	13	12	10	15	12	109
2022/2023	17	0	0	0	0	0	0	0	0	0	0	0	17
Building Applications													
2019/2020	38	51	35	33	32	6	38	35	20	20	23	33	364
2020/2021	37	34	41	42	44	27	37	55	43	39	48	42	489
2021/2022	40	41	44	43	36	24	36	37	34	28	43	35	441
2022/2023	42	0	0	0	0	0	0	0	0	0	0	0	42
Private Certification Applications													
2019/2020	24	16	12	25	17	21	11	15	8	18	14	14	195
2020/2021	18	15	59	31	24	10	14	28	28	17	21	18	283
2021/2022	32	21	21	15	22	17	14	27	24	17	22	25	257
2022/2023	22	0	0	0	0	0	0	0	0	0	0	0	22
Plumbing Applications													
2019/2020	32	20	21	21	21	15	24	14	24	11	19	26	248
2020/2021	23	26	17	43	30	23	22	30	31	21	27	14	307
2021/2022	27	34	30	30	22	17	19	19	24	27	28	22	299
2022/2023	19	0	0	0	0	0	0	0	0	0	0	0	19

**Planning Applications YTD Report on Subcategories
Period 01-Jul-2022 to 31-Jul-2022**

Application Type	Total
QEXC	0
QMCU	5
QOPW	2
QPOS	5
QRAL	4
QSPS	0
LLTempHome	1
Total	17

**Plumbing Applications YTD Report on Subcategories
Period 01-Jul-2022 to 31-Jul-2022**

Application Type	Total
AmendPrmt	0
BackFlow	0
CASC	0
DomNoSewer	11
DomSewer	2
Form4	0
HSTP	5
Inspect	0
OtherBuild	1
TMV	0
Total	19

**Building Applications YTD Report on Subcategories
Period 01-Jul-2022 to 31-Jul-2022**

Application Type	Total
AltPoolFnc	0
BldMatters	0
BudgetAcc	0
CAP_Bld	0
Class1&10a	2
Class1&10b	0
Class10a	18
Class10a&b	0
Class1a	8
Class1b	0
Class2	0
Class3	0
Class4	0
Class5	0
Class6	0
Class7	1
Class8	0
Class9	0
DesignSite	3
DwellReloc	3
FarmShed	0
FireSafety	0
IssChgClas	0
Remove	4
ReRoof	0
ResService	0
Restump	0
RetainWall	0
SACouncilP	0
SASStatePro	0
SignSatDsh	0
SpecStruct	0
SwimPool	3
TempStruct	0
Total	42

**Private Certification YTD Report on Subcategories
Period 01-Jul-2022 to 31-Jul-2022**

Application Type	Total
AltPoolFnc	0
BudgetAcc	0
CAP	0
Class1&10a	4
Class1&10b	0
Class10a	9
Class10a&b	0
Class10b	1
Class1a	7
Class1b	0
Class2	0
Class3	0
Class4	0
Class5	0
Class6	0
Class7	0
Class8	0
Class9	1
Class9a	0
Class9b	0
Class9c	0
FarmShed	0
IssChgClas	0
Remove	0
Restump	0
RetainWall	0
SACouncilP	0
SASStatePro	0
SignSatDsh	0
SpecStruct	0
SwimPool	0
TempStruct	0
Total	22

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total
Plan Certs													
2019/20	3	4	7	1	8	2	1	6	0	2	7	1	42
2020/21	4	5	4	4	4	4	5	3	5	3	2	11	54
2021/22	7	5	10	7	4	6	3	6	12	35	9	4	108
2022/23	5	0	0	0	0	0	0	0	0	0	0	0	5
Build certs													
2019/20	36	28	28	41	25	22	32	34	22	17	40	50	375
2020/21	55	48	37	65	32	49	53	65	76	63	67	69	679
2021/22	66	72	53	66	62	41	51	63	60	37	34	54	659
2022/23	47	0	0	0	0	0	0	0	0	0	0	0	47
Pool Compliance													
2019/20	0	0	0	1	0	0	1	0	1	1	2	0	6
2020/21	2	0	0	1	0	0	1	0	0	0	0	0	4
2021/22	0	0	2	0	0	0	0	0	0	0	1	0	3
2022/23	1	0	0	0	0	0	0	0	0	0	0	0	1
Plumbing Certs													
2019/20	6	8	10	6	13	2	7	9	7	5	9	12	94
2020/21	6	10	10	18	16	10	17	11	18	13	13	21	163
2021/22	17	20	22	19	8	9	11	8	14	10	6	11	155
2022/23	13	0	0	0	0	0	0	0	0	0	0	0	13
Planning customer requests													
2019/20	51	37	34	36	40	22	36	32	42	26	42	60	458
2020/21	77	83	79	80	73	55	61	79	91	61	73	83	895
2021/22	96	112	116	101	92	59	82	93	125	103	117	123	1219
2022/23	101	0	0	0	0	0	0	0	0	0	0	0	101
Developer Incentive Requests													
2020/21	0	0	0	0	0	0	0	1	5	0	1	0	7
2021/22	0	0	1	0	0	1	0	0	1	9	1	6	19
2022/23	0	0	0	0	0	0	0	0	0	0	0	0	0
Building customer requests													
2019/20	68	76	68	71	61	36	76	61	45	64	61	84	771
2020/21	74	79	86	85	90	66	84	99	86	86	82	81	998
2021/22	117	149	91	94	85	63	95	89	100	90	95	94	1162
2022/23	78	0	0	0	0	0	0	0	0	0	0	0	78
Plumbing customer requests													
2019/20	7	11	5	9	6	6	5	4	6	3	12	22	96
2020/21	24	12	13	23	19	4	8	8	22	12	11	14	170
2021/22	26	19	13	12	23	16	14	13	18	16	20	15	205
2022/23	15	0	0	0	0	0	0	0	0	0	0	0	15

9.4 RECONFIGURING A LOT (1 LOT INTO 3 LOTS) AT 272 MOUNT MCEUEN ROAD, MOUNT MCEUEN (AND DESCRIBED AS LOT 221 ON FY1361) - APPLICANT: BRUCE AND ANDREA ANNING C/- ONF SURVEYORS

File Number: RAL22/0008

Author: Senior Planner

Authoriser: General Manager Finance and Corporate

PRECIS

Reconfiguring a Lot (1 lot into 3 lots) at 272 Mount McEuen Road, Mount McEuen (and described as Lot 221 on FY1361) - Applicant: Bruce and Andrea Anning C/- ONF Surveyors

SUMMARY

- The Applicant seeks a Development Permit for Reconfiguring of a Lot (1 lot into 3 lots)
- Lot configuration as follows:
 - Total area of existing lot 221 on FY1361 is 62.22 hectares
 - Proposed lot 3 is 44.55 hectares
 - Proposed lot 4 is 10.47 hectares
 - Proposed lot 5 is 7.15 hectares
- Proposed lot 3 will contain the existing farm shed
- Proposed lot 4 will be vacant
- Proposed lot 5 will contain the existing dwelling and ancillary outbuildings
- The proposed new lot boundaries align with existing road reserve boundaries adjacent to the subject lot and follow existing boundary fences
- Proposed lots 3 and 5 will maintain access from existing access points on Mount McEuen Road
- Proposed lot 4 will gain access from Dips Road, the access will be a minimum of 180m from the intersection with Mount McEuen Road to meet sight distance requirements
- The subject site is located in the Rural Zone of the South Burnett Regional Planning Scheme
- The Reconfiguration is subject to impact assessment as the lots created will be less than 100 hectares
- The development application is assessed against the entirety of the South Burnett Regional Planning Scheme, with particular focus on the:
 - Strategic Framework
 - Rural Zone Code
 - Reconfiguring a Lot Code
 - Services and Works Code
- Council issued an information request regarding the suitability of the proposed access locations
- The applicant provided a response from ATC Engineers confirming the suitability of the access locations
- The application underwent public notification for a period of 15 business days and received one submission

- The submission raised issues about traffic, infrastructure, non-compliant buildings, wildlife and titles
- The submission has been addressed in the body of this report
- The application has been assessed and the proposal generally meets the requirements of the planning scheme and relevant codes or has been conditioned to comply (refer attachment A – Statement of Reasons).

Application recommended for approval subject to reasonable and relevant conditions

OFFICER'S RECOMMENDATION

That Council approve the development permit for a Reconfiguring a lot (1 lot into 3 lots) at Mount McEuen Road, Mount McEuen (and described as Lot 221 on FY1361) and situated - Applicant: Bruce and Andrea Anning C/- ONF Surveyors.

GENERAL

GEN1. The approved development must be completed and maintained generally in accordance with the approved plans and documents, except where amended by the conditions of this permit:

Drawing Title	Prepared by	Ref No.	Rev.	Date
Proposed Subdivision	ONF Surveyors	10357p/1	-	1/3/2022
Sight Distance Report	ATC Engineers and Project Managers	-	1.0	12/5/2022

Timing: At all times.

GEN2. All works, including the repair or relocation of services is to be completed at no cost to Council.

COMPLIANCE

GEN4. All conditions of this approval are to be satisfied prior to Council endorsing the Survey Plan, and it is the applicant's responsibility to notify Council to inspect compliance with conditions.

A fee will be charged, with payment required prior to Council's approval of the associated documentation requiring assessment.

OUTSTANDING FEES

GEN5. Prior to sealing of Survey Plan the applicant is required to pay the Council all rates and charges or any expenses being charged over the subject land under any Act in accordance with Schedule 18 Section 69 of the Planning Regulation 2017.

SURVEY MARKS

RAL1. Prior to the submission of the Survey Plan to Council, the applicant is to reinstate survey Marks and install new survey marks in their correct position in accordance with the Survey Plan, and the work is to be certified in writing by a Licensed Surveyor.

VALUATION FEES

- RAL2. Payment of Department of Natural Resources and Mines valuation fee that will result from the issue of split valuations prior to Council sealing the Survey Plan. The contribution is currently assessed at \$96.00 (2 x \$48.00); however, the actual amount payable will be based on Council's Register of Regulatory & Cost-Recovery Fees and the rate applicable at the time of payment.

PLANNING

- RAL3. All development involving the emission of noise, odour and dust from ongoing uses, building and/or construction activities, must ensure that the emissions are in accordance with the requirements of the Environmental Protection Act 1994.

Timing: As indicated.

PROPERTY BOUNDARIES

- RAL4. All existing on-site structure, dams and sewerage treatment facilities including transpiration and irrigation areas are to be relocated so as not to cross the proposed property boundary.

ENGINEERING WORKS

- ENG1. Complete all works approved and works required by conditions of this development approval and/or any related approvals at no cost to Council, prior to Council's endorsement of the Survey Plan unless stated otherwise.
- ENG2. Undertake Engineering designs and construction in accordance with the Planning Scheme, Council Standards, relevant Australian Standards, and relevant design manuals.
- ENG3. Be responsible for any alteration necessary to electricity, telephone, water mains, sewer mains, stormwater drainage systems or easements and/or other public utility installations resulting from the development or from road and drainage works required in connection with the development.

LOCATION, PROTECTION AND REPAIR OF DAMAGE TO COUNCIL AND PUBLIC UTILITY SERVICES INFRASTRUCTURE AND ASSETS

- ENG4. Be responsible for the location and protection of any Council and public utility services infrastructure and assets that may be impacted on during construction of the development.
- ENG5. Repair all damages incurred to Council and public utility services infrastructure and assets, as a result of the proposed development immediately should hazards exist for public health and safety or vehicular safety. Otherwise, repair all damages immediately upon completion of works associated with the development.

STORMWATER MANAGEMENT

- ENG6. Provide overland flow paths that do not adversely alter the characteristics of existing overland flows on other properties or that create an increase in flood damage on other properties.

ENG7. Adjoining properties and roadways to the development are to be protected from ponding or nuisance from stormwater as a result of any site works undertaken as part of the proposed development.

WATER SUPPLY

ENG8. Future dwellings shall provide on-site water storage with a minimum capacity of 45kl.

ON-SITE WASTEWATER TREATMENT

ENG9. Future Dwellings must be connected to an on-site wastewater disposal system, in accordance with AS 1547 and the Queensland Plumbing and Wastewater Code.

Timing: Prior to the issue of a Building Approval for a future Dwelling on the proposed lots.

VEHICLE ACCESS

ENG10. Accesses are to be constructed in accordance with Council Standard Drawing 00049.

ENG11. All accesses shall be located in accordance with Figure 2 of the Sight Distance Report prepared by ATC Engineers and Project Managers, version 1.0 dated 12 May 2022.

ENG12. The proposed access location for proposed Lot 4 on Dip Road is to be a minimum 180m from the intersection with Mount McEuen Road.

ENG13. Carry out the recommendations contained in the 'Conclusion' of the Sight Distance Report prepared by ATC Engineers and Project Managers, version 1.0 dated 12 May 2022

TELECOMMUNICATION AND ELECTRICITY

ENG14. Provide telecommunications to all lots within the development.

ENG15. Prior to Council sealing the Survey Plan the applicant is to provide each lot with an electricity supply. The standards of service nominated by the electricity supply authority with reticulated electricity to be made available at the property boundary.

SERVICES - EXISTING CONNECTIONS

ENG16. Ensure that all services provided to the existing house on proposed Lot 5 are wholly located within the lot(s) it serves.

EROSION AND SEDIMENT CONTROL - GENERAL

ENG17. Ensure that all reasonable actions are taken to prevent sediment or sediment laden water from being transported to adjoining properties, roads and/or stormwater drainage systems.

STANDARD ADVICE

ADV1. Section 85(1)(a) of the *Planning Act 2016* provides that, if this approval is not acted upon within a period of four (4) years the approval will lapse.

ADV2. This development approval does not authorise any activity that may harm Aboriginal Cultural Heritage. Under the Aboriginal Cultural Heritage Act 2003 you have a duty of care in relation to such heritage. Section 23(1) provides that "A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does

not harm Aboriginal Cultural Heritage." Council does not warrant that the approved development avoids affecting Aboriginal Cultural Heritage. It may therefore, be prudent for you to carry out searches, consultation, or a Cultural Heritage assessment to ascertain the presence or otherwise of Aboriginal Cultural Heritage. The Act and the associated duty of care guidelines explain your obligations in more detail and should be consulted before proceeding. A search can be arranged by visiting <https://www.datsip.qld.gov.au> and filling out the Aboriginal and Torres Strait Islander Cultural Heritage Search Request Form.

ADV3. Attached for your information is a copy of Chapter 6 of the Planning Act 2016 as regards Appeal Rights.

FINANCIAL AND RESOURCE IMPLICATIONS

No implication can be identified.

LINK TO CORPORATE/OPERATIONAL PLAN

Growth and Opportunity

GO2 Balanced development that preserves and enhances our region.

GO2.1 Implement Council's planning scheme to support sustainable development of business, industry and community liveability

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Refer to CONSULTATION in this report.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

No implication identified.

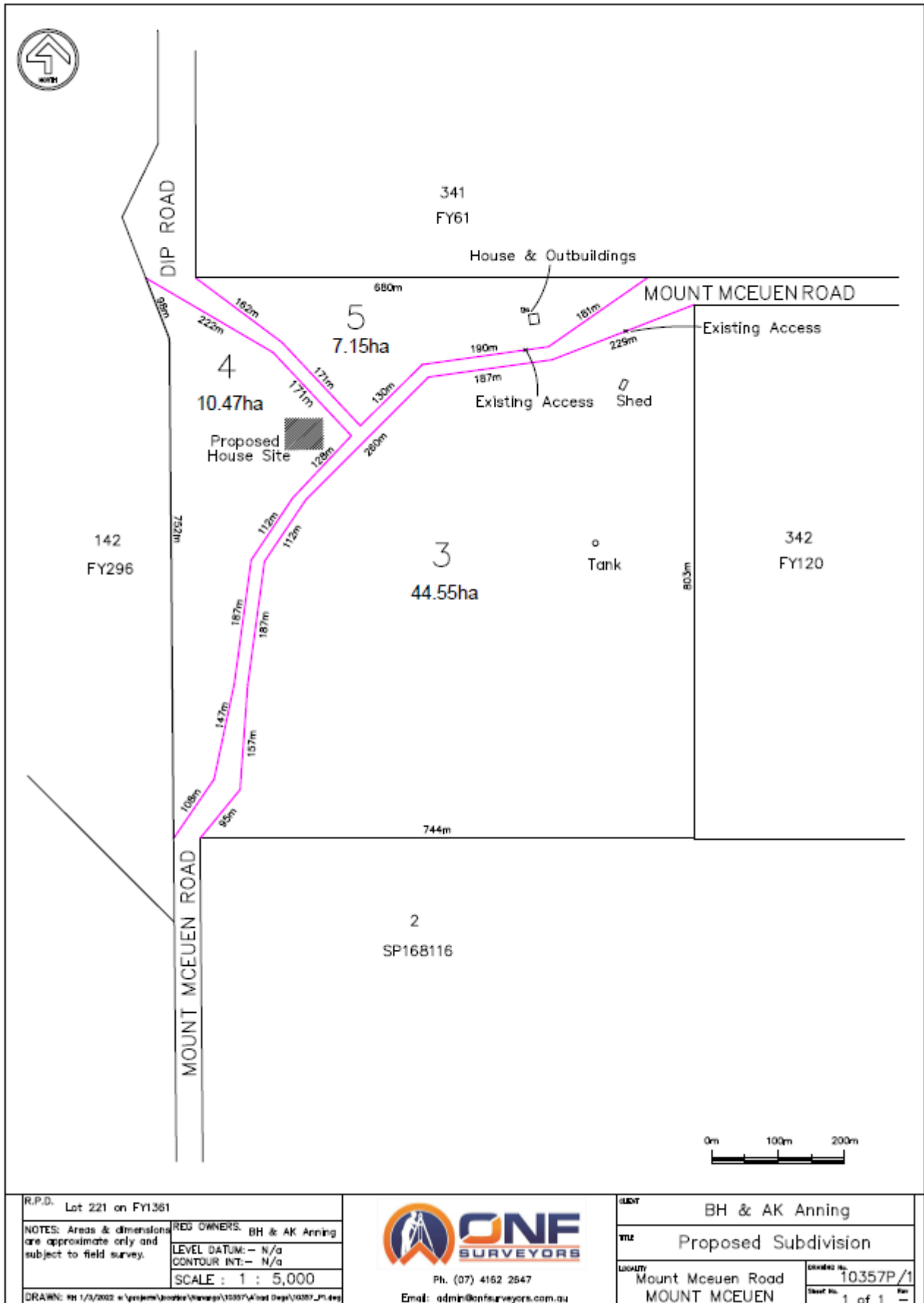
POLICY/LOCAL LAW/DELEGATION IMPLICATIONS

No implication can be identified.

ASSET MANAGEMENT IMPLICATIONS

No implication can be identified.

PROPOSAL PLAN



R.P.D. Lot 221 on FY1361	REG OWNERS. BH & AK Anning
NOTES: Areas & dimensions are approximate only and subject to field survey.	LEVEL DATUM: - N/A CONTOUR INT: - N/A
	SCALE: 1 : 5,000
DRAWN: BH 1/3/2022 s:\projects\mceuen\mceuen\10357\road\degn\10357_P1.dwg	

ONF SURVEYORS
Ph. (07) 4162 2647
Email: admin@onfsurveyors.com.au

CLIENT	BH & AK Anning
TITLE	Proposed Subdivision
LOCALITY	Mount Mceuen Road MOUNT MCEUEN
Drawn No.	10357P/1
Sheet No.	1 of 1

Report

The applicant seeks approval for a Development Permit for Reconfiguring a Lot (1 lot into 3 lots).

APPLICATION SUMMARY	
Applicant:	Bruce and Andrea Anning C/- ONF Surveyors
Proposed Development:	Reconfiguring a Lot (1 lot into 3 lots)
Properly Made Date:	25 March 2022
Street Address:	272 Mount McEuen Road
RP Description:	Lot 221 on FY1361
Assessment Type:	Impact assessment
Number of Submissions:	One (1) submission was received.
State Referral Agencies:	N/A
Referred Internal Specialists:	Development Engineer

The following table describes the key development parameters for the proposal:

RECONFIGURING A LOT	DEVELOPMENT PARAMETERS
Number of Proposed Lots	3
Size of Proposed Lots	Proposed Lot 3: 44.5ha Proposed Lot 4: 10.47ha Proposed Lot 5: 7.15ha
Easements	N/A
Covenants	N/A

SITE DETAILS:

SITE AND LOCALITY DESCRIPTION	
Land Area:	62.22ha
Existing Use of Land:	Existing dwelling and outbuildings
Road Frontage:	~1,235 to Mount McEuen Road and ~350m to Dip Road
Significant Site Features:	Mount McEuen, which rises to a pointed peak of approximately 510m, is located on the property.
Topography:	Sloping
Surrounding Land Uses:	Rural and Rural Living
Services:	<ul style="list-style-type: none"> • Electricity • Telecommunications

Background / Site History

APPLICATION NO.	DECISION AND DATE
	N/A

ASSESSMENT:**Framework for Assessment**Categorising Instruments for Statutory Assessment

For the *Planning Act 2016*, the following Categorising Instruments may contain Assessment Benchmarks applicable to development applications:

- the *Planning Regulation 2017*
- the Planning Scheme for the local government area
- any Temporary Local Planning Instrument
- any Variation Approval

Of these, the planning instruments relevant to this application are discussed in this report.

Assessment Benchmarks Pertaining to the Planning Regulation 2017

The following Assessment Benchmarks from the *Planning Regulation 2017* are applicable to this application:

PLANNING REGULATION 2017 DETAILS			
Assessment Benchmarks:		Nil.	
WBB	Regional	Plan	N/A
Designation:			

Assessment Benchmarks Pertaining to the Planning Scheme

The applicable planning scheme for the application is South Burnett Regional Council Version 1.4. The following sections relate to the provisions of the Planning Scheme.

Planning Scheme:	South Burnett Regional Council Planning Scheme Version 1.4
Strategic Framework Land Use Category:	Rural
Zone:	Rural
Precinct:	N/A
Consistent/Inconsistent Use:	Consistent
Assessment Benchmarks:	The Planning Scheme <ul style="list-style-type: none"> • Strategic Framework • Rural zone Code • Reconfiguring a lot Code • Services and works Code

Strategic Framework

As an impact assessable application, an assessment against the Strategic Framework is required. The Strategic Framework considers the following matters and responses:

- Settlement Pattern
 - The proposed reconfiguration of a lot does not conflict with the strategic outcomes of Section 3.2. The proposed reconfiguration of a lot will create additional allotments outside of the areas nominated in the Strategic Framework map. The proposed new lot boundaries align with existing road reserve boundaries adjacent to the subject lot and follow existing boundary fences and therefore will not have the appearance of additional lots. The site is subject to significant slopes and high environmental values which lead to the land having limited productivity. All lots will have a sufficient area to locate future built form that is free from fire and flood risks.

- Rural Futures
 - The proposed reconfiguration of a lot does not conflict with the strategic outcomes of Section 3.3. In particular, the proposal will have no adverse impacts on the agricultural productivity of the subject site or surrounding land and the rural character of the area will be retained.
- Strong Economy
 - The proposed reconfiguration of a lot does not conflict with the strategic outcomes of Section 3.4.
- Natural Systems & Sustainability
 - The proposed reconfiguration of a lot does not conflict with the strategic outcomes of Section 3.5. In particular, the proposal will have no adverse impacts on the Category B vegetation on the property or on the quality of the water from the property entering the stream to the north-west. Additionally, the three proposed lots will each provide sufficient space outside of bushfire hazard areas (though within buffer areas) that future development will not be unacceptably exposed to natural hazards.
- Strong Communities
 - The proposed reconfiguration of a lot does not conflict with the strategic outcomes of Section 3.6. In particular, the proposal will result in the creation of lots that are appropriately integrated into the existing transport network, with direct access to community facilities and employment opportunities approximately 18km away in Wondai.
- Infrastructure & Servicing
 - The proposed reconfiguration of a lot does not conflict with the strategic outcomes of Section 3.7. In particular, no additional infrastructure will be required to support the proposal, as on-site services exist on proposed lot 5, and proposed lots 3 and 4 can be provided with appropriate infrastructure in the future when required.

Assessment Benchmarks – Planning Scheme Codes

The application has been assessed against each of the applicable codes and found to be compliant with, or can be conditioned to comply with, each. The pertinent issues arising out of assessment against the codes are discussed below:

Rural Zone Code

The purpose of the Rural Zone Code is to provide for rural uses and activities, and other uses which are compatible with existing and future rural uses. The proposal for the reconfiguring of a lot is appropriate for the zone as it creates lots that reflect the boundaries created by Mount McEuen Road and Dip Road.

The following table sets out an assessment of the proposal against the overall outcomes for the for the Rural Zone Code.

Table 6.2.13.3 Criteria for assessment

Performance outcomes	Requirements for accepted development and assessment benchmarks	Assessment of Proposed Development
General		
PO1 Development maintains rural amenity and character.	AO1.1 Buildings are set back 20m from any collector or higher order road and 10m from any other road frontage. and AO1.2 The use does not cause odour, noise or air emissions in excess of the prescribed limits in the <i>Environmental Protection (Air) Policy 1997</i> or the <i>Environmental Protection (Noise) Policy 1997</i> .	AO1.1 & AO1.2 Not Applicable. No buildings or new uses are proposed as part of the application. The application seeks to reconfigure the lot boundaries to align with existing road reserve boundaries adjacent to the subject lot and follow existing boundary fences.
PO2 Development does not jeopardise the rural production capacity of the Zone.	Development resulting in lots less than the minimum size in Table 8.4.2 satisfying outcomes – AO2.1 The proposal is necessary for the efficient production and processing of a crop grown in the area. or AO2.2 The proposal provides an alternate productive rural activity that supports regionally significant industry. or AO2.3 An agricultural sustainability report prepared by a suitably qualified agronomist demonstrates that – (a) The lot is suitability sized for the proposed activity, including a dwelling house including yard; and	PO2 Complies. The agricultural potential of the site is minimal, with each of the proposed lots heavily constrained by significant areas of Category B regulated vegetation, and the steep slopes of Mount McEuen itself. The site is unsuited to cropping uses and has limited capacity for other rural uses that are constrained by the vegetation, terrain and road splitting the property. None of these factors will be adversely influenced by the proposed reconfiguration.

Performance outcomes	Requirements for accepted development and assessment benchmarks	Assessment of Proposed Development
	<p>(b) There is sufficient water for the proposed activity; and</p> <p>(c) The allotment is capable of being connected to reticulated electricity; and</p> <p>(d) The proposed activity is financially viable, requiring a viability assessment that includes capital costs, operational costs, sustainable yields to support a family, climate, soils and geological factors affecting crop growth, nutrients, salinity, topography, susceptibility to flooding and erosion and an assessment of market robustness (both recent and projected) and alternative practices in the event of failure.</p> <p>and</p> <p>AO2.4 Development is consistent with any Soil Conservation Plan that applies to the locality, as approved by the relevant State agency.</p>	
<p>PO3 Development does not result in any degradation of the natural environment, in terms of the geotechnical, physical, hydrological and environmental characteristics of the site and its setting.</p>	<p>AO3.1 Uses and associated works are confined to existing lawfully cleared land or areas not supporting regulated vegetation.</p> <p>and</p> <p>AO3.2 Uses and associated works are confined to areas outside stormwater discharge points, overland flow paths, watercourses and natural drainage features.</p> <p>and</p> <p>AO3.3 Development, excluding forestry activities and permanent plantations, adjacent to National Parks or State Forests is set back a minimum of 100m from the park boundaries in the absence of any current 'Management Plans' for these areas.</p>	<p>PO3 Not Applicable. No use or work that may result in degradation of the natural environment is proposed.</p> <p>The application seeks to reconfigure the lot boundaries to reflect the division of the property by road reservations.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks	Assessment of Proposed Development
<p>PO4 Development is not exposed to risk from natural hazard relating to land slip.</p>	<p>AO4.1 Uses and associated works are confined to slopes not exceeding:</p> <ul style="list-style-type: none"> (a) 15% for residential uses; (b) 10% for treated effluent disposal areas; (c) 6% for non-residential uses. 	<p>AO4.1 Not Applicable. While Council's Landslide Hazard Overlay Map does identify an area of landslide hazard on proposed Lot 3 (around Mount McEuen itself), no uses or associated works are proposed on the site as part of this application.</p>
<p>PO5 Development is adequately serviced.</p>	<p>AO5.1 A 45kl water tank is provided for consumption purposes.</p> <p>and</p> <p>AO5.2 On-site sewage treatment is provided.</p> <p>and</p> <p>AO5.3 Each dwelling is provided with a service line connection to the electricity supply and telecommunications networks.</p>	<p>PO5 Complies. Of the three proposed lots, only Lot 4, with an existing dwelling house, is adequately serviced. Relevant conditions have been included to ensure compliance.</p>
<p>PO6 Development is located and designed to ensure that land uses are not exposed to:</p> <ul style="list-style-type: none"> (a) Areas that pose a health risk from previous activities; and (b) Unacceptable levels of contaminants. 	<p>AO6.1 Development does not occur:</p> <ul style="list-style-type: none"> (a) In areas that pose a health risk from previous activities; and (b) On sites listed on the Contaminated Land Register or Environmental Management Register. <p>or</p> <p>AO6.2 Areas that pose a health risk from previous activities and contaminated soils which are subject to development are remediated prior to plan sealing, operational works permit, or issuing of building works permit.</p>	<p>PO6 Complies. The proposal is for a reconfiguration of a lot and no new uses are proposed on site. The site does not possess any unacceptable health risks or unacceptable levels of contaminants that would restrict future usage.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks	Assessment of Proposed Development
Where in the vicinity of an existing intensive animal industry (PO7)		Not Applicable. The site is not in the vicinity of an existing intensive animal industry.
Caretaker’s accommodation (PO8-PO9)		Not Applicable. The proposed development is not for a caretaker’s accommodation.
Home based business (PO10-PO13)		Not Applicable. The proposed development is not for a home-based business.
Secondary dwelling (PO14)		Not Applicable. The proposed development is not for a secondary dwelling.
For development affected by one or more overlays		
Agricultural land overlay		
<p>PO15 The productive capacity and utility of agricultural land for rural activities is maintained.</p>	<p>AO15.1 The proposal is not located on agricultural land identified on SPP Interactive Mapping (Plan Making). or AO15.2 The proposal is necessary for the efficient production and processing of a crop grown in the area. or AO15.3 The proposal provides an alternate productive rural activity that supports regionally significant industry. or AO15.4 An agricultural sustainability report prepared by a suitably qualified agronomist demonstrates that –</p> <ul style="list-style-type: none"> (a) The lot is suitability sized for the proposed activity. Including a dwelling house including yard; and (b) There is sufficient water for the proposed activity; and (c) The allotment is capable of being connected to reticulated electricity; and (d) The proposed activity is financially viable, requiring a viability assessment that includes capital costs, operational costs, sustainable yields to support a family, 	<p>PO15 Complies. The entire site is noted as an Important agricultural area on SPP Interactive Mapping. Additionally, the western lot is noted as Class A agricultural land. However, as noted above in the response to PO2, all three proposed lots are heavily constrained by vegetation, topography and roads. Consequently, the proposed reconfiguration of the lot will not impact the productive capacity and utility of the land, adversely or otherwise.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks	Assessment of Proposed Development
	climate, soils and geological factors affecting crop growth, nutrients, salinity, topography, susceptibility to flooding and erosion and an assessment of market robustness (both recent and projected) and alternative practices in the event of failure. and AO15.5 Development is consistent with any Soil Conservation Plan that applies to the locality, as approved by the relevant State agency.	
Airport Environs Overlay		
Public safety sub-area (PO16)		Not Applicable. The site is not within the public safety sub-area.
Wildlife hazards sub-area		Not Applicable. The site is not within the wildlife hazards sub-area.
Biodiversity Overlay		
PO18 Areas of environmental significance, including biodiversity values, are identified, protected and enhanced.	AO18.1 Uses and associated works are confined to areas not identified on Overlay Map 05. or AO18.2 Development is compatible with the environmental values of the area. or AO18.3 Where development within an area identified on Overlay Map 05 is unavoidable, measures recommended by a suitably qualified ecologist are incorporated to protect and retain the environmental values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practical.	AO18.1 Complies. No uses or associated works are proposed, and consequently no adverse impacts on regulated vegetation.
PO19 Biodiversity values of identified areas of environmental significance are protected from the impacts of development.	AO19.1 Development adjacent to Protected Areas identified on Overlay Map 05 is set back a minimum of 100m from the park boundaries in the absence of any current 'Management Plans' for these areas.	AO19.1 Not Applicable. The proposed development is not in proximity to Protected Areas.
PO20 There are no significant adverse effects on water quality, ecological and biodiversity values.	AO20.1 Uses and associated works are confined to areas outside overland flow paths and natural drainage features. and	PO20 Not Applicable. The proposed development does not have an impact on overland flow paths or natural drainage features.

Performance outcomes	Requirements for accepted development and assessment benchmarks	Assessment of Proposed Development
	<p>AO20.2 All buildings, on-site effluent disposal, external activities or storage areas are located 100m from the top of the bank of a river, creek, stream or wetland identified on Overlay Map 05. Note: This setback does not apply to equipment such as pumps that are necessary to access water or waterway crossings. and AO20.3 The Waterway Corridors identified on Overlay Map 05 are maintained in a natural state.</p>	
Bushfire Hazard Overlay		

<p>PO21 Development is not placed at unacceptable risk from bushfire, does not increase the extent or severity of bushfire and maintains the safety of people and property from bushfire.</p>	<p>AO21.1 Development does not occur in areas mapped as Very High or High potential Bushfire Intensity Areas on the SPP Interactive Mapping (Plan Making). or AO21.2 A written assessment by a suitably experienced or qualified person confirms that the site is of Low Potential Bushfire Hazard. or AO21.3 For areas mapped as Medium Potential Bushfire Intensity Areas on the SPP Interactive Mapping (Plan Making), bushfire risk is mitigated through a Bushfire Management Plan incorporating:</p> <ul style="list-style-type: none"> (a) Lot design and the siting of buildings and uses so: <ul style="list-style-type: none"> (i) high intensity uses are located on the least bushfire prone area on the site and activities least susceptible to fire are sited closest to the bushfire hazard; and (ii) efficient emergency access is optimised; and (iii) bushfire risk is effectively minimised having regard to aspect, elevation, slope and vegetation. (b) Including firebreaks that provide adequate: <ul style="list-style-type: none"> (i) setbacks between buildings/ structures and hazardous vegetation; and (ii) access for fire fighting or other emergency vehicles; and (c) Road access for fire-fighting appliances and firebreaks are provided through a perimeter road that separates the use from areas of bushfire hazard and that road has a minimum cleared width of 20 metres; and 	<p>PO21 Not Applicable. No new buildings or uses are proposed as part this application in the Low, Medium, High or Very High potential Bushfire Intensity Areas. The proposed reconfiguration does not increase the likelihood of risk to people or property from bushfire. All three resultant lots include areas either outside the overlay or within the impact buffer area that are suitable locations for future dwelling houses.</p>
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Performance outcomes	Requirements for accepted development and assessment benchmarks	Assessment of Proposed Development
	<p>(d) Where a reticulated water supply is not available and development involves buildings with a gross floor area greater than 50m², one tank within 100m of each residential building that has:</p> <ul style="list-style-type: none"> (i) fire brigade tank fittings; and (ii) 25,000 litres dedicated for firefighting purposes. 	
<p>PO22 Community infrastructure in any area mapped as Very High to Medium (Potential Intensity) Areas are able to function effectively during and immediately after bushfire events.</p>	<p>AO21.1 No outcome specified.</p>	<p>PO22 Not Applicable. No community infrastructure is located on the site.</p>
<p>PO23 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.</p>	<p>AO23.1 No hazardous materials, manufactured or stored in bulk, are on land mapped as Very High to Medium (Potential Intensity) Areas.</p>	<p>PO23 Not Applicable. The proposed reconfiguration of the lot does not change the intensity or scale of the existing land use. There is no anticipated increase in the likelihood of risk to people or property from bushfire.</p>
<p>PO24 Major risks to the safety or property and to the wellbeing of occupants in areas mapped as Very High to Medium (Potential Intensity) Areas is minimised through appropriate siting, servicing and managing of residential premises.</p>	<p>AO24.1 New dwellings on land mapped as Very High to Medium (Potential Intensity) Areas are located:</p> <ul style="list-style-type: none"> (a) Centrally within existing cleared areas on a lot which allows a regular shaped area (with a minimum dimension of 50m) of 5,000m² to be identified that: <ul style="list-style-type: none"> (i) is free of highly combustible vegetated areas; and (ii) is on southerly to easterly facing slopes not exceeding 15% gradient; or (iii) on flat lands at the base of north to western facing slopes not exceeding 15% gradient. (b) A fire protection buffer is established around the complete perimeter of the dwelling unit within a lot for a minimum width of 50m. 	<p>PO24 Not Applicable. Residential dwellings are not proposed as part of this application.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks	Assessment of Proposed Development
Extractive industry overlay		Not Applicable. The site is not within the mapped extractive industry overlay.
Flood hazard overlay		

Performance outcomes	Requirements for accepted development and assessment benchmarks	Assessment of Proposed Development
<p>PO28 Development is not exposed to risk from flood events by responding to flood potential and maintains personal safety at all times.</p>	<p>AO28.1 All new allotments include an area of sufficient size to accommodate the intended land use outside the area identified on Overlay Map 03. And AO28.2 New buildings are not located within the area identified on Overlay Map 03; Or AO28.3 Development is sited above the 1% AEP flood event where known, or the highest known flood event, as follows: <ul style="list-style-type: none"> (a) Habitable floor levels - 500mm; (b) Non-habitable floor levels - 300mm; (c) On-site sewage treatment and storage areas for potential contaminants - 300mm; (d) All other development - 0mm. and AO28.4 Building work below the nominated flood level allows for the flow through of flood water at ground level: <ul style="list-style-type: none"> (a) The structure below flood level is unenclosed; or (b) Any enclosure below flood level aligns with the direction of water flow; or (c) Any enclosure not aligning with the direction of water flow must have openings that are at least 50% of the enclosed area with a minimum opening of 75mm. and AO28.5 Resilient building materials are used below the nominated flood level in accordance with the relevant building assessment provisions. and AO28.6 Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p>	<p>PO28 Complies. The existing lot is only marginally impacted by flood mapping in the north-west corner, around Dip Road. This mapping poses no constraint for the proposed reconfiguration and will likely pose no constraint for any future development on the site.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks	Assessment of Proposed Development
<p>PO29 Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level and does not increase the potential for flood damage either on site or other properties.</p>	<p>AO29.1 Works associated with the proposed development do not: (a) involve a net increase in filling greater than 50m³; or (b) result in any reductions of onsite flood storage capacity and contain within the site any changes to depth/duration / velocity of flood waters; or (c) change flood characteristics outside the site in ways that result in: (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows; or (iv) any reduction in flood warning times.</p>	<p>PO29 Not applicable. There are no works proposed as part of this application.</p>
<p>PO30 Development avoids the release of hazardous materials into floodwaters.</p>	<p>AO30.1 Materials manufactured or stored on site are not hazardous in nature. or AO30.2 Hazardous materials and any associated manufacturing equipment are located above the nominated flood level.</p>	<p>PO30 Not Applicable. No use or works are proposed that would involve the usage of hazardous materials.</p>
<p>PO31 Community infrastructure in any area mapped as Flood Hazard is able to function effectively during and immediately after flood.</p>	<p>No outcome specified.</p>	<p>PO31 Not Applicable. No community infrastructure is proposed on the site.</p>
<p>Historic subdivisions overlay</p>		<p>Not Applicable. The site is not within the mapped historic subdivisions overlay.</p>
<p>Landslide hazard overlay</p>		
<p>PO34 Development does not increase the risk of harm to people and property as a result of landslide, by:- (a) avoiding development in a landslide hazard area; or (b) undertaking development in a landslide hazard area only where strictly in accordance with best practise geotechnical principles.</p>	<p>AO34.1 Development, including associated access, is not located in a landslide hazard area as identified on Overlay Map 10. Or AO34.2 Development, including associated access, is located in a low or very low land landslide hazard area as determined by a site-specific geotechnical assessment prepared by a competent person.</p>	<p>AO34.1 Complies. The proposed site access points and all associated works are all located outside of the mapped landslide hazard area. Additionally, there is sufficient space on the resultant lots to site a dwelling house on each outside of the landslide hazard areas identified on Overlay Map 10.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks	Assessment of Proposed Development
PO35 Community infrastructure in any area mapped as Landslide Hazard is able to function effectively during and immediately after landslide events.	No outcome specified.	PO35 Not Applicable. No community infrastructure is proposed.
Regional infrastructure overlay		Not Applicable. The site is not within the mapped regional infrastructure overlay.
Water catchments overlay		Not Applicable. The site is not within the mapped water catchments overlay.

Summary of Compliance with Rural Zone Code:

The proposed reconfiguration of a lot is a reflection of the existing division of the site by road alignments. The site is not suitable for the usual rural land uses that are predominate in the surrounding area as a consequence of the site topography, vegetation, bushfire risk and division by road alignments. The reconfiguration will also have no adverse impacts upon any element raised by overlays that are upon the site. Consequently, it is appropriate for the site to be reconfigured to enable potential rural living on the new lots.

5.3.2.3 Reconfiguring a Lot Code

Performance outcomes	Assessment benchmarks	Response
Section 1: Boundary Realignment		Not Applicable.
Section 2: Reconfiguration under a Community Title Scheme (PO3-PO6)		Not Applicable.
Section 3: All other reconfiguration		
<p>PO7 Allotments are of sufficient size and dimensions to meet the requirements of the users and provide for servicing of the intended use.</p>	<p>AO7.1 Development provides that allotment area, dimension and shape are in accordance with the standards in Table 8.4.2.</p> <p>And AO7.2 The minimum allotment size for any rear allotment shall be calculated exclusive of the area of the access corridor of the allotment.</p> <p>And AO7.3 Irregularly shaped allotments are designed to allow a building area of 15m by 10m to be setback 6m from the site frontage.</p>	<p>PO7 Complies. The site is unsuitable for most typical rural land uses, and each of the three proposed lots are likely only suitable for rural living. Consequently, while the proposed lots do not meet the requirements of Table 8.4.2, they comply with AO7.3 and generally are of sufficient size to accommodate a future dwelling house and servicing for the intended use.</p> <p>It is also noted that the proposed new lot boundaries align with existing road reserve boundaries adjacent to the subject lot and follow existing boundary fences. As a result not having the appearance of new lots.</p>

Performance outcomes	Assessment benchmarks	Response
<p>PO8 Lots have lawful, safe and practical access.</p>	<p>AO8.1 Access is provided via either: (a) Direct road frontage; (b) Access strip with a minimum width of 3.5m (for rear lots only); or (c) Access easement with a minimum width of 6m (where lots only have legal road frontage that does not provide, safe or practical access to the existing street network).</p> <p>And AO8.2 Newly created lots do not have direct access to sub-arterial or higher order roads.</p> <p>And AO8.3 Except in the Rural Zone, new lots, are provided with access to a sealed road.</p>	<p>AO8.1 & AO8.2 Proposed lots 3 and 5 have existing access points, both of which are via a direct road frontage onto Mount McEuen Road. Proposed lot 4 will be directly accessed via Dip Road from a proposed access point that has historically been a rarely-used access point for loading and unloading cattle.</p>
<p>PO9 The number of rear lots is minimised having regard to the outlook, topography of the site, intended land use and general amenity of the area.</p>	<p>AO9.1 Only one rear lot is provided behind each full street frontage regular lot.</p> <p>And AO9.2 No more than two rear lot access strips directly adjoin each other.</p> <p>And AO9.3 No more than two rear lots gain access from the head of a cul-de-sac.</p> <p>And AO9.4 Rear lots are only created where the site gradient is greater than 5%.</p>	<p>PO9 Not Applicable. No rear lot is proposed as part of the reconfiguration of a lot.</p>

Performance outcomes	Assessment benchmarks	Response
<p>PO10 The design and construction of new roads:</p> <p>(a) Maintain safe and efficient access to the transport network;</p> <p>(b) Creates integrated neighbourhoods; and</p> <p>(c) Are constructed to a standard that is commensurate with the intended use of allotments.</p>	<p>AO10.0 Intersection shall be spaced at no less than 45m from any other intersection.</p> <p>And</p> <p>AO10.2 Any intersections with existing roads shall be treated with a T-intersection or a roundabout.</p> <p>And</p> <p>AO10.3 The road layout indicates connections to adjoining development sites.</p> <p>And</p> <p>AO10.4 Other than in the Rural or Rural Residential Zones, new streets are provided with layback kerb and channel.</p> <p>Or</p> <p>AO10.5 In the Rural Residential Zone, new streets are provided with concrete flush kerbs and swale drains.</p>	<p>PO10 Not Applicable. No new roads are proposed as part of the reconfiguration of a lot.</p>
<p>PO11 The provision of services is resistant to inclement weather and does not degrade the character of the area.</p>	<p>AO11.1 Where the reconfiguration involves the opening of a new road, all electricity and telecommunications services are located underground.</p>	<p>PO11 Not Applicable. No new roads are proposed as part of the reconfiguration of a lot.</p>
<p>PO12 Reconfiguration facilitates integration of walking and cycling networks that provide a safe and convenient environment for users having regard to appropriate gradients and distances to be travelled.</p>	<p>No outcome specified.</p>	<p>PO12 Not Applicable. Walking and cycling networks do not extend into this rural zoned area, and consequently no integration is required.</p>
<p>PO13 Public open space is provided in response to community need.</p>	<p>AO13.1 Public open space is provided in accordance with the Priority Infrastructure Plan.</p>	<p>PO13 Not Applicable. No new public open space is proposed nor is it required.</p>

Section 4: All reconfiguring a lot subject to an overlay		
<p>PO14 Reconfiguration into allotments less than 400m² in the Medium Density Residential zone is facilitated where design outcomes are consistent with expectations for the zone.</p>	<p>AO14.1 Reconfiguration in the Medium Density Residential zone involving allotments less than 400m² where creating allotments for individual units in an approved and completed multiple dwelling or dual occupancy.</p>	<p>PO14 Not Applicable. The site is located in the Rural Zone.</p>
<p>PO15 Reconfiguration into allotments less than 400m² in the Medium Density Residential zone is to provide for suitable living environments.</p>	<p>For allotments less than 400m² – AO15.1 All lots are orientated to within 20° of north. AO15.2 All lots are to be sized and shaped to accommodate a 10m x 20m rectangle.</p>	<p>PO15 Not Applicable. The site is in the Rural Zone.</p>
Agricultural Land overlay		
<p>PO16 The productive capacity and utility of agricultural land for rural activities is maintained.</p>	<p>AO16.1 In the Rural zone only, no additional allotments are created in the area identified as agricultural land on SPP Interactive Mapping (Plan Making); or AO16.2 In the Rural zone only, a Farm management plan prepared by a suitably qualified agronomist demonstrates that the existing productivity of the land area is not reduced.</p>	<p>PO16 Complies. The existing agricultural capacity and utility of the subject site is low, as it is heavily constrained by factors including roads, vegetation, topography and bushfire risk. The proposed reconfiguration of a lot will mirror the current lot arrangement and will not limit the utility of the land.</p>
Airport Environs Overlay – Public Safety Overlay (PO17)		Not Applicable.
Biodiversity Overlay		
<p>PO18 Development avoids, minimises or mitigates adverse impacts on environmentally significant areas and values.</p>	<p>AO18.1 Development is confined to areas not mapped as high or general ecological significance on Overlay Map 05. or AO18.2 Proposed boundaries do not create additional barriers to species movement. and AO18.3 Proposed allotments do not create circumstances where additional accepted development clearing of protected vegetation may occur</p>	<p>PO18 Complies. The proposed reconfiguration of a lot will not influence the existing Category B vegetation on the site. Furthermore, there is sufficient existing cleared land on each proposed lot to accommodate future dwelling houses without adversely impacting this same vegetation.</p>

Bushfire hazard overlay		
<p>PO19 Development is not placed at unacceptable risk from bushfire, does not increase the extent or severity of bushfire and maintains the safety of people and property from bushfire.</p>	<p>AO19.1 Development does not occur in areas mapped as Very High, High or Medium Potential Bushfire Intensity Areas on the SPP Interactive Mapping (Plan Making).</p> <p>or</p> <p>AO19.2 A written assessment by a suitably experienced or qualified person confirms that the site is of Low Potential Bushfire Hazard.</p> <p>or</p> <p>AO19.3 Bushfire risk is mitigated through a Bushfire Management Plan incorporating:</p> <ul style="list-style-type: none"> (a) Lot design that <ul style="list-style-type: none"> (i) Locates high intensity uses on the least bushfire prone area on the site and activities least susceptible to fire closest to the bushfire hazard; and (ii) Optimises efficient emergency access; and (iii) Considers the bushfire risk associated with aspect, elevation, slope and vegetation. (b) Firebreaks to protected vegetation included in the subdivision layout providing access for fire fighting or other emergency vehicles. <p>and</p> <p>AO19.4 Road layouts facilitate easy and safer access and movement by emergency vehicles in the event of encroaching fire and provides that an alternative safe access (if one direction is blocked in the event of a fire) is maintained at all times.</p>	<p>AO19.1 Complies. The reconfiguring of a lot will result in the creation of three lots, each of which will contain a sufficient developable area to locate a dwelling house outside of the Very High, High or Medium Potential Bushfire Intensity Areas.</p>
Flood hazard overlay (PO20 & PO21)		Not Applicable.
Regional Infrastructure Overlay (PO22)		Not Applicable
Waterways, Wetlands and Catchments Overlay(PO23)		Not Applicable

Summary of Compliance with Reconfiguring a Lot Code:

The proposed reconfiguration seeks to reconfigure one lot into three.

The proposed lots are considered to be an appropriate reflection of the division of the subject site by the road alignment and do not compromise the existing or future use of the lots.

The reconfiguration (and any future works) will not prejudice any surrounding land from future development opportunities.

5.3.2.4 Services and Works Code

The Applicant has sufficiently addressed the requirements of the Services and Works Code:

3.3.2.2 Services and Works Code

Performance outcomes	Requirements for accepted development and assessment benchmarks	Assessment of Proposed Development
General		
<p>PO1 The development is planned and designed considering the land use constraints of the site for achieving stormwater design objectives.</p>	<p>AO1.1 A stormwater quality management plan provides for achievable stormwater quality treatment measures that meet the design objectives identified in Table 9.4.4.</p>	<p>PO1 Not applicable. The development does not necessitate the need for a stormwater management plan.</p>
<p>PO2 Development does not discharge wastewater to a waterway or off-site unless demonstrated to be best practice environmental management for that site.</p>	<p>AO2.1 A wastewater management plan prepared by a suitably qualified person and addresses :</p> <ul style="list-style-type: none"> (a) wastewater type; (b) climatic conditions; (c) water quality objectives; (d) best-practice environmental management; <p>and</p> <p>AO2.2 Wastewater is managed in accordance with a waste management hierarchy that:</p> <ul style="list-style-type: none"> (a) avoids wastewater discharge to waterways; or (b) minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater 	<p>PO2 Not applicable - This development application does not necessitate the need for a wastewater management plan.</p>
<p>PO3 Construction activities avoid or minimise adverse impacts on stormwater quality.</p>	<p>AO3.1 An erosion and sediment control plan addresses the design objectives for the construction phase in Table 9.4.4</p>	<p>PO3 Not applicable - This development application does not necessitate the need for an erosion and sediment control plan.</p>
<p>PO4 Operational activities avoid or minimise changes to waterway hydrology from adverse impacts of altered stormwater quality and flow.</p>	<p>AO4.1 Development incorporates stormwater flow control measures to achieve the design objectives for the postconstruction phase in Table 9.4.4.</p>	<p>PO4 Not applicable - This development application does not necessitate the need for stormwater flow control measures.</p>
Section 2 Infrastructure		

Performance outcomes	Requirements for accepted development and assessment benchmarks	Assessment of Proposed Development
<p>PO5 Development is provided with infrastructure which:</p> <ul style="list-style-type: none"> (a) conforms with industry standards for quality; (b) is reliable and service failures are minimised; and (c) is functional and readily augmented. 	<p>AO5.1 Except in the Rural zone, all development occurs on a site with frontage to a sealed road.</p> <p>and</p> <p>AO5.2 Infrastructure is designed and constructed in accordance with the standards contained in PSP1 – Design and Construction Standards.</p>	<p>AO5.1 Complies. The subject site fronts to Mt McEuen Road and Dip Road ,which are sealed and unsealed respectively. The site is within the Rural zone, ensuring that AO5.1 is met.</p> <p>AO5.2 Complies. Proposed lots 3 and 5 have existing access and proposed lot 4 will be conditioned to provide appropriate access.</p>
<p>Part 3 Vehicle Parking</p>		
<p>PO6 Vehicle parking and access is provided to meet the needs of occupants, employees, visitors and other users.</p>	<p>AO6.1 Vehicle parking spaces are provided on-site in accordance with Table 9.4.5.</p> <p>and</p> <p>AO6.2 A service bay is provided on-site for the service vehicle nominated in Table 9.4.5.</p> <p>and</p> <p>AO6.3 Driveway crossings are provided to the standard contained in PSP1 – Design and Construction Standards.</p> <p>and</p> <p>AO6.4 Vehicle parking and manoeuvring areas are provided in accordance with the standards contained in PSP1 – Design and Construction Standards.</p>	<p>PO6 Not applicable - This development application does not necessitate the need for vehicle parking.</p>
<p>Section 4 Landscaping</p>		

Performance outcomes	Requirements for accepted development and assessment benchmarks	Assessment of Proposed Development
<p>PO7 Landscaping is appropriate to the setting and enhances local character and amenity.</p>	<p>AO7.1 Landscaping is provided in accordance with the relevant zone code provisions.</p> <p>and</p> <p>AO7.2 Where shade tree planting is required in vehicle parking areas each planting bed has a minimum area of 2m² and is unsealed and permeable.</p> <p>and</p> <p>AO7.3 Plantings along frontages or boundaries are in the form of defined gardens with three tier planting comprised of groundcovers, shrubs (understorey), and trees (canopy) and provided with a drip irrigation system, mulching and border barriers.</p>	<p>PO7 Not applicable - This development application does not necessitate the need for landscaping.</p>
<p>PO8 Plant species avoid adverse impacts on the natural and built environment, infrastructure and the safety of road networks.</p>	<p>AO8.1 Landscaping utilises plant species that are appropriate for the location and intended purpose of the landscaping.</p> <p>and</p> <p>AO8.2 Species selection avoids non-invasive plants.</p> <p>Editor's Note. Guidance on plant selection is provided in Branching Out - Your Handy Guide to tree Planting in the South Burnett available from Council.</p>	<p>PO8 Not applicable - This development application does not necessitate the need for landscaping.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks	Assessment of Proposed Development
<p>PO9 Development results in ground levels that retain: (a) access to natural light; (b) aesthetic amenity; (c) privacy; and (d) safety.</p>	<p>AO9.1 The depth of: (a) fill is less than 2m above ground level; or (b) excavation is less than 2m below ground level.</p> <p>and</p> <p>AO9.2 The toe of the fill, or top of the excavation is not less than 0.5m inside the site property boundary.</p> <p>and</p> <p>AO9.3 Works do not occur on slopes over 15% in grade.</p> <p>and</p> <p>AO9.4 Retaining walls over 1m in height are terraced 1.5m for every 1m in height and landscaped.</p> <p>and</p> <p>AO9.5 Batter slopes are not steeper than 25% and are grassed and terraced 1.5m for every 1m in height.</p> <p>and</p> <p>AO9.6 Filling or excavation for the purpose or retention of water: (a) is certified by an RPEQ engineer to safely withstand the hydraulic loading; (b) directs overflow such that no scour damage or nuisance occurs on adjoining lots.</p>	<p>PO9 Not applicable – No cut or fill proposed.</p>
<p>PO10 Filling or excavation does not cause damage to public utilities.</p>	<p>AO10.1 Filling or excavation does not occur within 2m horizontally of any part of an underground water supply, sewerage, stormwater, electricity or telecommunications system.</p>	<p>PO10 Not applicable – No cut or fill proposed.</p>

Performance outcomes	Requirements for accepted development and assessment benchmarks	Assessment of Proposed Development
<p>PO11 Filling and excavation avoids water ponding on the premises or nearby premises that will adversely impact on the health of the community.</p>	<p>AO11.1 Following filling or excavation:</p> <p>(a) The premises:</p> <ul style="list-style-type: none"> (i) Are self-draining; and, (ii) Has a minimum slope of 0.25%; and <p>(b) Surface water flow is:</p> <ul style="list-style-type: none"> (i) Directed away from neighbouring properties; or (ii) Discharged into a stormwater drainage system designed and constructed in accordance with AS3500 section 3.2 	<p>PO11 Not applicable – No cut or fill proposed.</p>

Summary of Compliance with Services and Works Code:

It is considered that each lot can be provided with appropriate access and can be provided with applicable services for land in the Rural zone.

Local Categorising Instrument - Variation Approval

Not Applicable.

Local Categorising Instrument - Temporary Local Planning Instrument

Not Applicable.

Other Matters

Not Applicable.

LOCALITY PLAN



Figure 1 - Locality Plan (Source: IntraMaps)

AERIAL PLAN



Figure 2 - Aerial Image (Source: Qld Globe)

CONSULTATION:**Referral Agencies**

The application was not referred to SARA, despite the site containing native vegetation. This was accepted as no new boundaries are being created, as the proposed boundaries mirror the existing road boundaries and do not create exempt clearing.

Other Referrals

INTERNAL REFERRAL SPECIALIST	REFERRAL / RESPONSE
Development Engineer	Council's Development Engineer provided standard engineering conditions.
Infrastructure Charges Unit	Refer to Infrastructure Charges Notice attached as Attachment B.

Information Request

On 11 April 2022, Council issued an information request requesting an assessment on the suitability of the proposed access points in respect to sight lines and design.

In response, the applicant engaged ATC Engineers to undertake an assessment of the proposed access locations for their suitability against the requirements of the SBRC Standard Drawing – Rural Property Access.

As part of the response the sight line assessment recommended the following:

- *Vegetation to be suitably maintained at the entrance to provide unobstructed visibility in both directions.*
- *Two large trees approximately 25m West of the access to Lot 5 are to be removed.*
- *Tall weeds and shrubs approximately 80m east of the access to Lot 3 are to be trimmed.*
- *The driveway be installed as per SBRC's standard rural property access drawing, including maximum grades and drainage requirements.*
- *A Dial-Before-You-Dig is performed prior to the works commencing to check existing services.*

On the basis of these recommendations, the sight line assessment concludes that the existing driveway access locations to proposed lot 3 and lot 5 may be located at the existing locations on Mount McEuen Road, and the proposed access location to proposed lot 4 may be generally located 180m from the intersection with Mount McEuen Road.

The trees required to be removed appear to be outside areas covered by category B vegetation on the State Government Development Assessment Mapping

Conditions have been included that require the access to be maintained in accordance with the recommendations of the Sight Distance Report.

Public Notification

Public Notification was undertaken from Thursday 26th May 2022 to Friday 17th June 2022 in compliance with the requirements of section 17 and Schedule 3 of the Development Assessment Rules. A notice was published in the Burnett Today Newspaper on Thursday 26th May, six notice signs were placed on the premises on Thursday 26th May along multiple frontages and a notification to owners of adjoining lots on Wednesday 25th May.

The notice of compliance confirming the above actions occurred was received on 20th June 2022.

The following table includes a summary of the issues raised and a response for each matter:

Issue	Response
Traffic and current condition of Mount McEuen Road and Dip Road	<p>The applicant submitted a Sight Distance Report in response to the information request that demonstrated that the existing and proposed access points are appropriate, subject to recommendations. Conditions have been imposed to ensure the recommendations of the Sight Distance Report are adopted.</p> <p>Two of the three lots will be accessed from existing access points on to Mount McEuen Road, with the third lot accessed from Dip Road in an appropriate location as determined by the Sight Distance Report.</p>
Water and Electricity Infrastructure	Council has imposed conditions that require each lot to be adequately serviced, including provisions for water, telecommunications and electricity. It is the applicant's responsibility to ensure these services are provided and are sufficient to service the lots.
Non-Compliant Buildings/Dwellings	Noted. This is not an application for a dwelling house, and any usage of the site for such a use will need to demonstrate compliance with SBRC standards prior to commencement of use.
Wildlife	There is sufficient cleared space on each of the proposed lots that any future dwelling houses will be located within existing cleared areas and will not require the removal of regulated vegetation.
Titles	<p>The site is unsuitable for most typical rural land uses, and each of the three proposed lots are likely only suitable for rural living. Consequently, while the proposed lots do not meet the minimum lot requirements, the lots are considered to comply with the relevant performance outcomes of the Reconfiguring a Lot Code. This is due to the proposed lots being of sufficient size and dimensions to meet the requirements of the users and provide for servicing of the intended use.</p> <p>It is also noted that the proposed new lot boundaries align with existing road reserve boundaries adjacent to the subject lot and follow existing boundary fences. As a result, not having the appearance of new lots.</p>

CONCLUSION:

The proposed development generally complies with the requirements of the planning scheme and does not raise any significant issues that cannot be addressed by reasonable and relevant conditions. The application is therefore recommended for approval.

RECOMMENDATION:

It is recommended that the application for Reconfiguring a Lot (1 lot into 3 lots) at 272 Mt McEuen Road (and described as Lot 221 on FY1361) be approved subject to reasonable and relevant conditions pursuant to Section 60 of the *Planning Act 2016*.

ATTACHMENT A – STATEMENT OF REASONS

NOTICE ABOUT DECISION – STATEMENT OF REASONS

The following information is provided in accordance with Section 63(4) & (5) of the Planning Act 2016

SITE DETAILS	
Applicant:	Bruce and Andrea Anning C/- ONF Surveyors
Proposal:	Reconfiguring a Lot (1 lot into 3 lots)
Properly Made Date:	25 March 2022
Street Address:	272 Mount McEuen Road, Mount McEuen
RP Description:	Lot 221 on FY1361
Assessment Type:	Impact Assessable
Number of Submissions:	1
ISSUE	RESPONSE
Traffic and current condition of Mount McEuen Road and Dip Road	<p>The applicant submitted a Sight Distance Report in response to the information request that demonstrated that the existing and proposed access points are appropriate, subject to recommendations. Conditions have been imposed to ensure the recommendations of the Sight Distance Report are adopted.</p> <p>Two of the three lots will be accessed from existing access points on to Mount McEuen Road, with the third lot accessed from Dip Road in an appropriate location as determined by the Sight Distance Report.</p>
Water and Electricity Infrastructure	Council has imposed conditions that require each lot to be adequately serviced, including provisions for water, telecommunications and electricity. It is the applicant's responsibility to ensure these services are provided and are sufficient to service the lots.
Non-Compliant Buildings/Dwellings	Noted. This is not an application for a dwelling house, and any usage of the site for such a use will need to demonstrate compliance with SBRC standards prior to commencement of use.
Wildlife	There is sufficient cleared space on each of the proposed lots that any future dwelling houses will be located within existing cleared areas and will not require the removal of regulated vegetation.
Titles	<p>The site is unsuitable for most typical rural land uses, and each of the three proposed lots are likely only suitable for rural living. Consequently, while the proposed lots do not meet the minimum lot requirements, the lots are considered to comply with the relevant performance outcomes of the Reconfiguring a Lot Code. This is due to the proposed lots being of sufficient size and dimensions to meet the requirements of the users and provide for servicing of the intended use.</p> <p>It is also noted that the proposed new lot boundaries align with existing road reserve boundaries adjacent to the subject lot and follow existing boundary fences. As a result, not having the appearance of new lots.</p>
Decision:	Approved subject to conditions
Decision Date:	19 July 2022

1. Assessment Benchmarks

The following are the benchmarks apply to this development:

South Burnett Regional Council Planning Scheme 2017

- Strategic Framework
- Rural Zone Code
- Reconfiguring a Lot Code
- Services and Works Code

2. Reasons for the Decision

The reasons for this decision are:-

- The subject site is located within the Rural Zone.
- The proposal does not conflict with the strategic and specific outcomes of the Strategic Framework
- The proposed lots are of sufficient size and dimensions to meet the requirements of the users and provide for servicing of the intended use.
- The proposed new lot boundaries align with existing road reserve boundaries adjacent to the subject lot and follow existing boundary fences and therefore will not have the appearance of additional lots.
- The proposed lots will have sufficient area outside of areas of affected by environmental constraints, bushfire hazard and flood hazard areas to accommodate a future use.
- The proposed reconfiguration does not preclude the development from being undertaken in a structured and coordinated sequence.

Overall, there are no conflicts with the planning scheme identified. Reasonable and relevant conditions are included to manage or mitigate potential impacts from the use such that use maintains acceptable amenity outcomes in the locality.

3. Compliance with Benchmarks

The development was assessed against all of the assessment benchmarks listed above and complies with all of these or can be conditioned to comply.

Note: Each application submitted to Council is assessed individually on its own merit.

ATTACHMENT B – INFRASTRUCTURE CHARGES NOTICE**INFRASTRUCTURE CHARGES NOTICE***(Section 119 of the Planning Act 2016)*

APPLICANT:	Bruce and Andrea Anning C/- O'Reilly Nunn Favier - ONF Surveyors PO Box 896 KINGAROY QLD 4610	
APPLICATION:	Reconfiguring a Lot (1 lot into 3 lots)	
DATE:	20/07/2022	
FILE REFERENCE:	RAL22/0008	
AMOUNT OF THE LEVIED CHARGE: <i>(Details of how these charges were calculated are shown overleaf)</i>	\$8,838.00	Total
	\$0.00	Water Supply Network
	\$0.00	Sewerage Network
	\$4,820.00	Transport Network
	\$4,018.00	Parks and Land for Community Facilities Network
	\$0.00	Stormwater Network
AUTOMATIC INCREASE OF LEVIED CHARGE:	The amount of the levied charge is subject to an automatic increase. Refer to the Information Notice attached to this notice for more information on how the increase is worked out.	
LAND TO WHICH CHARGE APPLIES:	Lot 221 FY1361	
SITE ADDRESS:	272 Mount McEuen Road, Mount McEuen	
PAYABLE TO:	South Burnett Regional Council	
WHEN PAYABLE: <i>(In accordance with the timing stated in Section 122 of the Planning Act 2016)</i>	Reconfiguring a Lot – When South Burnett Regional Council approves the Plan of Subdivision.	
OFFSET OR REFUND:	Not Applicable.	

This charge is made in accordance with South Burnett Regional Council's **Charges Resolution (No. 3) 2019**

DETAILS OF CALCULATION

Water Supply

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Sewerage

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Transport

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Reconfiguring a lot	3	allotments	\$2,410.00	CR Table 2.3	\$7,230.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Reconfiguring a lot	1	allotments	\$2,410.00	CR Table 2.3	\$2,410.00

Parks and Land for Community Facilities

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Reconfiguring a lot	3	allotments	\$2,009.00	CR Table 2.3	\$6,027.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Reconfiguring a lot	1	allotments	\$2,009.00	CR Table 2.3	\$2,009.00

Stormwater

Adopted Charges

Development Description	Number of Units	Units of Measure	Charge Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Discounts*

Description	Number of Units	Units of Measure	Discount Rate	Reference	Amount
Not Applicable	-	-	\$0.00	-	\$0.00

Levied Charges

Development Description	Water Supply	Sewerage	Transport	Parks & Land for Community Facilities	Stormwater	Total
Reconfiguring a lot (1 into 3)	\$0.00	\$0.00	\$4,820.00	\$4,018.00	\$0.00	\$8,838.00
Total	\$0.00	\$0.00	\$4,820.00	\$4,018.00	\$0.00	\$8,838.00

** In accordance with Section 3.3 of the Charges Resolution, the discount may not exceed the adopted charge. Any surplus discounts will not be refunded, except at South Burnett Regional Council's discretion.*

INFORMATION NOTICE

Authority and Reasons for Charge	This Infrastructure Charges Notice has been given in accordance with section 119 of the <i>Planning Act 2016</i> to support the Local government's long-term infrastructure planning and financial sustainability.
Appeals	Pursuant to section 229 and Schedule 1 of the <i>Planning Act 2016</i> a person may appeal an Infrastructure Charges Notice. Attached is an extract from the <i>Planning Act 2016</i> that details your appeal rights.
Automatic Increase Provision of charge rate (\$)	An infrastructure charge levied by South Burnett Regional Council is to be increased by the difference between the Producer Price Index (PPI) applicable at the time the infrastructure charge was levied, and PPI applicable at the time of payment of the levied charge, adjusted by reference to the 3-yearly PPI average ¹ . If the levied charge is increased using the method described above, the charge payable is the amount equal to the sum of the charge as levied and the amount of the increase. However, the sum of the charge as levied and the amount of the increase is not to exceed the maximum adopted charge the Authority could have levied for the development at the time the charge is paid.
GST	The Federal Government has determined that contributions made by developers to Government for infrastructure and services under the <i>Planning Act 2016</i> are GST exempt.
Making a Payment	This Infrastructure Charges Notice cannot be used to pay your infrastructure charges. To pay the levied charge, you must request an Itemised Breakdown showing the total levied charge payable at the time of payment. An Itemised Breakdown must be presented at the time of payment. An Itemised Breakdown may be requested by emailing info@southburnett.qld.gov.au Payment can be made at any of the following South Burnett Regional Council Offices: <ul style="list-style-type: none"> • 69 Hart Street, Blackbutt, 4314; • 45 Glendon Street, Kingaroy, 4610; • 42 Stephens Street West, Murgon, 4605; • 48 Drayton Street, Nanango, 4615; • McKenzie Street, Wondai, 4606; or

¹ 3-yearly PPI average is defined in section 114 of the *Planning Act 2016* and means the PPI adjusted according to the 3-year moving average quarterly percentage change between financial quarters. PPI Index is the producer price index for construction 6427.0 (ABS PPI) index number 3101 – Road and Bridge construction index for Queensland published by the Australian Bureau of Statistics.

- via other methods identified on the Itemised Breakdown.

Enquiries

Enquiries regarding this Infrastructure Charges Notice should be directed to the SOUTH BURNETT REGIONAL COUNCIL, Department, during office hours, Monday to Friday by phoning (07) 4189 9100 or email at info@southburnett.qld.gov.au

ATTACHMENTS

Nil

10 PORTFOLIO - WASTE MANAGEMENT

10.1 WASTE MANAGEMENT PORTFOLIO REPORT

File Number: 10-08-2022

Author: Acting Manager Environment & Waste

Authoriser: General Manager Finance and Corporate

PRECIS

Waste Management Portfolio Report

SUMMARY

Presentation of the Waste Management Portfolio Report to Council.

OFFICER'S RECOMMENDATION

That the Waste Management Portfolio Report to Council be received for information.

Waste:

Department of Environment and Science (DES) requirements:

Waste levy data reports for the month of June were submitted.

Final approvals received for waste levy exemption for On-Site Operational Purpose (OSOP) all four landfill sites.

Volumetric surveys for all four landfill sites completed and results are being reviewed prior to submission to DES.

Proposed Recycling Collection:

Waste collection contractor, J. J. Richards, were informed about the introduction of the recycling bin and requested to prepare a bin roll out plan.

Waste education contractor, EnviroCom, are preparing a waste education strategy for the 2022-23 period focusing on the introduction of the yellow lid recycling bin.

Discussions have been held with Cherbourg Aboriginal Shire Council regarding processing of the co-mingled recycling materials at their Material Recovery Facility.

Regional Waste Management Plan:

SBRC is part of the Wide Bay Burnett (WBB) as well as Darling Down Southwest (DDSW) groups. Both groups are preparing a Regional Waste Management Plan with funding provided from State Government.

A consultant (Arup) has been engaged to prepare the plan for the DDSW group. Data collection from individual councils is complete and draft report is being prepared by the consultant.

A consultant (SLR) has been recently engaged to prepare the plan for WBB group. An inception meeting with the consultant was organised on 28 July 2022 at Maryborough which was attended by the Coordinator Waste Management.

Councillors from Fraser Coast Council as well as from North Burnett Council regions participated in the inception meeting held last week at Maryborough. As part of the steering group working on these projects, it is recommended that Council nominate an elected member to be involved and provide feedback / suggestions.

Other Waste matters:

The trainee environment and waste administration officer represented Council at the Careers Market (at TAFE, Kingaroy) on 21st July 2022.

A new waste cell for general waste has been opened at Nanango landfill and an old area completed for landfilling and is being capped using the recently mulched green waste.

A new arrangement for waste cooking oil disposal is in place which is expected to result in a saving of approximately \$1,000 per year.

Illegal Dumping:

In July, total 10 Illegal dumping instances were recorded. 7 of them were at the unmanned transfer stations and 3 of them were at road reserves. 5 of the 10 instances were cleaned by the Council, 2 instances were cleaned up by the alleged offender, 1 was cleaned by unknown person and the remaining 2 are yet to be cleaned up. In total volume of illegal dumping is estimated to be 23,000 litres of which approximately 18,000 litres of illegal dumping has been cleaned up.

The Waste Management Officer and Waste Compliance officer attended DES Illegal dumping and compliance training at Maryborough during from 26th to 27th July 2022. As part of the training, they also visited waste facilities in the Gympie Regional Council, Fraser Coast Regional Council and Bundaberg Regional Council areas for learning and development.

BACKGROUND

Nil

ATTACHMENTS

Nil

10.2 ENVIRONMENT AND WASTE SERVICES OPERATIONAL UPDATE

File Number: 10-08-2022

Author: Acting Manager Environment & Waste

Authoriser: General Manager Finance and Corporate

PRECIS

Environment and Waste Services Update

SUMMARY

Environment and Waste Services Update

OFFICER'S RECOMMENDATION

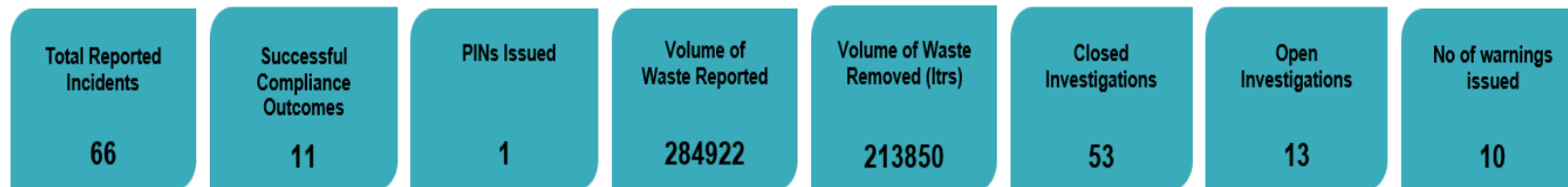
That the Environment and Waste Services Update be received for information.

ATTACHMENTS

1. **Illegal Dumping Update** [!\[\]\(e1bdc70a9006e3802acd56af7aa337d8_img.jpg\)](#) 
2. **Environment & Waste Operational Update** [!\[\]\(78e56d5e55225fd4f2631cbf51155cb8_img.jpg\)](#) 

LIVEABILITY – ILLEGAL DUMPING OPERATIONAL UPDATE

Michael Lisle
Acting Manager Planning & Environment



LIVEABILITY – ENVIRONMENT & WASTE OPERATIONAL UPDATE

Michael Lisle
Acting Manager Planning & Environment

Stats Item	Monthly	Monthly Comparative	Financial Yr. to date Cumulative	Financial Yr. to date Cumulative Comparative
	July 2022	July 2021	1/7/2022 –31/07/2022	1/7/2021 – 31/07/2021
Waste				
Waste Collection requests in total for this year to date	77	98	77	98
General Waste Enquiries	77	43	77	43
Waste collection services conducted	71846	56866	71846	56866
Animal Registrations				
New Animal Registrations	69	153	69	153
Animal to animal attack				
Animal to animal attack	6	6	6	6
Animal to person attack				
Animal to person attack	6	6	6	6
Animal management				
Animal management	114	182	114	182
drum MUSTER requests				
drum MUSTER requests	3	3	3	3
Environmental Enquiries				
Environmental Enquiries	18	21	18	21
General Local Law, unsightly, signage				
General Local Law, unsightly, signage	5	12	5	12
Overgrown allotments				
Overgrown allotments	13	13	13	13
Abandoned vehicles				
Abandoned vehicles	4	3	4	3
Parking enquiries				
Parking enquiries	3	5	3	5
Public Health Customer requests				
Public Health Customer requests	25	8	25	8
Enforcements				
Abandoned Vehicles				
Abandoned Vehicles	0	0	0	0
Animal investigations				
Animal investigations	14	14	14	14
Animal investigations (finalised)				
Animal investigations (finalised)	4	14	4	14
Declared Dog (current)				
Declared Dog (current)	0	0	0	0
Environmental				
Environmental	0	0	0	0
Impounded Dogs				
Impounded Dogs	18	27	18	27
Impounded Cats				
Impounded Cats	13	23	13	23
Overgrown				
Overgrown	6	8	6	8
Infringements				
Animals				
Animals	20	230	20	230
Non-comply of a Compliance Notice				
Non-comply of a Compliance Notice	0	1	0	1
Abandoned vehicles				
Abandoned vehicles	0	0	0	0
Applications for Licences and Approvals				
Excess Animal Applications				
Excess Animal Applications	1	0	1	0
Animal Keeping Application –Kennel/cattery				
Animal Keeping Application –Kennel/cattery	0	0	0	0
Change of Food Licensee Applications				
Change of Food Licensee Applications	0	0	0	0
Environmental Authority Applications received				
Environmental Authority Applications received	0	0	0	0
Footpath Applications Annual				
Footpath Applications Annual	0	0	0	0
Footpath Applications Short term				
Footpath Applications Short term	1	1	1	1
Market Stall Application				
Market Stall Application	2	0	2	0
New Fixed Food Business Licence Applications				
New Fixed Food Business Licence Applications	0	0	0	0
Non-Profit Food Applications				
Non-Profit Food Applications	1	0	1	0
Personal Appearance Licence Applications				
Personal Appearance Licence Applications	0	0	0	0
Private Water Samples Applications				
Private Water Samples Applications	1	0	1	0
Temporary Food Applications				
Temporary Food Applications	2	0	2	0

11 PORTFOLIO – RURAL RESILIENCE, PARKS & GARDENS, PROPERTY & FACILITY MANAGEMENT, INDIGENOUS AFFAIRS**11.1 RURAL RESILIENCE, PARKS & GARDENS, PROPERTY & FACILITY MANAGEMENT AND INDIGENOUS AFFAIRS PORTFOLIO REPORT****File Number:** 10-08-2022**Author:** Councillor**Authoriser:** General Manager Finance and Corporate**PRECIS**

Rural Resilience, Parks & Gardens, Property & Facility Management and Indigenous Affairs Portfolio Report

SUMMARY

Cr Duff presented her Rural Resilience, Parks & Gardens, Property & Facility Management and Indigenous Affairs Portfolio Report to Council.

OFFICER'S RECOMMENDATION

That Cr Duff's Rural Resilience, Parks & Gardens, Property & Facility Management and Indigenous Affairs Portfolio Report to Council be received for information.

Parks & Gardens:

Horticulture staff from the Parks crews participated in the Careers Expo held at the Kingaroy TAFE. Offering students, the opportunity to discuss career opportunities in Parks and Gardens. Students participated in potting out seedlings to be used in future plantings in the South Burnett. Hands on activity was well received from participants.

The Street Scrubber and Eco Vac has completed cleaning of streets in the CBD areas of Murgon, Wondai, Nanango, parts of Kingaroy, and Proston. Areas that have received new spray painting have not been cleaned with the scrubber as the paint has needed time to cure. The trial will continue through to the end of September.

Parks staff have been participated in the tree and garden plantings for Kingaroy Transformation Project and Blackbutt Streetscape project. Combination of the unusual heavy rainfall during winter months, extreme frosts and below average temperatures has made it challenging for the new plantings. With appropriate care and maintenance, the plantings will survive and have new growth in the spring.

Significant damage occurred to the pedestrian bridge in Memorial Park, Kingaroy in the recent rainfall event. The pedestrian bridge will remain closed. Application has been prepared and submitted under the Community and Recreational Asset Recovery and Resilience Program for funding assistance.

Clean up of debris, mud and fallen trees has commenced in Pioneer Park after the flooding in the Nanango. Council officers will carry out inspection to the footbridges that crosses Sandy Creek in the Nanango in coming weeks.

Aerodromes:

The 2022 Technical Inspection and OLS Survey of the Kingaroy Aerodrome was undertaken on the 17 March 2022 and the report received by Council on 25 July 2022. The purpose of the technical inspection is to check for non-compliance with the standards of the Part 139 MOS and to identify any deterioration or defect in the condition of the movement area or visual aids and related equipment that could make the aerodrome unsafe for aircraft operations or where the facilities, equipment, operation, aerodrome personnel or procedures do not comply with current regulations.

Twelve compliance issues and seven observations have been made within this report. Seven of the compliance issues refer to the need to lop or remove trees that infringe the various OLS surfaces of the aerodrome. Two of the compliance issues refer to some minor maintenance that needs to be completed, while two other issues are procedural in nature, requiring some amendments to be sent to Air services Australia and published about the aerodrome. The final compliance issue is to put procedures to ensure that the mandatory requirements of being a Certified Aerodrome are completed each year (Manual Validation and OLS Survey as a minimum).

Dams:

Bjelke-Petersen Dam saw many clubs/groups choosing to stay in the park over the last month (Bundaberg Holden Club, Bundaberg bible Study Group, Wide Bay Nomads, Australian Caravan Club & Home-Schooling Australia (Brisbane). All these groups stayed in various accommodation during their stays with the parks powered sites and cabins fully booked during their stays.

The conference/contractor's room is becoming popular with families or friends staying for weddings at near by locations. Contractors are also utilising accommodation during weekdays with some for extended periods. (Nurses etc working at local health facilities)

Following the recent rain event and with water from river & creeks still following into both already above capacity dam levels, the hard decision has been made to postpone both the Boondooma & Bjelke-Petersen Festival of The Dams Fishing Competitions. This decision was not made lightly but organisers wanted to ensure that this event was successful and with the current water inflows etc the dams are not fishing well and will take some time for the waters to settle and the fishing to get back to normal.

Boondooma Dam had a club visit from Toowoomba for 3 days and they only caught 2 fish during their stay, however, still enjoyed their stay.

Finishing on a positive note South Burnett Tourist Parks new promotional merchandise items that were ordered some months ago have started to arrive which is now on display and for sale at both Boondooma and Bjelke-Petersen Dams Kiosk's.

Cemeteries:

General maintenance is continuing in all our cemeteries, However, the last couple of months has been a very trying time for our Council staff, Contractors, and Funeral Directors following the amount of rain received recently which has left the grounds very saturated. I would like to take this opportunity to thank all involved for working together to find the best solution, ensuring safety of all, whilst maintaining empathy and compassion through this difficult process.

Rail Trail:

During the month of July the Kingaroy to Kilkivan rail trail has received damage due to recent heavy rainfall. The water washed over the bridge at Barambah Creek causing the trail to be cut off once again. Also, water continues to flow through Sawpit Creek causing damage to the trail and crossing. This section of the trail will remain closed, and a side road is available to bypass this area. Inspections have been carried out by staff where accessible and an application has been prepared and submitted under the Community and Recreational Asset Recovery and Resilience Program for funding assistance.

The BVRT has also received damage in recent rainfall events. Crossings have received damage and washed away rock and gravel exposing the crossings walls and structure. The repair works have also been included in a DTMR Resilience Program for flood damage. Council waits to hear on the outcome on all flood damage applications.

Property & Facility Management:

The Murgon Squash Court upgrade has recently been completed by local contractors. PCYC staff and Council are working together to develop a special opening for the facility and to welcome existing and new players back to play on the new courts. PCYC lease the building from Council and offer several services and events to the community. Some of these include the 24 hour gym, Gymnastics, Boxing, Squash, Basketball and Youth programs.

Corbet's Fuel Cell at Durong will be open for business on the 15th of August. Trucks are also continuing to utilise the hard stand in front of the fuel cell for a decoupling of trailers.

Councillors and the Mayor meet at Kumbia on the 18th of July to discuss with the community the security camera location, options for a dump point in the recreation reserve and location of the Christmas Tree at the Kumbia Hall. Further meetings with the community will occur to progress these projects as further information becomes available on land tenure.

The Tingoora community have been invited to a community meeting on the 8th of August to discuss future options for the hall and land. Meeting will be held at the Tingoora Primary School.

Boondooma Museum and Heritage Association Inc are very busy preparing for Scots in the Bush on the 17-21st of August. Tickets are on sale.

Rural Resilience:

South Burnett Regional Council called on BIEDO to host a South Burnett Ag Network Meeting to keep producers aware and alert for the Foot and Mouth and Lumpy Skin Disease.

This was hosted last Thursday at the Wondai Town Hall and was well attended by our local community.

Attendees heard from John Higgins, local Principal Biosecurity Inspector, Animal Biosecurity and a Welfare Officer from the Department of Agriculture and Fisheries.

The forum was a great opportunity to reinforce growers to review their farm biosecurity plans to ensure they are relevant and up to date.

Indigenous Affairs:

Council was honoured to be able to provide support through our Indigenous Affairs Funds to send the Taring Wunga Dance Group from Murgon State High School to attend the Creative Generation 2022. Creative Generation – State Schools onstage is Queensland's largest annual youth performing arts program, providing students with exposure to the industry.

BACKGROUND

Nil

ATTACHMENTS

Nil

11.2 MURGON ADMINISTRATION BUILDING BOUNDARY REALIGNMENT

File Number: 10-08-2022

Author: Land Investigation Officer

Authoriser: General Manager Finance and Corporate

PRECIS

Improvements located at the Murgon Administration building encroach onto the adjoining land now owned by Returned & Services League of Australia (Queensland Branch) Murgon Sub-Branch Inc.

SUMMARY

The carpark and hedges at the Murgon Administration building encroach on to the adjoining unused railway corridor which is now owned by the Returned & Services League of Australia (Queensland Branch) Murgon Sub-Branch Inc (RSL). A retaining wall of the RSL's new development encroaches on to Council's property. The RSL has requested the boundaries of three lots be realigned to remedy the encroachments.

OFFICER'S RECOMMENDATION

That the Committee recommend to Council to:

1. Apply to the Department of Resources, for a deed of grant over Lot 2 on M55131, which is a Reserve for Local Government, and set aside \$40,000 in the 2022-23 budget to convert tenure to freehold, undertake the realignment of the boundaries and relocation of water infrastructure servicing Council's administration building.
2. Approve, in accordance with Section 236 of the *Local Government Regulation 2012* as a disposal of a non-current asset to a not-for profit organisation, to dispose part of the Reserve for Local Government (being Lot 2 on M55131), which is subject to an encroachment by the Returned & Services League of Australia (Queensland Branch) Murgon Sub-Branch Inc.
3. Accept the gift of land, being that part of L110 on SP315753, which is encroached upon by ancillary improvements of the Murgon administration building (carpark and hedges).

FINANCIAL AND RESOURCE IMPLICATIONS

The costs to be incurred by Council to realign the boundaries includes:

- Payment to Department of Resources (DoR) to purchase the Reserve for Local Government and convert the tenure to freehold – estimate received from DoR for \$55-65,000 (plus GST)
- Relocation of water connection to the administration building – quote received for \$2,026.90 (plus GST)
- Cost of survey of boundaries, title correction, legal fees – estimate of \$5,000.

The conversion of tenure falls under the DoR policy, Revenue Share Policy for Local Government Operational Trust Land PUX/901/211 - SLM/2013/579 - Version 2.09. Under that policy, and after the issuing of the deed of grant, Council will be reimbursed half of the purchase price (excluding GST) less DoR's fee.

LINK TO CORPORATE/OPERATIONAL PLAN

1 ENHANCING LIVEABILITY AND LIFESTYLE

EC5 Continue to support, renew and maintain pools, libraries, halls and Customer Service Centres across our region at agreed service levels.

EC6 Appropriately support and encourage volunteers, advisory groups and community organisations to value add to Council's services and infrastructure.

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Council officers have consulted with the RSL, on site at Murgon, to identify the preferred boundary realignment, and to discuss the options for resolving the encroachments.

Council has engaged a surveyor to temporarily peg the proposed boundary realignment to aid discussion and decision-making.

Council has consulted with the Department of Resources (DoR) on the process to deal with the Reserve.

Council's Infrastructure section has provided preliminary advice on redesigning the carpark into remediate the encroachment and estimated costings.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

The realignment of the boundary, which results in land being gifted to the RSL, is a disposal of non-current asset in accordance with *S236 of the Local Government Regulation 2012*.

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

The Disposal of Assets policy applies to the gifting of land to the RSL.

ASSET MANAGEMENT IMPLICATIONS

Council is Trustee for the Reserve for Local Government which is used for the Murgon administration office. Council is the owner of all assets on the Reserve.

The realignment of the boundaries will remediate an existing encroachment of Council's improvements on to RSL land, and the new encroachment by the RSL onto Council's land as identified by survey undertaken by the RSL. The realignment will aid the RSL and Council to erect fencing on the correct boundaries and enable future planning, works or maintenance on the site without impediment.

REPORTProperty Details:

Description: Lot 2 on M55131
Area: 2059 square metres
Tenure: Reserve for Local Government
Trustee: South Burnett Regional Council
Zone: Community Facilities under the South Burnett Regional Council Planning Scheme
Overlays: Priority Infrastructure Area, Zone Precinct – CF3 – Community Infrastructure.

Council received notification from Geo Surveying dated 1 December 2021 (Attachment 1) to advise that *"there is an encroachment by a concrete path, kerb and bitumen carpark onto Lot 110 on SP315753 and further, there is an encroachment by a block retaining wall onto Lot 2 on M55131 as shown on the Identification Survey Plan IS303491"*. The RSL approached Council with a request to realign the boundaries to remediate the encroachment issues as detailed in that correspondence.

Manager Facilities and Parks, met with representatives of the RSL on site to discuss the matter and it was proposed that, if Council undertake the realignment of the boundaries and bear all costs associated with that realignment, RSL would gift that part of their land which is subject to the encroachment. The encroachment of RSL's retaining wall on to Council land would also be resolved at the same time.

The realignment of the boundary is complicated by the tenure of Council's administration office. Options have been investigated and analysed to determine the most appropriate way to resolve the encroachment issues. These options are provided for your consideration:

Option 1:

- | | |
|--|-------------|
| a) Apply to the DoR for a deed of grant over Lot 2 on M55131.
(50% of this purchase price, less admin fee, reimbursed) | \$55-65,000 |
| b) Once title issued, lodge a planning application to realign boundaries
(does not include costs to engage consultant for planning application) | \$1,610 |
| c) Resurvey the three lots and finalise title corrections. | \$5,000 |

Option 2:

- | | |
|---|---------|
| a) Lodge planning application to subdivide RSL's Lot 101 and acquire separate title for part of that Lot.
(does not include costs to engage consultant for planning application) | \$1,610 |
| b) Resurvey, legals and finalise title corrections. | \$5,000 |
| c) Reserve remains intact and Council holds an additional lot in freehold. | |
| d) RSL applies to DoR to acquire part of the Reserve. RSL retains all risk and costs for rectifying its encroachment on to Council's Reserve. | |

Option 2A:

- a) As per Option 2
- b) Council applies to DoR to include freehold parcel into the existing Reserve.

Option 3:

- | | |
|---|----------|
| a) Council removes its improvements from the encroachment area on RSL land. | \$24,000 |
| b) No further action required to acquire part of RSL land. | |
| c) RSL applies to DoR to acquire part of the Reserve. RSL retains all risk and costs for rectifying its encroachment on to Council's Reserve. | |

Murgon Administration Office draws its water supply from two water meters, one located on the Stephens Street boundary, and one located on the Gore Street boundary. The Gore Street water meter is located on the boundary of the RSL land. Therefore, there will be an additional cost of relocating water infrastructure and disconnecting from supply drawn from the Gore Street meter. Council has received a quote for \$2026.90 (plus GST) to carry out the water relocation works.

Should the preferred option include the requirement that the RSL is to acquire part of the Reserve, the RSL would be required to make application directly to DoR and pay a purchase price to DoR for the land. Council would be required to provide consent for the excision of land from the Reserve. Native Title would be assessed by DoR. Costs to RSL would include, but is not limited to:

- | | |
|---|----------------------|
| • DoR application fee | \$304.32 |
| • Cost to purchase | as determined by DoR |
| • Lodge planning application for boundary realignment | \$1,610 |
| • Cost of resurvey, legals and title corrections | \$5,000 |

ATTACHMENTS

1. Letter - GEO Surveying - encroachment notice [!\[\]\(a724a4a68298d6dff85fe378e838a60a_img.jpg\) !\[\]\(e45f0f4def98e1246d9487bb157beff5_img.jpg\)](#)
2. Murgon Admin Office - existing boundary alignment [!\[\]\(88bfc90d98dd4d34739a3a724db7c68c_img.jpg\) !\[\]\(ccf2eae7cfca7109675c84141018761f_img.jpg\)](#)
3. DoR - policy to share revenue for purchase of operational reserves [!\[\]\(c754dde1406843441f6c0eea512a4955_img.jpg\) !\[\]\(746b51a62470ff8a7f2e88408510e052_img.jpg\)](#)
4. Murgon Admin - Redesign and Costings [!\[\]\(472ac2555471ae84db2aed85219cff5f_img.jpg\) !\[\]\(0156b619ef299fbf9285ad8ef06a4e2a_img.jpg\)](#)

RECEIVED
08 DEC 2021



PO Box 2128
NOOSAVILLE BC Qld 4566
p 07 5471 2277
e david@geosurveying.com.au
www.geosurveying.com.au

1 Dec 2021

South Burnett Regional Council
PO Box 336
Kingaroy
QLD 4610

Dear Sir/Madam

Re: ENCROACHMENT NOTICE

In accordance with S.18 of the Survey and Mapping Infrastructure Act 2014, I hereby advise that there is an encroachment by a concrete path, kerb and bitumen carpark onto Lot 110 on SP315753, and further, there is an encroachment by a block retaining wall onto Lot 2 on M55131, as shown on Identification Survey Plan IS303491.

A copy of this plan is enclosed herewith.

Yours sincerely

David Baker
PRINCIPAL
GEO SURVEYING

MEETING	CC	R Bayntun	CEO		GMC&ED	
	VIEW	L Petersen	MAYOR		GMF&IS	
					GMI	
+ ATTACHMENTS →					GMP&E	

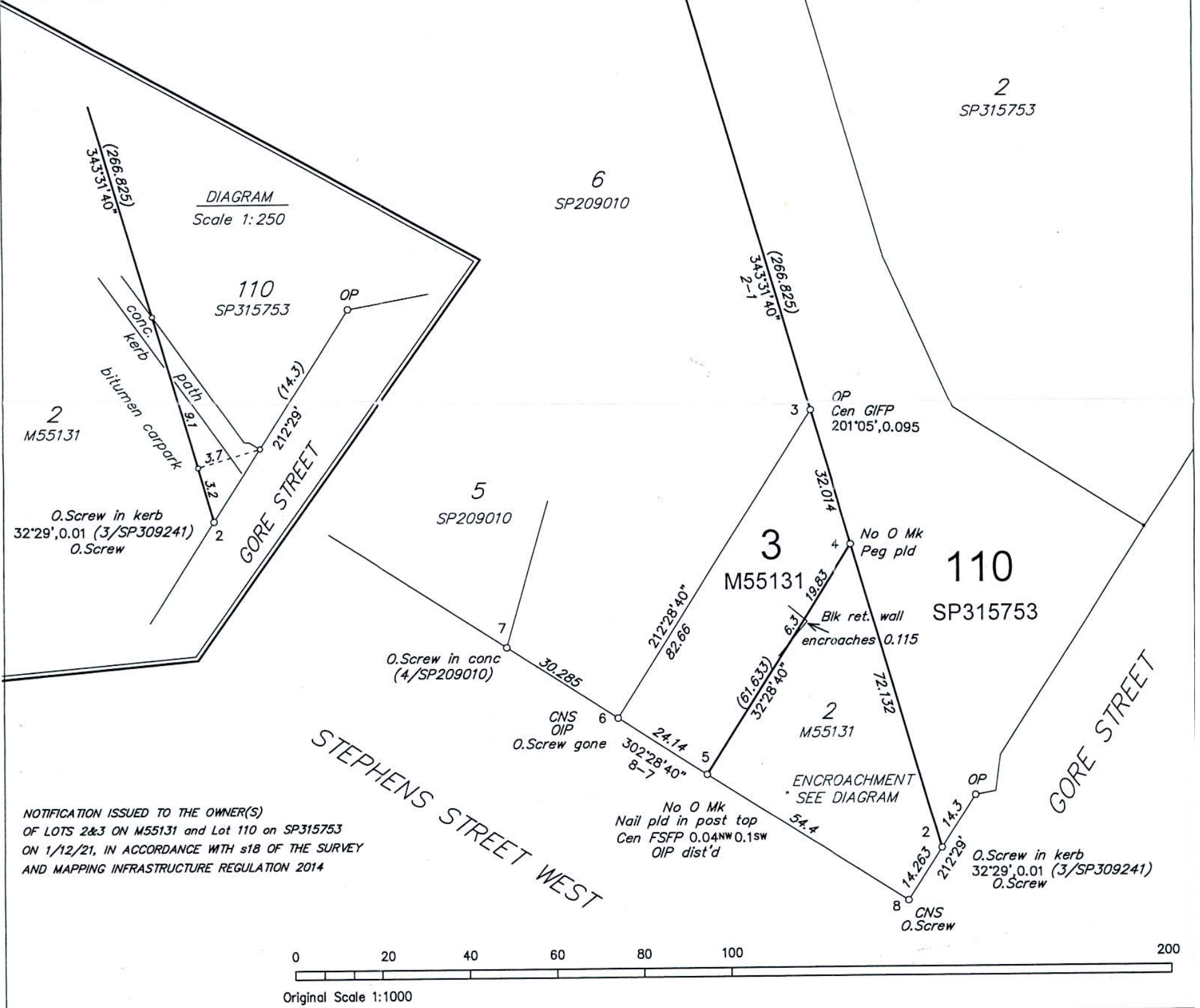
Sheet 1 of 1

PERMANENT MARK				
STN		BEARING	DIST	REMARKS
1	OPM 4601	325°29'20"	32.589	4/M55131

REFERENCE MARKS				
STN		BEARING	DIST	REMARKS
1	OIP not srch'd	295°0'	0.74	Vide 11/SP309241
1	Nail in kerb	325°49'	26.818	
2	O.Screw in conc	117°08'	1.09	3/SP309241
5	OIP dist'd, new ref	216°10'	0.614	29/M55131
6	OIP	212°29'	0.604	30/M55131
6	Nail fd in kerb	231°40'	6.114	
6	O.Screw gone	133°39'20"	8.535	IS177853
8	O.Screw in kerb	248°20'30"	7.832	7/SP209010

Reinstatement Report

- All measurements in close agreement with SP209010 and SP309241
- Stn 5 fixed by orig. distance from stn 6 leaving an excess of 0.085 to stn 8
- Original angle off Stephens St West at stn 5 used to fix stn 4



NOTIFICATION ISSUED TO THE OWNER(S)
OF LOTS 2&3 ON M55131 and Lot 110 on SP315753
ON 1/12/21, IN ACCORDANCE WITH s18 OF THE SURVEY
AND MAPPING INFRASTRUCTURE REGULATION 2014

I, David Neil BAKER hereby certify that the land comprised in this plan was surveyed by me personally and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 25/11/21

[Signature]

Cadastral Surveyor

Date 1-12-21



PO Box 2128 Noosaville BC Qld 4566
p 07 5471 2277 e david @ geosurveying.com.au
www.geosurveying.com.au

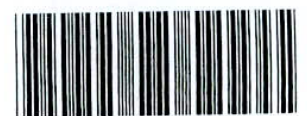
IDENTIFICATION SURVEY OF
part of Lot 110 on SP315753
& part of Lot 3 on M55131

LOCALITY: Murgon

Date: 30/11/21 Scale: 1:1000



Surveyed: DB Drawn:

File Ref: 211105



IS303491



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Revenue Share Policy for Local Government Operational Trust Land PUX/901/211

SLM/2013/579

Version 2.09

Last reviewed 28/07/2017





This publication has been compiled by Operations Support – Land, Department of Natural Resources and Mines.

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Version History

Version	Date	Description/Comments
1	05/07/2007	Replaces Government Land Disposal Policy 9 - Revenue Share Policy for Surplus Local Government Operational Reserve Land (GLP/2004/1418 Version 1)
1.1	12/07/2007	Minor Amendment to correct typing errors
2	24/12/2007	Updated to reflect Land Act amendments, Endorsed by Scott Spencer, Director-General, Department of Natural Resources and Water
2.1	10/03/2008	Minor amendment to correct GST in Attachment B
2.2	15/10/2008	Minor amendments to correct GST in Policy
2.3	27/08/2009	Minor change to wording due to amendments in the Acquisition of Land Act 1967
2.4	31/01/2011	Minor updates to reflect departmental name change to DERM
2.5	03/10/2012	Minor updates to reflect departmental name change to DNRM
2.6	13/03/2013	Updated to change government logo
2.07	19/03/2014	Updated to new DNRM template
2.08	21/06/2016	Minor amendment to review and insert text on new template
2.09	28/07/2017	Minor amendment to add "saleyards" to attachment A

Approval

Position	Name	Date
Director, Operations Support - Land	Rod Kent	28/07/2017



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Purpose

To provide improved opportunities for the rationalisation of under-performing and surplus existing operational reserve and deed of grant in trust land assets controlled by local governments, as trustee; and assist local governments with the transition to a more appropriate tenure to manage essential operational reserve and deed of grant in trust land assets.

Rationale

In 1991, the Queensland Government introduced a series of policies to encourage State government departments to actively pursue a measured asset rationalisation program. This program has and continues to be successful in the identification of real property assets that are no longer required by State government departments for the delivery of its core services.

This contemporary asset management practice has scope for wider application to other State owned property controlled by local governments.

Local governments control, as trustee, State land that has been set apart under the *Land Act 1962* and precedent Acts for the service delivery functions and purposes of local governments. These properties, generally referred to as operational trust land, consist of reserves or deeds of grant in trust for purposes such as local government, depots, workshops and car parks, etcetera and a list of these operational purposes is as per Attachment A.

The quality of the State's reserve land portfolio should, in general, reflect areas of State land that are of State and local significance. As such, the portfolio would be enhanced as an outcome of an assessment to determine more appropriate uses and tenure for local government operational trust land.

Surplus operational trust land

From a property asset review process and as a consequence of a most appropriate use assessment it could be expected that operational trust land surplus to the service delivery requirements of a local government may be reallocated to a community purpose. In other instances where the nature of the property, surrounding tenure environment and/or strategic public requirements indicates that the land should not be allocated for sale or use for community purposes, then offering the land for lease under the *Land Act 1994* will most likely provide the most appropriate land management outcome. In addition to the aforementioned opportunities, there will be the economic incentive from a property asset review process to generate revenue to the State and the local government from the sale of surplus operational trust land.

Essential operational trust land

From time to time a local government's use of operational trust land for its gazetted purpose may diminish and the local government may determine that the land is required for another essential public purpose (e.g. building/administration centre) that will facilitate the local government's service delivery functions. The *Land Act 1994* generally does not support the use of operational trust land for a purpose that is inconsistent with the gazetted purpose; or dedication of land as a reserve for a public purpose. However, in these instances there is provision under the *Land Act 1994* for the land to be sold as freehold, without competition, to the local government.



Operational trust land is also used for purposes which under contemporary tenure principles freehold tenure is preferred for better management of the land. In recognition of this government policy, the *Land Act 1994* provides for the sale of the land to the local government in instances where freehold tenure would be more appropriate for the purpose for which the land is used.

Outcomes

Outcomes of a program to allocate local government operational trust land to more appropriate uses and tenure include:

- a more efficient reserve portfolio;
- a more appropriate tenure for the future management of the land;
- surplus land allocated to more appropriate uses; and
- a financial return on the State's equity in operational trust land.

Policy

Local governments, as trustee of trust land* dedicated for the purposes and service delivery functions of local governments (referred to under this policy as operational trust land), are eligible to receive 50% of the revenue (after costs) from the sale of all local government operational trust land.

*Trust land is defined in the *Land Act 1994* as being land that comprises a reserve or a deed of grant in trust. A reference to operational trust land in this Policy is taken to be a reference to part or the whole of the land.

Note: This Policy does not apply to trust land dedicated for a community purpose as defined in Schedule 1 of the *Land Act 1994*; for example, gardens, park, public hall, recreation, sport, etcetera.

The sale of all local government operational trust land must be undertaken and managed by the Department of Natural Resources and Mines (DNRM).

The policy may be applied to the following dealings: -

- a. sale of surplus operational trust land to the public or private sector; or
- b. sale of essential operational trust land to the current local government trustee for a public purpose for which land may be lawfully taken by the local government, under the *Acquisition of Land Act 1967*.

Where a local government no longer has a requirement for operational trust land and a decision is made that the land is needed in the public interest for a different use (in terms of s.33 of the *Land Act 1994*) for example, the land is to be offered for lease or set apart for a community purpose under the *Land Act 1994*, this policy will not apply and the local government will not be entitled to any revenue.



GUIDING PRINCIPLES FOR APPLICATION OF THE POLICY

1. Local governments, as trustee of operational trust land, are not authorised to sell the land (s.54 of the *Land Act 1994*).
2. The provisions of the Land Act 1994 and the State government's land disposal policies are the guiding principles for managing and administering government owned property assets. The principles pertaining to the allocation of property assets require that properties must be assessed and evaluated to determine their most appropriate tenure and use before an allocation decision is made.
3. To the extent practicable, the most appropriate tenure and use and subsequent allocation should achieve ecological sustainability by balancing and integrating the following elements:
 - the protection of ecological processes and natural systems;
 - optimum financial return to and economic development of the State; and
 - the enhancement of the cultural, economic, physical and social wellbeing of people and communities.

Surplus operational trust land

1. When a local government declares operational trust land as being surplus to its service delivery requirements, the Department of Natural Resources and Mines (DNRM) will manage a program of assessment, allocation and disposal of the surplus property in accordance with the *Land Act 1994* and the State government's land disposal policies.
2. The assessment of surplus operational trust land to determine its most appropriate use will have regard to native title rights and interests, if any. No decision will be taken to reallocate land to an alternative use where such use would adversely impact on native title rights and interests that may exist over the land.
3. DNRM will, when it is considered appropriate, seek required amendments to the planning scheme to reflect the assessed most appropriate use; or will condition the sale of the land to ensure that the purchaser obtains local government planning approval to achieve the property's most appropriate use.
4. Local governments electing to avail themselves of the State's revenue share policy will be required to agree that in the event the assessment of surplus operational trust land finds that the most appropriate use is for a community purpose, as defined under Schedule 1 of the *Land Act 1994*, the local government will unconditionally accept trusteeship of the property or provide the State with an acceptable name of an appropriate incorporated body or persons to effectively manage the reserve in accordance with the *Land Act 1994*.
5. In the event of a sale of surplus operational trust land (with or without competition; or to a public sector agency) and after settlement, 50% of the purchase price (excluding GST), less DNRM's fee and any other costs (as per Attachment B) will be remitted to the respective local government.
6. The responsibilities of local governments and DNRM in dealing with surplus operational trust land are set out on Attachment C, together with identified outcomes from dealing with surplus operational trust land.



Essential operational trust land

Although a local government as trustee may apply for a deed of grant over an operational reserve under section 34I of the Land Act, and essential operational trust land may be used for an inconsistent action, subject to the provisions of section 52(3), local government must purchase the trust land in accordance with government policy as provided for hereunder:

1. A local government trustee may apply to DNRM to have essential operational trust land reallocated to the local government as a deed of grant (freehold).
2. The local government will be required to provide DNRM with a Statutory Declaration certifying the current and proposed use of the land; and include a statement declaring the local government has no plans to sell the property.
3. DNRM will consider the relevant provisions of the *Land Act 1994* (sections.16, 28, 34I for the whole of a reserve, 33 and 122) and determine if it is appropriate to make an offer to the local government to have the land reallocated as a deed of grant.
4. Note: In the event that DNRM determines that native title rights and interests may continue to exist over the essential operational trust land, the local government will be required to take appropriate action to secure the surrender or compulsory acquisition of these rights and interests to facilitate the issue of a deed of grant.
5. An offer to reallocate the operational trust land as a deed of grant will require the local government to pay a purchase price for the land, equivalent to the full current market value for the land. Payment of GST, Stamp Duty and other statutory costs may also be a requirement of the offer. The local government will also be required to provide DNRM with a plan of survey of the subject area, if needed for the issue of a deed of grant.
6. Following issue of the deed of grant, 50% of the purchase price (excluding GST), less DNRMs fee (as per Attachment B) will be remitted to the respective local government.
7. However, if the local government can provide written evidence that the operational trust land was purchased in the past by the local government and the previous prevailing government policies did not allow for freehold title to be held by the local government, then in these situations, the operational trust land can be made available to the local government for payment of the service provision fee of \$1,200 plus GST only.

Responsibilities

All officers with appropriate delegations under the *Land Act 1994*, in particular State Land Asset Management officers within regions.

Definitions

Trust land is defined in the *Land Act 1994* as being land that comprises a reserve or a deed of grant in trust.

Operational Trust Land - is trust land which was set aside under the *Land Act 1962*, unless its purpose is a community purpose as defined in Schedule 1 of the *Land Act 1994*. It is then "community purpose trust land". Examples of operational trust land are reserves for local government purposes and library purposes.

Community Purpose - is the primary purpose for which a reserve or a deed of grant in trust may be used in accordance with the *Land Act 1994*.

Legislation

The *Land Act 1994*

ATTACHMENT A

Purposes of operation trust land controlled by local governments	
Abattoir	Pipe Line
Aerodrome	Port and Harbour
Aged Peoples Home	Pound
Ballast	Pumping Station
Building	Quarry
Departmental and Official	Rubbish/Refuse Disposal
Education	Reservoir
Electrical Works	Saleyards
Fire Brigade	Sand
Gravel/Road Metal	Sanitary
Health	Sewerage
Hospital	Shire Hall
Kindergarten	Stock Control
Landing Ground/Place for Aircraft (not boats)	Stock Dip
Library	Stock Trucking
Local Government	Storage of Water
Magazine	Water Supply/Waterworks
Municipal	Wharf
Museum	

ATTACHMENT B

Surplus operational trust land - In accordance with the following fee structure approved by Queensland Treasury, DNRM will retain from any sale proceeds (purchase price) a fee to cover costs incurred by DNRM in managing the disposal of surplus *operational trust land*.

Purchase/Sale Price	Fees for Disposal via the Land Act and or Open Market	Fees for Inter-Agency** Transfer/Sale
Up to \$4,000	Fee equivalent to the sale price	Fee equivalent to the sale price but no more than \$1,200
\$4,000 to \$50,000	\$4,000 flat fee.	\$1,200 flat fee.
\$50,000 to \$1M	8% of Purchase Price.	4% of Purchase Price.
\$1M to \$3M	8% of first \$1M plus 7% of Purchase Price in excess of \$1M, to a maximum fee of \$210,000.	\$40,000 plus 4% of Purchase Price in excess of \$1M, to a maximum fee of \$80,000.
\$3M to \$5M	7% of first \$3M plus 6% of Purchase Price in excess of \$3M to a maximum fee of \$300,000.	Maximum fee of \$80,000.
\$5M to \$10M	6% of first \$5M plus 5% of Purchase Price in excess of \$5M, to a maximum fee of \$550,000.	Maximum fee of \$80,000.
Above \$10M	By negotiation.	By negotiation.

**For the purpose of calculating the appropriate fee, Inter-Agency Transfer/Sale is defined as a transfer of land to a State government department, Government Owned Corporation, Commonwealth department, local government and statutory authority.

DNRMs fee will cover costs incurred, including:

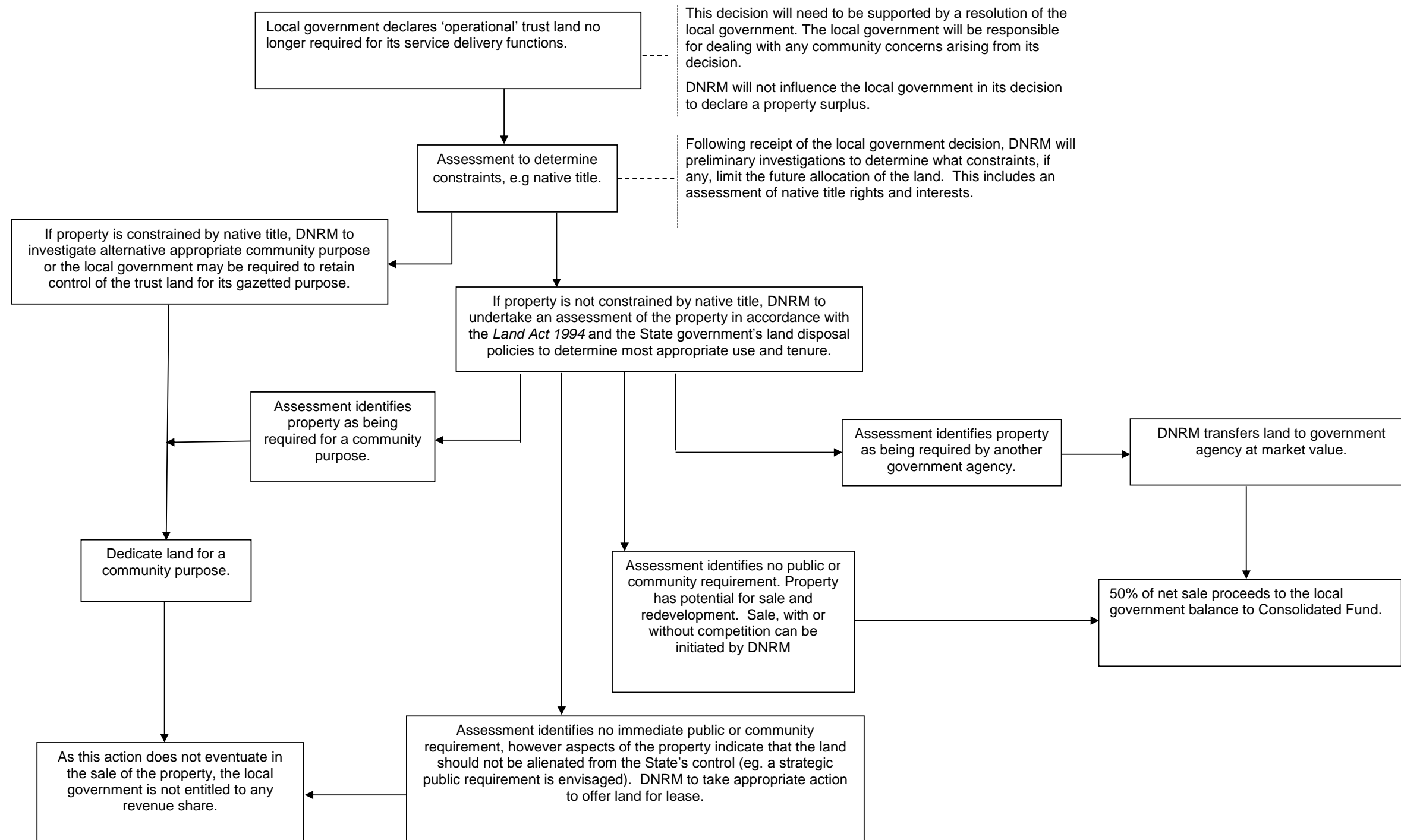
• Real Estate Agents Commission	• Advertising
• Cadastral surveys	• Legal advice
• Valuation advice	• Property maintenance, clearing/slashing
• Market research	• Material change of use costs

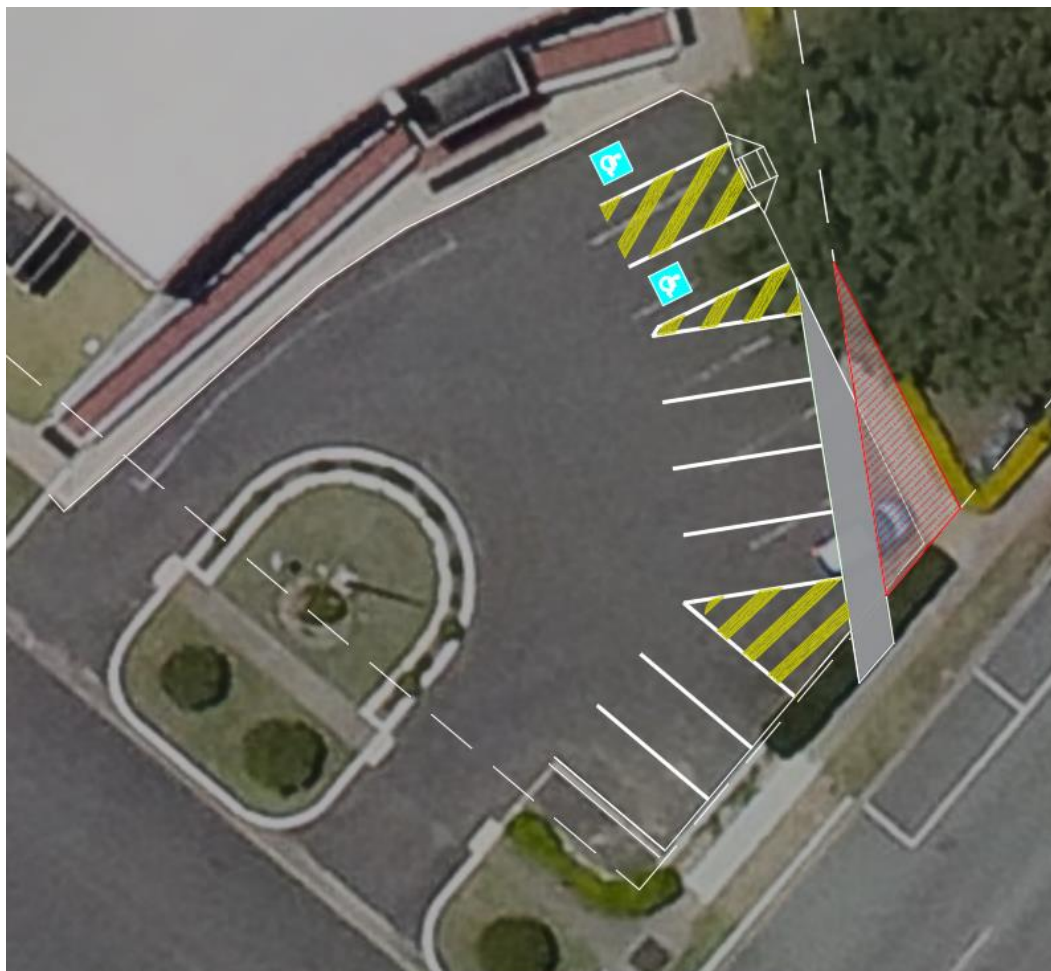
All other costs incurred in preparing and presenting the property for sale will also be deducted from the gross sale proceeds and 50% of the net sale proceeds will be remitted to the respective local government.


Essential operational trust land – For the reallocation of essential operational trust land to a local government as a deed of grant (freehold), DNRM only will retain from the sale proceeds (purchase price) the minimum fee of \$1,200 to cover costs incurred by DNRM in managing the action.

ATTACHMENT C

PROCESS FOR DEALING WITH SURPLUS LOCAL GOVERNMENT OPERATIONAL TRUST LAND





		Estimate of Cost					
		Murgon Carpark - Reconfiguration					
Prepared By: SBRC Date Issued: 05/07/2022 Drawing: Concept Plan Only		Estimate of Cost (Revision A) Option 1					
		Work Order	Activity Code	Activity	UOM	Quantity	Unit Rate \$c
		SITE FACILITIES AND CAMP					
	RC1101	Site Establishment	Lumpsum	1	\$2,500.00	2,500.00	
		PROVISION FOR TRAFFIC					
	RC1201	Road Signage and Traffic Control - Project Duration	Lump sum	1	\$2,000.00	2,000.00	
		PAVEMENT DRAINAGE					
	RC2404	Concrete kerb and channel	m	15	\$200.00	3,000.00	
	RC2405	Kerb Ramp	Each	1	\$1,000.00	1,000.00	
		PROTECTIVE TREATMENTS					
	RC2631	Hand placed concrete footpaths, 100mm thick	m2	20	\$200.00	4,000.00	
		EARTHWORKS, EXCAVATION					
	RC3216	Excavation & disposal of unsuitable material	lump	1	\$1,500.00	1,500.00	
		UNBOUND PAVEMENTS					
	RC8100	Parking Bay Wheel Stops	each	9	\$120.00	1,080.00	
		GUIDANCE & INFORMATION SYSTEMS					
	RC6121	Supply & install of regulatory, warning & hazard sign faces - (PWD Signs)	each	2	\$250.00	500.00	
		LINE MARKING					
	RC6302	Pavement marking various	Lumpsum	1	\$2,500.00	2,500.00	
					Sub total	18,080.00	
		COUNCIL OBLIGATIONS					
	RC9100	Engineering survey (pick up and set-out)	Lump sum	1	\$1,000.00	1,000.00	
	RC9101	Engineering design	Lump sum	1	\$1,000.00	1,000.00	
	RC9102	Project support	Lump sum	1	\$500.00	500.00	
	RC9103	Pre-construction soil testing	Each	1	\$250.00	250.00	
	RC9104	Project management	Lump sum	1	\$1,000.00	1,000.00	
	RC9105	Project Contingency and Escalation	%	10%		1,900.00	
					Total Estimated Amount	23,730.00	
		Approved:			Date:.....		

11.3 GIFT OF LAND - RETURNED SERVICES LEAGUE - KINGARROY**File Number: 10-8****Author: Land Investigation Officer****Authoriser: General Manager Finance and Corporate****PRECIS**

Returned Services League Kingarroy have approached Council to acquire land for residential development.

SUMMARY

The Returned Services League of Kingarroy have approached Council to acquire land for residential development. Council have identified land that may be made available for their needs.

OFFICER'S RECOMMENDATION

That the Committee recommend to Council to:

1. That South Burnett Regional Council:-

- (a) Investigate further the availability of Council-owned land to transfer to the Kingarroy/Memerambi Sub Branch Inc of the Returned Services League, for nil consideration in accordance with Section 236(1)(b)(ii) of the *Local Government Regulation 2012*.

FINANCIAL AND RESOURCE IMPLICATIONS

By gifting land, Council does not realise the full market value of the land and has a negative impact on Council's budget with a capital expense loss of the book value of the asset.

Council would save ongoing holding costs such as maintenance and would benefit from ongoing rates revenue from the asset being held in private ownership.

LINK TO CORPORATE/OPERATIONAL PLAN

Corporate Plan - IN9 Undertake an audit to identify Council land that can be divested.

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

RSL made presentation to Council at Community Engagement Day on 11 July 2022 seeking a gift of land for their residential development.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

A gift of land to a not-for-profit organisation is disposal of a non-current asset in accordance with Section 236 of the *Local Government Regulation 2012*.

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

This disposal is in accordance with the Disposal of Asset Policy.

ASSET MANAGEMENT IMPLICATIONS

Should land be gifted to the RSL, Council would not incur any ongoing maintenance costs.

REPORT

Council has received a request from the Kingarroy Sub branch of the Returned Services League requesting a gift of land to build residential accommodation.

Committee of the RSL Kingaroy presented to Council at the Community Engagement Day on 11 July 2022.

Council has undertaken a review of its landholdings and there is a shortage of land that can be divested from the Council-owned portfolio. The portfolio is being reviewed again to identify any opportunities that may exist for this development.

Investigations have commenced and two properties have been identified as possible options but require further investigation to determine suitability and full costs to develop and opportunity cost to Council.

Address: 1 Pound Street, Kingaroy
RPD: Lot 13 on RP814986
Area: 2.674 hectares
Zoning: Principal Centre
Brief Description: Vacant, regular shaped large allotment zoned Principal Centre.
Analysis: The property has been previously committed for community mental health hub which is waiting for funding approval.
Part of the property could be subdivided but the subdivision would trigger a planning application under the Planning Act which is impact assessable as multi-residential dwellings as the proposed use is inconsistent with the current zoning.

Address: Alford Street, Kingaroy (Earl Park)
RPD: Lot 117 on FY2822
Area: 4.021 hectares
Zoning: Recreation and Open Space
Brief Description: Vacant, irregular shaped large allotment zoned Recreation and Open Space.
Part of the property could be subdivided but the subdivision would trigger a planning application under the Planning Act which is impact assessable as multi-residential dwellings as the proposed use is inconsistent with the current zoning.

ATTACHMENTS

Nil

11.4 COMMUNITY AND LIFESTYLE OPERATIONAL UPDATE

File Number: 10-08-2022

Author: Manager Community & Lifestyle

Authoriser: General Manager Finance and Corporate

PRECIS

Liveability – Community and Lifestyle Operational Update.

SUMMARY

Liveability – Community and Lifestyle Operational Update.

OFFICER’S RECOMMENDATION

That the Community and Lifestyle Operational update be received for information.

BACKGROUND

Nil

ATTACHMENTS

1. Community & Lifestyle Operational Plan July 2022 [↓](#) 

LIVEABILITY – COMMUNITY AND LIFESTYLE OPERATIONAL UPDATE

Jennifer Pointon
Manager Community & Lifestyle

2022/23 Works for Queensland Projects

Department of State Development, Infrastructure, Local Government and Planning
Queensland State Government

Item	Description	Actions
Aerodrome Fencing	Kingaroy Perimeter fencing	100% completed
Aerodrome Fencing	Wondai Perimeter fencing	100% completed

2022/23 Capital Works - South Burnett Regional Council Communities

Item	Description	Actions
Coolabunia Saleyards	Asset Upgrades	Design stage
Boondooma Dam Tourist Park	Painting Managers Residence and Cabins	Design stage
Bjelke Petersen Dam Tourist Park	Installation of 9 spilt air-conditioners; upgrade kiosk kitchen and floor; installation car ports; additional shower	Design Stage; seeking external funding
Kingaroy Aerodrome Fuel Cell	Repainting of above ground tanks	Design stage
Wondai Aerodrome	Reseal Carpark	Design Stage

2022/24 Regional Airports Program

Department of Infrastructure, Transport, Regional Development, Communication and the Arts.
Australian Government

Project Name	Description	Status
Kingaroy Airport lighting upgrade	Funded by the Australian Government to design & construct runway lighting	Preliminary design stage 10% completed

2022/24 Black Summer Bushfire Recovery Grants Program

Department of Industry, Science, Energy and Resources
Department of the Prime Minister and Cabinet

Project Name	Description	Status
Community Connection – Local Built	Empower and strengthen community health and wellbeing whilst creating more employment opportunities and tourism ventures that support local producers and suppliers. Supporting community needs from the 2019-20 bushfires and build resilience from exposure to future hazard events.	Recruitment process at interview stage. Funding agreement developed to partner with KCCI to deliver South Burnett Region's Accelerator Business Coaching program.

2022/24 Resources Community Infrastructure Fund		
Resources Community Infrastructure Fund – round 2		
Project Name	Description	Status
Kingaroy Mental Health and Youth Hub	Construction of a mental health and youth building in Kingaroy	Waiting grant announce

CAPEX Update

Project Name	Description	Status
Cemeteries	Wondai and Nanango new Columbarium walls	95% - Landscaping
	Blackbutt new Columbarium Wall	95% - Landscaping
Saleyards	Coolabunia – troughs, water & yard repairs	100% Completed

LEASING

Item	Description	Actions
Ringsfield House, Nanango	Advisory Committee	Terms of Reference approve. Community Information Session to be held at Ringsfield House Chapple – 29 August 2022
Area 21 – Kingaroy Aerodrome	New site released by tender	Still under negotiation
Shop 70 – Lamb Street Murgon	Shop to be tendered and targeted to new start up business	Report provided to Council for consideration.
Hivesville Progress Association Inc.	Community project on Hivesville Park land.	Community Stakeholder meeting to be held in August
Durong Hall	Licence to Occupy is due to expire	Licence provided to the group for signing
Wondai Tennis Courts	New Lease to support the Wondai and District Tennis Association to upgrade the court surface.	Lease has been returned for execution.
Nanango Netball Courts	A new tenure arrangement to support the reactivation of the club	Surveyor has completed on ground works
Murgon Show Society	Request to install new shed	Consent provided to install new shed
Blackbutt District Community Organisation - community gardens	Group have requested permission to install a permanent gazebo within the Licence Area.	Additional information has been provided to the group for consideration.
Proston Showground Reserve	Investigate and realign boundaries to support future growth and development of the site in conjunction with	Department of Resources to provide feedback

	Proston community groups	
Kingaroy and District Tennis Association Inc.	Group wish to enter new lease	Lease sent to group for signing
Barambah District Aero Club	Renewal of Licences (x3)	Reports to Council
Farmland – Kingaroy Aerodrome	Farmland offered for Lease	Stakeholder meeting with Kingaroy Soaring Club
Support has been provided to Barambah Bee Keeping Association, Kingaroy Men's Shed, Bunya Mountains Community Association, Wondai Country Club Inc.		

Cemetery Update

Stats Item	Monthly		Year to Date Cumulative	
	2022/23	2021/22	2022/23	2021/22
	01/07/22- 31/07/22	01/07/21- 31/07/21	01/07/22- 31/07/22	01/07/21- 31/07/21
Cemeteries	Burial/Ashes	Burial/Ashes	Total	Total
Blackbutt	0	0	0	0
Booie	0	0	0	0
Kumbia	0	0	0	0
Memerambi	0	0	0	0
Mondure/Wheatlands	0	0	0	0
Murgon	2	2	2	2
Nanango	4	2	4	2
Proston	2	2	2	2
Taabinga	8	3	8	3
Tingoora	0	0	0	0
Wondai	0	3	0	3
Total	16	12	16	12

Customer Requests

Category	Monthly 01/07/22 – 31/07/22	Year to Date Cumulative 01/07/22 – 31/07/22	Year to Date Cumulative 01/07/21 – 31/07/21
Airports	4	4	4
Cemetery	13	13	14
Dams	0	0	3
Saleyards	1	1	0
Total	18	18	21

Dams Update

Stats Item	Monthly		Year to Date Cumulative			
	2022/23		2022/23		2021/22	
	01/07/22-31/07/22		01/07/22-31/07/22		01/07/21-31/07/21	
Dams Accommodation Numbers	Boondooma Dam	BP Dam	Boondooma Dam	BP Dam	Boondooma Dam	BP Dam
Cabins	168	226	168	226	106	255
Bunkhouse	31	N/A	31	N/A	3	N/A
Powered Sites	299	568	299	568	139	476
Unpowered Camping	189	147	189	147	305	97
Contractor / Conference Room	N/A	10	N/A	10	N/A	13
Total	687	951	687	951	553	841

Saleyards Update

Stats Item	Monthly 01/07/22- 31/07/22	This month last year	Year to date Cumulative 01/07/22- 31/07/22
Coolabunia Saleyards			
Dipping (Agent & Private)	789	1982	789
Inspection (Private)	373	1327	373
Consignment / Transit (Private)	173	1023	173
Weighed (Agent & Private)	318	793	318
Sold (Agent)	335	658	335
Spray	1	0	1
Nanango Dip Yard			
Cattle Dipped	0	50	0

11.5 GRANT APPLICATION - TOURISM EXPERIENCE DEVELOPMENT FUND**File Number: 10-08-2022****Author: Manager Community & Lifestyle****Authoriser: General Manager Finance and Corporate****PRECIS**

A grant opportunity for capital works projects at the Bjelke Petersen Dam Tourist Park.

SUMMARY

The Department of Tourism Innovation and Sport have opened a Tourism Experience Development Fund to support projects that increase customer experiences. South Burnett Regional Council is an eligible applicant.

OFFICER'S RECOMMENDATION

That the Committee recommends to Council:

- That Council develop and submit an application to the Tourism Experience Development Fund for the following capital works plan.

Project	Description
Install (9) new split air-conditioners into cabins. Bjelke Petersen Dam	Upgrade air conditioners
Install new Vinyl in Kiosk Kitchen (compliance with food safety) Bjelke Petersen Dam	Upgrade flooring to improve functionality of Kiosk Kitchen
Sand & Polish Kiosk Public Area. Bjelke Petersen Dam	Upgrade Kiosk flooring.
Purchase & Installation of New Carports. Bjelke Petersen Dam	Install Cabin carports
Installation of Shower in Accommodation/Contractors facility. Bjelke Petersen Dam	Install new showers to single cabin accommodation.
Boondooma Kiosk improvements	Internal & external paint, carpet & A/C
	Total project costs: \$200,000

- That the current capital works program allocation of \$127,000 be earmarked for this project and subject to the grant application being approved, an additional \$23,000 be provided in the 1st quarter capital budget review to fund Council's portion of the total project costs (i.e., 75% \$150,000 of total project cost of \$200,000).
- That should the grant application be unsuccessful a revised capital works program be prepared with a reduced scope of works matching the original budget allocation of \$127,000.

FINANCIAL AND RESOURCE IMPLICATIONS

Council has allocated \$127,000 in the annual capital works program to undertake works to continually improve the Bjelke Petersen Dam and Boondooma Dam.

The projects identified as part of the proposed Tourism Experience Development Fund are expected to provide a greater return on investment over the identified capital works program.

LINK TO CORPORATE/OPERATIONAL PLAN

GR5: Continue to provide and investigate options to improve our dams as tourist attractions as an important community asset.

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Council's Coordinator of Commercial Enterprises and Manager of Community and Lifestyle have met with the Dam Managers to discuss the capital works budgets and key projects. The Managers and Officers have identified key capital projects that would increase the customer experience.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

NIL

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

NIL

ASSET MANAGEMENT IMPLICATIONS

Council has identified capital improvement items that will improve the asset and increase the customer experience for visitors of the Dams.

REPORT*Current Capital Works Program 2022/23*

Boondooma Residence and Kiosk - Bathroom, internal & external paint, carpet & A/C	102,000
BP Dam Manager's Residence - Painting internal/external	25,000

It is considered the proposed projects identified as part of this grant funding will provide a greater return on investment over the identified capital works program and is suggested the current capital works program be amended in favour of the identified projects listed below.

Grant Name: Tourism Experience Development Fund

Funding Pool: \$15 Million

Total grant available per application: \$200,000

Applications close: 26 August 2022

Applicant contribution: 75% of project costs

Key Objectives:

- Deliver new and enhanced tourism products and experiences that may include contemporary refresh of existing products and experiences, diversifying the tourism offering in a region and/or improving the customer experience
- Increase overnight visitor numbers and expenditure
- Deliver regional economic, community impact and sustainability benefits.

Eligibility:

- a private sector business – for example, a for-profit

- a not-for-profit organisation – for example, a community organisation
- a local government authority.

Identified projects

Project	Description	Estimated Costs
Install (9) new split air-conditioners into cabins	Upgrade air conditioners	\$22,500
Install new Vinyl in Kiosk Kitchen (compliance with food safety)	Upgrade flooring to improve functionality of Kiosk Kitchen	\$7,000
Sand & Polish Kiosk Public Area	Upgrade Kiosk flooring.	\$5,000
Purchase & Installation of New Carports	Install Cabin carports	\$65,000
Installation of Shower in Accommodation/Contractors facility.	Install new showers to single cabin accommodation.	\$20,000
Boondooma Kiosk improvements	Internal & external paint, carpet & A/C	\$81,500
Total project costs:		\$200,000

ATTACHMENTS

Nil

11.6 RENEWAL OF LICENCE TO OCCUPY - BARAMBAH AND DISTRICT AERO CLUB - HANGAR 6**File Number: 10-08-2022****Author: Lease Officer****Authoriser: General Manager Finance and Corporate****PRECIS**

The Barambah District Aero Club Inc. renewal of the Licence to Occupy for Hangar 6 located at the Wondai Aerodrome.

SUMMARY

The Barambah District Aero Club Inc. have requested to renew the Licence to Occupy for Hangar 6 located at the Wondai Aero Club due to expire in September 2022.

OFFICER'S RECOMMENDATION

That the Committee recommend to Council that:

1. That South Burnett Regional Council, in accordance with *s236(1) (b)(ii)* of the *Local Government Regulation 2012*, enter into a Licence to Occupy with the Barambah District Aero Club Inc. for Hangar 6 as part of Lot 5 on RP83495 for a term of 5 years with an option for 5 years for a rental amount of \$155.12 (plus GST) with annual CPI reviews.
2. South Burnett Regional Council delegates to the Chief Executive Officer the power to negotiate finalise and execute the Licence to Occupy between Council and the Barambah District Aero Club Inc. on terms and conditions the Chief Executive Officer considers are satisfactory to Council.

FINANCIAL AND RESOURCE IMPLICATIONS

The Barambah District Aero Club Inc. (the Club) are responsible for the repairs, maintenance and capital works to the Hangar. The rental for the first year of the new term is a continuation of the previous rental amount charged of the current licence.

LINK TO CORPORATE/OPERATIONAL PLAN

EC6: Appropriately support and encourage volunteers, advisory groups and community organisations to value add to Council's services and infrastructure.

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Council has provided draft Licence to Occupy to the Club secretary for feedback. The club have held a management committee meeting to discuss the terms and provided positive feedback.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

An offer of a Licence to Occupy to a community group is in accordance with *s236 Local Government Regulation 2012*. The terms offered are consistent with Licence to Occupy agreements offered for aerodrome licence areas.

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

Offering the lease area to a community group is in accordance with Council's Asset and Disposal Policy.

ASSET MANAGEMENT IMPLICATIONS

The Club retain ownership of the Hangar and are responsible for maintenance of the asset.

REPORT**Property details**

RPD: Lot 5 on RP83495

Licence Area: Hangar 6

Address: 53 Wondai Proston Road Wondai QLD 4606

Background:

The Barambah District Aero Club Inc. host activities and events that promote aeronautical activities in the South Burnett.

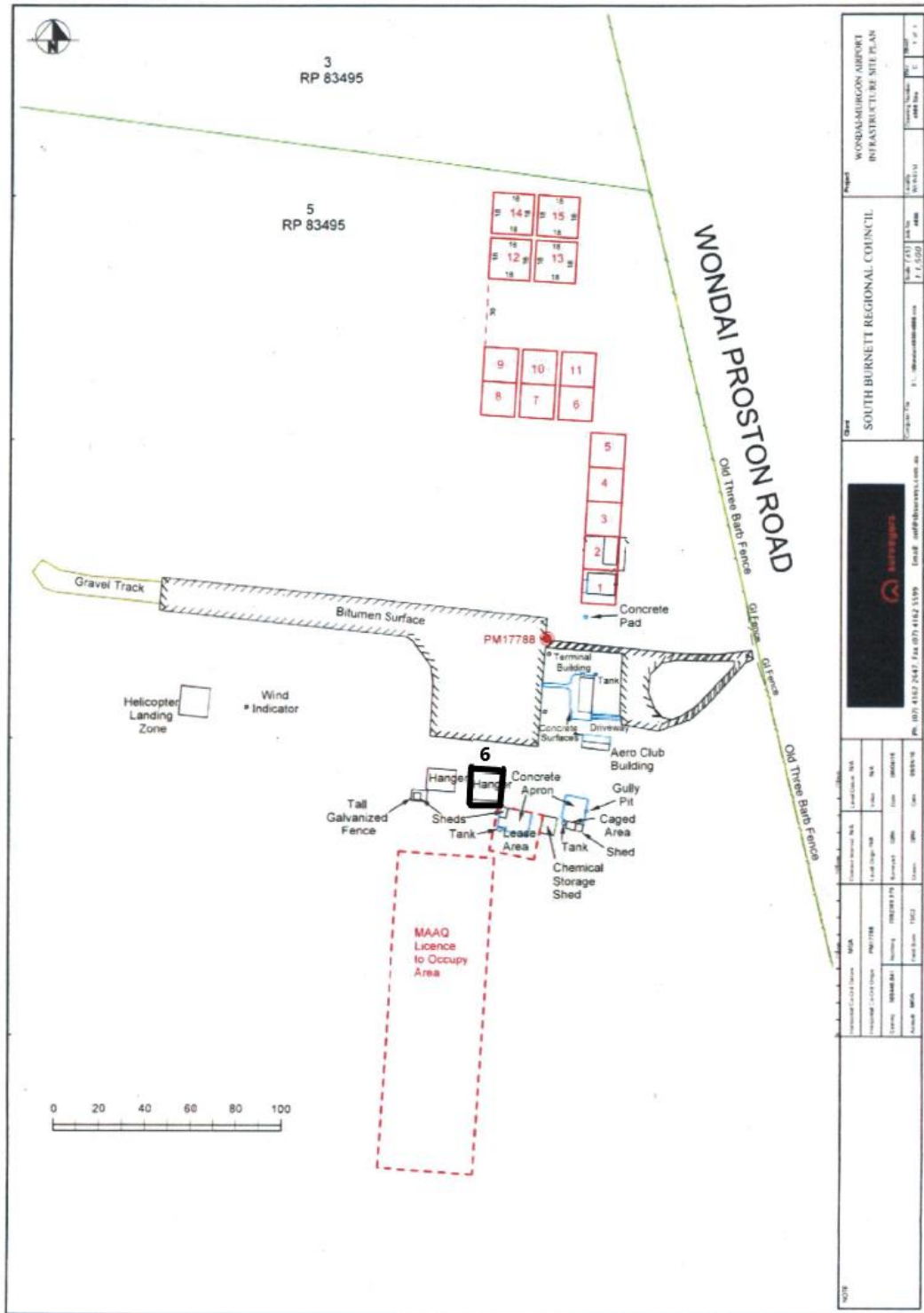
The Wondai Aerodrome has a number of licensee's that utilise the Aerodrome for commercial and recreational purposes. The Club Inc. host activities and events that promote aeronautical activities in the South Burnett.

The Club hold a total of four licences across the site, including two hangars, an Aero Club Building and use of part of the terminal building. Three of the licence's are due for renewal on 1 September 2022.

The Club have been part of the Wondai Aerodrome for a long period of time with the Club entering formal licences in 2012. The Club have an active group of volunteers that contribute to the maintenance and presentation of the aerodrome.

ATTACHMENTS

1. **Hangar 6** [↓](#) 



Project		WONDAREGION AIRPORT INFRASTRUCTURE SITE PLAN	
Client		SOUTH BURNETT REGIONAL COUNCIL	
Contract No.		S11/2020	
Scale		1:1000	
Date		15/07/2021	
Author		J. L. GIBSON	
Check		J. L. GIBSON	
Draw		J. L. GIBSON	
Title		S11/2020	
Sheet No.		1 of 1	
Project No.		10000000000000000000	
Project Name		WONDAREGION AIRPORT INFRASTRUCTURE SITE PLAN	
Project Location		WONDAREGION AIRPORT	
Project Status		S11/2020	
Project Manager		J. L. GIBSON	
Project Engineer		J. L. GIBSON	
Project Designer		J. L. GIBSON	
Project Checker		J. L. GIBSON	
Project Approver		J. L. GIBSON	
Project Date		15/07/2021	
Project Version		1.0	
Project Description		WONDAREGION AIRPORT INFRASTRUCTURE SITE PLAN	
Project Details		WONDAREGION AIRPORT INFRASTRUCTURE SITE PLAN	
Project Contact		WONDAREGION AIRPORT INFRASTRUCTURE SITE PLAN	
Project Phone		WONDAREGION AIRPORT INFRASTRUCTURE SITE PLAN	
Project Email		WONDAREGION AIRPORT INFRASTRUCTURE SITE PLAN	
Project Website		WONDAREGION AIRPORT INFRASTRUCTURE SITE PLAN	
Project Logo		WONDAREGION AIRPORT INFRASTRUCTURE SITE PLAN	
Project Footer		WONDAREGION AIRPORT INFRASTRUCTURE SITE PLAN	

11.7 RENEWAL OF LEASE - QUEENSLAND POLICE CITIZENS YOUTH WELFARE ASSOCIATION (PCYC)**File Number:** 10-08-2022**Author:** Lease Officer**Authoriser:** General Manager Finance and Corporate**PRECIS**

The Queensland Police- Citizens Youth Welfare Association (PCYC) Lease renewal.

SUMMARY

The Queensland Police - Citizens Youth Welfare Association are the Lessee of the PCYC building located at the Murgon Showgrounds, the Lease is due for renewal.

OFFICER'S RECOMMENDATION

That the Committee recommend to Council that:

1. That South Burnett Regional Council, in accordance with s236(1)(b)(ii) of the *Local Government Regulation 2012*, enter into a Trustee Lease with the Queensland Police – Citizens Association for part of Lot 7 on SP217287 known as Lease Area D, F and J. for a term of ten (10) years for rental amount of \$75.00 per annum (GST exclusive).
2. South Burnett Regional Council delegates to the Chief Executive Officer the power to negotiate finalise and execute the Trustee Lease between Council and the Queensland Police – Citizens Youth Welfare Association on terms and conditions the Chief Executive Officer reasonably considers are satisfactory to Council.

FINANCIAL AND RESOURCE IMPLICATIONS

The Queensland Police – Citizens Youth Welfare Association (PCYC) continue to be responsible for the repairs and maintenance of the lease area within the building. Council contributes to the capital improvements of the building.

LINK TO CORPORATE/OPERATIONAL PLAN

EC6: Appropriately support and encourage volunteers, advisory groups and community organisations to value add to Council's services and infrastructure.

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Council has provided a draft lease to PCYC for feedback. PCYC have provided in principle agreement to enter into the lease.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

An offer of a lease to a community group is in accordance with s236 *Local Government Regulation 2012*. The terms offered are consistent with the previous lease.

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

Offering the lease area to a community group is in accordance with Council's Asset and Disposal Policy.

ASSET MANAGEMENT IMPLICATIONS

Council continues to work with PCYC in undertaking capital works, repairs and maintenance in accordance with the lease terms. The Lease will require Council to continue to replace internal light fittings above 3m and all external lighting, maintain external garden and carpark.

REPORT**Property details****RPD:** Lot 7 on SP217287**Lease area:** D, F and J**Address:** 40 McAllister street, Murgon**Background**

PCYC have held a lease for the property since 2009. PCYC provide an invaluable service to the South Burnett Community through their range of events, programs and activities.

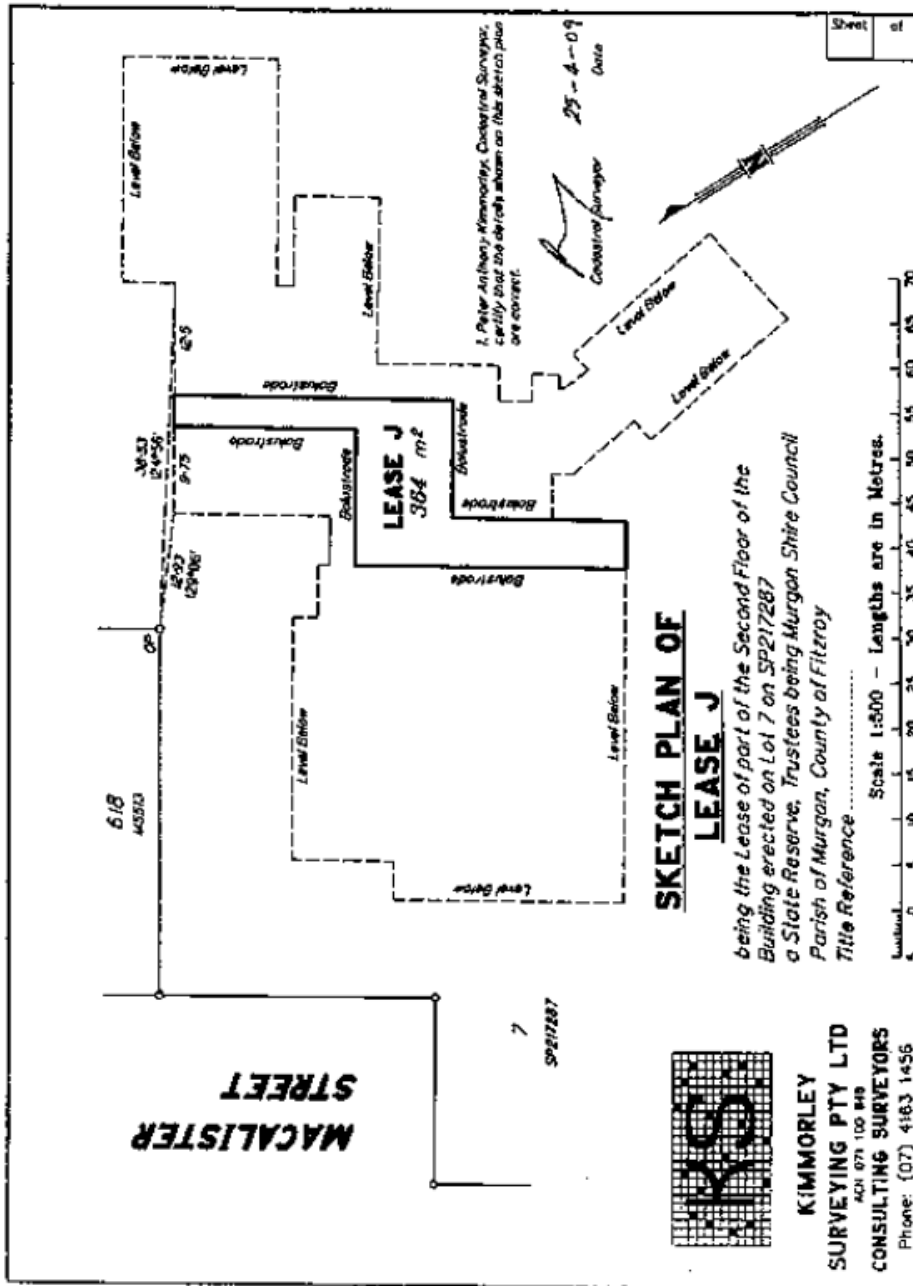
As part of the multi-use of the building, the lease will allow the Murgon Pastoral Agricultural and Horticultural Society Inc. access to the lease area for a period of 7 consecutive days commencing Monday immediately preceding the Annual Murgon Show Day and expiring on the Sunday immediately following.

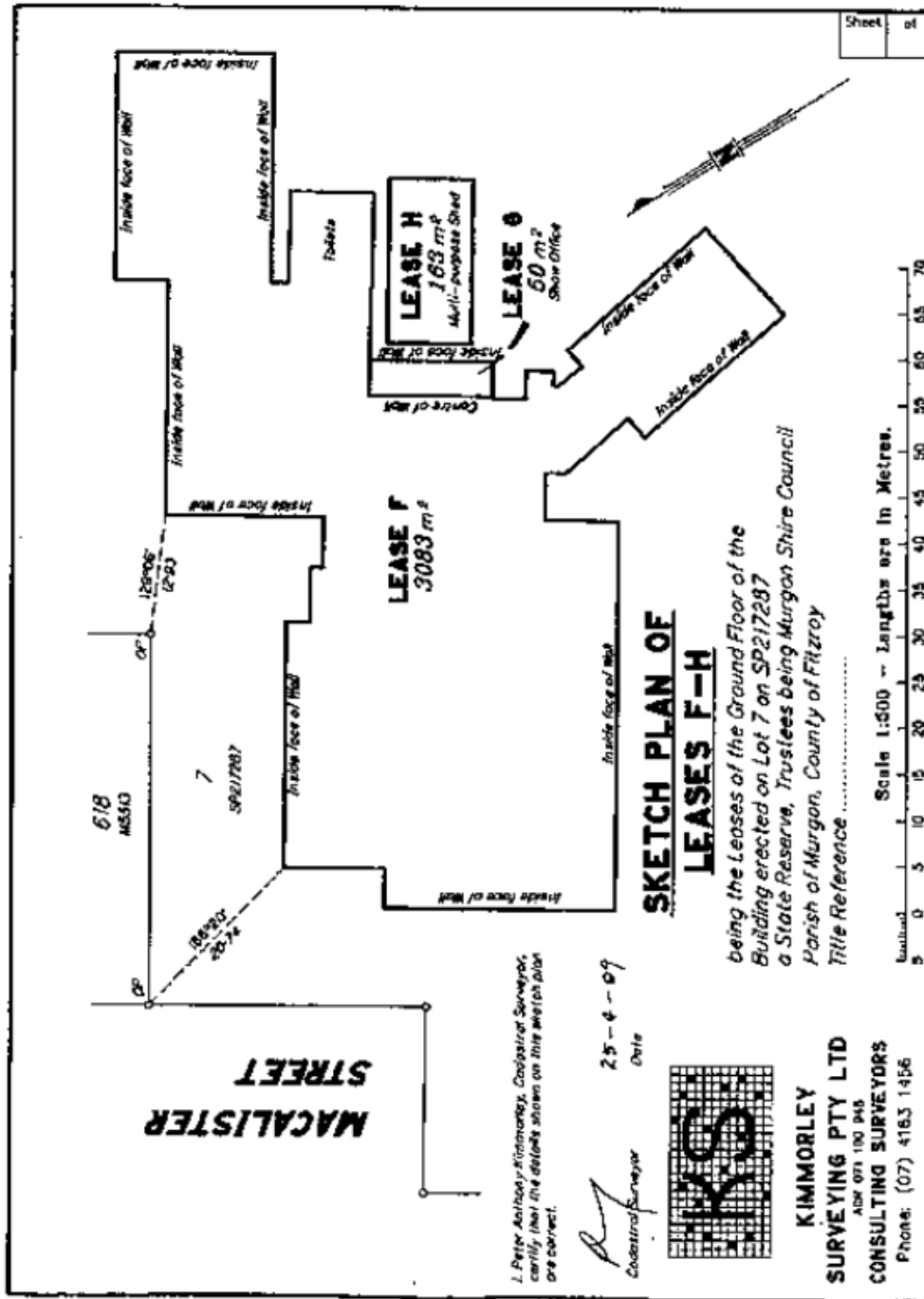
Council retains the option to utilise the facility for the purpose of plebiscites and emergencies, including an evacuation centre in times of natural disasters.

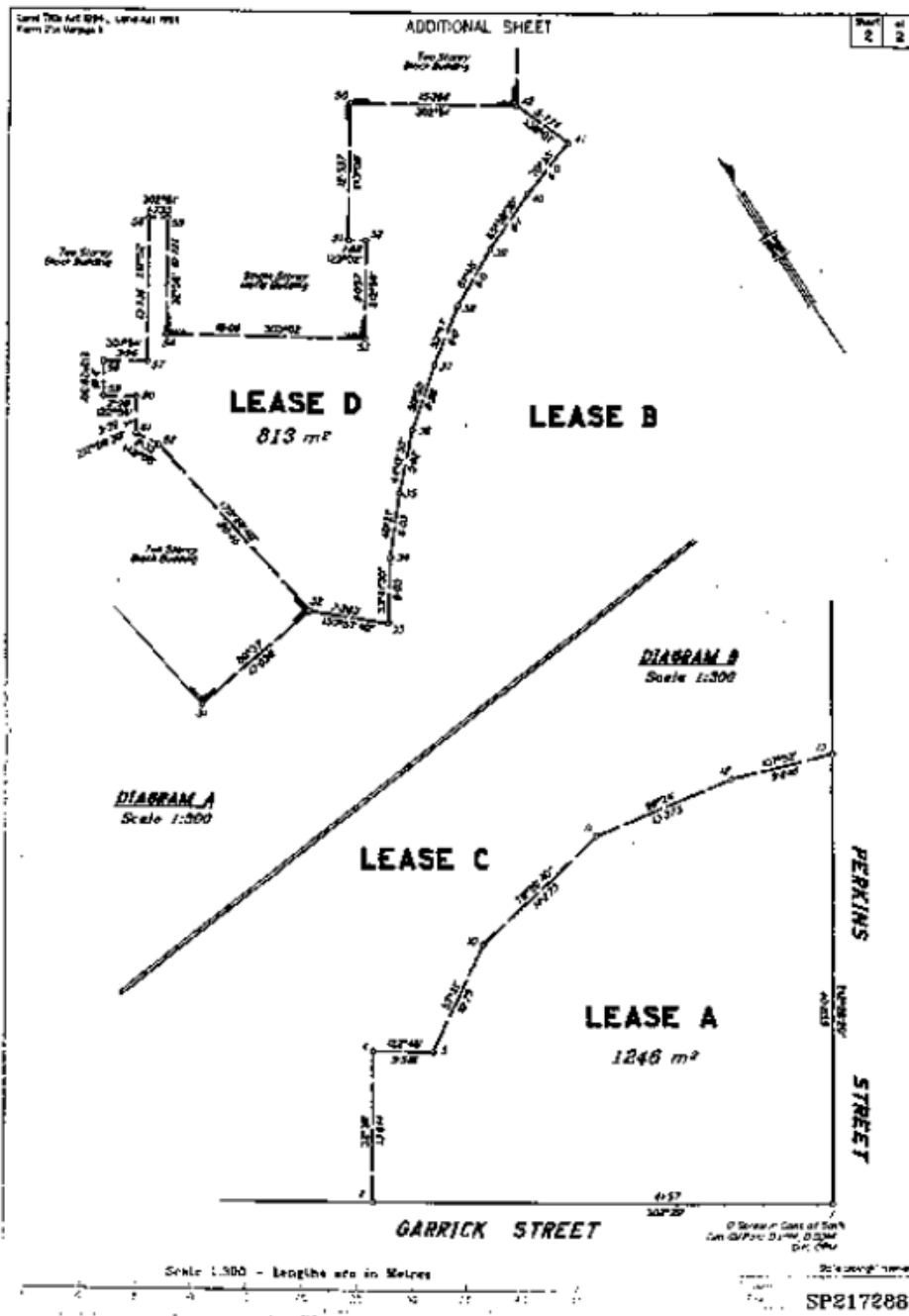
ATTACHMENTS

1. **Lease Plans - PCYC**  

Lease plan – PCYC







11.8 RENEWAL OF LICENCE TO OCCUPY - BARAMBAH AND DISTRICT AERO CLUB - GENERAL PURPOSE AREA - TERMINAL BUILDING**File Number:** 10-08-2022**Author:** Lease Officer**Authoriser:** General Manager Finance and Corporate**PRECIS**

The Barambah District Aero Club Inc. wish to renew General Purpose Area as part of the Terminal Building.

SUMMARY

The Barambah District Aero Club Inc. have requested to renew the Licence to Occupy for General Purpose Area within the Terminal Building located at the Wondai Aerodrome.

OFFICER'S RECOMMENDATION

That the Committee recommend to Council that:

1. That South Burnett Regional Council, in accordance with *s236(1) (b)(ii)* of the *Local Government Regulation 2012*, enter into a Licence to Occupy with the Barambah District Aero Club Inc. for General Purpose Area part of Lot 5 on RP83495 for a term of 5 years with an option for 5 years for a rental amount of \$75.00 per annum (plus GST).
2. South Burnett Regional Council delegates to the Chief Executive Officer the power to negotiate finalise and execute the Licence to Occupy between Council and the Barambah District Aero Club Inc. on terms and conditions the Chief Executive Officer considers are satisfactory to Council.

FINANCIAL AND RESOURCE IMPLICATIONS

The Barambah District Aero Club Inc. (the Club) are responsible for the repairs, maintenance around the terminal building. The Club are required to seek consent of Council prior to undertaking any capital works on the building. The rental is charged at the community leasing rental amount of \$75 per annum per year.

LINK TO CORPORATE/OPERATIONAL PLAN

EC6: Appropriately support and encourage volunteers, advisory groups and community organisations to value add to Council's services and infrastructure.

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Council has provided draft Licence to Occupy to the Club secretary for feedback. The club have held a management committee meeting to discuss the terms and provided positive feedback.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

An offer of a Licence to Occupy to a community group is in accordance with *s236 Local Government Regulation 2012*. The terms offered are consistent with all licence to occupy agreements across all aerodromes.

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

Offering the licence area to a community group is in accordance with Council's Asset and Disposal Policy.

ASSET MANAGEMENT IMPLICATIONS

The Club undertake repairs and maintenance to the terminal building and the aerodrome grounds. The Club have the opportunity under the terms of the licence to develop projects that increase the functionality and usage of the building.

REPORT

Property details

RPD: Lot 5 on RP83495

Licence Area: General Purpose Area, part of the Wondai Aerodrome Terminal Building

Address: 53 Wondai Proston Road Wondai QLD 4606

Background:

General Purpose area is located in the Terminal building within the Wondai Aerodrome. The Wondai Aerodrome has a number of licensee's that utilise the Aerodrome for Commercial and Recreational Purposes.

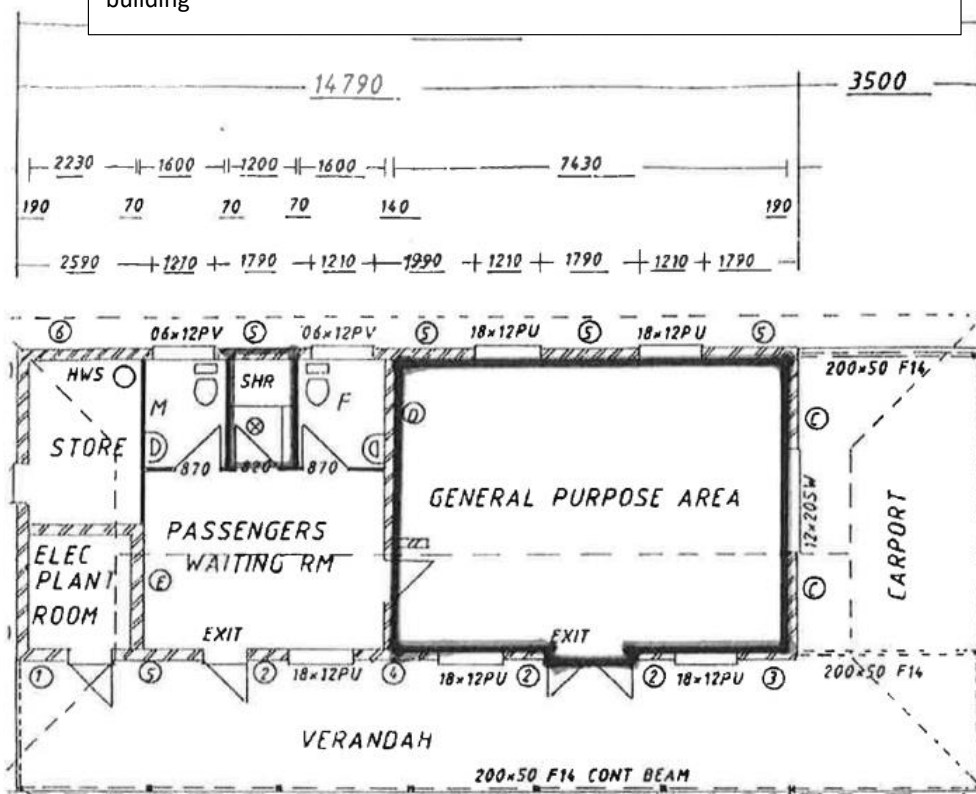
The Club hold a total of four licences across the site, including two hangars, an Aero Club Building and use of part of the terminal building. Three of the licence's are due for renewal on 1 September 2022.

The Club have been part of the Wondai Aerodrome for a long period of time, with the Club entering formal licences in 2012. The Club have an active group of volunteers that contribute to the maintenance and presentation of the aerodrome.

ATTACHMENTS

1. **General purpose licence area** [↓](#) 

Barambah and District Aeroclub – General Purpose area – Part of the terminal building



11.9 RENEWAL OF LICENCE TO OCCUPY - BARAMBAH AND DISTRICT AERO CLUB - AERODROME BUILDING**File Number: 10-08-2022****Author: Lease Officer****Authoriser: General Manager Finance and Corporate****PRECIS**

The Barambah District Aero Club Inc. wish to renew the licence to occupy for the Aero Club Building.

SUMMARY

The Barambah District Aero Club Inc. have requested to renew the Licence to Occupy for Aero Club building located at the Wondai Aerodrome.

OFFICER'S RECOMMENDATION

That the Committee recommend to Council that:

1. That South Burnett Regional Council, in accordance with *s236(1) (b)(ii)* of the *Local Government Regulation 2012*, enter into a Licence to Occupy with the Barambah District Aero Club Inc. for the Aero Club Building part of Lot 5 on RP83495 for a term of 5 years with an option for 5 years for a rental amount of \$264.22 per annum (plus GST) with an annual CPI Indexed increase.
2. South Burnett Regional Council delegates to the Chief Executive Officer the power to negotiate finalise and execute the Licence to Occupy between Council and the Barambah District Aero Club Inc. on terms and conditions the Chief Executive Officer considers are satisfactory to Council.

FINANCIAL AND RESOURCE IMPLICATIONS

The Barambah District Aero Club Inc. (the Club) are responsible for the repairs, maintenance around the aero club building. The rental for the first year reflects the rental charged in the previous licence.

LINK TO CORPORATE/OPERATIONAL PLAN

EC6: Appropriately support and encourage volunteers, advisory groups and community organisations to value add to Council's services and infrastructure.

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Council has provided draft Licence to Occupy to the Club secretary for feedback. The club have held a management committee meeting to discuss the terms and provided positive feedback and wish to enter into the new licence.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

An offer of a Licence to Occupy to a community group is in accordance with *s236 Local Government Regulation 2012*. The terms offered are consistent with the Licence to Occupy terms offered across all aerodrome sites.

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

Offering the licence area to a community group is in accordance with Council's Asset and Disposal Policy.

ASSET MANAGEMENT IMPLICATIONS

The Club are responsible for all repairs and maintenance of the building and undertaking any capital works as they require. The Club contributes to the maintenance of the aerodrome.

REPORT**Property details**

RPD: Lot 5 on RP83495

Licence Area: The Aero Club Building

Address: 53 Wondai Proston Road Wondai QLD 4606

Tenure: Freehold

Background:

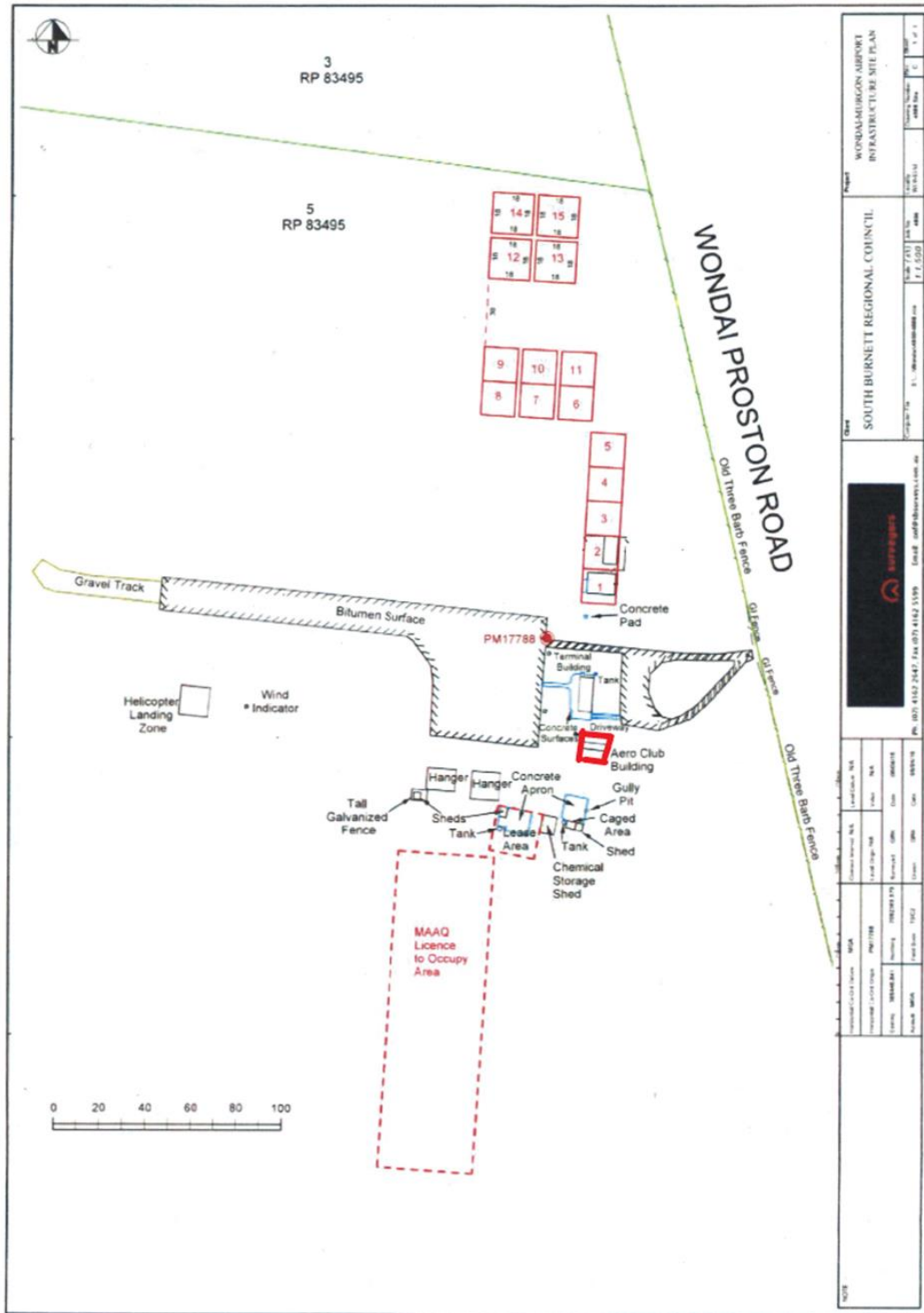
The Aero Club building is located within the Wondai Aerodrome. The Wondai Aerodrome has a number of licensee's that utilise the Aerodrome for commercial and recreational purposes.

The Club hold a total of four licences across the site, including two hangars, an Aero Club Building and use of part of the terminal building. Three of the licence's are due for renewal on 1 September

The Club have been part of the Wondai Aerodrome for a long period of time with the Club entering formal licences in 2012. The Club have an active group of volunteers that contribute to the maintenance and presentation of the aerodrome.

ATTACHMENTS

1. **Aero Club Building**  
2. **Three sites for renewal**  





11.10 FACILITIES AND PARKS OPERATIONAL UPDATE

File Number: 10-08-2022

Author: Manager Property

Authoriser: General Manager Finance and Corporate

PRECIS

Liveability – Facilities and Parks Operational Update.

SUMMARY

Liveability – Facilities and Parks Operational Update.

OFFICER’S RECOMMENDATION

That the Facilities and Parks Operational update be received for information.

BACKGROUND

Nil

ATTACHMENTS

1. Facilities and Parks Operational Update [↓](#) 

LIVEABILITY – FACILITIES AND PARKS OPERATIONAL UPDATE

Leanne Petersen
Manager Facilities and Parks

2022/23 Capital Works - South Burnett Regional Council
Facilities

Project Name	Description	Status
Kingaroy Memorial Park and Memorial Swimming Pool Masterplan	Concept Plans for Kingaroy Swimming Pool and Memorial Park	Otium Planning Group, Sport & Leisure has been appointed to prepare Master Plan. Inception Meeting 7 th of Feb Site Mtg 23 rd of Feb Councillor Workshop 23 rd of Feb Key Stakeholder Mtgs commenced 15 th of March Internal Staff Workshop 5 th April. Community Survey Commenced 15 th of March Community survey promoted through media outlets, social media, core flute posters, postcards etc. Councillor workshop 16 th of May to discuss community feedback and design stages. Design Stage: Otium Design team are preparing options for Council to consider. Draft designs to be submitted to Council. Requested for further information and options on staging the project. Presentation on draft designs to be presented to Council 24 th of August.
Murgon PCYC Squash Courts	Design plans reviewed by Property Team members.	Contract has been awarded to local builder N.C. Webber. Commencement on site 2/5/22. Painting of courts scheduled for July. Completed 28 th July 2022.
Kingaroy Customer Service Centre	Replace countertop, permanent screens and remove internal platform.	Design phase – concept plans currently being prepared. Out to quotation
Customer Service Centre CCTV	Install CCTV in Nanango, Wondai, Murgon Customer Service Centre, and Proston Library.	Finalising specifications for quotation documents. Out for revised quotation in July.

Depot CCTV	Install CCTV in Nanango and Murgon Depot.	Preparing specification documentation for quotations.
Boondooma Homestead	Construct new tourism sign	Main Road Corridor Permit – approved Sign design has been endorsed by Council and Boondooma Homestead Committee. Construction drawing prepared by Cardno. Specification documents to be prepared and sent out for quotation.
Boondooma Homestead	Repairs to Stone Store	Monitoring of previous mortar trails has been ongoing. Department of Environment and Science has approved restoration works and provided Exemption Certificate for works as required under section 74 of the <i>Queensland Heritage Act 1992</i> . Classical Stone has been booked in for works in August/September
Visitor Information Centre – Nanango Energy Centre	Installation of fake grass in the forecourt area of VIC.	Design stage
Wondai Swimming Pool	Expansion joints and modify pressure pump.	Design stage
Kingaroy Memorial Pool	Construction Drawings	Design stage

2022/23 Capital Works - South Burnett Regional Council**Parks**

Project Name	Description	Status
Parks	Kingaroy Apex Park – Carpark, path & paint	Preliminary design under review Quotations released No submissions received, to be re-called 10% completed
Amenities Replacement	Replacement of the Murgon 24hr free camp area.	Design stage
Restoration of Carpark	Restoration of carpark and free camping area at the Nanango Tipperary Flat	Design Stage

2022/23 Works for Queensland Projects

Department of State Development, Infrastructure, Local Government and Planning
Queensland State Government

Facilities

Project Name	Description	Status
Murgon PCYC Toilet Upgrade	Upgrade existing facilities including of provision of facilities for PWD.	Latest conceptual designs ready for review and consultation. Issue D conceptual received end of June and require review and approval to proceed. Cardno fee proposal in hand. Documentation can proceed when conceptual design approved. Final concepts – issue F received and progressing to working drawings. Cardno have been engaged for structural/hydraulic/electrical & mechanical design.
Mondure Hall	Re-stumping	Local contractor AKR Builders has been awarded contract. Site is still holding water and commencement re-scheduled tentatively to September.
Mondure Hall	Re-roofing	Tenders closed 10/3/22 5 Tenders received. Waiting advice on grant funding to proceed.
Regional Maintenance	Operational Maintenance projects	Ongoing maintenance projects within community buildings.

2022/23 Works for Queensland Projects

Department of State Development, Infrastructure, Local Government and Planning
Queensland State Government

Parks

Project Name	Description	Status
Kingaroy Parks Refurbishment	Lions Park Refurbishment	Initial concepts completed . Condition Assessment Report developed on the Amenities block. Costing been prepared on restoration v's replacement. Final Big Peanut sign at the printers. 1 Picnic shelter and 1 BBQ shelter to be installed on the other side of drain. The 2 shelters have arrived from supplier. Removal of the old timber structures as they are at end of life.
Benarkin Parks Refurbishment	First Settlers Park Refurbishment	Initial consultation completed Initial scoping underway with Landscape Architect Local Contractor Dale Cox completed upgrade to amenity treatment / irrigation system. Toilet and showers are fully operational. 2 nd consultation meeting scheduled for August
Murgon Parks Refurbishment	QEII Park renewal	Initial consultation completed Design underway Further consultation of preliminary design required

		15% completed
Proston Park Refurbishment	Railway Park renewal	Works to commence 2022 80% completed Some playground equipment installed, waiting on the arrival of the small train to construct and install. Soft fall then to be placed around the train. Soft fall has arrived ready to be installed.
Kumbia Park Refurbishment	Play equipment, landscaping, and car parking	Design Stage – Initial meeting held on site to discuss the park security and location of cameras. Initial meeting held at the Recreation Reserve to discuss caravans park, dump point, truck decoupling options. 2nd Meeting scheduled with the Kumbia community for August.
Kingaroy Memorial Park Redevelopment	Delivery of concept design	Draft concept design to be presented to Council in August.
Wondai Park Amenities Refurbishment	Upgrade 3 amenities (McKell, Dingo Creek, Coronation Park)	Refurbishment out for quotation.
Wondai 24hr Stop Over carpark and drainage		Design stage – concept plan

2022/24 Building Better Regions Round 5 (BBRF)

Department of Infrastructure, Transport, Regional Development, Communication, and the Arts.
Australian Government

Project Name	Description	Status
Wondai Swimming Pool Building Better Regions Project	Upgrade toilets and create water play area.	Playscape Creations have been engaged to finalise design and construct the Water play park. Soil test results have been received. Contractor commenced on site 15 June to relocate shed and build new seating area slab. Tenders closed 16 June for toilet refurbishment. Report being prepared with assessment results. Tentative completion of shed relocation end July – weather permitting. Contract for toilet renovation has been awarded to NC Webber with commencement scheduled for 6 March 2023. Playscape Creations to start water park construction in September subject to weather and material supply.

2022/24 Local Government Grants and Subsidies Program (2022-24 LGGSP)

Department of State Development, Infrastructure, Local Government and Planning
Queensland State Government

Project Name	Description	Status
Blackbutt Memorial Hall	Roof replacement on Blackbutt Hall	Grant approved. Works scheduled in the Capital Works program for 2023/24.

2022/24 Gambling Community Benefit Fund

Department of Justice and Attorney-General

Project Name	Description	Status
Mondure Hall Committee	Roof replacement on Mondure Hall. Application submitted by Mondure Hall Committee.	Awaiting on grant announcement

2022/24 Kingaroy to Kilkivan Rail Trail

Department of Transport and Main Roads

Project Name	Description	Status
Kingaroy to Kilkivan Rail Trail	Rehabilitation and rectification work.	Awaiting on grant announcement

FACILITY & PARKS MAINTENANCE

Project Name	Description	Status
Asbestos Reports for Council Building	Call for Quotations	Contract has been awarded to "Australian Asbestos Management". Inspections commenced 20 June and are currently ongoing. Inspections are complete and reports have been received.
Ice Machine – Depots	Install new ice making machines to 6 x depots	Machines have been delivered to Wondai and Murgon Depots. Installation complete, commissioning on hold due to missing components. Delivery of remaining machines is scheduled for 30 June. Installation will commence week beginning 4 July. All machines are installed and are to be commissioned by Kingaroy Refrigeration prior to entering operation.
CCTV Township Audits	Auditing Nanango, Murgon, and Wondai CCTV Installation	Council is seeking information on CCTV installation in local townships. Information on CCTV ownership, what type of cameras, where footage is being stored, maintenance and cleaning, checking condition and picture quality and who is accessing the footage. Waiting on information to be returned from Wondai Lions, NATDA for this information so Council officers can review.

Street Scrubber & Eco Vac	3-month trial of Eco Vac and Street Scrubber	<p>First 4 weeks – trail has completed its first round of cleans. The street cleaner has cleaned the CBD Streets in Murgon, Wondai, Nanango, Kingaroy, and Proston.</p> <p>Street Scrubber is not able to work on the newly sprayed concrete for 3 to 4 weeks in parts of Kingaroy and Blackbutt. Therefore, these streets will be cleaned on the next rotation through the region.</p>
195 St Kingaroy - KCCI	Redevelopment of 195 Kingaroy St Shop Front into a Business Hub. Partnership between Council and KCCI.	<p>KCCI contracted local contractors to remove asbestos and replace ceiling sheeting. The ceiling is 75% completed. The windows in void have been glazed and repaired. Wall framing has been cut and ready to stand by local contractors. Local plumbers are working on the PWD and NDK are completing the plastering at no cost. Electricians have been organised to do rough in and fit off the ceiling early next week. Council officers have been working with KCCI to repair box gutters and monitor water leaks.</p>
Public Amenity Updates	Major Failure of Public Amenity trenches at Wooroolin, Hivesville, Durong, Murgon Caravan Park	<p>Wooroolin 24 hr Free Camp Area and Park – temporary closure of toilets and portable toilets hired. Holding tank regularly pumped out, trenches are failing. Plumber engaged to investigate the site , cleared blockage in pipework and installed new pump.</p> <p>Durong 24hr Free Camp Area – installation of large holding tank above ground. Temporary solution until new design completed for a treatment plant. Treatment plant to be designed to cater for public toilets and dump point. Approximately 10 people use the toilet per hour. Trenches have failed and now terminated. Project design has commenced.</p> <p>Murgon 24hr Free Camp Area – Plumber called weekly to unblock toilet. Pipework to sewer has collapsed due to tree roots and causes blockages. Toilet block in very poor condition and has been identified for replacement. Project design has commenced.</p>

		Hivesville Public Amenities on Hwy – no space for trenches or irrigation system on the roadside. Holding tank is not big enough. Requiring effluent disposal service truck to empty tank once a fortnight. New location to be identified for a public amenity with adequate space for effluent disposal trenches or irrigation system.
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FACILITIES & PARKS ASSET MANAGEMENT

Item	Background	Actions
Delta S	Maintain accurate database of building asset condition, required maintenance, required capital works, and completed capital works.	Update records based on completed maintenance and capital works.
WIP Capitalisation	Completed projects require accurate cost break up to allow capitalisation of the expenditure.	Review completed projects and provided asset cost break up. Update Delta S database accordingly. Current WIP completed.
Insurance	Wondai sportsground Fence line	Approved – order issued to contractor. Anticipated July construction, subject to weather conditions.

LAND REVIEW

Item	Description	Actions
Review of land holdings - general	Consolidated land assets list, ratings database and ATS search. Review completed and report prepared.	Report to Council – laid on the table. <u>Next steps:</u> Council Workshop date to be advised.
Murgon RSL - encroachment	RSL acquired freehold land adjoining Murgon admin office (Reserve for Local Government). Mutual minor encroachments to be resolved.	On-site meeting with RSL held. Options to resolve prior to survey and title correction: 1) Convert Reserve to freehold. 2) RSL apply to DoR purchase part of Reserve to resolve RSL encroachment and Council apply to realign Reserve boundary to include RSL land. Estimate of price to convert received from DoR. Discussed options with RSL. Separate report to Council for consideration August 2022. <u>Next steps:</u> Council report resolution.

Tingoor Hall	Tingoor Hall in poor condition and remains unused. Two adjoining lots owned by Council (one in freehold and one held in freehold as trust for the Hall Committee). Tenure and future of hall to be resolved.	Community Consultation Plan drafted. Council approved comms plan May 2022. Facilitator engaged and flyer prepared for public meeting booked for 8 August. Facilitator engaged. Location to be confirmed. <u>Next steps:</u> <ul style="list-style-type: none"> • Advertise and finalise materials for public meeting.
Durong Fuel Cell	Development of an unmanned fuel cell on Council-owned property on the corner of Mundubbera-Durong Road and Chinchilla-Wondai Road, Durong.	Lease entered in to with Corbets, Gympie, to develop and operate the fuel cell. Development near completion. Site inspected 23 June with Infrastructure. <u>Next steps:</u> Liaise with Infrastructure for parking signage.
Mondure Hall	Mondure Hall owned by Council in trust for the Mondure Hall Committee. Trustee document from 1930s and no longer relevant. Tenure of hall to be resolved.	Community Consultation Plan approved by Council May 2022. Met with Mondure Hall Committee onsite to outline proposed consultation and discuss options and community meeting. Pros and cons document drafted and sent to Committee. <u>Next steps:</u> <ul style="list-style-type: none"> • Await feedback from Committee on options, flyer and pros and cons.
Cloyna Hall	Cloyna Hall owned by Council in trust for the Mondure Hall Committee. Trustee document from 1930s and no longer relevant. Tenure of hall to be resolved.	Community Consultation Plan approved by Council May 2022. Discussed with Cloyna Hall Committee to outline proposed consultation – meeting with full committee to discuss process and date for meeting prior to public consultation. <u>Next steps:</u> <ul style="list-style-type: none"> • Meet with Committee • Finalise flyer • Book in public meetings.
32 Walter Road	Park located adjoining commercial development. Enquiries to purchase the property over the past year. Investigation into future use of the park and possible divestment.	Community invited to participate in a community consultation regarding the future use and purpose of Walter Road Park. Invitations sent to all neighbouring residents, advertising on social media and local newspaper. Council considered community consultation and approved progressing divestment investigations. Estimate of purchase price received from DoR. Requirements for development requested from DTMR as referral agency. As end use not known, no advice can be provided for access requirements. <u>Next steps:</u> <ul style="list-style-type: none"> • Report to Council September.

Pound St	Old Depot located southern end of Kingaroy CBD – prime site. Enquiries for possible divestment. Offered for sale over past years did not result in sale. Future use investigations ongoing with competing potential and uses.	Most Appropriate Use Assessment adopted by Council. Tender released for master plan – not approved by Council – tender not awarded. Included as possible site for grants process – held pending grant funding outcome.
LAND ASSET DIVESTMENT – UNDER INVESTIGATION		
Goodchild Drive, Murgon – five vacant residential lots	Council owns five vacant residential lots. Surplus to Council requirements but not serviced.	Report to Council as part of land review report advising possible development and provision of services – laid on the table pending workshop. Enquiry from disability housing being investigated.
LAND ASSET DIVESTMENT		
Kingaroy St, Kingaroy – vacant residential lot	Purchased by Council for rates areas – surplus to requirements.	Tender process did not result in sale. Grant funding submission approved for Regional Housing to build affordable housing. Transfer of land being processed.
Kelvyn St, Kingaroy – vacant residential lot	Purchased by Council for rates areas – surplus to requirements.	Tender process did not result in sale. Held for Affordable Housing opportunities approved for Regional Housing to build affordable housing. Progress transfer.
Agnes St, Kingaroy – vacant residential lot	Owned by Council for flood/drainage purposes.	Held for Affordable Housing opportunities – grant funding submission.
LAND ASSET DIVESTMENT – OPEN MARKET		
54-56 Burrows St, Wondai Land not used – Council approved to be sold by tender.	Being prepared for sale – proposed release 9 June.	Site visit to find boundary pegs. Overgrown – mowing done. <u>Next steps:</u> • Finalise tender documents Advertise.
9 Barr St, Hivesville	Land not used – Council approved to be sold by tender.	Prepared and released for sale 9 June. Tender closed. No offers. Listed with agent Local Real Estate Agent. Approval sought to sell within market value range – August Council meeting report.
14 Earl St, Memerambi	Land not used – Council approved to be sold by tender. Tender process did not result in sale.	Listed with local Real Estate Agent. Approval sought to sell within market value range – August Council meeting report.
GOVERNMENT LAND REGISTER – SURPLUS DECLARATIONS		
Surplus declarations All State-owned land is on the Government Land Register (GLR). State government agencies are required to declare	State-owned land declared surplus in SBRC area:	23/05/2022 – Wooroolin Fire Station.

land surplus on the GLR and notify other agencies and Councils.		
PURCHASE ENQUIRIES		
Edward Street, Wondai.	Drainage land.	Site inspected; tenure investigated.

STATS – Land Stats							
	APPROVED TO SELL	TENDERED FOR SALE	LISTED FOR SALE	UNDER NEGOTIATION	UNDER CONTRACT	SETTLED	PROCEEDS
Last Month	1	0	2	0	0	0	\$235,000
Accumulative	4	2	1	0	0	2	\$235,000

PARKS – Customer Requests

Category	Monthly 01/07/22 – 31/07/22	Year to Date Cumulative 01/07/22 – 31/07/22	Year to Date Cumulative 01/07/21 – 31/07/21
Animals	3	3	4
Rail Trail	6	6	4
Dams – Gordonbrook only	0	0	1
Mowing	3	3	4
Parking	0	0	4
Parks & Gardens	23	23	26
Toilets	8	8	15
Trees	12	12	15
Compliments	1	1	2
Total	56	56	75

11.11 UPDATE OF DAMAGE TO PARKS AFTER WEATHER EVENT**File Number:** 10/07/2022**Author:** Manager Property**Authoriser:** General Manager Finance and Corporate**PRECIS**

Update on the damage to Council parks after the recent weather event.

SUMMARY

Update on the damage to Council parks after the severe weather event from Friday 22nd July 2022.

OFFICER'S RECOMMENDATION

The information to be received.

BACKGROUND**Murgon and Blackbutt Parks:**

All Parks in Murgon and Blackbutt have been checked by Parks staff and there is no damage to report.

Wondai Parks:

Dingo Creek Park had normal water flow through the drainage system and no damage.

There is some damage to the gravel area at the front of the Stop, Survive, Drive building. Once this area has dried out Parks crew will reassess.

All other parks are in good condition in Wondai and no damage to report.

Kingaroy Parks:

Memorial Park received extensive damage to the walkways leading up to the pedestrian bridge. The walkway bridge that runs from the Rotunda across to the open parkland, has been severely damaged due to the amount of water running through the storm water causeway. There is undermining under walkway, causing the concrete footpath to be severely damaged. The pedestrian bridge remains closed to the public.

Council's Infrastructure team has been on site to inspect the damage and advised that the walkway leading up to the culverts/bridge is unsafe and cannot be open to the public until repairs have been made to both the approaches. The repairs will require the removal of all 4 concrete protection batters and concrete footpath and reinstated.

Nanango Parks:

Pioneer Park has had all its walking tracks washed away. BBQ's and bins were under water and a large tree has come down in the weather event. Nanango Parks crews have planned to start repair works starting Monday 1st August. Council staff have waited for water to recede and the site to dry out.

The bridges between Pioneer Park and Nanango State School were under water and received some damaged. These bridges include 3-foot bridges and 1 road bridge. Parks crews have liaised with Infrastructure staff to get these bridges assessed and to provide reports.

Other parks in Nanango also received large water flow and Parks staff are working through each site and they are assessing damage.

Rail Trail:

This is the 6th time in 7 months that the bridge on Barambah Creek has been heavily engulfed with flood waters. The water height gets quite high, and the flow of water is extremely strong which enables large debris to be washed onto the bridge. The rail trail from Kingaroy to Murgon remains open to Rail Trail users.

Sawmill Creek remains closed. Alternative route has been provided for Rail Trail users.

BVRT Blackbutt to Linville remains open and crossings have been inspected.

ATTACHMENTS

1. **Image of damaged to bridge at Kingaroy Memorial Park**  
2. **Image of flooding over Barambah Creek bridge along Rail Trail**  

Accessed damaged to bridge damaged from weather event







11.12 BOONDOOMA HOMESTEAD - CONSERVATION MANAGEMENT PLAN**File Number:** 10/08/2022**Author:** Manager Property**Authoriser:** General Manager Finance and Corporate**PRECIS**

Conservation Management Plan for Boondooma Homestead be endorsed as the guiding document for maintaining the heritage listed site on the Queensland State Heritage Register.

SUMMARY

That the Conservation Management Plan for Boondooma Homestead be endorsed as the guiding document for ongoing maintenance, restoration, and capital works at the Homestead Complex with the view of maintaining the Heritage significance of the site.

OFFICER'S RECOMMENDATION

That the Committee recommend to Council that:

Boondooma Homestead Conservation Management Plan is endorsed as the principal guiding tool for the owners and managers of Boondooma Homestead to direct the future management, maintenance, and conservation works, adaptive reuse, new works, potential future uses, and interpretation of the heritage place.

FINANCIAL AND RESOURCE IMPLICATIONS

There are no immediate financial implications in adopting the CMP as the overarching guiding tool. The cost of preparing the CMP has been funded by the Boondooma Museum & Heritage Association and South Burnett Regional Council. There will be ongoing costs as the CMP is required to be reviewed periodically – every 5 to 10 years.

Conservation Management plans are generally required by grant fund providers as part of funding applications for heritage site projects. Being able to support applications with a current CMP may facilitate more grant funding opportunities.

LINK TO CORPORATE/OPERATIONAL PLAN

Corporate Plan:

GR5 – Continue to provide and investigate options to improve our Arts, Heritage, Museums. Visitor Information Centres and Tourism Infrastructure.

Operational plan:

OR3 – Manage Council assets effectively through the development and implementation of Asset Management Plans.

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Through the course of researching and development of the CMP, Extent Heritage consulted with the Boondooma Museum and Heritage Association, Councillors and Council Officers.

There has been no requirement for public consultation.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

The provision of a current Conservation Management Plan provides Council the ability to demonstrate it is fulfilling its obligations under the *Queensland Heritage Act 1992* as the owner of a Heritage listed property.

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

No direct policy/local law delegation implications

ASSET MANAGEMENT IMPLICATIONS

The Conservation Management Plan will allow forward planning for required maintenance and conservation works as per the schedules contained in the CMP.

Applications for Exemption Certificates will be supported by the inclusion of the CMP in these applications.

REPORT

The Boondooma Homestead Conservation Management Plan is an important document which provides future direction for maintenance and conservation of the Queensland Heritage listed site.

The Boondooma Homestead CMP includes three appendices: Prioritised Maintenance Schedule and Cyclical Maintenance Plan (Appendix A), Index of Persons Associated with Boondooma Homestead 1846-1920 (Appendix B), and Main Homestead Existing Measured Survey and Conservation Drawings (Appendix C). These four documents are intended to be read together and collectively comprise the CMP.

The final CMP accommodates feedback from Boondooma Museum & Heritage Association Inc members, Councillors and Council Officers, please note the following changes occurred to the draft document;

- Made amendments to the 'Historical Context' chapter, as per minor corrections provided by the Boondooma Museum & Heritage Association Inc.
- Provided a comprehensive Prioritised Maintenance Schedule and Cyclical Maintenance Plan (Appendix A), presented in a tabulated format that is both practical and user-friendly, as well as in line with heritage industry best practice. Please note that we have also included a custom-made 'how-to' style graphic at the beginning of this appendix to provide straightforward guidance on how to use the Schedule.
- Created custom-made 'how-to' graphics in Chapter 1 of the CMP that provide straightforward guidance on the decision-making process of the CMP and the different components of the CMP.
- Updated the site plans to more clearly show what structures/items are inside vs. outside the QHR boundary.
- Created an additional site plan that graphically depicts (using colour coded shading) the relative levels of significance of structures/items, which complements the comprehensive tabulated schedule of significance in Part 6
- Incorporating a number of new building-specific conservation policies in Part 10.3 of the CMP.





The Boondooma Museum & Heritage Association Inc have adopted the Conservation Management Plan to guide future prioritisation of works on the heritage site.

As Council and Boondooma Museum & Heritage Association Inc prepare future priority works the CMP will be used to assist in obtaining approvals from the Department of Environment and Science. This document has already assisted in preparing the application for general exemption certificate for the Stone Store Mortar repairs identified in the 2022/23 Capital Works Program.

The CMP will provide a maintenance schedule and a conservation schedule to allow these critical works to be planned and progressed. Several elements have been identified as having "Exceptional" or "High" heritage value and should be prioritised for conservation. The CMP is also a pre-requisite of many funding bodies for inclusion with grant applications.

The CMP is a 'living' document that can be updated and reviewed as Council and community complete conservations works or new information becomes available.

ATTACHMENTS

1. **Boondooma Homestead Conservation Plan - Final** [↓](#) 
2. **Appendix A - Prioritised Maintenance Schedule & Cyclical Maintenance Plan** [↓](#) 
3. **Appendix B - Key Persons & Community Association** [↓](#) 
4. **Appendix C - Boondooma Homestead Existing Measured Survey & Conversation Drawings** [↓](#) 



Boondooma Homestead, 8262 Mundubbera–Durong Road Conservation Management Plan

Prepared for Boondooma Museum & Heritage Association Inc.

June 2022—FINAL



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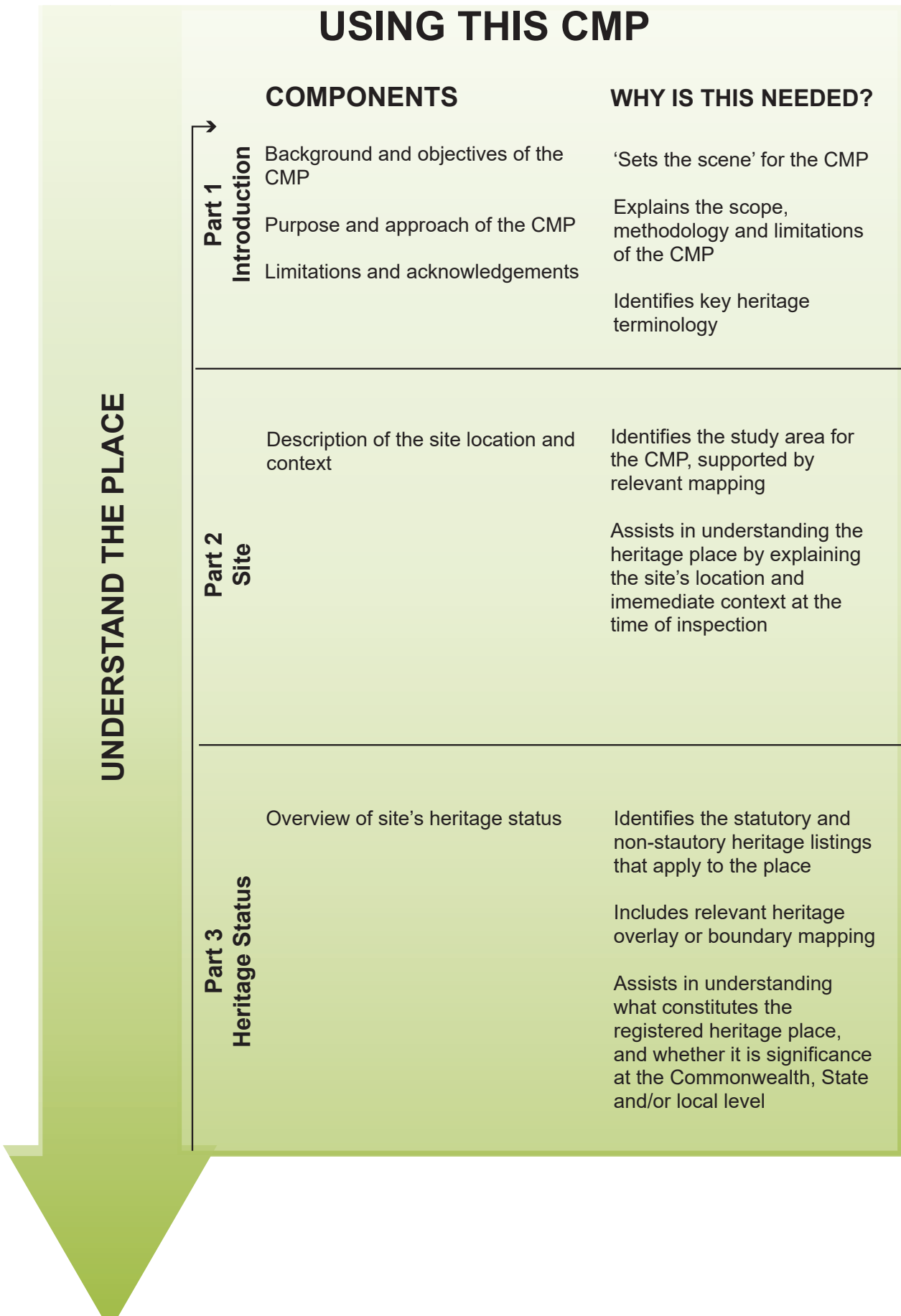


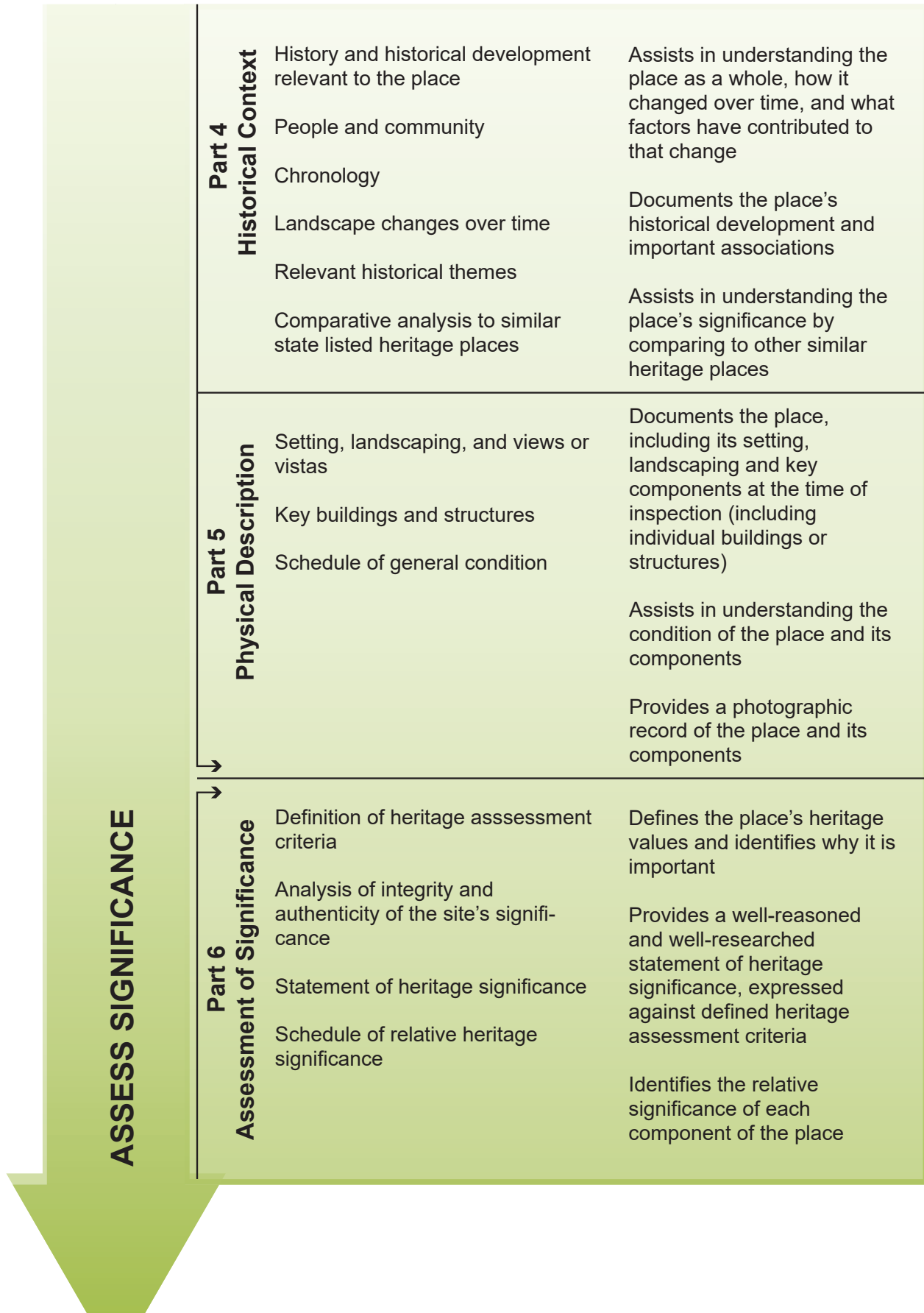
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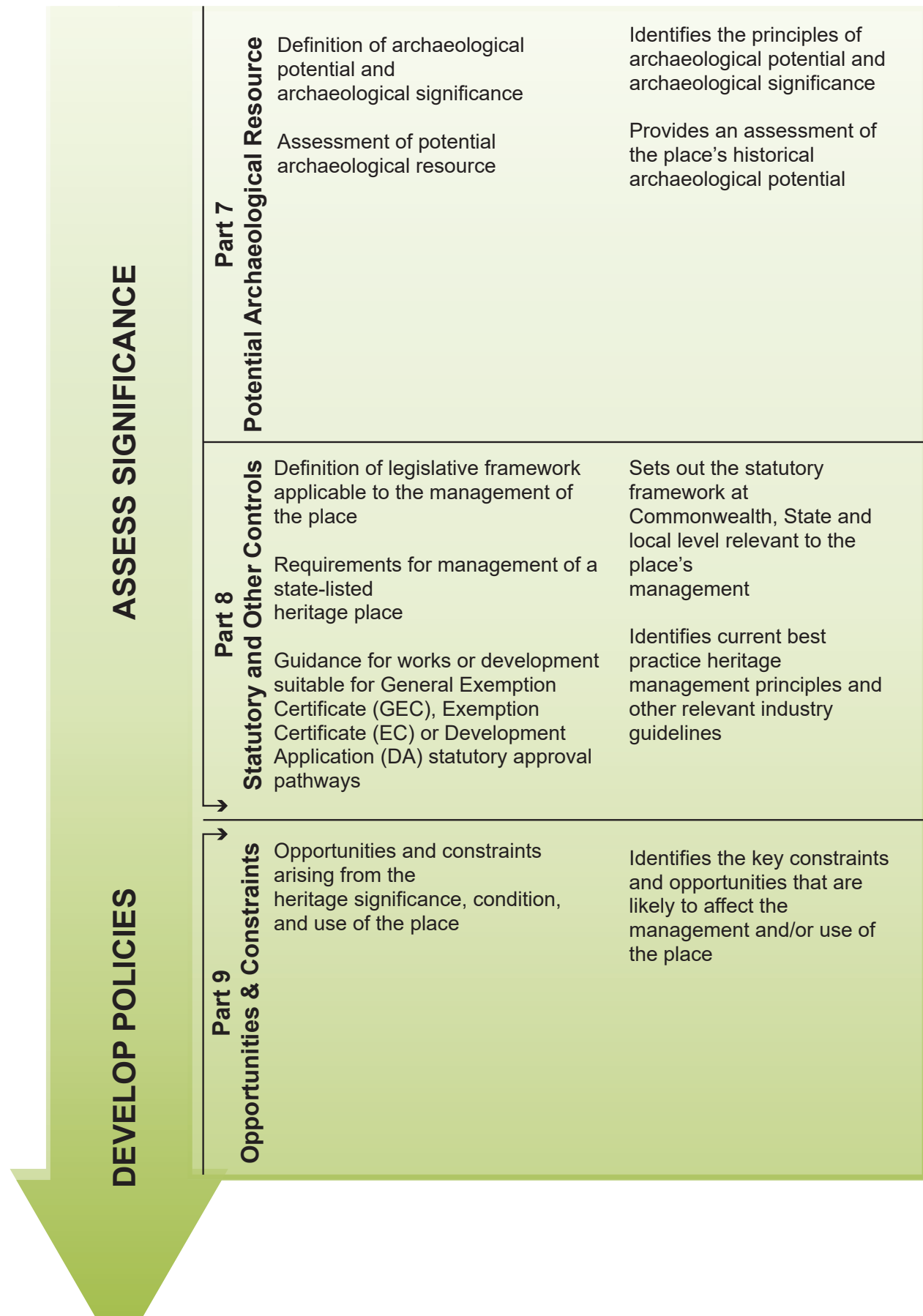


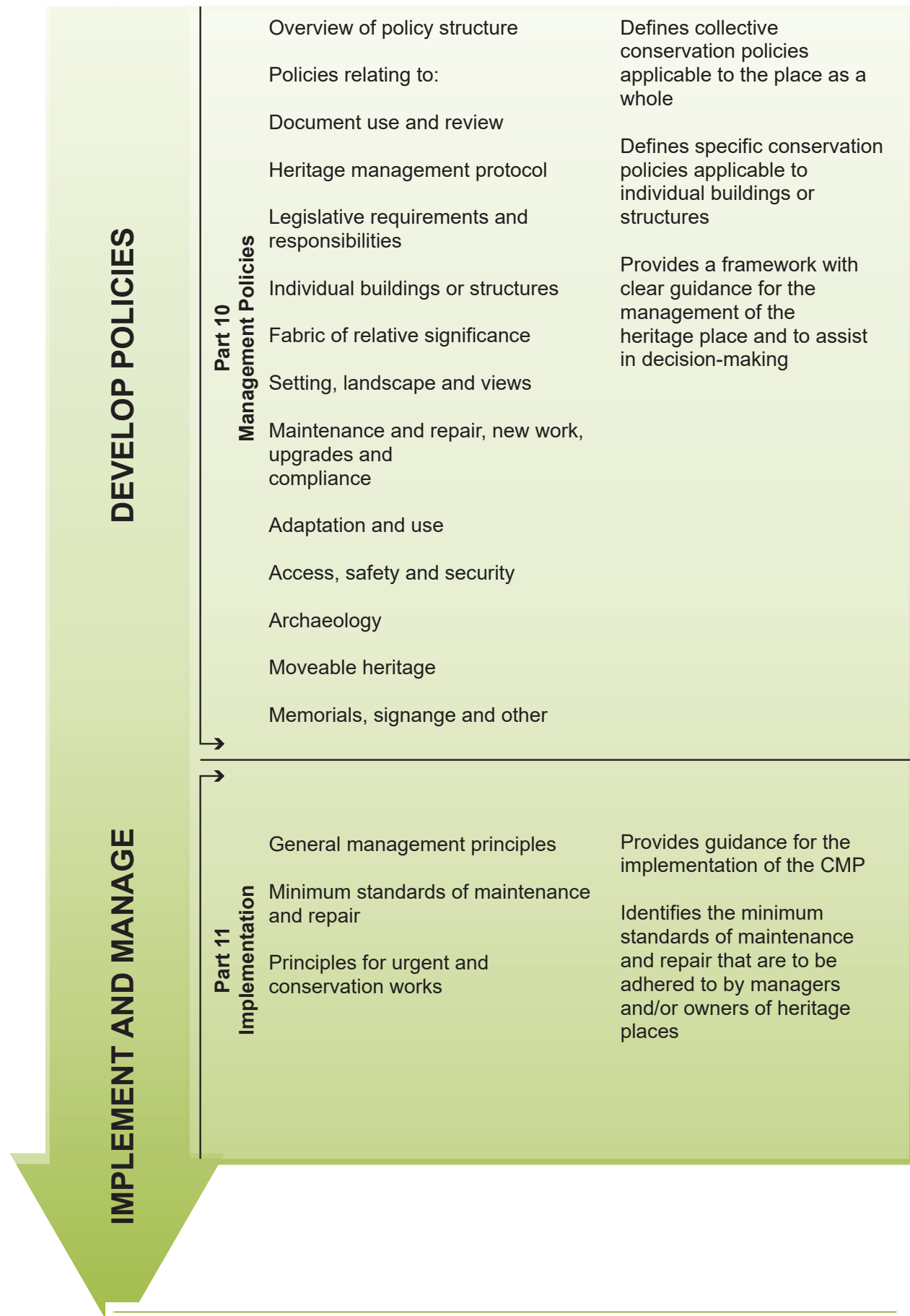
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IMPLEMENT AND MANAGE

**Appendix A
Prioritised Maintenance Schedule**

Prioritised maintenance schedule

Cyclical maintenance schedule

Identifies the prioritised maintenance works or activities to be carried out to enable the conservation of the heritage place

Identifies the appropriate pathway for individual maintenance works

Identifies the appropriate approval pathway for individual maintenance works

DECISION MAKING FRAMEWORK

The following flow-chart outlines a step-by-step approach to assist the owners and managers of Boondooma Homestead with utilising this CMP when considering the potential heritage impacts of changes to and/or development of the Boondooma Homestead.

When considering a change to or development of this heritage place, it is important to first ask and answer questions:

WHAT is the proposed work(s) or proposed change(s) to the place?

WHERE are the works or changes occurring?

WHICH components of the heritage place are involved or have the potential to be affected?

WHAT alternatives can be considered?

WHAT are the impacts of the works or changes? Obtain professional advice and investigate.

Refer to the schedule of relative significance presented in Part 6.4, Table 9 of this CMP.

Does the work involve and/or affect an element(s), item(s), building(s) and/or area(s) identified to be of Exceptional, High, Moderate, or Little heritage significance?

YES



Are there any building specific conservation policies that would apply to this work?
Refer to the specific conservation policies presented in Part 10.3 of this CMP and identify those policies applicable to the proposed scope of work(s).

What specific conservation requirements are defined in the policies and what guidance is offered?
Review the proposed scope of work(s) against the policies in question.

NO



What general conservation requirements, as defined in Part 10.2 of this CMP are applicable to the proposed scope of work(s)?

Does the work affect an element(s), item(s), building(s) and/or area(s) located within the state-listed QHR boundary of the place?

YES



Does the work fit within a General Exemption Certificate (GEC) approval pathway?

NO



Refer to Part 8.2.1.2 of CMP for guidance on what work is considered to fall under the Exemption Certificate (EC) or Part 8.2.1.3 for guidance on what work is considered to fall under the Development Application (DA) approval pathway.

Seek advice from a suitably qualified heritage consultant if there is uncertainty as to whether the work(s) would fall under the EC or DA approval pathway.

OR

Email palm@des.qld.gov.au, identify the Queensland heritage place and provide details about your enquiry. A heritage development assessment officer from the department will contact you.

Engage a suitably qualified heritage consultant to prepare a Heritage Impact Statement addressing the proposed scope of work(s) against the assessed levels of significance and conservation policies in the CMP.

Submit an application supported by a Heritage Impact Statement and any other supporting information (e.g. architectural plans, condition reporting) via the relevant approval pathway to palm@des.qld.gov.au.

Work can only commence once an official approval has been provided by DES.

YES



NO



Does the work affect an element(s), item(s), building(s) and/or area(s) located **ADJACENT** to the state-listed QHR boundary of the place?

YES



Does the work fit within a General Exemption Certificate (GEC) approval pathway?

NO



Refer to adjacency provisions of Performance Outcome 05 of the SDAP14 to determine the assessment pathway.

YES



Refer to Part 8.2.1.1 of CMP for guidance on what constitutes work considered to be generally exempt.

Seek advice from a suitably qualified heritage consultant if there is uncertainty as to whether the work(s) are generally exempt.

OR

Email palm@des.qld.gov.au, identify the Queensland heritage place and provide details about your enquiry. A heritage development assessment officer from the department will contact you.

Work can commence without approval provided it complies with General Exemption Certificate Queensland Heritage Places.



1. Introduction

1.1 Background

Extent Heritage Pty Ltd has been engaged by the Boondooma Museum & Heritage Association Inc. to prepare a Conversation Management Plan (CMP) for the place known as Boondooma Homestead, located at 8262 Mundubbera–Durong Road, Boondooma (Queensland).

The Boondooma pastoral run was established in the mid-1840s by Scottish-born brothers Alexander Robertson and Robert Lawson, together with another Scotsman, Robert Alexander, in the wake of Henry Stuart Russell's formative exploration of the Burnett River district. The main Boondooma homestead was constructed by 1857, along with a substantial c.1850s stone store. The station's development and operations form part of the early exploration and settlement of the Upper Burnett region, and its buildings are indicative of early pastoral life in Queensland. Important surviving historical structures include the main homestead (c. late 1850s), the stone store building (c.1850s), cool and meat houses, and a postal receiving office (c.1860s). Today, the Boondooma Homestead complex operates as a heritage tourism destination. In addition to the surviving historical structures, it contains a range of relocated and contemporary ancillary buildings that accommodate the complex's operations.

Boondooma Homestead is identified as a place of state heritage significance, and is entered in the Queensland Heritage Register (QHR) (600967). It is also identified as a place of local heritage significance under part 8.4.3 of the *South Burnett Regional Council Planning Scheme 2017*.

This CMP is to be utilised as the principal guiding tool for the owners and managers of Boondooma Homestead to direct the future management, maintenance, and conservation works, adaptive reuse, new works, potential future uses, and interpretation of the heritage place. This CMP is informed by (and complies with) the Australia ICOMOS '*Burra Charter Process*' (based on *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* [Australia ICOMOS 2013] [hereafter *Burra Charter*]), which requires heritage managers to engage in a process of research and significance assessment, followed by policy development and action. The CMP is also predicated on the principle that the significance of a place will determine the appropriate heritage management response.

Boondooma Homestead embodies a range of heritage values that require conservation and a customised heritage management response. Therefore, this CMP provides documentary evidence of the place's historical development, assesses the place's cultural heritage significance (both as a whole and the relative significance of its elements), provides a physical analysis of the place's built forms and setting, and assesses the potential historical archaeological resource. The CMP then identifies constraints and opportunities that arise out of the assessed levels of significance, within the context of possible future development. It then provides a decision-making framework of general management policies together with a series of specific conservation actions.



1.2 Approach

This CMP has been prepared in accordance with the relevant guidelines issued and endorsed by the Queensland Heritage Branch (former Department of Environment and Heritage Protection [DEHP; now Department of Environment and Science]) (DES), which require heritage managers to engage in a process of research and significance assessment followed by policy development and action.

The methodology employed herein aligns with the principles set out in:

- *Guideline: Conversation Management Plans* (DEHP 2015);
- *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* (Australia ICOMOS 2013);
- *Assessing Cultural Heritage Significance: Using the Cultural Heritage Criteria* (DEHP 2013); and
- *Guideline: State Development Assessment Provisions State Code 14: Queensland Heritage* (DEHP 2017).

It generally adopts the approach set out in Kerr's *The Conservation Plan* (2013), which incorporates the following basic methodology:

- research and understand the history and development of a place;
- identify and assess the cultural heritage significance of a place and its elements;
- identify constraints and opportunities that might affect the future management of the place;
- develop a framework of policies for the future management of the place; and
- define management actions required to ensure the ongoing conservation of the place and its elements.

As part of the preparation of this CMP, Boondooma Homestead was inspected by heritage advisors from Extent Heritage on three separate occasions: in February 2019, February 2020, and October 2021.

1.3 Limitations

The site inspections conducted by Extent Heritage were limited to a visual inspection of the key built forms (interior and exterior), garden areas and grounds, and associated views and vistas. No inspections of the buildings' roofs, undercroft spaces, or wall cavities were undertaken. No structural engineering assessment has been provided, and this CMP does not constitute a formal dilapidation report or building condition inspection.

At the time of the site inspections, surface visibility in the open spaces and gardens around the extant structures was poor-to-fair due to existing landscaping or accumulation of soil deposits.



The assessment of historical archaeological potential in this CMP has therefore relied heavily on desktop research including publicly accessible materials.

No formal community consultation was undertaken in the preparation of this CMP. However, the informal conversations between Extent Heritage and members of the Boondooma Museum & Heritage Association Inc. during the site inspections have broadly informed the preparation of this CMP. The Boondooma Museum & Heritage Association also provided Extent Heritage with CD-ROMs containing anecdotal information from four Boondooma locals and their experiences from the 1920s onwards. The observations made related to the possible social significance of the place, are therefore based on a desktop review of previous reports and publicly accessible historical information and materials.

Consideration of Aboriginal cultural heritage places and values did not form part of the scope of this CMP. This includes the consideration of Aboriginal archaeological potential. Notwithstanding this, a broad policy directive regarding Aboriginal archaeology is provided in the policy framework (see Part 10.4.8, page 227).

This CMP relies on the following documentation, supplemented with additional research where necessary:

- Bruce Buchanan & Associates. 1982. 'Restoration Strategy for Boondooma, Wondai Shire Queensland.' Unpublished report prepared in consultation with the National Trust of Australia (Queensland) for Wondai Shire Council. PDF file.
- Extent Heritage. 2019. 'Preliminary Heritage Advice.' Unpublished report prepared for the Boondooma Museum & Heritage Association Inc. PDF file.
- Extent Heritage. 2021. 'Boondooma Homestead Restoration Services Heritage Impact Statement.' Unpublished report prepared for the South Burnett Regional Council. PDF file.
- Queensland Government. 2016a. 'Boondooma Homestead 600967.' Queensland Heritage Register (website). Last modified January 2016. <https://apps.des.qld.gov.au/heritage-register/detail/?id=600967>.
- Wallins & Associates. 1997. 'An Archaeological Investigation of Boondooma Homestead.' Unpublished report prepared for the Boondooma Historical Society. PDF File.
- Various unpublished loose documents, newsletters, correspondence, scanned maps, and images from the Boondooma Homestead on-site museum, prepared and made available by the Boondooma Museum & Heritage Association Inc.
- Boondooma Station Records Collection OM66-07. 1853-1863. State Library of Queensland, John Oxley Library.



1.4 Authorship

The following personnel at Extent Heritage prepared this CMP:

- Jacqueline Pearce, architect and senior associate;
- Jessica Heidrich, heritage advisor; and
- Patrick Thomas, research assistant.

1.5 Ownership

Boondooma Homestead is owned by South Burnett Regional Council (SBRC), who employ an on-site caretaker to manage the property in conjunction with the Boondooma Museum & Heritage Association Inc.

1.6 Terminology

The terminology in this CMP follows definitions presented in the *Burra Charter* (Australia ICOMOS 2013). Article 1 provides the following definitions:

Adaptation means changing a *place* to suit the existing *use* or a proposed use.

Compatible use means a *use* which respects the *cultural significance* of a *place*. Such a use involves no, or minimal, impact on cultural significance.

Conservation means all the processes of looking after a *place* so as to retain its *cultural significance*.

Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the *place* itself, its *fabric*, setting, *use*, *associations*, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups.

Fabric means all the physical material of the place including elements, fixtures, contents, and objects.

Maintenance means the continuous protective care of a *place* and its *setting*. Maintenance is to be distinguished from repair which involves *restoration* or *reconstruction*.

Place means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.

Preservation means maintaining a *place* in its existing state and retarding deterioration.

Reconstruction means returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material.

Related place means a *place* that contributes to the *cultural significance* of another place.



Restoration means returning a *place* to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.

Setting means the immediate and extended environment of a *place* that is part of or contributes to its *cultural significance* and distinctive character.

Use means the functions of a *place*, including the activities and traditional and customary practices that may occur at the place or are dependent on the place.



2. The site

2.1 Location

Boondooma Homestead is located at 8262 Mundubbera–Durong Road in Boondooma, Queensland. The subject property is situated within the South Burnett Regional Council Local Government Area (LGA). It is approximately 22 km north of Durong, a small rural settlement and the closest sizeable township, Wondai, is located approximately 75 km west. The major township of Kingaroy is located approximately 102 km to the south–east (see Figure 1, below).

The subject property is legally defined as Lot 3 SP186442 (see Figure 2, below). The QHR boundary for Boondooma Homestead is contained within that allotment, encompassing the extent of the former Lot 1 SP156286 (see Figure 4, below).

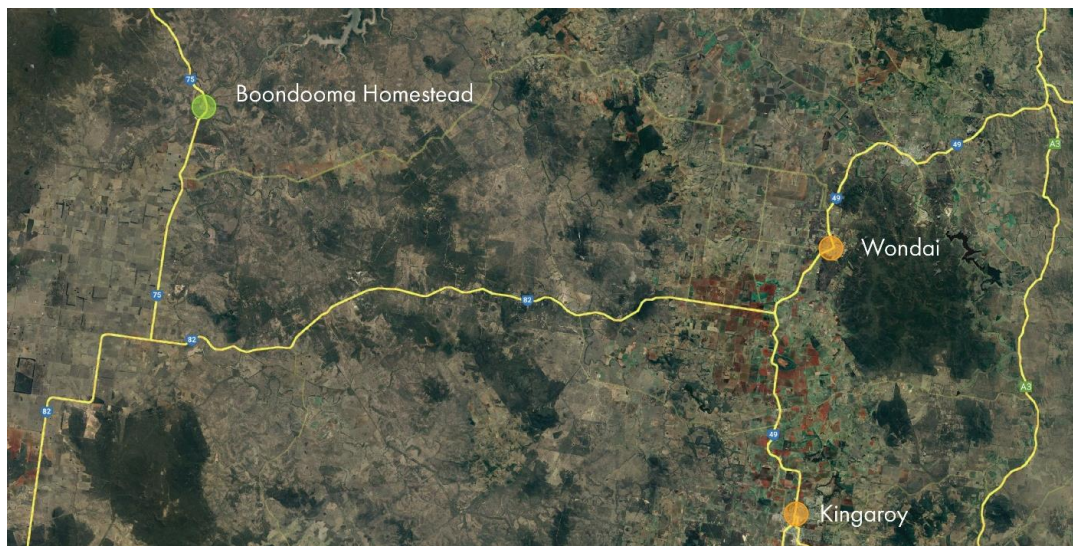


Figure 1. Aerial view illustrating the general location of Boondooma Homestead in relation to the surrounding townships of Wondai and Kingaroy, and Boondooma Dam. *Source:* Google Earth (2021).

2.2 Description

Boondooma Homestead is located near the junction of the Boyne River and the Boondooma Creek, in a corridor of land between the two watercourses less than 1 km wide. Part of the Boyne River has been dammed to create the Boondooma Dam, which is situated approximately 21 km to the north-east of Boondooma Homestead.

The eastern boundary of the subject property is parallel to the Mundubbera–Durong Road. The principal entrance to Boondooma Homestead is located on Mundubbera–Durong Road, which forms a primary connection to Chinchilla–Wondai Road to the south. The subject property is bounded by various large rural allotments at the north, west, and south.



The surrounding area is distinctly rural, characterised by low undulating hills and pastoral plains, usually cleared of trees with occasional clusters of shade trees retained for grazing cattle.

Figure 3, below, presents existing site plans of the Boondooma Homestead property, in both lot plan view. This site plan also identifies the site's principal and ancillary structures, numbered 1 through to 38.



Figure 2. Aerial view showing the general location and lot boundary (dashed white line) of the subject property. *Source: Queensland Globe (2021).*

Note the Boyne River to the north-east of the property and Boondooma Creek to the north-west.

- 15 Chicken coop and timber outhouses
- 16 Administration building
- 17 Archives
- 18 Museum
- 19 'Big Top' entertainment area and extension
- 20 'Big Top' extension
- 21 Accommodation block
- 22 Camp kitchen
- 23 Machinery shed (former)
- 24 Blacksmith (former)
- 25 Toilet blocks
- 26 Contemporary shed
- 27 Dam
- 28 Demountable amenities
- 29 Covered servery
- 30 ANZAC memorial and flagpole
- 31 Carport
- 32 Cattle loading ramp
- 33 Caravan parking
- 34 Hoop pine
- 35 Landscaped garden area
- 36 George Munro's grave
- 37 Potential former entrance
- 38 Main vehicle entrance

- - - Queensland Heritage Register Boundary
Boondooma Homestead (600967)
- - - Lot Boundary
- Items located inside the QHR boundary
- Items located outside of QHR Boundary

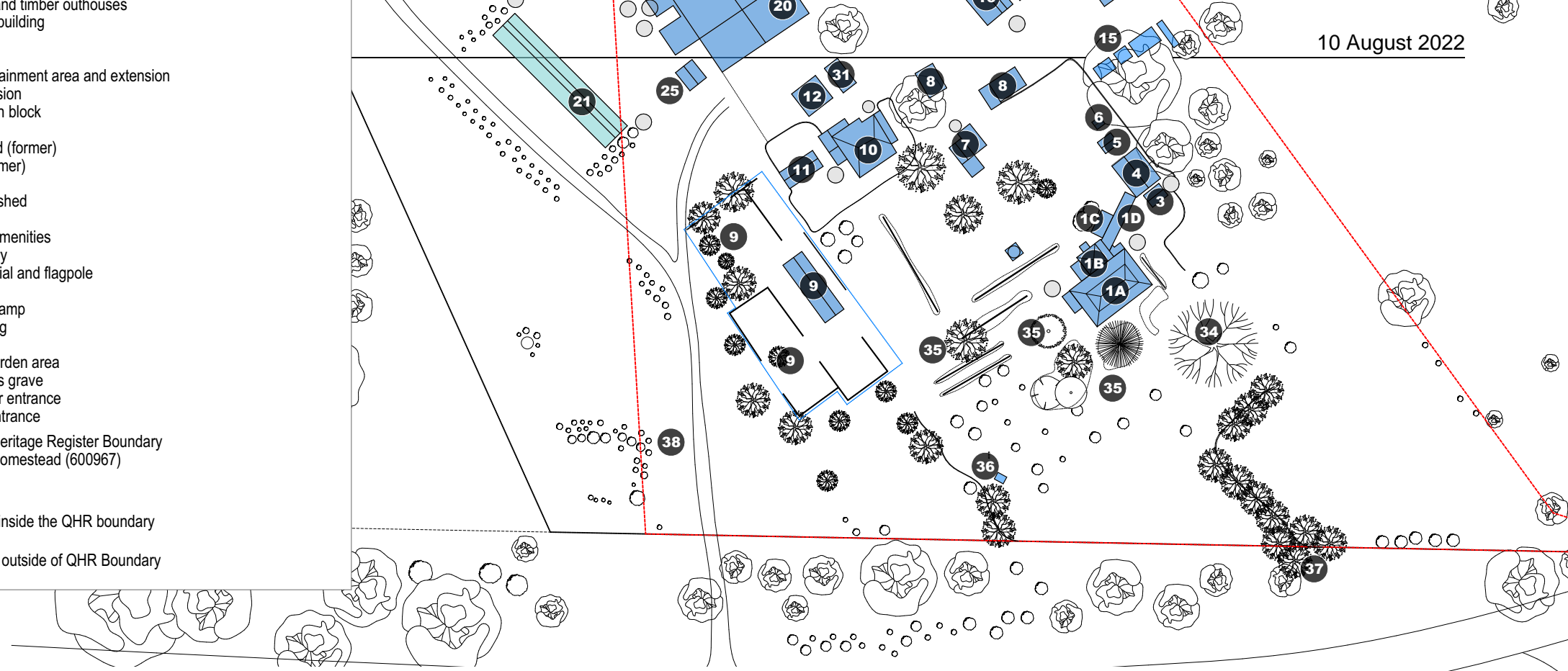


Figure 3. Existing site plan for Boondooma Homestead, identifying the site's principal and ancillary structures in relation to the lot and QHR boundaries. Source: Extent Heritage (2021).

Extent Heritage Pty Ltd | Boondooma Homestead, 8262 Mundubbera-Durong Road: Conservation Management Plan



3. Heritage status

3.1 Overview

Table 1, below, presents a summary of the existing statutory and non-statutory listings for Boondooma Homestead.

Table 1. An overview of the heritage status of Boondooma Homestead

Heritage listing	Item listed (Y/N)	Item name	Item number
<i>Statutory listing</i>			
National Heritage List	N	-	-
Commonwealth Heritage List	N	-	-
Queensland Heritage Register (QHR)	Y	Boondooma Homestead	600967
South Burnett Regional Council	Y	Boondooma Homestead	Refer to QHR ID
<i>Non-statutory listing</i>			
The National Trust Register (QLD)	Y	Boondooma Station Homestead	WON 3/0
Register of Significant Buildings in QLD (Australian Institute of Architects)	N	-	-
Former Register of the National Estate	Y	Boondooma Homestead	8795

3.2 Queensland Heritage Register

Boondooma is identified as a place of state heritage significance, and is entered in the QHR (600967) (Queensland Government 2016a). The QHR boundary for Boondooma Homestead (see Figure 4, below) encompasses a large portion of Lot 3 SP186442 and corresponds to the extent of the former Lot 1 SP156286. The QHR boundary captures the principal surviving buildings in the homestead complex dating c.1850–70s, as well as various ancillary and more contemporary structures that have been added to the site over time as part of the place's operations as a heritage tourism destination.

Although the QHR citation specifically identifies the following buildings and structures as contributing to the cultural heritage significance of the place:

- the stone building (c.1850s);
- the main timber homestead (c.1850s);



- the detached dining room (c.1870s) and corresponding walkway;
- a cool house and a meat house;
- a postal receiving office (c.1860s);
- milk bails and stockyards;
- a timber garage (c.1950s); and
- mature trees and remnants of early gardens (established c.1870s).

The statutory implications of the above are addressed in Part 8.1 (page 194).

3.3 South Burnett Regional Council Planning Scheme 2017

Boondooma Homestead is also identified as a place of local cultural heritage significance under part 8.4.3 of the SBRC Planning Scheme (see SBRC 2017). Under the Scheme, the subject property is zoned as rural.

If it were not a state heritage place, Boondooma Homestead would be subject to the provisions of the Local Heritage Place Code, as set out in part 8.4.3 of the Scheme. The Local Heritage Place Code deals with the protection and enhancement of the cultural heritage significance of local heritage places, townscapes, and streetscapes.

The statutory implications of the above are addressed in Part 8.6 (page 200).

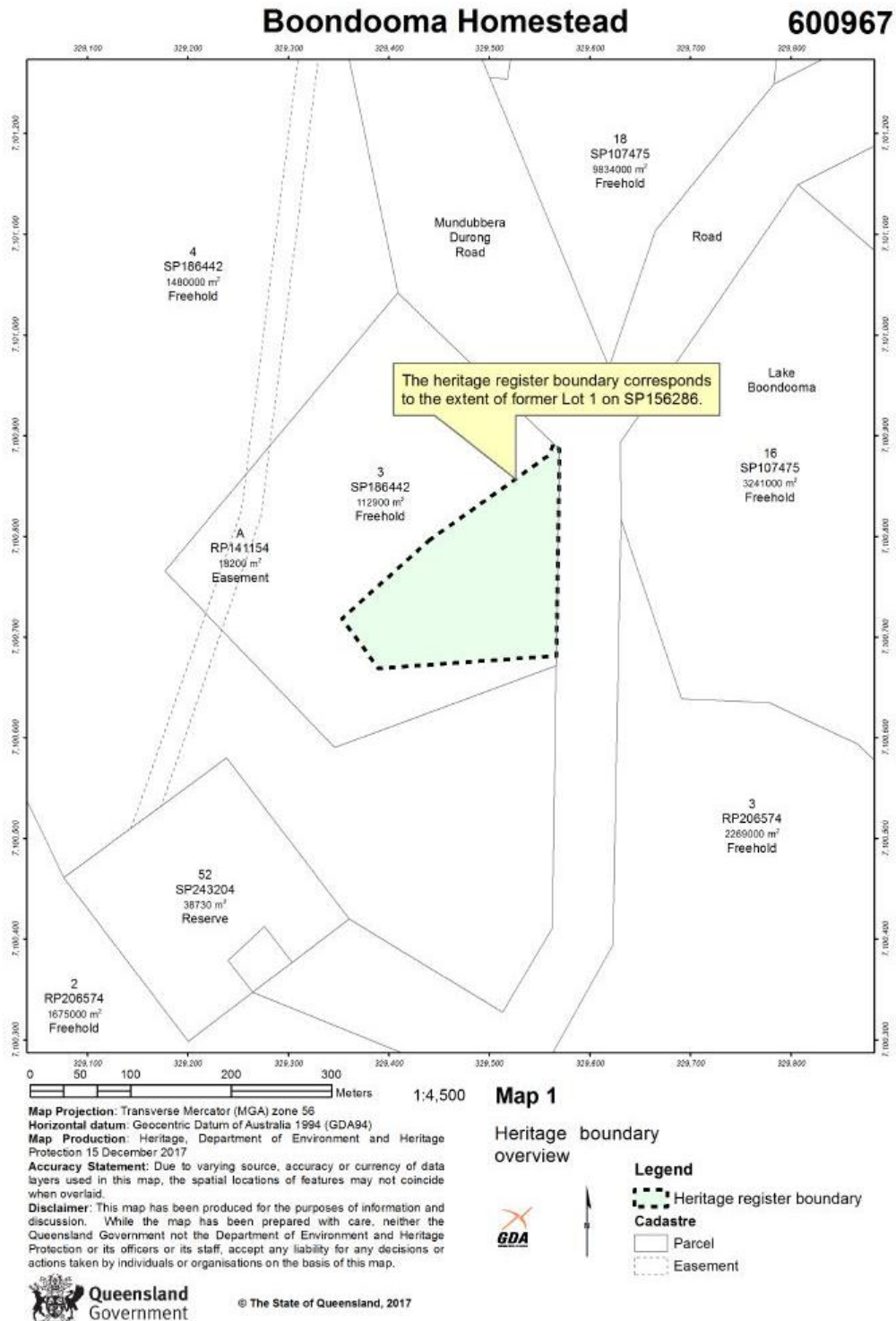


Figure 4. Map illustrating the QHR boundary for Boondooma Homestead, which encompasses part of Lot 3 SP186442, originally the extent of Lot 1 SP156286. *Source:* Queensland Government (2016a).



4. Historical context

This Part summarises the history of the Boondooma Homestead complex within the context of the historical development of the Boondooma pastoral station as part of the first rapid expansion of pastoral settlement in Queensland. It draws on the historical description provided as part of the QHR citation for Boondooma Homestead (see Queensland Government 2016a), augmented with historical research undertaken by Extent Heritage.

It also provides a comparative analysis of Boondooma Homestead in relation to other state-listed nineteenth century homestead complexes in Queensland (see Part 4.8, page 73).

4.1 The new frontier: Darling Downs

From the mid-1830s, an entrepreneurial class of settlers fanned out in two movements away from the limits of the already settled areas around Sydney: one south-west, towards Port Phillip Bay and western Victoria, and another north-west, towards New England and the Darling Downs (French 2010, 804). While much of the exploration of the pastoral frontier was carried out at the macro-level by explorers such as Allan Cunningham, Thomas Mitchell, and Ludwig Leichhardt, exploration was also carried out by individual squatters seeking to find viable grazing land and locations suitable for establishing stations (Buckley 1964; Chapman 2009; French 2010). Amongst others, this included Patrick Leslie's expedition to the Darlings Downs in 1840, Henry Stuart Russell's journeys down the Condamine to Cecil Plains and up the Mary and Burnett Rivers to Burrandowan in 1842, and the Archer brothers' expedition over the Downs Range to the Upper Brisbane Valley (1841–47) (French 2010; Russell 1888). The progressive seizure of fertile lands in the Darling Downs was essentially a massive land grab—forcing Aboriginal peoples off country and disrupting their traditional lifeways—and it continued apace from 1840 (French 2010).

Many of these squatters and settlers were middle-class immigrants, with the hopes of becoming wealthy pastoralists and exploring unsettled agricultural land in what later became the state of Queensland (Chapman 2009, 29). Henry Stuart Russell, the eldest son of a wealthy East India Company official, was one such immigrant with motivation to become an Australian explorer and squatter (French 2010). Russell's enthusiasm is reflected in *The Genesis of Queensland*, in which he noted the exciting news of Patrick Leslie's return from his 1840 exploration of the Darling Downs region:

Word had by some means been received of Patrick Leslie ; stationless sheep owners were on the *qui vive* ! He had already taken up magnificent country, it was said, on Darling Downs ; years before seen at a distance by Allan Cunningham, and by him mapped and named ! Moreton Bay not more than a hundred miles away for a shipping port ! For what Patrick Leslie had done, and was doing at this time, I must refer the inquirer to his own diary. I will not poach on his plantation.

Figure 5. Extract from Henry Stuart Russell's *The Genesis of Queensland*, wherein he records Patrick Leslie's return from his exploration of the Darling Downs. Source: Russell (1888, 191).



During 1840, Russell first came to what would become the state of Queensland (in 1859) to stay with his cousins on the Darling Downs and in the subsequent year established the pastoral station, Eton Vale, in partnership with his brother, Sydenham (Queensland Government 2016a). Around this time, Russell's cousin Arthur Hodgson extended Russell an invitation to join a party bound for the Darling Downs; Hodgson was in the process of purchasing and relocating a flock of sheep to the Darling Downs on Leslie's advice (Chapman 2009, 30). Russell's travels from Maitland to the Darling Downs as part of Hodgson's party are retrospectively detailed in his publication, *The Genesis of Queensland* (see Russell 1888).

By 1842, explorations began to spread to areas further north of the Darling Downs. In November of that year, Russell travelled northwards from Kilcoy Station to Tiaro in the company of William Orton and an Aboriginal guide named Jemmy (Chapman 2009; Queensland Government 2016a). From Tiaro, their party rode westwards for over a week through 'broken and rugged country', finding the going particularly difficult through the dense scrub (Russell 1888, 345). They came to a stream, later named the Stuart River, at a spot approximately four miles above the present Proston Weir. Following this watercourse, they came to the Boyne River, which Russell named in the mistaken belief that it was the headwaters of Oxley's Boyne River that flowed into Port Curtis (Chapman 2009; Matthews 2008, 7). After re-tracing the course of the Boyne River northwards, almost to its confluence with the Burnett River, Russell returned upstream and in doing so, was the first European to pass through the area that was later to become Boondooma (Queensland Government 2016a). Near present-day Durong, Russell left the Boyne River and then struck a course south-west towards the Condamine River, making his way back to Cecil Plains.



Figure 6. Sketch illustration of Henry Stuart Russell, date unknown but likely c.1888. *Source:* Russell (1888).



In *The Genesis of Queensland* (Russell 1888), Russell's companion, a Mr Glover, reflected that Russell had 'found a lovely country upon the river and left with the determination of revisiting it' (345–346). By early 1843, Russell acted on this intention, returning to the area that would later become Boondooma. Setting out with a larger party, Russell left from Jimbour Station and made his way down the Boyne River from its headwaters to the confluence with the Burnett River where he had turned back the previous year (Chapman 2009). Russell provided the following description of the country in the area that would later become the South Burnett region:

“On leaving Jimbour the whole character of the country alters. Instead of the wide-spreading plains upon the Darling Downs, the traveller comes upon a fine undulating country, thickly timbered, and covered with the most luxuriant grass; the ridges are chiefly granite.

Figure 7. Extract from Henry Stuart Russell's *The Genesis of Queensland* (1888), wherein he records his impressions of the country in the area that would later become the South Burnett region (including Boondooma). *Source*: Russell (1888, 346).

On this journey, Russell continued down the Burnett River almost to present-day Wallaville before turning southwards back towards the Darling Downs. Again, Russell crossed the Stuart River at the point where he had reached it in 1842 and then continued south over the Divide to Jimbour Station. Before the end of 1843, Russell had found a 'beautiful spot' for a new sheep station on the Boyne River and established pastoral run, 'Burrardown' (Chapman 2009; Queensland Government 2016a; Russell 1888, 347).

The explorations of Russell in the Burnett River district during the early 1840s mark a watershed in the pastoral history of Queensland. His efforts opened up a district of rich grazing and agricultural land for pastoral settlement, and instigated a pivotal influx of settlers and squatters to the area that would later be known as the South Burnett. The influx of European settlers, squatters, and stock to this region in Russell's wake resulted in the rapid acquisition of leases for pastoral runs throughout the 1840s (Matthews 2008). Among others, this included stations such as:

- 'Tarong' (1842), established by John James Malcolm Borthwick;
- 'Nanango' (1846), by William Elliot Oliver;
- 'Taromeo' (1842) near Blackbutt, by Simon Scott;
- 'Taabinga' (1840s) near Kingaroy, by William O'Grady Haly and Charles Robert Haly;
- 'Kilkivan' (1845), by James Sheridan;
- 'Boobyjan' and 'Winderar' (c.1846), by Paul and Clement Lawless; and
- 'Barambah' (1843), by John Ferriter and Edmund Uhr (Hadwen 2009; Matthews 2008,5–6).



4.2 Boondooma station: establishment and tenure

Amongst these early settlers to the Burnett district were Scottish-born brothers Alexander Robertson Lawson and Robert Lawson, who together with another Scotsman, Robert Alexander, set up a pastoral sheep run named 'Boondooma' in 1846 with a lease of land provided by the then New South Wales colonial government (Matthews 2008, 31; Queensland Government 2016a). The name 'Boondooma' is reportedly an Aboriginal word meaning 'a hole dug in the sand from which to obtain a drink' (CGoQ 2018; Matthews 1997). This reflects the station's siting close to the Boyne River: a sizable watercourse that usually appears as a dry bed of sand, but had good quality water readily available beneath the sands' surface.

The original *Boondooma* holding was a conterminous run, made up of various pastoral leases (Waagineraganya, Proston, Waringa, Jua, and Durong) with Boondooma as the head station (Matthews 2008, 31). The Piar, Dangarabungy and Weir Weir leases were subsequently acquired, but the country was part of the original Boondooma run.¹ The size of the original Boondooma run was approximately 640,000 acres (Matthews 2008, 31).



Figure 8. Family of Fred Hampson photographed at one of the Boondooma outstations, Dangarabungy, 1919. Source: SLQ JOL Neg: 149253.

On 12 April 1851, the partnership between the Lawson brothers and Robert Alexander was dissolved: the Lawson brothers took Boondooma and its various leases, except for Proston, which was taken by Robert Alexander (Matthews 2008, 33).² The Lawson brothers formally applied for the Boondooma lease on 31 October of that year, and it was approved in 1852 (Queensland Government 2016a). Although compiled almost a decade later, *Pugh's Almanac*

¹ Notations to Matthews (2008) from Buddy Thomson, received 4 September 2007.

² Letter to Matthews (2008) from Jack Coe, author of *The Big Scrub* (1977) and authority on the history of Durong and District, dated 18 April 1997.



& *Queensland Directory 1862* confirms their joint ownership of the lease, listing 'A and R Lawson' as owners of Boondooma (see Figure 9, below).

However, by 1863, the partnership between the Lawson brothers had dissolved: Robert had acquired property in the Tenterfield and Stanthorpe areas and Alexander elected to retain Boondooma (Matthews 2008, 33).³ The lease was therefore transferred solely to Alexander Lawson, who elected to take his bookkeeper, William Stewart, into partnership in 1865 (Matthews 2008, 33; Queensland Government 2016a).

From the mid-1860s, the transfers of ownership of the *Boondooma* holding became complex, with the lease tenure changing hands multiple times and ultimately resulting in the holding being resumed and broken into smaller leased sections. Notwithstanding these changes, the property continued to be managed by the Lawsons (on behalf of various lessees) until around the 1880s (Matthews 2008, 31; Queensland Government 2016a).

In 1867, the *Boondooma* lease was transferred to William Oswald Gilchrist and John Young, before being transferred to Gilchrist solely in 1872 and then held jointly by Gilchrist and John Brown Watt in 1888 (Queensland Government 2016a). An official letter from the Honourable Minister for Lands, Brisbane, dated 25 February 1889, identifies each lease comprising the consolidated *Boondooma* run as either being retained by Gilchrist, Watt and Co jointly, or by Gilchrist or Watt individually (see Figure 10, below). However, it seems unlikely that Gilchrist, Young, or Watt actually resided at the property; instead, the holding continued to be managed by the Lawsons (Queensland Government 2016a).

In 1885, the combined holdings of Boondooma were brought under the provisions of the *Crown Lands Act 1884* (see Figure 11, below), and were subsequently resumed and divided into two separate portions: 259 square miles of leased land in the name of Gilchrist, Watt and Co, and 249 square miles of resumed land (Queensland Government 2016a) (see Figure 10–Figure 13, below). The formal documentation of this division of the consolidated Boondooma run included a detailed description of the extent of the respective resumed and leased portions; Figure 12, below, presents an excerpt of this description. At this time, George Munro had succeeded the Lawsons as manager of Boondooma, and he served in this role until his death on 24 March 1895, after which he was succeeded by his son, Peter Munro (see Part 4.4, page 53).

³ Ibid.



STATIONS.		OWNERS.
<i>Dalby and Auburn Line.</i>		
Jimbour	...	T. Bell and Sons
Jingi Jingi	...	Edwin A. Hickey
Burradowan	...	G. Sandeman
Durah	...	David Ord
Boondooma	...	A. and R. Lawson
Mandingo	...	Hugh Nelson
Catharga	...	Chessborough C. Macdonald
Auburn	...	P. J. Pigott

Figure 9. Extract from Pugh’s Almanac & Queensland Directory 1862, entitled ‘Country Directory—Dalby’, which identifies the owners and pastoral stations relevant to the postal township of Dalby, Queensland. Source: Pugh (1862, 119).

Note A and R Lawson are listed as the owners of Boondooma Station.

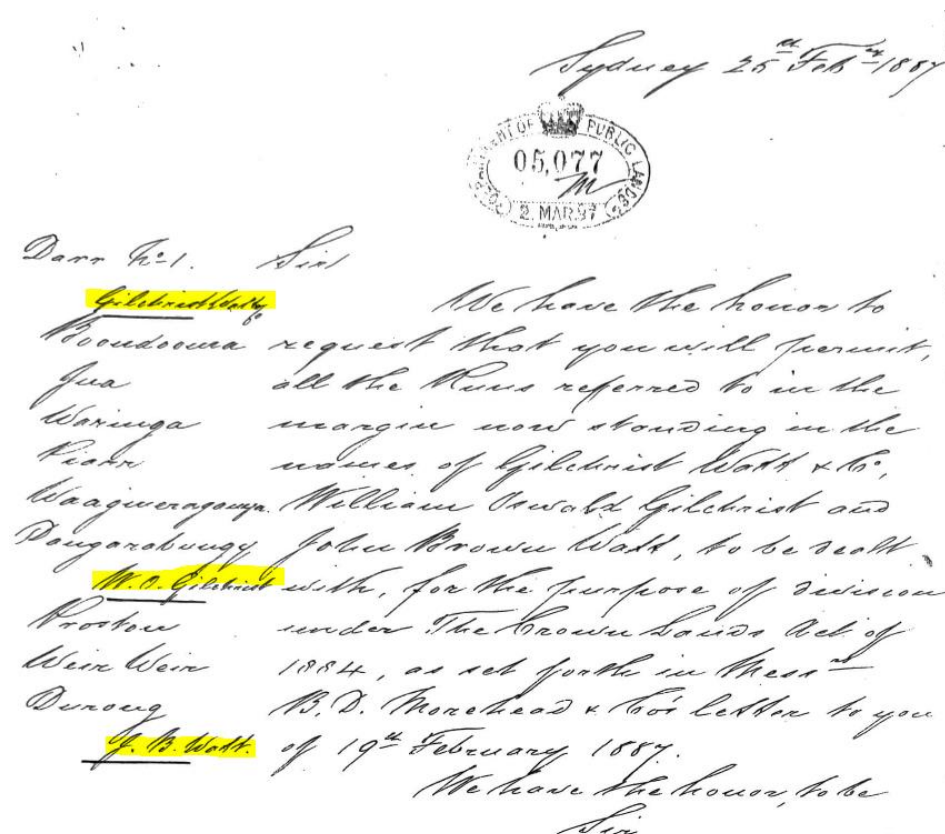


Figure 10. A scan of a letter, dated 25 February 1889, from the Honourable Minister for Lands, Brisbane, advising that the combined holdings of Boondooma were brought under the provisions of the Crown Lands Act 1884. Source: Boondooma Museum & Heritage Association Inc (2021).

Note the list of leases comprising the Boondooma run in the margin, which are identified as being retained by either Gilchrist, Watt and Co jointly, or by Gilchrist or Watt individually.



MEMO. *of 108 T. de*

Application to bring Runs under "The Crown Lands Act of 1884."

NAME OF RUN.	DATE OF RUN OR LEASE.	ACRES.	VALUATION.	REMARKS.
Boondooma				
	31 st Oct. 1887 Waagineraganya	74.32		
	19 th Nov. 1884 Piar			
	30 th May 1887 Dangarabungy			
	31 st Oct. 1887 Boondooma			
	31 st Oct. 1887 Jua	115.104		
	31 st Oct. 1887 Waringa			
	31 st Oct. 1887 Weir Weir			
				<i>Supersedeas 25-11-87</i>
				<i>26. 3. 87</i>
TOTAL		189.426		

Consolidation.—Available: _____ Unavailable: _____ Total: _____ square miles.

Present Tenant: *William Oswald Gilchrist*

Runs (if any) held by same Pastoralist, not included in this Application: *None*

Unsurveyed: *Surveyed by M. Hule 1887*

Leases Expired: *Best held under lease to Comm. 7.7.87*

Leases Renewable: *254*

Proper Form and Signed by Lessee: *as per [unclear]*

Authorized Agent: *[unclear]*

Attested: *[unclear]*

Instructions to divide to Comm. Rule
Reserv. B.D. manager 22.3.87
Memo. to Comm. Rule
With lease
propos
1887

LAND BOARD
 1656
 QUEENSLAND
 3. SEP. 87

Figure 11. A scan of the original application to bring the Boondooma run (including its various leases of Waagineraganya, Piar, Dangarabungy, Boondooma, Jua, Waringa, and Weir Weir) under the provisions of the Crown Lands Act 1884. Source: Boondooma Museum & Heritage Association Inc (2021).



In the Matter of the Division of the Run known
as Boondooma
situated in the Pastoral
District of Burnett
in the Colony of Queensland.

Whereas William Oswald Gilchrist
and John Brown Watt

the Pastoral Tenant of the consolidated Run known
as Boondooma, situated
in the Pastoral District of Burnett
in the Colony of Queensland,

comprising the entire Run known as
Naagimeraganya, Riar, Dangarabungey,
Boondooma, Jua, Maringa and
Neir Neir.

AND WE DO FURTHER ORDER that the said consolidated
Run known as Boondooma and comprising the
runs hereinbefore mentioned
be divided into two parts:

AND that the part of the said Run referred to in the said Act as "the
resumed part" shall comprise and include the land described as
follows, viz.:— 249 square miles



Commencing on the right bank of the
Boyne River at a point 32 chains in a
direct line above a gum tree marked
 and bounded thence by a north
line, crossing the river, also crossing
Naagimeraganya, Riar and Boonanga
Creeks to the watershed between Joondabra
Creek and the Boyne River, thence by that
watershed northwesterly to the eastern
watershed of Rocky Creek, thence by that
watershed southerly to a point east of the
head of Micranagy Creek, the most
southerly branch of Rocky Creek, thence by
a west line passing through the head of
that creek and recrossing it at a point
20 chains above a tree marked 
passing

Figure 12. A scan of one of the official documents recording the division of the consolidated Boondooma run under the provisions of the Crown Lands Act 1884, which includes a detailed description of the extent of the resumed and leased portions. Source: Boondooma Museum & Heritage Association Inc (2021).



Figure 13. A photograph of a portion of an original district map, illustrating the 259 square miles portion of leased land in the name of 'Gilchrist, Watt & Co', and the separate 249 square mile portion of resumed land comprising Boondooma as result of the holding being brought under the provisions of the Crown Lands Act 1884. *Source:* Boondooma Museum & Heritage Association Inc (2021).

In 1898, severe drought and the spread of spear grass forced Gilchrist, Watt and Co to revert to farming cattle and ultimately forsake Boondooma, after nearly fifty years of ownership. The sale was not permitted until some land resumptions were effected, namely the two separate blocks now known as Boynedale and Corrunovan, which were opened for selection in 1900.⁴ The tenure of Boondooma was then obtained by EJ McConnel, a member of the well-known Cressbrook Pastoral Company (Queensland Government 20216a); however, certain conditions imposed by the Department of Public Lands under the Crown Lands Act had to be complied with prior to the registration of the transfer, which caused the delay of the latter for several years.⁵ When title was officially transferred on 23 June 1904 (see Figure 14, below), it was to DC McConnel & Sons, a company established by David Cannon McConnel prior to his death in 1885 in partnership with his sons James Henry, David Rose, Eric Walter and Edward John, and daughter Mary McLeod Banks (Matthews 2008, 44; Queensland Government 2016a).⁶ Prominent pioneering pastoralists, the McConnel family established *Cressbrook* (QHR 600503) in 1841, the first sheep run in the district, and were instrumental in the settlement and economic development of the Brisbane Valley (Queensland Government 2016c). It is interesting to note that none of the McConnel family ever resided at Boondooma, and upon title being transferred in 1904, it was utilised by DC McConnel & Sons as collateral for a stock mortgage of a sum of £160,000 (Queensland Government 2016a).

⁴ *Boondooma Station 1846 to 1975 Historical Record*, typescript, Boondooma Museum & Heritage Association Inc.

⁵ *Ibid.*

⁶ QSA, LAN/AF99.



117 02, 70128 (10/11/27)

TRANSFER OF Boondooma ^{holding} **RUN,**
DISTRICT OF Barrett.

(53) 232 12 17

Flowers & Hart 24/17356 F

Author: William Donald Gilchrist (by his attorney Walter Cunningham Watt and Walter Cunningham Watt, William Holdsworth Watt (by his attorney Walter Cunningham Watt) and Edward William Keen (by his attorney Walter Cunningham Watt), attorneys of the estate of John Thomson Watt deceased.

Transferee: James Henry McConnell, David Love McConnell, Mary Michael Becks widow (by her attorney Eric Walter McConnell), Eric Walter McConnell and Edward John McConnell (acting as McConnell & Sons)

Rent: paid

Other Payments due:

Stamp Duty: Stamped under declaration

Transfer Fee: paid 26.04

Signature properly attested: Y.

Application to Bring Runs under "The Crown Lands Act of 1884":

Date of Land Board's Order confirming Division: 29 Sept 87

Date of Lease: 1 July 1887

Lease Lodged for Endorsement: Y.

Certificate Lodged for Endorsement: forfeited

Requirements.

1. Area Solicitor's certificate - (see 02/18570 C Ord hereinto.)

W.D. Gilchrist 27.6.04

Transfer approved Board.

for used day 27.6.04

TRANSFER COMPLETE
 Treas. Govt. Parties Adv.
 23 JUN. 1904

Figure 14. A copy of the title transfer documentation for the Boondooma holding, dated 23 June 1904, identifying Gilchrist, Watt and Co as the transferor, and DC McConnell & Sons as the transferee. Source: Boondooma Museum & Heritage Association Inc (2021).



During the McConnel's tenure, David Stevens replaced Peter Munro as manager of Boondooma, and served until 1908, when he was replaced by Archibald Graham Snr (see Part 4.4 on page 53, and Figure 38 on page 59). Within subsequent years, the Boondooma holding was further reduced through resumptions and expiry of leases. In 1905, a further 60 square miles of Boondooma was resumed by the government, reducing the holding to a total of 198 square miles (Queensland Government 2016a) (see Figure 16, below). Further land resumptions occurred in 1908 and 1911, primarily on the basis of reports that parts of the holding were infested with prickly pear that was deemed to be dealt with if the land was made available for selection (see Figure 15–Figure 17, below). Around this time, in c.1913, the holding was released from the McConnel's 1904 mortgage and operations were taken up by the Marshlands Pastoral Company, which notably had three McConnel family members as shareholders: Mr Rollo Somerset, Mr Hereward Somerset, and Mrs E Drane (Queensland Government 2016a).⁷

Much of the property was again thrown open for selection in the early 1910s and 1920s, with the land surveyed into separate blocks. A large portion (sometimes referred to as 'The Plains') was retained by the McConnel's, including the homestead block, but the remainder was thrown open for selection (Matthews 2008, 49). In 1922, Frederick Palethorpe, who went on to become Deputy Commissioner of Police,⁸ successfully obtained the McConnel's lease of the homestead block through a ballot process at the young age of nineteen (Matthews 2008, 49). Another successful ballot applicant, Mr Jacob Seiler, also settled with his wife and family on one of the Boondooma portions thrown open for selection (Queensland Government 2016a).

Over the years since the establishment of the Boondooma run in 1846, land resumptions, the expiration of various leases, and tenure changes resulted in the progressive reduction of the great station expanse of some 259 square miles property to its present homestead portion size (some 1,565 acres).

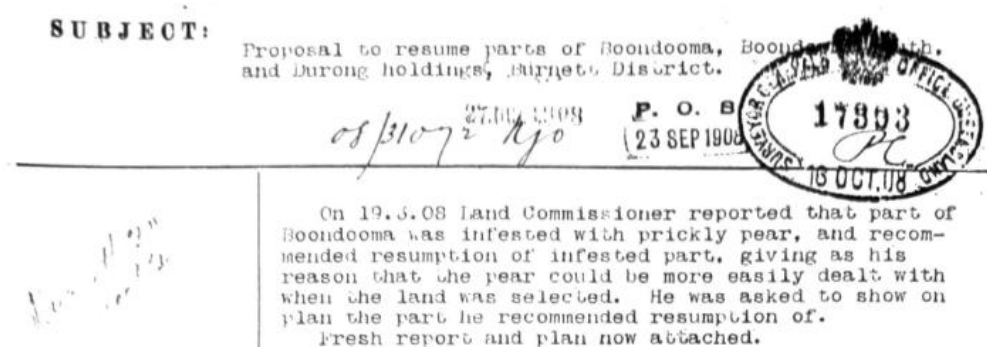


Figure 15. Extract from a memo to the District Land Office, Brisbane, addressing the proposal to resume parts of the Boondooma holding for settlement due to prickly pear infestation. *Source:* Boondooma Museum & Heritage Association Inc (2021).

⁷ *Boondooma Station 1846 to 1975 Historical Record*, typescript, Boondooma Museum & Heritage Association Inc.

⁸ *Boondooma Historical Background*, typescript, John Oxley Library VF 994.32.



Kellett L.L.S (230976)

Report for Appraisal of Rent of
for the period of the Term of the Lease.

1. Name of Holding *Boondooma.*
2. District *Burnett.*
3. Area *198 sq. miles*
4. Name of Lessee *D. C. McEonnell & Sons.*
5. Date of Inspection *18.2.1905.*
6. Average rainfall for the past seven years. (From Station records if possible) } *Rainfall for 1904 - 13 in. 8 pts. see Gayndah.*
7. Distance from nearest Railway Station } *64 miles to Nana.*
8. Rates of carriage to and from nearest Railway Station }
9. Water Supply.—Giving both natural and artificial and the nature of each; whether natural supply is sufficient for grazing capacity of country, or whether both required; whether special facilities exist for obtaining water } *Watered by Boyne River, Boondooma, Nanga, Wagoner, Tugar, William, Baranby, Wangy & Rocky Creeks. Large permanent waterholes in William Creek. Natural supply is sufficient in average seasons for the grazing capacity.*

Figure 16. A copy of a 1905 report for the appraisal of rent for the Boondooma holding, which identified it as now comprising 198 square miles. Source: Boondooma Museum & Heritage Association Inc (2021).

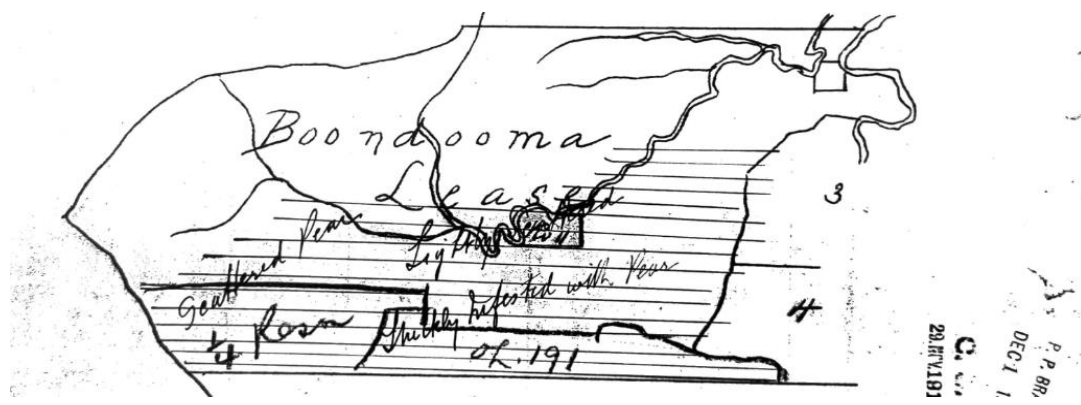


Figure 17. A scan of a hand-drawn sketch showing the general extent of the pricky pear infested areas within the Boondooma holding c.1911. Source: Boondooma Museum & Heritage Association Inc (2021).



In the mid-1920s, the property was subsequently transferred to Jane Ann Stockill, who was never married to her life partner, Edward 'Ned' Thomson Snr, but lived with him at Boondooma and had two children (see Figure 39, page 60). Their son, also named Edward 'Eddie' Thomson (Jnr), later (c.1930) acquired what remained of Boondooma station and on 30 October 1944, he married Joyce Pateman (Matthews 2008, 49, 51). The couple had seven sons and lived at Boondooma, which Edward had purchased from Jane (Matthews 2008, 54). One of their sons, Albert 'Buddy' Thomson, grew up there and although he left at approximately age 18, Buddy returned to Boondooma approximately 20 years later and became deeply involved in the restoration and preservation of the Boondooma property's buildings and history, together with his wife, Lynne Bennett (Matthews 2008, 56–57). Over a period of fifty years, several generations of the Thomson family lived at and managed *Boondooma* and during that time, the property was used as a dairying farm as well as for growing cotton and rearing cattle (see Part 4.4, page 53).

By the mid-1970s, it was evident that the property's buildings were in need of conservation, and preliminary plans for the preservation of the place were discussed by the Wondai Shire Council on 10 October 1974 (Matthews 2008, 54). Following the availability of Commonwealth grant funding for the conservation of the properties on the Register of the National Estate (which included Boondooma Homestead), the Wondai Shire Council and Councillors. RP Somerset and JI Macfarlane carried a motion for the submission of the proposed acquisition of Boondooma under the Federal Government grant scheme.⁹

In 1975, the Wondai Shire Council received a grant of \$30,000 for the acquisition of the homestead block, the main homestead building, and its outbuildings and by that time, an agreement had been reached with the current owners, Eddie and Joyce Thomson, for the property's sale to Wondai Shire Council (Matthews 2008, 55). Upon Eddie's death, Joyce relocated to Kingaroy and the remaining Boondooma portions were divided amongst some of their sons (Robert, Trevor, and Peter Thomson) and the homestead block officially passed into the hands of Wondai Shire Council (WSC).¹⁰

In c.2008, the WSC (along with several other local councils) amalgamated to form the South Burnett Regional Council (SBRC), which in association with the Boondooma Museum & Heritage Association Inc. (formerly the Boondooma Historical Society) assumed responsibility for the management and conservation of the Boondooma property. Today, the Boondooma Homestead complex is owned by SBRC, who employ an on-site caretaker who manages the day-to-day maintenance and operations of the property, together with the Boondooma Museum & Heritage Association.

⁹ Wondai Shire Council minutes, 10 October 1974, 3; *Ibid.*, 14 November 1974.

¹⁰ Interview between Matthews (2008) and Joyce Thomson, 19 May 2007.



4.3 Boondooma homestead

4.3.1 The principal structures

Upon the Lawsons' arrival in 1846, temporary huts and sheds were erected on the property, and according to the collection of Boondooma station wage sheets and correspondence records held in the State Library of Queensland¹¹, Boondooma soon became 'a hive of industry'¹². The subsequent period from the mid-1850s to the 1870s was in general an era of expansion for *Boondooma* and this is reflected in its physical growth over time.

The nature and location of the homesteads that the Lawsons established and lived in is the subject of some controversy; however, it is possible to discern the following from the historical record and anecdotal accounts:

- The original dwelling, likely of simple timber construction, that the Lawsons lived in upon arriving at Boondooma is no longer surviving (Matthews 2008, 33). According to Albert 'Buddy' Thomson, an earlier dwelling reputedly existed in the area that today corresponds with the western end of the covered walkway from the main homestead. This dwelling was purportedly destroyed in a storm c.1923–24.¹³ However, the QHR citation for Boondooma Homestead cites that an earlier house was reputedly located on an area archaeologically identified as being later used for a fowl house (Queensland Government 2016a). Further, the QHR citation states that a detached 'dining room' structure was built during the 1870s, and was, at some stage, connected to the main homestead by a covered walkway (Queensland Government 2016a). It is possible that this 1870s 'dining room' structure referred to in the QHR citation was built on the location of a former dwelling as described by the Thomson's and destroyed in the mid–1920s in a storm event. It is also possible that this 1870s 'dining room' structure was utilised as temporary living quarters prior to its connection to the main homestead. Further investigation is required to determine the veracity of this information and the location of the earliest dwelling.
- By the mid–1850s, it appears that plans were being made to replace the aforementioned earlier dwelling and to construct two homesteads to accommodate both the Lawson brothers and their families (as Alexander Lawson had married in 1855 and Robert Lawson in 1857). Station correspondence records held in the State Library of Queensland from this period reveal orders for building supplies and furniture in September 1855, including door hinges, locks, handles, window glass, wallpaper, calico (to cover timber internal walls or ceilings), a

¹¹ Boondooma Station Records Collection OM66-07, 1853-1863, State Library of Queensland, John Oxley Library.

¹² Letter to Matthews (2008) from Jack Coe, author of *The Big Scrub* (1977) and authority on the history of Durong and District, dated 18 April 1997.

¹³ Notations to Matthews (2008) from Buddy Thomson, received 4 September 2007. It is noted that Albert 'Buddy' Thomson has partially reconstructed the typical timber framing of an earlier structure at the end of the covered walkway from the main homestead; however, it was not finished prior to his sale of property to Wondai Shire Council in 1975. This unfinished reconstruction is currently interpreted on-site via existing signage as the supposed location of the 'original homestead'; however, as evidenced above, whether this is historically accurate is unclear and worthy of further investigation.



drawing room table and chairs, a hand basin, cooking stove, and a bath (Queensland Government 2016a).¹⁴

- By late 1856, the Boondooma station wage records held in the State Library of Queensland indicates that two carpenters, John Groom and John Moules, were employed at Boondooma (Matthews 2008, 33; Queensland Government 2016a).¹⁵ Moules was a German migrant who lived and worked at Boondooma.¹⁶ Both carpenters are recorded as working at Boondooma until mid-1857, along with a team of five other tradesmen under their supervision (Queensland Government 2016a).¹⁷
- It is most likely that the two homesteads built to accommodate the Lawson brothers and their families were constructed during this period (i.e., between 1852 and mid-1857). According to Jack Coe, author of *The Big Scrub* (1977) and an authority on the history of Dulong and district, the two homesteads 'were low and side by side with a common detached kitchen, connected to the dining room by a covered way' (Matthews 2008, 33).¹⁸
- The Boondooma station records held in the State Library of Queensland¹⁹ indicate that some 25,000 timber shingles were split at this time, likely to cover the roof of these homestead buildings.
- One of these Lawson-era homesteads was reputedly located to the south of the main homestead and referred to as the 'visitor's quarters'.²⁰ A typescript produced by the Boondooma Museum & Heritage Association notes that this building may have been converted for use as the jackaroo's quarters following the reduction of the Boondooma holding in 1888.²¹ The latter was sold for removal during an auction on the property in c.1919 or 1920.²²

The other Lawson-era homestead is still standing today, and is referred to as the 'main homestead'. Although no original plans of its construction survive, it is possible to discern from the extant structure that it was a single-storey, low-set timber dwelling with a broken-back, hipped roof clad in timber singles and a detached single-storey kitchen structure with a pyramid roof, centred adjacent to its south-western façade. A separate dining room, built during the 1870s and later used as a kitchen, was at some stage linked to the main homestead by a

¹⁴ Boondooma Station Records Collection OM66-07, 1853-1863, State Library of Queensland, John Oxley Library.

¹⁵ Ibid.

¹⁶ Letter to Matthews (2008) from Jack Coe, author of *The Big Scrub* (1977) and authority on the history of Dulong and District, dated 18 April 1997.

¹⁷ Boondooma Station Records Collection OM66-07, 1853-1863, State Library of Queensland, John Oxley Library.

¹⁸ Letter to Matthews (2008) from Jack Coe, author of *The Big Scrub* (1977) and authority on the history of Dulong and District, dated 18 April 1997.

¹⁹ Boondooma Station Records Collection OM66-07, 1853-1863, State Library of Queensland, John Oxley Library.

²⁰ Notations to Matthews (2008) from Buddy Thomson, received 4 September 2007.

²¹ *Boondooma Station 1846 to 1975 Historical Record*, typescript, Boondooma Museum & Heritage Association Inc.

²² Notations to Matthews (2008) from Buddy Thomson, received 4 September 2007.



covered walkway (Queensland Government 2016a). At some point, possibly in the 1870s, the stone building's original shingle roof was replaced with corrugated iron sheeting; however, a great number of the original timber shingles were retained in place under the roof sheeting. Two small, skillion-roofed extensions were also added: one to the homestead's south-eastern face, and one between the detached kitchen and the covered walkway (Queensland Government 2016a). Internally, the original layout was a central band of rooms running north-west to south-east along the length of the rectangular plan, with a front and rear verandah. At some point, a part on the north-west of the front verandah was enclosed to create a long, thin outer room (Queensland Government 2016a). The southern end of the rear verandah on the homestead's south-west face was also enclosed to create a small room.

A typescript produced by the Boondooma Museum and Heritage Association makes mention of an extension of the main homestead in 1910 by architect, Robin Dods, an early architect in Brisbane,²³ well-known for his high-quality residential work in Queensland and New South Wales from the early twentieth century onwards (though he only designed six Queensland homesteads in total [Queensland Queensland 2016e]). Dods designed Ringsfield House (1908) in Nanango and Myendatta Homestead (1910) in Charleville, as well as extensions and alterations to Nindooinbah Homestead in the Scenic Rim in 1906, and many prominent buildings in his role as the Anglican Diocesan architect (Queensland Government 2016e-f; SQC n.d.). Dods also designed a timber chapel (1901) for Cressbrook Homestead in Esk, and also extensions to the main residence, although the latter were not undertaken until later in 1914 (Queensland Government 2016c).

While it is therefore possible that the Lawson's may have been aware of Dods, there is a lack of historical evidence to indicate that Dods was involved at Boondooma, or engaged to design an extension to the main homestead. In his seminal 1982 'Restoration Strategy' for Boondooma Homestead, Bruce Buchanan agrees that the homestead was extended in 1910 to its present structure, but acknowledges the involvement of Dods as hearsay (Buchanan 1982, 8).

During the mid-1850s, a German stonemason, Wilhelm Brill (also reported in sources as 'Brell') was employed to construct a substantial stone storeroom on the property. Its construction was of roughly-coursed local rock obtained from a nearby quarry, joined together with mortar made from termite mounds (antbed) and a frame of sawn timbers and logs (Queensland Government 2016a). The walls of the central core comprised large sections of stone arranged roughly in courses, between which smaller pieces of stone were inserted. Internally, the building comprised one large room with unlined walls and exposed timber roof framing. All windows and doors had timber lintels and frames; the windows also had vertical iron bars (Queensland Government 2016a). The flooring comprised wide, hardwood shot-edge boards over the top of timber joists and bearers.

²³ *Boondooma Station 1846 to 1975 Historical Record*, typescript, Boondooma Museum & Heritage Association Inc.



Figure 18. A photograph of some buildings at Boondooma, date unknown. Image courtesy of the Thomson family. Source: Matthews (2008, 38).

Note: It is possible this image depicts the detached c.1870s 'dining room' structure located at the end of a covered walkway (with one of the outbuildings shown adjacent to the left). If so, it may have been taken prior to the 1923–24 storm event described by Albert 'Buddy' Thomson, which reputedly destroyed the structure located at the end of the walkway.



Figure 19. A man and two women sit on the front (north-east facing) verandah of the main Boondooma homestead, c.1910. Source: Boondooma Museum & Heritage Association (2021)

Note the sets of French or double doors from the central three rooms leading onto the verandah and the timber-framed windows, some of which have fixed-louvre shutters.



According to a family descendant and historical immigration records, Brill did not arrive in Australia until January 1853 and subsequently stayed at Boondooma until August 1855 (Matthews 2008, 38–39).²⁴ Further, the Boondooma station wage records held in the State Library of Queensland indicate that Brill had employment as a stonemason on Boondooma from 24 May 1856 to 21 July 1857.²⁵ Therefore, the earliest the stone building is likely to have been completed in mid-1857. It is a building rare both in its method of construction (i.e., use of antbed mortar) and as an early example of the use of the metric standard in Queensland. Brill's familiarity with metric dimensions makes this building 'one of the earliest in Queensland constructed to metric standards' (Queensland Government 2016a).

A timber meat house or 'butcher's shop' structure was also originally constructed adjoining the south-western façade of the stone store building; however, all that remains today are remnant timber posts adjacent to the south-west façade that once supported the structure's lean-to roof (Wallins 1997; Queensland Government 2016a). Although it is speculated that the stone building was utilised as a dwelling, and remnant paint on the stonework 'may be indicative of previous partitioning' (Queensland Government 2016a), there is a distinct lack of a fireplace and evidence of kitchen arrangements, which would have been necessary to survive in the cold Burnett winter. Further, the building itself is isolated from the rest of the domestic buildings on the homestead block, which are clustered closer to the main homestead, 130 m north. Nonetheless, the Thomson family contends that the stone building was utilised as a dwelling from c.1929 for several years by two of his uncles (Bernard and Harold Stockill), and their wives and children.²⁶

At some point, possibly in the 1870s, the stone building's original shingle roof was replaced with corrugated iron sheeting. While it is unclear whether Brill's original c.1850s construction had lean-to verandah additions (apart from the butcher's shop on the south-western façade), historical photographs show such additions present on both the long and short sides of the stone building by at least 1915 (see Figure 20, below). Nonetheless, these verandah additions, constructed of post and sapling frames, are relatively early features. By the late 1940s, the lean-to verandahs were in a deteriorated condition (see Figure 21, below) and were progressively removed and reconstructed over the course of the next forty years. By the early 2000s, the lean-to verandah additions on the long sides of the stone building had been reconstructed and enclosed with vertical timber slabs on the western ends of their northern and southern facades, and on their short western facades (Queensland Government 2016a). However, the verandah additions on the short sides of the stone building appear to have been reconstructed later, post-2002 (see Figure 22–Figure 23, below).

²⁴ Letter to Matthews (2008) from Brother Placid Lawson, dated 12 September 1996 and 1 November 1996.

²⁵ Boondooma Station Records Collection OM66-07, 1853-1863, State Library of Queensland, John Oxley Library.

²⁶ Notations to Matthews (2008) from Buddy Thomson, received 4 September 2007; Boondooma Homestead Newsletter, dated October 1999. Boondooma Homestead Committee.



Figure 20. H Somerset and Archibald Graham Snr in a horse-drawn buggy on Boondooma c.1915, with the stone store building (left background) and the blacksmith's shed (right background). *Source:* Boondooma Museum & Heritage Association (2021).

Note: This image is important as it illustrates that by 1915, there were lean-to verandah additions on the long and short sides of the stone store building and therefore, these structures were relatively early features. It also illustrates the blacksmith's shed, which is no longer extant.



Figure 21. The stone store building c.1949, with the remnants of the timber 'butcher's shop' attached to the south-western façade. *Source:* Boondooma Museum & Heritage Association (2021).

Note: This image illustrates the early lean-to verandah additions to the long and short sides of the stone store building, which are in a deteriorated condition here in the mid-twentieth century.



Figure 22. The stone store building (right), with the adjacent boundary rider's hut (left), c.1999. *Source:* Boondooma Museum & Heritage Association (2021).²⁷

Note: At this time (i.e., late 1990s), the verandah additions on the short sides of the stone store building appear to have been removed. The lean-to additions visible on the long sides of the building have likely been repaired and/or reconstructed by this time.

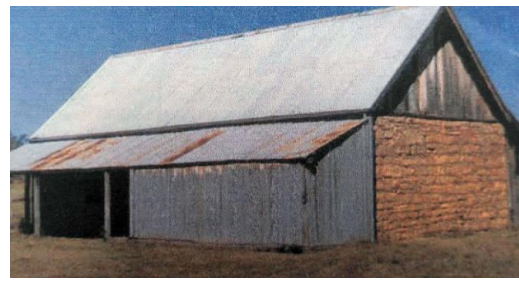


Figure 23. The stone store building at Boondooma, c. 2002. *Source:* Boondooma Museum & Heritage Association (2021).²⁸

Note: At this time (i.e., the early 2000s), the lean-to verandah additions are still not restored on the building's short sides. Note the original rough stone coursing joined with antbed mortar.

The lean-to additions on the building's long sides are clearly repaired and/or reconstructed, being semi-enclosed with vertical timber slabs.

²⁷ Boondooma Homestead Newsletter, dated October 1999. Boondooma Homestead Committee.

²⁸ Appendices forming part of the Boondooma Homestead's application for the Fraser Coast South Burnett Tourism Awards 2002, typescript.



4.3.2 Grounds and gardens

Early pastoral stations and homesteads in Queensland, including Boondooma, tended to follow a similar pattern: the area at the front of the homestead was generally developed with a formal entrance and garden, while the rear area was generally used for services (e.g., workers' quarters, sheds, stables, paddocks, etc.). As a result, the northern aspect of the homestead block at Boondooma was distinguished by the main homestead positioned on 'a gentle slope near the Boyne'²⁹ and its formal gardens, while the rear aspect of the block was historically defined by a range of outbuildings constructed for ancillary services associated with the operation of the homestead and station. The latter were typically similar in terms of design and construction techniques, incorporating post and sapling frames, corrugated iron roof sheeting, and walls lined with a combination of vertical and horizontal slabs and weatherboards (Queensland Government 2016a).

Some of the early ancillary structures and features of the homestead block of *Boondooma* included:

- Workers' quarters: Large pastoral stations such as *Boondooma* usually incorporated separate quarters for key members of the workforce on the homestead block (i.e., the station manager and their family, lead jackaroo and their family, etc.). At Boondooma, it is believed that there were separate married and single jackaroo quarters, likely of simple timber post and frame construction with stone walls (Wallins & Associates 1997)³⁰; however, no standing structures are evident today, as they were believed to be removed during an auction sale held on the property c.1919.
- A postal office: Although Boondooma was not officially registered as a postal receiving office until 1900, Joseph Booth won the contract for a weekly postal run to serve the Burnett district, which passed through Boondooma, and as a result, the timber structure now commonly referred to as the 'post office' was built during the early 1860s to service this postal run. Situated west of the milking bails, this timber building was clad in rough-sawn timber slabs, fitted vertically and had a gable roof; the gables were clad in weatherboards. Two skillion-roof extensions were added during the c.1950s, providing covered areas off two sides of the building.
- Milk bails and stockyards—Located to the south-east of the main homestead, the original structure was rectangular in plan with a compacted dirt floor and a gable roof. Its end walls were likely clad in rough-sawn timber slabs, fitted vertically. Stockyards, constructed of timber posts and rails, were adjoining. The structure was later converted for use as mechanised milking bails in c.1939 and as part of this conversion, a separate room located at the eastern end of the structure was used to house milking machinery equipment; the concrete footings of the machinery are in situ.

²⁹ *Nanango News*, 26 August 1911, 2.

³⁰ Pers. comm. Albert 'Buddy' Thomson, 1997.



- Stables: Thought to be originally located to the north-west of the main homestead (i.e., to the rear), beyond the fowl house and cool/meat houses. This structure no longer exists, but appears to have been demolished in the 1970s.
- A wash house or 'cook's room': A three-room panelled structure (i.e., comprising three adjoining structures) dating from the 1860s and often referred to as the 'cook's room', but originally used as a dairy and wash house. All that is extant today is a single post (Queensland Government 2016a).
- Outhouses: Toilet facilities on nineteenth century pastoral stations typically comprised small slab timber huts with a cyprus pine floor over a cesspit. No above-ground remains of the original nineteenth century outhouses remain (although some twentieth century examples are retained on the property as part of historical displays).
- Cool and meat houses: Located adjacent to the detached dining room structure, these structures were purpose-built to store meat and other perishables (e.g., vegetables) at cooler temperatures. They were typically constructed of cyprus pine with a timber shingle roof and clad with rough-sawn timber slabs, fitted horizontally between the exposed frames.
- A fowl house: The QHR citation for Boondooma Homestead mentions an area archaeologically identified as being later used for a fowl house (Queensland Government 2016a). This structure no longer exists.
- Recreational facilities: Originally, it is believed that a half-court tennis court was located on the homestead block with a compacted antbed base. Although the date of its construction is unknown, it was at least operational by 1920 and utilised by Boondooma's workforce and their guests (see Figure 24, below). A typescript produced by the Boondooma Museum & Heritage Association also makes mention of a gravel-base cricket pitch; however, its date of construction and use is unknown.³¹ Neither structure is extant.
- Water tanks, wells, and bores: Although no above-ground remains exist of early water-getting infrastructure, it is highly likely that a combination of water tanks and bores were utilised to support the livestock and domestic activities of *Boondooma*.
- Buggy and machinery shed: Utilised to house horse buggies and harness material, this shed was likely of simple, open-sided timber construction. This structure no longer exists; it was removed during an auction sale held on the property c.1919.
- Blacksmith's shop: Given the number of horses utilised on a working pastoral station of Boondooma's size, it would have been typical for it to support a blacksmith's shop. This structure would have likely been of simple timber construction with a roof covered in corrugated iron sheeting. This structure no longer exists; the roof sheeting was removed as part of an auction sale held on the property c.1919.

³¹ *Boondooma Station 1846 to 1975 Historical Record*, typescript, Boondooma Museum & Heritage Association Inc.



Figure 24. A group, including Archibald Graham (left) and R Somerset (third from right) pose on the tennis court at *Boondooma*, c.1920. Source: Boondooma Museum & Heritage Association (2021).

The immediate grounds in which the main Boondooma homestead is located show evidence of an early (at least 1860s) formally laid-out garden, comprising ‘an extensive lawn reaching down to a very beautiful garden on the bank of the Boyne’ (Maryborough Chronicle, 18 June 1863, 4), an orchard of citrus trees, and a range of mature plantings of both native and exotic species such as blackbean, roses, bottle, oak, pine, and pepperina trees (Queensland Government 2016a). Boondooma’s homestead garden also included trellises of grape vines; the planted in the Burnett district, imported from Scotland and Europe in the late 1850’s (SBRC n.d.). Trellises of the *Isabella* grape varieties from these original plantings are still thriving on-site today.

A 1982 site plan of Boondooma Homestead, prepared by Bruce Buchanan Architects as part of their original ‘Restoration Strategy’ for the place, illustrates the significant vegetation and plantings surviving on the property (see Figure 25, below).

A newspaper article in the *Maryborough Chronicle* in June 1863 published a male traveller’s account of his journey from *Proston* to *Wigton* stations, which included a stop at the homestead at *Boondooma*. This account, which is reproduced in Matthews’ (2008, 43) comprehensive history of the Wondai Shire, is a surviving first-hand description attributable to the 1860s when *Boondooma* was still under the Lawsons’ tenure, and provides valuable insight into the picturesque and established nature of the Boondooma homestead’s grounds and gardens in this early period:

Crossing the Boyne, which is a perfect picture of the Stuart, in a few minutes the traveller is in view of the homestead of *Boondooma*. It has a pretty appearance. The cottage, verandahed and doubly verandahed with a trellised work embowered in vines, looks out on an extensive lawn, reaching down to a very beautiful garden on the bank of the Boyne. A long range of buildings stretches along the face of the hill in the rear – the abodes of the station hands.

(Maryborough Chronicle, 18 June 1863, 4)



Later, in 1911, a small group of travellers drove from Nanango to Boondooma by motor car, which is possibly the first vehicle to have been seen on the pastoral station (Matthews 2008, 45). In addition to providing insights into the considerable feat of driving a motor car through such rugged terrain, the record of this excursion is also important for the details it provides of Boondooma at that time. In particular, it makes reference to the use of the detached dining room, the position of the main homestead in relation to the Boyne River, and the wealth of the property's garden:

We had a few exasperating tributaries of the Boyne to negotiate as we sped on our way, but they did not give any particular concern, seeing that we had a portable railway on board which would be laid down and pulled up in record. We went on and on and still further on, and we thought every time we saw a fence or a licensed gate we were at *Boondooma*; but it was further than that. As the sun sank lower and lower on the horizon, we took turns in cheering each other up...just as our hopes had fallen to zero, we again struck our old friend the Boyne...So we unanimously agreed to leave the car on one side of the river and walk to the other...*Boondooma* homestead [was] nestled prettily on a commanding eminence on the opposite side...

Having washed the travel-stains...and rested a brief interval, we were escorted from the drawing room to another portion of the establishment, and were soon seated at *Boondooma's* hospitable board, where a most inviting meal awaited us, to which—it is needless to add—we did ample justice...

Boondooma station is a large holding, about the size of some European countries, well-watered and grassed, and carries a large number of stock. The homestead is situated on a gentle slope near the Boyne waters and it would be difficult to imagine a more picturesque site. The grounds have been laid out among the groves of orange trees, grapes...ferneries, and ornamental shade trees, and taken all together, it constitutes an ideal home...

(*Nanango News*, 26 August 1911, 2)

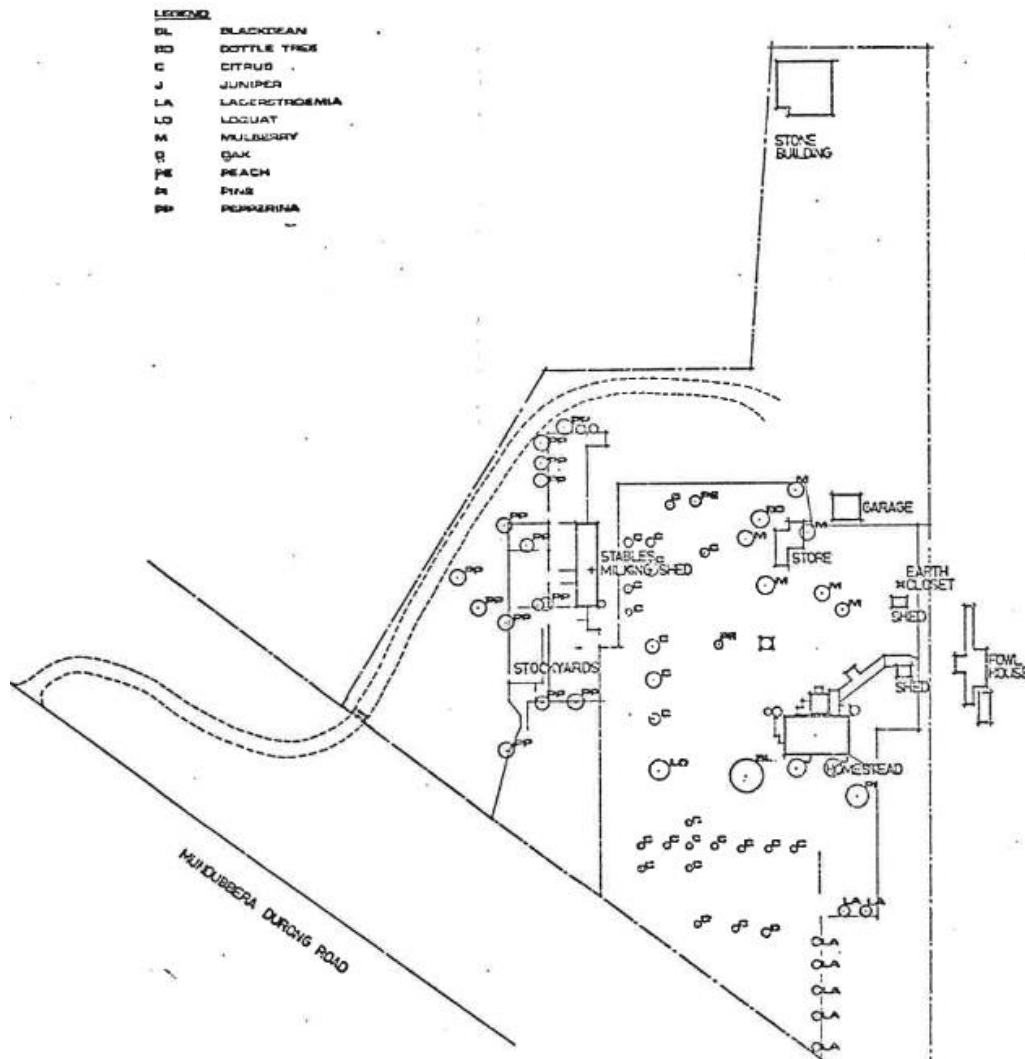


Figure 25. Extract of a 1982 site plan of Boondooma Homestead, prepared by Bruce Buchanan Architects, illustrating the significant vegetation and plantings surviving on the property. *Source:* Bruce Buchanan and Associates (1982).

4.3.3 Pastoral life

Establishing and maintaining these vast pastoral stations in the formative days of colonial settlement was a considerable gamble. Wool and beef, while important and potentially profitable resources, were also risky ventures for pastoralists in what were essentially untested lands. Newfound squatters had to purchase stock (which was an expensive enterprise in itself), hire shepherds and servants, and purchase necessary equipment (e.g., wagons, pack animals, tacks, stores etc.) that would be required as a minimum to establish a remote station (Matthews 2008). The larger the station, the more resources and hands required to establish and run it.

Once collated and purchased, all of the stock, personnel, stores, and equipment then had to be transported from Ipswich over the Great Dividing and Blackbutt Ranges, first by bullock teams



and later, by the 1860s, by teams of heavy drays; an arduous and potentially dangerous journey through untested, rugged country (Matthews 2008, 10). By the late 1940s, following the establishment of trading posts at the Mary River, supplies could be sent down from Wide Bay Village (later to become Maryborough) (Matthews 2008, 11). Once on location, timber had to be sourced and cut to construct living quarters, stores, and woolsheds as a first priority, and land cleared for cultivation and buildings. Given the station's isolation, the main homestead and surrounding acreage soon developed out of necessity to support the basic necessities similar to a small village, such as outbuildings, workers' accommodation, gardens, stores, etc.

By the early 1900s, conditions were improving: in addition to benefiting from improved communications through a weekly Burnett district postal service, which passed through Boondooma, station homesteads were also visited by travelling priests of the Church of England Bush Brotherhood, who travelled to stations on horseback to hold Mass and conduct marriages and christenings (regardless of the individual's denomination).³² Surrounding areas, such as Wondai, were also established and as a result, Boondooma was able to source rations and other essential resources more efficiently via horse-drawn wagons from local suppliers, such as Harry Mycock and Son.³³ However, it was the advent of the rail line through the South Burnett in the early 1910s that dramatically affected the standard of living of those who lived and worked at Boondooma (as well as every other pastoral station and farm in the Burnett district) (Matthews 2008, 45). This vast improvement in transportation meant that it was no longer necessary to rely on slow, often unreliable and dangerous bullock or dray teams to transport supplies to Boondooma, or to transport wool or other products to markets or ports for sale. Instead, such items only needed to be transported shorter distances to the nearest rail line—either Wondai, Kingaroy or Proston—from where they would be taken via rail to other destinations (Matthews 2008, 45).

A hotel was also established on one of the holdings of Boondooma station, reputedly across the Boyne River from the homestead. It was run by John Delger (or 'Dilger'), who applied for his publican license in 1869:

I, John Delger, Publican, now residing at *Boondooma*, in the Burnett District, do hereby give notice that it is my intention to apply at the next Annual Licensing Meeting, to be holden for this District on the...[obscured] day of April next ensuing, for a Publican's License, for the sale of Fermented and Spirituous liquors, in the house and appurtenances thereunto belonging, situated at *Boondooma*...which I intend to keep as an Inn or Public-house...Given under my hand this 16th day of March 1869

(Matthews 2008, 40)³⁴

It is likely, however, that the Boondooma hotel was operational earlier than 1869 (although the date of construction is unknown), as it is referenced in a male traveller's account of his journey

³² *Boondooma Station 1846 to 1975 Historical Record*, typescript, Boondooma Museum & Heritage Association Inc.

³³ *Ibid.*

³⁴ Reproduced from an undated newspaper clipping provided to Matthews (2008) by Albert 'Buddy' Thomson in September 2007.



from Proston to Wigton stations in June 1863, which included a stop at the homestead at Boondooma. After enjoying the hospitality of Proston station overnight, the traveller writes:

and next morning, on a successor and substitute for Reuben [the traveller's house—author's note], who wished for rest, I set off for *Boondooma*. On the eastern shore of the Boyne there is an excellent way-side inn—the first hotel I had encountered since leaving the haunts of civilisations.

(Maryborough Chronicle, 18 June 1863, 4; see also Matthews 2008, 43)

Workers on Boondooma station also utilised what has become colloquially known as the 'Boondooma pound note' (see Figure 26, below), which in reality are a unique form of nineteenth century Australian currency termed 'Calabash'. Payable by an issuer (e.g., Robert Lawson) or their agent (e.g., Gilchrist, Watt and Co), these private, promissory notes were in circulation in rural Australia (including on pastoral stations) from the early 1800s due to the shortage of paper money in the Australian colonies (Vort-Ronald 2008). The forms were often printed in blocks of blank notes which were filled in and signed as required, but usually only for small amounts.³⁵ These notes were a 'promise to pay' (i.e., not necessarily payable on demand); this arrangement was compounded by printing of the notes on frail paper that could disintegrate with a lot of wear, thus preventing the issuer from honouring it (NSSA 2015).



Figure 26. A copy of a 'Boondooma pound note', with Robert Lawson's signature and Messers Gilchrist, Watt and Co of Sydney as the issuer's agent, which was a form of 'Calabash' Australian currency in circulation from the early 1800s. *Source:* Boondooma Museum & Heritage Association (2021).³⁶

³⁵ *Boondooma Homestead Newsletter*, October 1999. Boondooma Homestead Committee.

³⁶ Reproduction published in *Boondooma Homestead Newsletter*, dated October 1999. Boondooma Homestead Committee.



Like most of the large pastoral stations established during that period, sheep were predominantly pastured at Boondooma, with wool and tallow production the main income depending on the season (Matthews 2008). The rearing of the stock itself was a challenge. Sheep and cattle were prone to a number of diseases – spear grass, scab, catarrh and foot rot – that if unchecked, could cause very serious losses to the economic viability of the station (Matthews 2008). Stock was also often lost to Aboriginal raids and shepherds were sometimes attacked and killed. In retribution, the local Aboriginal people were hunted indiscriminately to the point where ‘a state of virtual war existed’ (Matthews 2008, 11). This climate made it difficult for station owners of these vast pastoral leases, such as Boondooma, to firstly obtain men willing to work and live in the bush and to also then recruit reliable replacements as required.

The Lawsons reportedly arrived at Boondooma with a vast flock numbering some 100,000 sheep (*The Scottish Banner* 2019, 12). The station predominantly relied on a migrant workforce of men (and their families) of Scottish, English, German, and Chinese origin, most of whom had migrated to Australia in search of work or in the hope of finding wealth in the gold rushes in the Australian colonies.³⁷ According to the collection of Boondooma station wage sheets and correspondence records held in the State Library of Queensland,³⁸ over twenty Chinese workers from Amoy (Xiamen) arrived at Boondooma between February 1851 and January 1852 for employment as shepherds, many completing five-year contracts. Rations were carefully documented, with their cost deducted from the men’s wages.³⁹ The Boondooma station wage records show that Chinese shepherds were able to earn a bonus (a *cumseong*) on completion of certain period of service (Matthews 2008, 34):

After the expiry of the first six months each is to receive a *cumseong* of half a dollar per month till he has served 2 years from the date of his agreement, after that from the 2nd till the 3rd year each is to receive a *cumseong* of a whole dollar per month. From the 3rd till the 4th year each is to receive a dollar and a half and from the 4th to the 5th year two dollars extra each.⁴⁰

The Lawson also utilised ticket-leave convicts on Boondooma as indentured labourers. This is evidenced in a letter dated 23 June 1853 from one of the Lawson brothers held in the State Library of Queensland, wherein they are applying to renew the ticket-of-leave passports for two of their staff: a Mr John Cherry and a Mr Charles Jones (alias George Hillier) (Matthews 2008, 36).⁴¹

The shepherds’ work was often lonely and dangerous: in what was a vast, unfenced area, it was practice to pasture flocks in various suitable localities across the entire consolidating holdings of the run, with each flock supervised by a small number of shepherds.⁴² Over the years since the station was first taken up, several shepherds were killed on their posts at

³⁷ *Boondooma Station 1846 to 1975 Historical Record*, typescript, Boondooma Museum & Heritage Association Inc.

³⁸ Boondooma Station Records Collection OM66-07, 1853-1863, State Library of Queensland, John Oxley Library.

³⁹ Ibid.

⁴⁰ Ibid.

⁴¹ Ibid.

⁴² *Boondooma Station 1846 to 1975 Historical Record*, typescript, Boondooma Museum & Heritage Association Inc.



isolated, virtually unprotected outstations (Matthews 2008, 42). A modern typescript produced by the Boondooma Museum & Heritage Association provides some second-hand insight into the work and customs of the station's Chinese shepherds; however, it is worth noting that this typescript lacks historical source references and the following information is, therefore, unsubstantiated:

The life of the shepherds was lonely and precarious. The Aborigines resented their intrusions and the flocks onto their lands, and some of the shepherds lost their lives as the result of Aboriginal attacks. The white men buried them in what was known as the station cemetery near Boondooma Creek.

Caskets were made from packing cases. Four posts, six to seven feet, were erected around the grave and the remaining Chinese erected a bark shelter in the form of a roof over the four posts, under which they placed a quantity of food for the dead...this was their belief...It was also the custom of the Chinese to exhume the remains of their people and return them to their homeland. Thus a number of the graves were exhumed in later years.

The passage of over hundred years, with periodic bushfire, has taken a toll on the posts depicting the graves and today little identification remains.⁴³

There are reputed to be some twenty-five graves on the *Boondooma* holding; however, only two have headstones (that of the station manager, George Munro, in the homestead's garden and that of Robert Payne Burney near the banks of the Boyne River, who is believed to have committed suicide) (Matthews 2008, 42). There is predominantly anecdotal evidence (and little to no surviving physical evidence) of the area reputed to be the former location of the Chinese cemetery referenced in the typescript above.⁴⁴

Notwithstanding the utility of migrant workers to the success of Boondooma's wool production, the historical record indicates that on occasion, the Lawsons did experience trouble from their employees. A social commentator and journalist, writing under the nom de plume of 'Justicia', published a critical account of the court proceedings held in July 1854 following an altercation and attempted shooting amongst the community of Chinese shepherds living and working on Boondooma:

About five or six weeks ago a quarrel took place among a number of Chinamen on a station [Boondooma] in the Burnett District. Two of the Chinamen came into the head station with loaded guns, which they fired off at six other Chinamen...The two ruffians were identified by one of the six fired at, and by the superintendent of the station; and warrants being obtained, they were apprehended.

(Moreton Bay Courier, 10 June 1854, 2)

In 1855, a correspondent for the *Sydney Morning Herald* went so far as to blame the Chinese living and working on Boondooma for an outbreak of scab disease on the station (Moreton Bay Courier, 3 March 1885, 2; see also Matthews 2008, 37). Although altercations amongst the

⁴³ *Boondooma Station 1846 to 1975 Historical Record*, typescript, Boondooma Museum & Heritage Association Inc.

⁴⁴ Interview between Matthews (2008) and Albert 'Buddy' Thomson, 13 November 1996.



Chinese workforce at Boondooma did occur, this blame for the cause of the scab outbreak is unfounded, rather borne out of the growing anti-Chinese sentiment growing traction in the late 1800s in the cause of Australian nationalism (Dunlop 2015).

Boondooma station prospered during its early period as a successful sheep run, dependent on its workforce of shepherds, jackaroos, station managers, blacksmiths, chefs, buggy drivers, and tradesmen. However, a serious outbreak of scab disease in 1853 delivered a devastating blow, (Matthews 2008, 36; Moreton Bay Courier, 3 March 1885, 2).⁴⁵ Scab was a feared disease due to its contagious nature—it could easily spread via sheep rubbing against each other or against the stockyard rails that had come into contact with infected sheep, or even coming into account with infected ground—and squatters worked hard to prevent its occurrence through the management of their flock, particularly during the lead-up to winter (i.e., May–July) (*Moreton Bay Courier* 8 January 1848, 3). Infected stock exhibited symptoms such as restlessness amongst the flock, and individual sheep scratching and attempting to nibble the wool from their own skin (Matthews 2008, 36). In a letter dated 17 January 1854 to Captain MO Connell, Commissioner of Crown Lands, the Lawsons blamed another pastoralist, Mr Thomas Lodge Murray–Prior for instigating the scab epidemic in the Burnett district; Murray–Prior had travelled with a large flock through Boondooma from the Logan River to his station, *Hawkwood* (Matthews 2008; 36).⁴⁶ In addition to being a known friend of explorer Ludwig Leichhardt, Murray–Prior was also infamously linked to the formation of the vigilante group known as ‘the Browns’ who were responsible for numerous killings of Aboriginal people following the 1857 Hornet Bank (Matthews 2008, 36).⁴⁷ The Boondooma station correspondence records held in the State Library of Queensland show that in December 1854, the Lawsons wrote to Murray–Prior to advise of their intention to seek legal action:

Sir, I am sorry to inform you that nearly all the sheep on Boondooma Run have become infected with scab owing to your travelling with diseased sheep through that run. We now [regret] to say that we have instructed our agents in Sydney to commence an action against you.⁴⁸

While the legal penalties for travelling infected stock under the *Scab in Sheep Act 1845* were not severe, the legislation constituted grounds for the Lawson’s civil action. Under the Act, it was illegal to abandon infected sheep or dispose of infected carcasses in waterholes and squatters travelling with flocks had to take precautions (*Moreton Bay Courier*, 21 November 1846, 4). Murray–Prior’s flocks were devastated by scab and the loss of some 8,000 head of sheep dealt him a serious financial blow from which he was unable to recover; despite receiving some assistance from neighbouring pastoralist, Murray–Prior eventually had to sell *Hawkwood* (Matthews 2008, 37). As a result, the Lawson’s action never went to court, and in a letter dated 17 February 1855, Robert Lawson advised Gilchrist, Watt & Co. that ‘Mr Prior has no money to

⁴⁵ See also *Boondooma Station 1846 to 1975 Historical Record*, typescript, Boondooma Museum & Heritage Association Inc.

⁴⁶ *Boondooma Station 1846 to 1975 Historical Record*, typescript, Boondooma Museum & Heritage Association Inc.

⁴⁷ See also *Queensland Geographical Journal* 1953 Vol LV, No 41.

⁴⁸ Boondooma Station Records Collection OM66-07, 1853-1863, State Library of Queensland, John Oxley Library.



pay us for the loss sustained' and concluded it would be 'extreme folly to carry on the action as the expenses would involve heavy responsibilities' (Matthews 2008, 37).⁴⁹

To attempt to contain the scab outbreak, a wool scour and pressing plant were established on the Boyne River close to the present homestead, allowing the wool to be cleaned and baled before being backloaded by supply teamsters (Matthews 2008, 37). With a capacity of 400 gallons of water, the wool scouring pots were used to boil the fleece (with the addition of caustic soda).⁵⁰ Unfortunately, severe flooding of the Boyne River and the subsequent riverbank erosion resulted in the wool scouring equipment and press machinery being washed away—although it is believed that one scouring pot was rescued and utilised in subsequent years for water storage on *Boondooma*.⁵¹ A similar wool scour pot is currently displayed in one of the outdoor display shelters on the Boondooma Homestead site.

As a result of this outbreak, almost the entire Boondooma flock was infected (some 30,000 sheep) and at least 17,000 sheep died or had to be destroyed. Despite the severity of this financial blow, Boondooma recovered relatively well; it took less than a decade for the total flock to be reinstated to over 100,000 again, a reasonable period given the extent of the loss.⁵² Boondooma continued to operate as a sheep run until the early 1890s when, due to the spread of spear grass and severe drought conditions, the owners were forced to dispose of the remaining sheep and revert to cattle (Queensland Government 2016a). Cattle were more adaptable to poor drought-period grazing conditions and, in some cases, the early spear grass growth proved to be nutritious pasture (Matthews 2008). The station brand, LLO and 8WA, marked the ownership of some 1,500 head of Hereford cattle and also approximately 135 horses, predominantly greys derived from an Arab bloodline. The latter were dominant amongst the Boondooma stockmen that their horses were sometimes called 'the Boondooma Greys'.⁵³

One of the key risks to cattle owners was the cattle tick, an exotic pest that has plagued the Queensland cattle industry since the early 1890s. Since that time, the Queensland Department of Primary Industries (DPI) has been fighting to control the spread of cattle ticks through various measures including maintaining cattle dips in proclaimed tick-free areas, and providing a vaccine to protect cattle against tick fever (DPI 2002, 22). Since the early period of pastoral settlement, graziers had to play their part as well by constructing and utilising cattle dip on their own stations and breeding tick-resistant cattle breeds. A requirement of transporting cattle from designated tick-infested to tick-free areas was to pass all of the stock through a specially-designed dip, which contained pesticides designed to kill any ticks clinging to their skin (DPI 2002, 22).

⁴⁹ See also letters to Matthews (2008) from Brother Placid Lawson, dated 12 September and 1 November 1996.

⁵⁰ *Boondooma Station 1846 to 1975 Historical Record*, typescript, Boondooma Museum & Heritage Association Inc.

⁵¹ *Boondooma Historical Background*, typescript, John Oxley Library VF 994.32.

⁵² *Boondooma Station 1846 to 1975 Historical Record*, typescript, Boondooma Museum & Heritage Association Inc.

⁵³ *Boondooma Station 1846 to 1975 Historical Record*, typescript, Boondooma Museum & Heritage Association Inc; *Boondooma Historical Background*, typescript, John Oxley Library VF 994.32.



The South Burnett's Cleansing Area, which includes Boondooma, was first designated in October 1917 as a means of protecting the advice of the cattle tick into the northern Darling Downs (which is still a declared tick-free area) (DPI 2002, 22). The original Boondooma dip was part of the original station holding but when the holding was split up for closer settlement in the early 1920s, the Queensland government reserved the dip site area for the establishment of a formal DPI clearing dip (DPI 2002, 22). Unlike most contemporary concrete-lined dips, the Boondooma cattle dip was what is known as a 'puddle dip', made with a very thick layer of impervious clay bounded by hardwood slabs to create a channel or dip for the cattle to run through. Still in operation, it is the oldest of thirty government-run cattle dips still protecting declared tick-free area of Queensland from infestations of the potentially lethal cattle tick spreadable through travelling stock (DPI 2002). Today, as the dip reserve involves the use of hazardous chemicals, it is not publicly accessible and is located approximately 200 m south-west of the western extent of the QHR boundary of Boondooma Homestead. However, its historical association with the Boondooma station is acknowledged through the installation of an DPI information display within the homestead site (see Part 0, page 49).

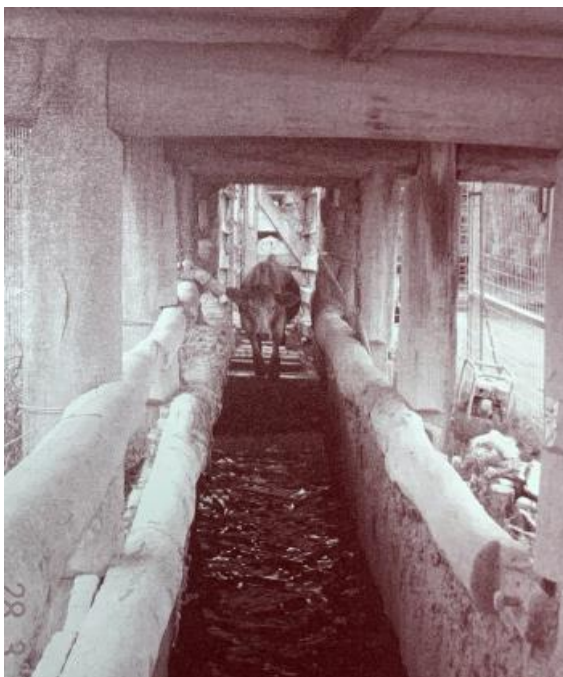


Figure 27. A heifer entering the Boondooma cattle dip, noting the unique construction of very thick layers of impervious clay bounded by hardwood slabs to create a channel. *Source:* DPI (2002, 22).

In late April 1908, the Department of Public Lands, Brisbane, received an application for a permit to ring-bark 6,000 acres on the Boondooma holding, which illustrates the availability of suitable timber and the extent of land clearing activities being undertaken at the time to facilitate more pastoral development of the consolidated run (see also Figure 28, below). By 1910s, Boondooma was flourishing again: a local Burnett newspaper favourably described it as comprising a large, 'well-watered and grassed' holding 'about the size of some European countries' that 'carries a large number of stock' (*Nanango News*, 26 August 1911, 2).

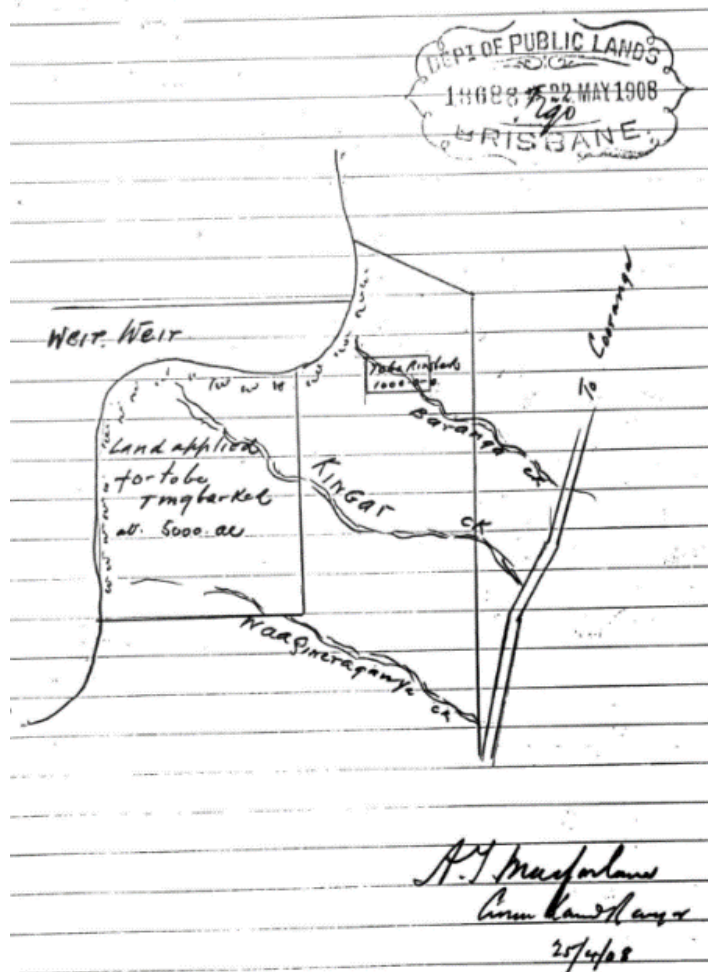


Figure 28. A copy of a hand-drawn sketch showing portion of land applied to be ring-barked in 1908 by the Marshlands Pastoral Co. Source: Boondooma Museum & Heritage Association Inc (2021).

4.3.4 1920s to present

Since the establishment of the Boondooma run in 1846, land resumptions and tenure changes have resulted in the reduction of the once vast pastoral property to its present homestead block. Although a number of structures important in illustrating the typical configuration of nineteenth century pastoral homestead complexes and Boondooma’s early pastoral development have been retained, the change in use of the property from a pastoral station to a heritage tourism destination, coupled with natural deterioration over the course of a century, has resulted in the ad hoc removal and addition of various ancillary structures and adaptations to existing structures.

Over time, these physical changes and works to Boondooma’s structures and grounds were undertaken on an ad-hoc basis, with varying degrees of sensitivity to heritage fabric, and include:



- An **auction** on the property held in c.1919 (or possibly 1920) resulted in the **sale and dismantling of several structures** including (but likely not limited to) the jackaroo quarters, buggy shed, blacksmith's shop, and visitors' quarters.
- In the late 1930s, Ernest Pateman (one of the sons of Joyce Pateman and 'Eddie' Thomson) facilitated the **conversion of the milk bails** into a dairying/milking shed. The date of 1939 can be seen in the poured concrete today.
- A **wash shed**, located between the homestead and stables, was **deconstructed** in the 1940s, and its timber slabs were re-purposed as part of the conversion of the milk bails.
- In 1951, **mechanised milking equipment** was installed in the now-converted milk bails.
- The **original stables**, thought to be located north-west of the main homestead, are reported to have been **demolished** during the 1970s.
- A **large dam** was constructed to the west/south-west of the main homestead c.1980s.
- In 1997, Wondai Shire Council negotiated a deal with Powerlink for the **relocation of a worker's cottage and outbuilding** from *Glenrose* to *Boondooma* for use as a caretaker's cottage and machinery shed.
- In 1999, **various ancillary structures** were added to the site, including a toilet block (constructed using recycled timber and corrugated iron materials from Taabinga School's chook shed), and a small, timber structure known as the 'boundary rider's hut', which was relocated to Boondooma and re-stumped.
- In the early 2000s, **a number of major changes** to the Boondooma Homestead site occurred, including:
 - the commencement of **restoration works** to the floor of the c.1860s **postal receiving office** structure, including a reconstruction of the foundations to floor level, and repair of damaged timber wall slabs;
 - the commencement of restoration works to the cool house, including levelling, re-stumping, and rebuilding of collapsed walls;
 - the construction of the **DPI cattle dip interpretative shelter** in 2002;
 - the **relocation** of an early timber dwelling known as '**Brownie's Hut**' to Boondooma from another part of the holding, donated by Phil Seiler;
 - the construction of another **toilet block** (including disabled access);
 - the construction of the '**Big Top**' entertainment area;
 - the completion of **renovations** to the c.1920s **caretaker's cottage** and c.1950s **store**;
 - the construction of the **administration, ablution, and museum buildings**;



- the repair and where necessary, replacement of the property's **boundary fences**;
 - the establishment of a **catering/servery area** and stand-alone **camp kitchen**; and
 - installation of **water supply infrastructure** (e.g., tanks, pumps, sprinklers).
- In the early 2000s, extensive work was also undertaken on the **homestead's grounds**, transforming the area from a neglected overgrown paddock to the landscaped and cared-for gardens seen today.
 - In 2003, Trevor and Karen Thompson utilised profits from the Boondooma Homestead 2002 Heritage Day to secure the **purchase of additional land** around three sides of the complex, which is intended to enable the reconstruction of the blacksmith shop on its original site (however, the latter is not yet completed).
 - Between 2004 and 2005, a **large extension** was added to the '**Big Top**' **entertainment area** and a flagpole is erected adjacent. Two additional **water tanks** were also constructed adjacent to the 'Big Top' entertainment area
 - In 2006, a **remnant timber post** from the Boondooma cattle dip yards was relocated to a position adjacent to the DHI interpretative display shelter, and is now known as 'Stockie's Stump'.
 - Various **new plantings** are added c.2007 around the dam and camping area, replacing trees removed previously during the dam's construction. The dam is also cleaned out and enlarged. A new stage area and shop space are also constructed underneath the 'Big Top' entertainment area at this time.
 - The addition of an **ANZAC memorial space**.
 - A **main vehicular driveway entrance** and other informal access tracks throughout the property were established for use by caravans or campervans.
 - **Various ancillary services** associated with the operations of Boondooma Homestead as a heritage tourism destination were added over time, including maintenance and storage sheds, septic tanks, irrigation systems, and powered caravan sites.

In addition to the above, several major restoration works to the main homestead and the stone store building have been undertaken at irregular intervals from the 1970s onwards. In particular, Albert 'Buddy' Thomson became involved in the physical restoration and preservation of Boondooma's buildings and history, personally undertaking a majority of the physical works including the traditional carpentry.

The scope of the restoration works to-date (as of July 2022) has included:

- Stone store building:
 - repairs to the timber floorboards, joists and bearers;



- re-pointing of stone walls;
 - the construction of replacement verandah additions on the long and short sides of the building; and
 - earthworks to excavate soil out from under the structure to facilitate its restoration.
- Main homestead:
- a complete reconstruction of the foundations to floor level;
 - repair of damaged timber wall sections;
 - repair of damaged roof sections and roof cladding;
 - restoration (partial) of the covered walkway and trolley system;
 - restoration (partial) of the detached 'dining room' structure, or possibly the location of the original homestead; and
 - earthworks to excavate soil out from under the structure to facilitate its restoration.



Figure 29. The main homestead at Boondooma, c.mid-1980s prior to the commencement of major restorations works, the majority of which were carried out by Albert 'Buddy' Thomson. Imagery courtesy of the Thomson family. *Source:* Matthews (2008, 38).



Figure 30. Lionel, Helen, and Phill pose in front of the structure known as the boundary rider's hut following its relocation to Boondooma, where it was re-stumped. *Source:* Boondooma Museum & Heritage Association (2021)⁵⁴



Figure 31. The structure known as the boundary rider's hut photographed in situ prior to 1999 on the property known as *Delger*. *Source:* Boondooma Museum & Heritage Association (2021)⁵⁵

4.4 People and community

Over the course of its lifetime—some 175 years—various individuals and families have contributed to the establishment, development, and conservation of Boondooma. From its inception in 1846 and subsequent development and settlement throughout the early twentieth century, Boondooma served as a major pastoral station that over the course of its operation, supported the livelihoods of hundreds of workers and their families. It is therefore a place that has been valued by the families who lived and worked there, whether on one of the Boondooma holdings or on the homestead block itself, and in contemporary times, continues to be valued by their descendants.

In more recent decades, specifically since the purchase of the Boondooma property by Wondai Shire Council in the mid-1970s, the place has transitioned into a heritage tourism destination and maintains an important role as a place of community gathering, whether it be for events associated with the local community (i.e., school excursions, and ANZAC and Australia Day services) or major tourism events (i.e., the 'Spirit of the Bush' Balladeers and Heritage Muster).

Some of the key figures identified in the preceding history are summarised in Parts 4.4.1 to 0, below. For a more comprehensive identification of individuals known to have been associated with Boondooma, particularly from its establishment as a pastoral holding in 1846 and its subsequent development, resumption, and settlement throughout the 1910s and 1920s, please refer to the supporting documentation presented in Appendix A, appended to this CMP

4.4.1 The Lawsons

Scottish-born brothers Alexander Robertson and Robert Lawson (together with another Scotsman, Robert Alexander), are responsible for the establishment and expansion of the

⁵⁴ Boondooma Homestead Newsletter, dated October 1999. Boondooma Homestead Committee.

⁵⁵ Boondooma Homestead Newsletter, dated October 1999. Boondooma Homestead Committee.



Boondooma pastoral run from its inception in 1846. Although the brothers' partnership dissolved in 1863 (but Alexander elected to retain Boondooma), the lease continued in Alexander's name solely (Matthews 2008, 33; Queensland Government 2016a). From the mid-1860s, the lease tenure changed hands multiple times, ultimately resulting in the holding being resumed and broken into smaller leased sections. Notwithstanding these changes, the Lawsons continued to manage the property (on behalf of various lessees) until around the late 1880s.

The Lawsons are responsible for establish the vast (some 640,000 acres), conterminous nature of the original Boondooma holding; a holding made up of various pastoral leases (Waagineraganya, Proston, Waringa, Jua, Durong, Piar, Weir Weir, and Dangarabungy) with Boondooma as the head station (Matthews 2008, 31). The original two homesteads (one of which survives today) were built to both the Lawson brothers and their families (as Alexander Lawson had married in 1855 and Robert Lawson in 1857) (Matthew 2008). Robert Lawson's son, Robert Lawson Jnr, was the first European child born on the station; he later became chief draughtsman in the Queensland Survey Office.⁵⁶



Figure 32. Portrait of Robert Lawson, the younger of the two brothers who took up Boondooma in 1846. Source: Boondooma Museum & Heritage Association Inc (2021).

Under their ownership, the principal structures that survive today (i.e., the main homestead, stone store building, and various outbuildings c.1850s-1890s) were constructed. The homestead's garden setting, which is still evident today, was established and cultivated, and the operations of a successful pastoral sheep run (at its peak numbering 100,000) were founded and expanded. The Lawsons managed a station workforce comprising ticket-leave convicts and

⁵⁶ *Boondooma Station 1846 to 1975 Historical Record*, typescript, Boondooma Museum & Heritage Association Inc; Letter to Matthews (2008) from Placid Lawson, dated 1 November 1996.



migrant workers (particularly shepherds) of Scottish, Chinese, and German origin. During their period of management for various lessors, the Lawsons steered Boondooma through the devastating scab outbreak in 1853-54, and the run's subsequent transition to cattle. Tragedy struck the family when in 1869, Alexander Lawson was killed instantly in a fall from a horse near St Lawrence, north of Rockhampton (Matthews 2008, 33).⁵⁷ His brother, Robert, had by this time already acquired property in the Tenterfield and Stanthorpe areas.

4.4.2 Gilchrist, Watt & Co

The firm trading as Gilchrist, Watt & Co. was established in January 1854 as a partnership between John Gilchrist (a Scottish merchant who emigrated to Australia in 1828 and soon had predominant interests in the whaling trade), John Watt (a Scottish merchant and politician who emigrated to Australia in 1842, and Thomas Andrew (a Melbourne businessman) amongst others (Walsh 1996). Although their interests in pastoral pursuits were mainly confined to advancing money to graziers (who, in turn, bought their stores and had their wool shipped through his firm) (Walsh 1996), Gilchrist, Watt & Co. did take up the Boondooma lease. The lease was first transferred to Gilchrist and John Young in 1867, before being transferred to Gilchrist solely in 1872, and was then held jointly by Gilchrist and Watt by 1888 (Queensland Government 2016a). By 1889, the various leases comprising the consolidated Boondooma run are either retained by Gilchrist, Watt & Co. jointly, or by Gilchrist or Watt individually (see Figure 10, page 23). However, despite their investment, Gilchrist, Young, or Watt never actually resided at the property; instead, the holding continued to be managed by the Lawsons (Queensland Government 2016a). The various tenures of Gilchrist, Watt & Co correspond with the period of growth for the Boondooma run, following the original Lawson brothers' era. However, by 1898, severe drought and the spread of spear grass forced Gilchrist, Watt & Co to revert to farming cattle and ultimately forsake Boondooma, after nearly fifty years of ownership. Gilchrist, Watt & Co went on to become one of the largest shipping firms operating out of Sydney (Walsh 1996).

4.4.3 The McConnells

EJ McConnel, a member of the well-known Cressbrook Pastoral Company, obtained the lease of Boondooma in 1898 after severe drought forced Gilchrist, Watt & Co to forsake their lease (Queensland Government 2016a). When title was officially transferred on 23 June 1904, it was actually to DC McConnel & Sons, a company established by David Cannon McConnel prior to his death in 1885 in partnership with his daughter, Mary McLeod Banks, and his sons, James Henry, David Rose, Eric Walter, and Edward John (Matthews 2008, 44; Queensland Government 2016a).⁵⁸ Prominent pioneering pastoralists, the McConnel family established Cressbrook (QHR 600503) in 1841, the first sheep run in the district, and were instrumental in the settlement and economic development of the Brisbane Valley (Queensland Government 2016c). None of the McConnel family ever resided at Boondooma, and upon title being transferred in 1904, it was utilised by DC McConnel & Sons as collateral for a stock mortgage of a sum of £160,000 (Queensland Government 2016a).

⁵⁷ Letter to Matthews (2008) from Jack Coe, author of *The Big Scrub* (1977) and authority on the history of Durong and District, dated 18 April 1997.

⁵⁸ QSA, LAN/AF99.



4.4.4 Wilhelm Brill

Born in Kafertal, Germany in 1811, Wilhelm Brill departed for Australia in 1852 on board the *Johan Caesar*, and arrived in Brisbane on 12 January 1853 (Matthews 2008, 39). With his wife Catharina and three children,⁵⁹ Brill first moved to Toowoomba before making his way to Boondooma by August 1855 (Queensland Government 2016a). In the mid-1850s, the Lawsons were actively recruiting migrant workers owing to the general scarcity of labour and the productivity of those migrant workers already in their employ (Queensland Government 2016a). The Boondooma station wage records held in the State Library of Queensland indicate that Brill was employed on the property as a stonemason from 24 May 1856 to 21 July 1857.⁶⁰ Brill's familiarity with metric dimensions makes the stone building 'one of the earliest in Queensland constructed to metric standards' (Queensland Government 2016a). One of Wilhelm's children, his daughter Eva Catherine Moller, was reputedly the first person to be married on the property recorded as the residence of A and R Lawson in 1855 (see Figure 33, below). Brill remained at Boondooma until 1861 working as a shepherd and thereafter, moved to Ipswich and then to Toowoomba where he died in 1886 (Queensland Government 2016a).



Figure 33. Portrait of Eva Catherine Moller, whose father Wilhelm Brill built the stone store at Boondooma. Source: Boondooma Museum & Heritage Association Inc (2021).

⁵⁹ One of Wilhelm and Catharina's children, Theresa, had died during the voyage from Hamburg to Brisbane, aged two years (Matthews 2008, 39).

⁶⁰ Boondooma Station Records Collection OM66-07, 1853–1863, State Library of Queensland, John Oxley Library.



4.4.5 The Munros

George Munro served as station manager at Boondooma from c.1885 for many years and originally came from Scotland as a 'sheep expert and jackaroo' (Matthews 2008, 31). Upon arriving in Australia, George Munro found work with Peter Brodie of *Glenavlon* (NSW) and married Mary Brodie, the second eldest daughter of his employer. Together, they had two sons, Peter and Hector. Subsequently, around 1885, George left Brodie's employ to work for Gilchrist, Watt & Co. who were the owners of Boondooma at the time (Matthews 2008, 31). George succeeded the Lawsons as manager of Boondooma, and served in this role until his death on the property on 24 March 1895. According to anecdotal information provided to Buddy Thomson by Mr Sam Strong, one of the station's longest serving employees, George's body was placed on a door from one of the station buildings (rather than a coffin) and buried in the homestead's front garden (Matthews 2008, 33).⁶¹ The headstone was manufactured by the renowned Petrie Brothers stone works in Brisbane and the inscription reads: '*In Memory of George Munro, born at Easter Lealty, Ross-shire, Scotland, 18th September, 1837, died at Boondooma 24th March 1895. Peace Perfect Peace*'. Munro's lone grave and headstone is still evident in the north-eastern aspect of the homestead's front garden, near the Mundubbera-Boondooma Road boundary fence. George was succeeded as manager by his son, Peter Munro. Mary Munro (nee Brodie) moved to Boondooma with her husband George when he commenced his tenure as station manager and is known to have entertained ladies from neighbouring pastoral properties on occasion at the Boondooma Homestead (see Figure 34, below). Upon George's death, Mary returned to Sydney and is reported to have lived to 89 years, dying in Sydney in 1927.



Figure 34. Mrs George Munro entertaining ladies from neighbouring pastoral runs at Boondooma Station, 1890. *Source: SLQ JOL Neg: 149410.*



Figure 35. The marble headstone of George Munro, bounded by a simple timber enclosure, which survives in the north-eastern aspect of the homestead's garden.

⁶¹ Interview between Matthews (2008) and Albert 'Buddy' Thomson, 13 November 1996. It is noted, however, that Sam Strong must have obtained this information about George Munro's burial second-hand from other station personnel, as he had not been employed at Boondooma in 1895.



Figure 36. Portrait of Hector and Peter Munro (standing), 1890, who *spent* their early years on Boondooma and Peter ultimately took on the role of station manager following their father's death. *Source*: Matthews (2008, 32).



Figure 37. Portrait of Mrs George Munro, wife of the manager of Boondooma Station who lived there from the early 1870s to 1895. *Source*: SLQ JOL Neg: 149407.

4.4.1 Archibald Graham

Archibald Graham (Snr) was appointed manager of Boondooma in 1908, and within a few years of his appointment the property was further reduced through land resumptions and lease expiry. Graham had a long association with the station and the Durong district.

Following Graham's death on 28 October, the *South Burnett Times* (4 November 1938) provided the following retrospection regarding his career as station manager:

He was in charge of *Boondooma* during its development from pear-infested brigalow scrub wastes to broad plains of productive Rhodes grass, such entailing administrative capacity, as well as heavy expenditure, and throughout Mr Graham was credited by all within whom he came into contact as holding the balance fairly between employer and employee...He served a term as a member of the Wondai Shire Council but sought retirement with failing health and has lived in Brisbane during recent years.

(*South Burnett Times*, 4 November 1938)



Figure 38. EJ McConnel (left), Archibald Graham Snr (centre) and Archibald Graham Jnr (right). Image courtesy of the Thomson family. *Source:* Matthews (2008, 44).

4.4.2 The Thomsons

Over a fifty-year period, several generations of the Thomson family lived at and managed Boondooma, and during that time the property was used as a dairying farm as well as for growing cotton and rearing cattle. The Thomson family were the last two generations of owner-occupiers of *Boondooma* station prior to their sale of the property to the Wondai Shire in 1975. In the mid-1920s, the Boondooma property was subsequently transferred to Jane Ann Stockill, who was never married to her life's partner, Edward 'Ned' Thomson Snr, but lived with him at Boondooma and had two children (see Figure 39, below). Their son, also named Edward 'Eddie' Thomson (Jnr), later (c.1930) acquired what remained of Boondooma station and on 30 October 1944, he married Joyce Pateman (Matthews 2008, 49, 51). The couple had seven sons and lived at Boondooma, which Edward had purchased from Jane (Matthews 2008, 54). One of their sons, Albert 'Buddy' Thomson, became involved in the preservation of the Boondooma property's buildings and history, personally undertaking a majority of the restoration works to the main homestead and other structures over several decades. Together with his wife, Lynne Bennett, Buddy lived on the property until the mid-1970s, and forged a successful country music career (Matthews 2008, 56–57). Buddy Thomson was later awarded the Wondai Shire Council Australia Day Senior Cultural Aware for his work on Boondooma Homestead.



Figure 39. A portrait (date unknown) of the Stockill/Thomson family with Bernard Stockill (standing), Edward ‘Ned’ Thomson (seated left), Jane Anne Stockill (right) and children: Edward Albert Schofield-Thomson and Ivy Eileen Annie Yvonne Stockill. Image courtesy of the Thomson family. *Source:* Matthews (2008, 49).



Figure 40. Edward ‘Eddie’ Thomson (standing left), Jane Anne Stockill (standing centre), Ivy Eileen Annie Yvonne Stockill (standing right) and Edward ‘Ned’ Thomson Snr (seated) on the front steps of the homestead, date unknown. Image courtesy of the Thomson family. *Source:* Matthews (2008, 50).



Figure 41. Joyce Thomson and her son, Buddy Thomson, in the garden of Boondooma Homestead, date unknown. *Source:* Boondooma Museum & Heritage Association Inc (2021).



4.4.3 Contemporary community associations

Boondooma Homestead has special, ongoing associations with its local community as an early, major pastoral station settled in the Burnett district, and as a place of employment for many hundreds of local residents and their families, many of whom remain in (or return to visit) the area. Today, the Boondooma Homestead is a popular heritage tourism destination and maintains an important role as a place of community gathering, whether it be for events associated with the local community (i.e., school excursions and ANZAC and Australia Day services) or major tourism events for the general public.

Through its resident caretaker, the Boondooma Homestead complex is able to offer year-round accommodation for caravans and campers. The latter includes the 'Spirit of the Bush' Balladeers' and Heritage Muster, which was first held in 2001 as a fundraising event for the Boondooma Homestead Committee but has since grown into a successful, major annual event with up to 1,500 attendees from across Australia. The program comprises a week of traditional bush poetry and performance entertainment and competitions, camp oven cooking, vintage car and equipment displays, traditional craft skill displays, etc. Held each year in April, this event also includes an ANZAC memorial service. This event forms a core part of the Boondooma Museum & Heritage Association's funding for the ongoing conservation of the homestead complex, and plays a key role in raising the public profile of Boondooma Homestead and in facilitating community engagement with the place's history and protection.

Another major annual event is the 'Scots in the Bush', held on the third weekend in August, which reflects and is a celebration of the Scottish origins of the original pastoral station's owners, Alexander and Robert Lawson and Robert Alexander. The program includes traditional Scottish poetry, music and dance entertainment and competitions, and traditional highland games and Scottish food.



Figure 42. The ANZAC memorial service held on-site at Boondooma Homestead as part of the 2013 'Spirit of the Bush' program. *Source:* Boondooma Museum & Heritage Association Inc (2021).



Figure 43. An example of the traditional Scottish and Celtic musical performances held at Boondooma Homestead as part of the annual 'Scots in the Bush' event. *Source:* SQC (n.d.).



Figure 44. A collection of photographs taken during the Boondooma Homestead 'Heritage Weekend' in 2005.
 Source: Boondooma Homestead News (1999).

4.5 Chronology

The following chronology is adapted from historical information obtained from primary sources and the QHR citation for Boondooma Homestead (see Queensland Government 2016a), as well as information obtained directly from the Boondooma Museum and Heritage Association Inc. including newsletters, typescripts and grant and/or award applications (see Part 13 of this CMP, beginning on page 238, for a list of supplementary sources relevant to the history of Boondooma).

This chronology identifies the key milestones of the history of Boondooma Homestead within the context of the development of the Boondooma run and the more recent history of the place as a heritage tourism destination.



1830s	An entrepreneurial class of settlers fans out in two movements away from the limits of the already settled areas around Sydney: one south–west towards Port Phillip Bay and western Victoria and another north-west towards New England and the Darling Downs.
1840	Patrick Leslie undertakes an expedition to explore the Darlings Downs.
1842	Henry Stuart Russell travels northwards from Kilcoy Station to Tiaro in the company of William Orton and an Aboriginal guide named Jemmy, and in doing so, is the first European to pass through the area that was later to become <i>Boondooma</i> .
1843	Russell establishes <i>Burrardown</i> on the Boyne River as a sheep station.
1846	<p>Scottish-born brothers Alexander Robertson Lawson and Robert Lawson (together with another Scotsman, Robert Alexander) establish a pastoral sheep run named 'Boondooma' in the area previously visited by Russell.</p> <p>The Lawsons erect temporary huts and sheds and establish a conterminous run made up various pastoral leases and outstations: Waagineraganya, Proston, Waringa, Jua, Durong, Piar, Dangarabungy and Weir Weir with Boondooma as the head station.</p>
1850s	<p>The principal structures of Boondooma, the main homestead and the stone store building, are constructed and likely completed by c.1857.</p> <p>The partnership between the Lawson brothers and Robert Alexander dissolves in 1851. The Lawson brothers take Boondooma and its various leases, except for Proston, which is taken by Robert Alexander. The application for the Boondooma lease is pursued by Alexander and Robert Lawson that same year.</p> <p>Alexander and Robert Lawson's application to lease Boondooma is approved in 1852 and in the same year, wool scour and processing plant appear to have been established near the Boondooma homestead on the banks of the Boyne River.</p> <p>In 1853–54, the majority of Boondooma's flock is severely infected by a scab outbreak, caused by another pastoralist, Murray-Prior of Hawkwood, travelling through the station with his own large flock of infected sheep.</p> <p>The first wedding is held on Boondooma on the 16 August 1855 between Friedrich Moeller, a bullock driver, and Eva Catherine Brill, daughter of the builder of the station's stone store, Wilhelm Brill.</p> <p>Grape vines of the Isabella variety are imported to Boondooma from Scotland and Europe, and planted in the homestead's garden.</p> <p>Over twenty Chinese workers from Amoy (Xiamen) arrive at Boondooma between February 1851 and January 1852 for employment as shepherds.</p> <p>The Lawson brothers apply to renew the ticket-of—leave passports for two of their convict staff on 23 June 1853.</p>
1860s	<p>A structure utilised as a postal receiving office is constructed on Boondooma during the 1860s.</p> <p><i>Pugh's Almanac & Queensland Directory 1862</i> confirms the Lawson brothers' joint ownership of the run, listing 'A and R Lawson' as owners of Boondooma.</p> <p>The Lawson brothers dissolve their partnership in 1862: Alexander continues to run Boondooma and Robert leaves for Tenterfield and Stanthorpe.</p> <p>The following year, in 1863, the Boondooma lease transfers to Alexander Lawson solely. In the same year, a traveller publishes an account of his journey from Proston to Wigton stations, which included a stop at the homestead at Boondooma.</p>



	<p>The Boondooma hotel, run by John Delger, appears to have been operational in June 1863.</p> <p>In 1865, Alexander Lawson takes his book-keeper, William Stewart, into partnership. The ownership of Boondooma passes to John Young and William Oswald Gilchrist in 1867.</p>
1870s	<p>The homestead's detached 'dining room' structure and several outbuildings, including the meat and cool houses, are constructed.</p> <p>At this time, the roof shingles on the stone house are likely replaced with corrugated iron sheeting.</p> <p>Boondooma's ownership passes solely to William Oswald Gilchrist in 1872.</p>
1880s	<p>The combined holdings of Boondooma come under the provisions of the <i>Crown Lands Act 1884</i>, and Boondooma is subsequently broken up: 259 square miles of leased land in the name of Gilchrist, Watt & Co, and 249 square miles of resumed land.</p> <p>During the 1880s, the Lawsons continue as managers of the Boondooma run on behalf of various owners and lessees. Around c.1887, George Munro succeeds the Lawsons as manager of Boondooma.</p> <p>The Boondooma run is further consolidated and gazetted in 1887 under the provision of the <i>Crown Lands Act 1884</i>.</p>
1890s	<p>The acting manager of Boondooma, George Munro, dies on 24 March 1895 and is buried at Boondooma in the garden of the main homestead. He is replaced by his son, Peter Munro, as manager.</p> <p>In 1898, severe drought and the spread of spear grass forces Gilchrist, Watt & Co to revert to farming cattle and ultimately forsake Boondooma.</p>
1904	<p>The title of Boondooma is officially transferred from Gilchrist, Watt & Co to DC McConnel & Sons on 23 June 1904. Upon title being transferred in 1904, it was utilised by DC McConnel & Sons as collateral for a stock mortgage of a sum of £160,000.</p> <p>During the McConnel's tenure, David Stevens supersedes Peter Munro as manager of Boondooma.</p>
1905	<p>A further 60 square miles of the Boondooma holding is resumed by the government, reducing it to a total of 198 square miles.</p>
1908	<p>Archibald Graham Snr supersedes Stevens as manager at Boondooma.</p> <p>Further land resumptions reduce the size of the Boondooma holding, primarily on the basis of reports that parts of the holding were infested with prickly pear.</p>
1910	<p>The main homestead is extended to its present structure.</p> <p>The advent of the rail line through the South Burnett dramatically affects the standard of living of those who lived and worked at Boondooma (as well as every other pastoral station and farm in the Burnett district).</p>
1911	<p>Further land resumptions reduce the size of the Boondooma holding, primarily on the basis of reports that parts of the holding were infested with prickly pear.</p> <p>A small group of travellers drive from Nanango to Boondooma by motor car, which is possibly the first vehicle to have been seen on the pastoral station.</p>



1913	<p>The Boondooma holding lease expires and is released from the McConnel's 1904 mortgage. Operations are then taken up by the Marshlands Pastoral Company, which notably had three McConnel family members as shareholders.</p> <p>A large portion (sometimes referred to as 'The Plains') is retained by the McConnel's, including the homestead block, but the remainder is thrown open for selection, with the land being surveyed into separate blocks.</p>
1919–1920	<p>An auction is held at Boondooma, resulting in the sale and dismantling of several structures including (but not limited to) the jackaroo quarters, buggy shed, blacksmith's shop, and the visitors' quarters.</p>
1920s	<p>Fred Palethorpe, who went on to become Deputy Commissioner of Police, acquires the McConnel's lease of the <i>Boondooma</i> homestead block in 1922 through a ballot process at the young age of nineteen. Another successful ballot applicant, Mr Jacob Seiler, also settles with his wife and family on one of the Boondooma portions thrown open for selection.</p> <p>The Boondooma lease is transferred to Jane Ann Stockill in the mid-1920s, who then lived there with life's partner, Edward 'Ned' Thomson Snr, and had two children. During the Thomson's tenure, the property was used as a dairying farm as well as for growing cotton and rearing cattle.</p> <p>The structure reputedly thought to be one of the Lawson-era homesteads is destroyed in a storm (although it is equally possible that this structure was the detached 'dining room' associated with the surviving main homestead).</p> <p>The stone building is used as a residence by Bernard Stockill and family.</p>
1930s	<p>A road is proposed from Proston to Boondooma.</p> <p>Edward 'Eddie' Thomson (Jnr), the son of Jane Ann Stockill and Edward 'Ned' Thomson, acquires what remained of Boondooma station property. Eddie married Joyce Pateman and together, they have seven sons. One of their sons, Albert 'Buddy' Thomson, becomes personally involved in the restoration and preservation of Boondooma's buildings and history until its sale in the mid-1970s.</p> <p>In 1939, Ernest Pateman helps to convert the milking bails into a milking shed. The legend '1939' can be seen in the concrete today.</p>
1940s	<p>A wash shed located between the homestead and stables is deconstructed and its slabs are used in the aforementioned conversion of the milk bails.</p>
1950s	<p>Milking machinery is installed at Boondooma.</p>
1970s	<p>The original stables located to north-west of the main homestead are thought to have been demolished.</p> <p>Wondai Shire Council discuss preliminary plans for the preservation of Boondooma Homestead in 1974 and the following year, in 1975, the Council receives a grant of \$30,000 for the acquisition of the station homestead and its outbuildings.</p>
1980s	<p>Construction begins on the dam at Boondooma.</p> <p>The Boondooma Homestead Committee is established.</p>
1990s	<p>Eddie Thomson, the last owner-occupier of Boondooma, passes away and the remaining Boondooma blocks are divided amongst some of his sons, Robert, Trevor, and Peter Thomson and the homestead block officially passes to Wondai Shire Council.</p>



	<p>Wondai Shire Council announces further restoration work to be undertaken at Boondooma, allocating some \$,3500 under the National Estate grant scheme.</p> <p>In 1997, Wondai Shire Council negotiates a deal with Powerlink for the relocation of the cottage and outbuildings formerly at <i>Glenrose</i> to be relocated to <i>Boondooma</i> for use as a caretaker's cottage and machinery shed.</p> <p>In 1999, Boondooma Homestead Committee receives a \$25,000 grant from the Centenary of Federation Project for restoration work on the stone store building and main homestead, with council also contributing \$5,000.</p> <p>Council approves a \$3,500 grant in 1999 for the erection of a toilet block using recycled materials from Taabinga School's chook shed.</p> <p>Ms Rose Pateman is appointed the Boondooma Homestead's first resident caretaker in 1999 and the same year, the boundary rider's hut is transported to Boondooma and re-stumped.</p> <p>The tallow vat is cleaned out and displayed in a machinery display shelter.</p>
2000	<p>Bill and Aileen become the resident caretakers at Boondooma.</p> <p>Wondai Shire Council contribute a further \$19,500 to the restoration of the Boondooma Homestead complex and work begins on the restoration of the stone store building and the main homestead.</p> <p>Renovation proposals for the caretaker's cottage are accepted, including a garden fence and woodworking shed.</p> <p>A number of archaeological finds are uncovered during restoration works to the stone store building and the main homestead, and displayed on-site.</p>
2001	<p>Boondooma Homestead receives the Community Garden Grants Award.</p> <p>The first inaugural heritage open day held at Boondooma Homestead.</p> <p>The first annual Heritage and Balladeers Muster is held at Boondooma Homestead.</p> <p>Boondooma receives a grant of \$36,800 through the Queensland Heritage Trails Network program for the continuation of conservation works on the main homestead, as well as an additional \$9,200 from the Wondai Shire Council.</p> <p>Work begins on restoring the floor of the postal receiving office structure.</p>
2002	<p>The DPI shelter is constructed, containing an interpretative display regarding the Boondooma cattle dip.</p> <p>A timber dwelling known as 'Brownie's Hut' is donated to Boondooma site by Phil Seiler.</p> <p>Restoration work continues and several improvements are made to the broader site utilising the grant funding received in 1999, including the construction of another toilet bock (including disabled access), construction of the 'Big Top' entertainment area, completion of renovations to the caretaker's cottage and store, construction of the administration and museum buildings, establishment on a catering/servery area, and installation of water supply infrastructure (e.g., tanks, pumps, sprinklers).</p> <p>Extensive work is undertaken to the grounds, transforming the area from a neglected overgrown paddock to the landscaped and cared-for gardens seen today.</p> <p>Restoration works to the stone store building continue, including repairs to the timber floor, re-pointing of the stone walls, and the construction of verandah additions on the short sides of the building.</p> <p>Restoration works to the main homestead continue including a complete reconstruction of the foundations to floor level, and repair of damaged wall and roof sections and attention to roof cladding.</p>



	<p>Restoration works to the postal receiving office structure continue, including a reconstruction of the foundations to floor level, and repair of damaged timber wall slabs.</p> <p>Restoration works to the cool house continue, including levelling, re-stumping, and rebuilding of collapsed walls.</p> <p>Preparations begin for the restoration works to the milk bails and stockyards, including excavation and termite control.</p> <p>The boundary rider's hut is re-erected.</p> <p>A shelter is erected over the Sunshine harvester machinery.</p>
2003	<p>General improvements are made to the 'Big Top' entertainment area involving extensions to the catering area.</p> <p>Restoration works to the postal receiving office structure are completed.</p> <p>The Boondooma Homestead Committee is renamed the Wondai Shire Council Boondooma Homestead Management Advisory Committee, and consists of twelve members.</p> <p>Boundary fences around the Boondooma Homestead complex are repaired and replaced by Tim and Joc Doran.</p> <p>Fencing around George Munro's grave is repaired.</p> <p>Phil and Pattie Brown become the new resident caretakers.</p> <p>The Boondooma Homestead Committee receives a \$2,450 grant from the Wondai Shire Council's Regional Arts Development fund, which is put towards the cost of researching, collecting, and recording an oral history of ten Boondooma locals.</p> <p>Trevor and Karen Thompson utilise profits from the 2002 Heritage Day to secure the purchase of additional land around three sides of the Boondooma Homestead complex, referred to colloquially as 'historical breathing space'. This is to enable the reconstruction of the blacksmith shop on its original site (however, this is remains incomplete).</p> <p>Surveying for public access to the grave and wool scouring sites near the Boyne River.</p>
2004–2005	<p>The latest round of restorations to the main homestead are completed, and restoration of the covered walkway and trolley system adjacent to the homestead begins.</p> <p>The 'Big Top' entertainment area is extended, and a flagpole is erected adjacent.</p> <p>Two additional water tanks are constructed adjacent the 'Big Top' entertainment area.</p> <p>A large amount of volunteer work is undertaken as part of the maintenance of the homestead's gardens.</p> <p>Boondooma Homestead is entered in the 2005 Fraser Coast South Burnett Tourism Boards Tourism Awards under the Heritage Category.</p>
2006	<p>The Boondooma Homestead Committee purchases new piece of land from Trevor and Karen Thomson with help of the Wondai Shire Council, expanding the size of the Boondooma property.</p> <p>Stock Inspectors hold a reunion held at Boondooma Homestead.</p> <p>The Department of Primary Industries and Fisheries celebrated the 150th anniversary of animal and plant biosecurity in Queensland on the 12 November 2005. One highlight of the weekend was the unveiling of the 'Stockie's Stump', a remnant timber post from the Boondooma cattle dip yards that was relocated to a position adjacent to the DHI interpretative display shelter. A time capsule is buried beside the stump.</p> <p>An application to Wondai Shire Council's RADF committee, for a funding grant of \$1,800 to preserve historical items in the Boondooma Homestead museum, is approved.</p>





2007	<p>Several gum trees are planted around the dam and camping area, replacing trees removed previously during the dam's construction. The dam is also cleaned out and enlarged.</p> <p>A new stage area and shop are constructed underneath 'Big Top' entertainment area.</p> <p>Val and Les Edmonds begin as resident caretakers of <i>Boondooma</i>.</p> <p>Two new water tanks are installed near the homestead, and one installed near the 'Big Top'.</p>
2008	<p>The ownership of Boondooma Homestead comes under the control of the South Burnett Regional Council, following the amalgamation of various local councils.</p>
2010	<p>Boondooma Homestead hosts its first major 'Scots in the Bush' event.</p> <p>The former management committee of Boondooma formalises into the Boondooma Museum and Heritage Association Inc.</p>
2011– present	<p>Advisors from Extent Heritage are engaged in 2019 to provide preliminary heritage advice regarding the ongoing conservation of the Boondooma Homestead complex.</p> <p>Extent Heritage and Gibson Architects prepared measured survey plans of the main homestead in preparation for upcoming conservation and restoration works to the building.</p> <p>Restoration works are undertaken to the stockyards.</p>

4.6 Changes over time



In the process of the establishment of the Boondooma run in 1846 and its development over the course of 175 years, the property has been subject to a range of changes. Table 2, below, presents a selection of historical aerial imagery that illustrate the development of the Boondooma property from the 1950s to 2017. In all images, north is to the top-left.





Table 2. A selection of historical aerial imagery of Boondooma and its immediate surrounds illustrating the development of the Boondooma property from 1952 through to 2017. *Source: QImagery (2021).*

Year	Comments	Historical aerial image
1952	<p>Boondooma Homestead is positioned centrally in the property, and presents as a carefully curated complex within a rural, pastoral setting.</p> <p>The homestead complex appears to have surrounding trees and vegetation. Beyond this, the land has been cleared for grazing purposes.</p> <p>Note the stone store building, which is located a short distance to the south-west of the main homestead complex (but still within the area marked by the red circle).</p> <p>The DPI cattle dip is situated further to the south-west.</p>	 <p data-bbox="635 1008 1321 1097">Figure 45. Aerial image of Boondooma Homestead (red circle) and its immediate surrounds, 1 June 1952. Image FilmWAP0281 Frame 044. <i>Source: QImagery (2021).</i></p>
1966	<p>Tracts of land surrounding the Boondooma Homestead complex appear to have been set aside and utilised for agricultural and pastoral purposes.</p> <p>A small dam has been constructed to the north-west of the complex.</p>	 <p data-bbox="635 1724 1321 1814">Figure 46. Aerial image of Boondooma Homestead (red circle) and its immediate surrounds. 1 May 1966. Image Film QAP1684 Frame 050. <i>Source: QImagery (2021).</i></p>




Year	Comments	Historical aerial image
1971	<p>A track is now visible between the DPI cattle dip to the south-west and the Boondooma Homestead complex.</p> <p>Several pockets of trees to the west have been removed, particularly near Boondooma Creek.</p>	 <p>Figure 47. Aerial image of Boondooma Homestead (red circle) and its immediate surrounds, 1 June 1971. Image Film QAP2233 Frame 065. <i>Source: QImagery (2021).</i></p>
1984	<p>Evidence of further land clearing activities by this time.</p> <p>A new access track has been constructed connecting the Boondooma Homestead complex and Mundubbera-Durong Road.</p>	 <p>Figure 48. Aerial image of Boondooma Homestead (red circle) and its immediate surrounds, 1 August 1984. Image Film QAP4306 Frame 171. <i>Source: QImagery (2021).</i></p>



Year	Comments	Historical aerial image
1991	<p>Evidence of informal access tracks between the main section of the homestead complex and the stone store building to the south-west.</p> <p>Evidence of vegetation regrowth within the homestead complex and surrounds.</p>	 <p>Figure 49. Aerial image of Boondooma and its immediate surrounds, 1 March 1991. Image Film QAP4929 Frame 157. Source: QImagery (2021).</p>
2002	<p>A caretaker's cottage has since been relocated to the Boondooma Homestead complex.</p> <p>A number of additional structures have since been constructed including the 'Big Top' entertainment area, archives building and museum building, all within the area between the stone store building and the main homestead.</p>	 <p>Figure 50. Aerial image of Boondooma and its immediate surrounds, 1 July 2002. Image Film QAP6010 Frame 048. Source: QImagery (2021).</p>



Year	Comments	Historical aerial image
2017	<p>At the time this image was captured, caravans are visible parking on the Boondooma property.</p> <p>An accommodation block has been constructed to the south of the 'Big Top' area, and an extension to latter has also been constructed.</p> <p>An access road has been constructed to the north.</p> <p>Vegetation has been planted along Mundubbera-Durong Road has been planted.</p>	 <p>Figure 51. Aerial image of Boondooma and its immediate surrounds, 1 July 2017. Image L16-7538E-3477N. Source: QImagery (2021).</p>

4.7 Historical themes

The Queensland thematic framework (Blake 1996; DEHP 2013) identifies ten historic themes to assist heritage practitioners to identify and assess the significance of a heritage item, site, and/or area by placing them within the broader patterns of the historical development of Queensland. Several of these historic themes are relevant to Boondooma Homestead (see Table 3, below), parts of which reflect the historical forces that shaped the early settlement and pastoral development of Queensland. These themes have informed the assessment of heritage significance in Part 6 (page 159).

Table 3. An overview of the relevant Queensland historical themes applicable to the heritage significance of Boondooma Homestead. Source: Blake (1996); DEHP (2013).

Queensland historical theme	Sub-theme
1. Peopling places	1.2 Migration from outside and within 1.3 Encounters between Indigenous and non-Indigenous peoples
2. Exploiting, utilising, and transforming the land	2.1 Exploring, surveying, and mapping the land 2.3 Pastoral activities
3. Developing secondary and tertiary industries	3.5 Struggling with remoteness, hardship and failure 3.11 Lodging people



Queensland historical theme	Sub-theme
4. Working	4.1 Organising workers and workplaces
	4.7 Working as exploited/indentured labour
5. Moving goods, people and information	5.2 Using draught animals
	5.3 Using rail
	5.8 Postal services
6. Building settlements, towns, cities and dwellings	6.1 Establishing settlements
	6.4 Dwellings

4.8 Comparative analysis

The following properties are described to provide a comparative analysis of Boondooma Homestead with other state-listed nineteenth century pastoral homestead complexes (see Table 4, below). The statements of significance provided below are extracts from the relevant QHR citations. For the full statements of significance, refer to the QHR (see Queensland Government 2016b–d).

Table 4. Comparative analysis of Boondooma Homestead with other state-listed nineteenth century pastoral homesteads in Queensland. *Source:* Queensland Government (2016b-d).

Description	Image
<p>Burrandown Station Homestead (QHR 600648) Kingaroy Road, Kingaroy</p> <p>Established by Henry Stuart Russel in c.1843, Burrandown Station Homestead is one of the first pastoral runs and stations in the Burnett district and provided the impetus for further settlements of the region. As an early pastoral property, which has remained in continuous use, Burrandowan has important associations with the development of the pastoral industry in Queensland. Burrandowan Homestead complex incorporates structures from the early operation of the station brought together in their current formation in the early twentieth century, including residential and working buildings that demonstrate the recycling of useful structures commonly made on pastoral properties and are good examples of traditional buildings that are pleasing in form, materials, and detail. Burrandowan homestead has special associations with the life and work of Henry Stuart Russell who took up the run, with Philip Friell who was responsible for the construction of the buildings and with members of the Borton family of whom three generations worked on the property.</p>	

Figure 52. *Top and Bottom:* Burrandown Station Homestead, 2001. *Source:* Queensland Government (2016b).



Description

Image

Cressbrook Homestead (QHR 600503)

Cressbrook–Camboombah Road, Esk QLD

Established by the prominent McConnel family in 184, Cressbrook Homestead was the first pastoral run taken up in the Brisbane Valley, and demonstrates the development of Queensland, particularly the Brisbane River Valley area in the 1840s, after it was opened to settlement. Cressbrook has strong aesthetic significance: the site has a picturesque quality resulting from the layering of various periods of building construction over 150 years and the siting of these buildings overlooking the Brisbane River. The arrangement of the early buildings and their relationship to the working farm and outbuildings provides important evidence of early station life. The chapel is an important and characteristic example of the work of renowned architect, Robin Dods. The early station buildings are good intact examples of slab huts constructed in the mid-nineteenth century. The site remains remarkably intact; Though continual additions have been made, very few early structures have been removed from the site. Cressbrook has special associations with the Brisbane River Valley community as their first settled station and a place of employment for many hundreds of local residents and their families many of whom remain in the area. It is associated with the prominent McConnel family who still own Cressbrook and were instrumental in the development of the Valley and the town of Esk. It is also associated with Robin Dods, who designed the chapel and extensions to the House.



Figure 53. *Top and Bottom:* Cressbrook Homestead in 2005 and 2007. *Source:* Queensland Government (2016c).

Gracemere Homestead (QHR 600508)

234 Gracemere Road, Gracemere QLD.

Gracemere Homestead was founded in the early 1850s by David, Charles, and William Archer, whose family played a key role in the development of the pastoral industry in Central Queensland and were keenly involved in public and community affairs. The Archers' pioneering efforts illustrate the pattern of pastoral settlement in colonial Queensland, and the change from sheep to cattle is reflected in adjustments to the station's layout. The station buildings, in particular the house and its garden, occupy a picturesque setting on a promontory on the eastern shore of a large perennial lagoon. The complex of buildings survives highly intact and is important in demonstrating the principal characteristics of an early pastoral homestead with its house and extensive sub-tropical garden, detached kitchen, offices and shops, and other sheds and yards.



Figure 54. The main elevation of the Gracemere Homestead set within landscaped grounds. *Source:* Queensland Government (2016d).



Comparative analysis

Boondooma Homestead is similar to each of the aforementioned nineteenth century pastoral homesteads in its demonstration the principal characteristics of an early Queensland pastoral station through the arrangement of its surviving early buildings in a rural setting.

The early date of the establishment of the Boondooma station (1846), combined with its history and surviving features, suggest potential exists for further historical and archaeological research that may yield information that would contribute to an understanding of early Queensland pastoral life. This potential to yield information that contributes to a great understanding of Queensland's history, particularly its pastoral history, is a key feature of each of the QHR-listed pastoral homesteads, including Boondooma Homestead.

Although Boondooma was not the first pastoral run taken up in the 1840s (see Cressbrook), it was taken up as part of the seminal exploration of the Burnett district by Henry Stuart Russell in the 1840s, who also established Burrandowan. Boondooma Homestead is therefore evidence of the early settlement and pastoral development of Queensland, particularly in the 1840s, after it was made more accessible to settlement with the closure of the penal colony on the Brisbane River.

Like the aforementioned major pastoral stations, Boondooma Homestead has special associations with its local community as an early key settled station and a place of employment for many hundreds of local residents and their families, many of whom remain in the area.

Boondooma Homestead is comparable to Cressbrook Homestead in that it has an association with the prominent McConnel family, who established *Cressbrook* as the first pastoral run in the Brisbane Valley, and who were instrumental in the pastoral development of the Brisbane Valley area.

Boondooma Homestead is comparable to Gracemere Homestead in that they both illustrate the economic evolution of pastoral settlement in Queensland (i.e., the change from sheep rearing and wool production to cattle grazing and beef production).

Boondooma Homestead is similar to each of the aforementioned nineteenth century pastoral homesteads in that the original timber core of its c.1850s principal homestead survives intact, which is rare for a structure of timber slab construction of this era in Queensland.

Unlike the aforementioned nineteenth century pastoral homesteads, the integrity of Boondooma Homestead's setting and the station buildings' configuration has been impacted by the ad hoc removal and addition of ancillary structures over the past 150 years, particularly as part of the operations of the place as a heritage tourism destination.

Boondooma station faced particular challenges: the tests of weather, disease, and remoteness that over time has lead to less success as a pastoral business, compared to the success of the aforementioned pastoral stations. The sale of several key buildings at Boondooma in the early 1900s demonstrates a key turning point in the station's fortunes. It is recognised, however, that all of the aforementioned stations have suffered downturns, challenges, and changes to their pastoral operations.

While the surviving Boondooma Homestead features some similarly grand details, it is a smaller dwelling than the homesteads of Cressbrook, Burrandowan, and Gracemere. Additionally, fewer of the original outbuildings survive at Boondooma.

Notwithstanding this, Boondooma Homestead is no less significant for these differences. The station's features and its history of gritty, determined survival against the odds, are an important surviving examples of the expansion of pastoral settlement in Queensland.



5. Physical description

Extent Heritage carried out a physical assessment of Boondooma Homestead on three separate occasions: in February 2019, February 2020, and October 2021. This assessment involved a visual inspection of the built forms, landscape, and immediate context of Boondooma Homestead. This inspection permitted an overview of key elements that assist in determining the management requirements based on its significance.

The site inspections were undertaken as a visual study only. The following description does not constitute a formal dilapidation report or a building assessment.

All photographs presented in this section were taken by Extent Heritage unless otherwise cited.

5.1 Setting

The Boondooma Homestead complex is positioned on a gentle slope, near the junction of the Boyne River and the Boondooma Creek, in a corridor of land between the two watercourses less than 1 km wide. The property is parallel to the Mundubbera–Dulong Road at the east, and is bounded by various large rural allotments at the north, west, and south. The surrounding area is distinctly rural, characterised by low undulating hills and pastoral plains, usually cleared of trees with occasional clusters of shade trees retained for grazing cattle.

The principal structure within the complex is the main Lawson-era timber homestead, which is situated in the property's north-eastern aspect. The building is well set back from Mundubbera–Dulong Road and is not readily visible due to the intervening topography and its immediate garden setting. The homestead comprises the main house, a detached kitchen, two skillion-roofed extensions, and a covered walkway at its western corner that connects to the former location of a 'dining room' structure (or possibly an earlier dwelling (see Part 4.3.1, on page 31, and Part 5.8, on page 107).

Beyond its immediate garden setting, the homestead is surrounded by a cluster of ancillary buildings associated with the historical operations of Boondooma station: meat and cool houses, a postal receiving office, an outhouse, and milking bails and stockyards property. Together with the main homestead, this collection of historical c.1850s-1890s structures form a heritage precinct within the site. The other principal surviving historic building, the stone store (c.1850s), is located some 130 m away at the southern-most end of the property.

A number of other structures are arranged according to their functional relationship to one another in the intervening space between the main homestead and the stone store building. These buildings and structures are either of contemporary construction or have been relocated from other pastoral properties to Boondooma over the years as part of its operations as a heritage tourism destination. This includes: the 'Big Top' entertainment area and extension; toilet and accommodation blocks, an ablution block, the archives, museum, and administration buildings; toilets; a camp kitchen; a caretaker's cottage and store; a camp kitchen; a large shed; and administration, museum, and archives buildings.

- 12 Caravan store
 - 13 Brownies' hut
 - 14 DPI shelter
 - 15 Boundary riders' hut
 - 16 Chicken coop and timber outhouses
 - 17 Administration building
 - 18 Archives
 - 19 Museum
 - 20 'Big Top' entertainment area and extension
 - 21 'Big Top' extension
 - 22 Accommodation block
 - 23 Camp kitchen
 - 24 Machinery shed (former)
 - 25 Blacksmith (former)
 - 26 Toilet blocks
 - 27 Contemporary shed
 - 28 Dam
 - 29 Demountable amenities
 - 30 Covered servery
 - 31 ANZAC memorial and flagpole
 - 32 Carport
 - 33 Cattle loading ramp
 - 34 Caravan parking
 - 35 Hoop pine
 - 36 Landscaped garden area
 - 37 George Munro's grave
 - 38 Potential former entrance
 - 39 Main vehicle entrance
- - - Queensland Heritage Register Boundary
Boondooma Homestead (600967)
 - - - Lot Boundary
 - Items located inside the QHR boundary
 - Items located outside of QHR Boundary



Figure 55. Existing aerial view site plan for Boondooma Homestead, identifying the site's principal and ancillary structures in relation to the place's QHR boundary. Source: Extent Heritage (2021).

Extent Heritage Pty Ltd | Boondooma Homestead, 8262 Mundubbera-Durong Road: Conservation Management Plan



5.2 Views and vistas

The main homestead, and almost all other buildings contained on the Boondooma property (with the exception of the ‘Big Top’ entertainment area and the accommodation building) are not readily visible from the Mundubbera–Durong Road. The property’s buildings and structures are well set back from the road and are predominantly screened by the intervening topography and vegetation.

Nonetheless, there are several important views associated with Boondooma Homestead:

- Internal views from the main homestead towards the stone store building (facing west) and vice versa, from the stone store building towards the main homestead (facing east)—given that these are the two principal surviving structures, this view line is significant; however, it has been progressively impacted by the ad hoc relocation and addition of ancillary structures and buildings in the intervening space between the main homestead and the stone store;
- internal views of the entrance to and principal elevation of the main homestead from within the homestead’s garden;
- internal views between the main homestead and the associated cluster of outbuildings and ancillary structures (e.g., the postal receiving office, milking bails and stockyards, meat and cool houses, etc.)—these views are important as they illustrate the inter-relationship between this cluster of historical structures;
- internal views from the edges of the property facing in towards the main cluster of historical and ancillary buildings; and
- external views from Mundubbera–Durong Road (facing north and south).



Figure 56. View facing north-west towards the principal elevation of the main homestead from within the homestead’s gardens.



Figure 57. Long view of the entrance to and principal elevation of the main homestead eastern entrance from within the homestead’s gardens.



Figure 58. View facing west from the gate of the main homestead (i.e., adjacent to the postal receiving office) towards the stone store building.

From this vantage, there is a clear view line to the stone store building. However, if standing further to the north-east (i.e., behind the photographer at the rear of the homestead building itself), the stone store building is not as readily visible.



Figure 59. View facing east from the stone store building towards the main homestead.

From this vantage, the main homestead is not readily visible due to the garden and vegetation surrounding the building. As an indication, the mature hoop pine is in the homestead's front garden.



Figure 60. View facing east of the rear elevation of the main homestead from the open space between the cluster of other historical structures.

Note: The milking bails and stockyards are located to the right, out of frame, the postal receiving office behind the photographer, and the cool and meat houses to the left, out of frame.



Figure 61. View towards the cluster of other historical structures from the covered walkway of the main homestead.



Figure 62. View from the open grassed area utilised for caravans and campers, facing south-east towards the main cluster of buildings and structures comprising the Boondooma Homestead complex.

Note the dam in the foreground.



Figure 63. View from the open grassed area utilised for caravans and campers, facing north-east the main cluster of buildings and structures comprising the Boondooma Homestead complex.

This view captures the stone store building (left), one of the toilet blocks (centre), and the 'Big Top' entertainment area. Ca



Figure 64. View facing south-west along the entrance driveway towards the milking bails and stockyards at the right (and beyond that the main homestead) and the accommodation building at the left.



Figure 65. View of the Boondooma Homestead complex from across Mundubbera-Durong Road. *From this vantage, the main buildings and structures are not readily visible.*

5.3 Entrance

The principal entrance to Boondooma Homestead is located on Mundubbera–Durong Road, which forms a primary connection to Chinchilla–Wondai Road to the south. The point of entrance at the roadside is flanked by large gum trees. A large timber and steel signage advertising the 'Boondooma Homestead Heritage & Museum Complex' is installed in the grassed verge and faces Mundubbera–Durong Road. A small timber letterbox and some pieces of rusted farm machinery are positioned adjacent to the entrance.

The driveway, comprising a packed gravel base, leads into the property in a westerly direction and at the point where it meets the stockyards, splits into a fork: one route branches to the south-west, providing access to the accommodation building and the large, grassed caravan and camping areas in the rear aspects of the property; and the other route continues west, terminating at a small, grassed visitor car parking area adjacent to eastern corner of the 'Big Top' entertainment area.



Figure 66. Signage advertising the 'Boondooma Homestead Heritage & Museum set in the grassed verge facing Mundubbera–Durong Road.



Figure 67. The main entrance to Boondooma Homestead from Mundubbera–Durong Road.



Figure 68. View facing east showing the gravel entrance driveway, at the point where it branches off to provide access along the accommodation building.



Figure 69. View facing south-west from the grassed verge on the western side of Mundubbera–Durong Road, showing a caravan arriving at Boondooma Homestead.

5.4 Grounds, gardens, and landscaping

Boondooma Homestead is set within a distinctly rural property, characterised by low undulating hills and flat plains, usually cleared of trees but with occasional clusters of shade trees.

The immediate setting of the main homestead is a formally laid-out garden, comprising an extensive grassed lawn extending down to the eastern property fence, various garden bed arrangements edged with timber planks or logs, and a range of exotic and native plantings, including citrus, blackbean, roses, bottle, oak, and pepperina trees. A mature Hoop pine tree dominates the garden landscape, situated to the north-east of the homestead, and is a late 1930s planting. This Hoop pine acts as a visual landmark for the location of the main homestead, as it is readily visible from other vantage points throughout the property, above the height of intervening buildings and vegetation. The current garden layout is an interpretation of an earlier layout, and contains changes and modifications. Garden areas to the east and south-east of the main homestead in particular show evidence of new plantings in recent years. A large trough, carved out of a single log of timber, is positioned between Brownie's Hut and the caretaker's cottage.

This homestead garden also includes a number trellises of grape vines of the Isabella grape varieties, arranged around the eastern, southern, and western sides of the homestead. These



grapes are propagated from the original plantings brought to Boondooma from Scotland and Europe in the late 1850s.

The grave of George Munro, one of the managers of Boondooma station, is located in the eastern aspect of the homestead garden and comprises a marble headstone enclosed with a timber fence.

The areas beyond the QHR boundary, to the north-west, west and south-west of the main cluster of buildings, are characterised by open, grassed plains largely devoid of trees (except for occasional clusters of gums). These areas are utilised for camping and caravan parking year-round, but particularly as part of the complex's annual major fundraising and tourism events. A large cluster of gum trees defines the embankments of a dam, which is located to the north-west of the main cluster of buildings.



Figure 70. View facing north of an area of the homestead's gardens.



Figure 71. View facing north-west of the homestead's gardens, noting the mature Hoop pine in the right background and the rose garden beds in the foreground.



Figure 72. View facing north-west towards the main homestead, showing one of the trellises of grape vines.



Figure 73. View facing north towards the main homestead from the southern aspects of the gardens, with a large trellis of grape vine at the right.



Figure 74. View of the eastern aspect of the homestead garden, showing some of the newly planted citrus trees in this area.

Note: The line of gum trees in the background mark the boundary fence parallel to Mundubbera–Durong Road.



Figure 75. View from Mundubbera–Durong Road looking west towards the homestead’s gardens, noting the newly planted citrus trees.

Note George Munro’s grave in the left corner of the property boundary.



Figure 76. View facing north illustrating the typical open, grassed areas beyond the main cluster of buildings utilised for caravan and camping.



Figure 77. View facing west illustrating the typical open, grassed areas beyond the main cluster of buildings utilised for caravan and camping.

5.4.1 Potential former entrance

Positioned in line with the main elevation of the Boondooma Homestead, along the eastern boundary fence, is a potential former entrance comprising two dilapidated timber posts with entrance. a timber board that has partially collapsed across the entrance way. The posts and entrance way is overgrown with vegetation. It is possible that the collapsed timber board may have had signage attached originally.

It is possible that these timber posts may be the remnants of a former, earlier entrance to the main homestead, which is located in a direct line approximately 60 m to the front steps of the main homestead. This gate and entrance is a poor condition, is not easily accessed and is not in use; however, it is noted that it faces and aligns with the main elevation of the homestead, appearing to lead from the present-day road to the property.



Figure 78. The potential former entrance facing west towards the main homestead of the.

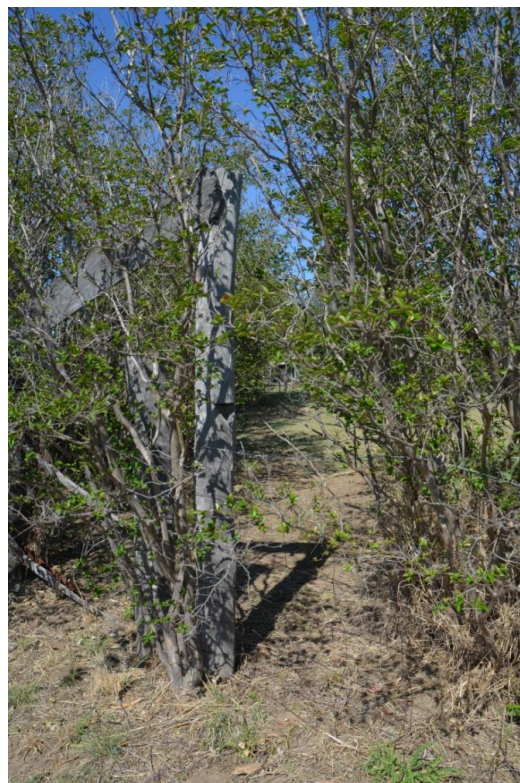


Figure 79. View looking from the potential former entrance through to the main homestead, where the front steps are just visible.

5.5 Boondooma homestead

5.5.1 Exterior

The Boondooma homestead is situated in the north-east aspect of the complex, and is well set back from Mundubbera–Durong Road. As previously noted, the homestead is set within a formally laid-out garden comprising of various mature plantings, trellises, and garden beds. The homestead is a good example of a colonial-style residence constructed with skilled bush carpentry methods.

The single-storey, timber-framed and timber-clad house has a long-ridge hipped roof with 'broken back' profile to verandahs wrapping the perimeter and clad in corrugated galvanised iron. The building is elevated a small distance above the ground and is rectangular in plan. The lower pitch of the roof extends over verandah areas which encircle the building. The roof of the living wing is in a weathered and dilapidated condition, and contains a large number of surviving timber shingles that are fixed under the roof sheet, which provide evidence of the original roof finish.



The verandah area that extends across the shorter, north-east elevation has been enclosed through various timber construction methods: weatherboards at the front corner enclosing a sleeping area, then rough-hewn boards between widely spaced studs, fitted horizontally and vertically to form a wall extending through to the western corner where an additional room, protected by a skillion roof, which projects past the line of the rear verandah. The rear verandah is open through to the southern corner, which is partly enclosed, and French doors provide access to living room and main bedroom. The verandah floors are lined with shot-edge timber boards fixed to sawn hardwood floor joists, and the timber verandah posts bear on an outer line of log bearers, now supported on low, round timber stumps with ant caps, all of more recent reconstruction. The timber-framed windows, some of which have fixed-louvre shutters, are generally casement with three or four panes.

The remaining front verandah is open through to the eastern corner, and is accessed by timber steps which are constructed of three roughly-sawn timber logs. The front verandah provides access via French doors to the three core rooms of the dwelling. The main bedroom, at the south of the dwelling, extends through to include the area under the low-pitched roof and a steel-clad fireplace with a chimney at the south. A small skillion-roofed addition provides for another sleeping area, which is covered with a low skillion roof set under the eaves of the main roof at the south, and connects with an internal door to the main bedroom, beyond the fireplace.

A detached kitchen, covered by a corrugated galvanised sheeted, pyramid roof abuts the rear verandah of the living area at the south-east. The kitchen roof includes a simple vent at its ridge, and is lined with wide timber boards internally.

The detached kitchen room is constructed with roughly sawn timber with horizontally fixed slabs connected to columns, as a single skin. The room contains a fireplace projecting to the north-west, with the chimney clad in flat galvanised iron sheet, and another projecting space to the south-east. Otherwise, the room is square in plan. Two casement windows are fitted to the kitchen, and the northern window contains fixed blade timber shutters. The kitchen also features a separately-supported skillion roof verandah to the north-east elevation; the underside is lined with wide timber boards, and links to the rear verandah of the living wing.

A combination of ogee gutters, half-round gutters, and quad gutters are fitted to the eaves of both kitchen and living area structures in an ad-hoc manner. The surviving half-round gutter at the kitchen is supported on customised brackets, and appears to be early fabric. A small, skillion-roofed, open awning structure is fixed to the south-eastern elevation of the kitchen.

At the western corner of the homestead, between the kitchen and the skillion-roofed verandah, a covered walkway constructed of a post-and-sapling frame with a barrel-vaulted sprung roof leads off to the west, linking the homestead to a reconstructed timber structure to its north-west. A short section of the walkway roof is no longer in place.

The exterior is largely unpainted; however, the exterior walls facing the verandahs at the rear verandah and kitchen area are painted, possibly in a lime-based paint. Some window and door joinery has been painted, or refinished clear. The verandahs have been enclosed by modern, powder-coat steel, grid-mesh screening, and gates for security purposes.



Figure 80. The south-west (rear) elevation of the main homestead.

Note the pyramid roof profile of the detached kitchen.



Figure 81. The north-east (front) elevation of the main homestead.



Figure 82. The south-east elevation of the main homestead, illustrating its immediate setting within a maintained garden.



Figure 83. The north-west elevation of the main homestead.

Note the long-ridge hipped roof with 'broken back' profile, clad in corrugated galvanised iron and the ad-hoc configuration of the rainwater goods.



Figure 84. The timber entrance steps providing access to the front verandah of the homestead.



Figure 85. The north-east (front) elevation of the main homestead, showing the long-ridge hipped roof, clad in corrugated galvanised iron.



Figure 86. View facing north-east showing the 'broken back' roof profile of the main homestead, and the skillion-roof of one of the small extensions.



Figure 87. View facing north-east showing covered walkway, constructed of a post-and-sapling frame with a corrugated iron roof, connected to the main homestead.



Figure 88. The front verandah of the main homestead, showing the modern, powder-coat steel, grid-mesh screening that encloses the verandah for security purposes.



Figure 89. View along the front verandah of the main homestead, showing the French timber doors providing access to the core internal rooms (left) and the bedroom created by the enclosure of the verandah at its western end.

Note the original timber shingles surviving under the verandah roof.



Figure 90. The underside of a section of the front verandah roof, showing the early timber shingles.



Figure 91. View along the front verandah of the main homestead, showing the eastern end of the verandah.



Figure 92. Example of the homestead's timber-framed windows with fixed-louvre shutters.



Figure 93. Detail of the external wall of the homestead's north-west elevation, illustrating the use of a variety of materials including unpainted weatherboards, fixed horizontally, and wide chamber boards, fitted vertically.



Figure 94. Rear of the detached kitchen on the south-west elevation of the main homestead, showing the pyramid roof profile and galvanised metal-clad chimney.



Figure 95. Example of the reconstructed timber window awnings fitted to window openings on the homestead's north-west elevation.



Figure 96. Example of the timber French doors leading from the main bedroom onto the rear verandah, noting the infilled fanlight.



Figure 97. View along the rear enclosed verandah area on the homestead's south-west elevation.



Figure 98. View from underneath the covered walkway facing towards the detached kitchen of the main homestead.

Note the walkway's barrel-vaulted sprung roof.



Figure 99. Detail of the half round gutters surviving attached to the northern wall of the homestead's detached kitchen.



Figure 100. Detail of the exterior of the dining room fireplace, which projects into the verandah space on the south-west of the homestead.

Note the lower half is clad in wide, vertical timber boards, and the upper half is clad in sheet steel up to the chimney stack.



Figure 101. Example of the typical verandah floorboards on the homestead's verandahs, which is lined with shot-edge boards.



5.5.2 Interior

Figure 128, below, presents an existing floor plan of the main homestead. The homestead has a core of three rooms aligning north-west to south-east, which include a bedroom at the north (Bedroom 2), a central living area (Dining Room), and main bedroom at the south (Bedroom 1). The core is encircled by verandahs, with most of the front and rear verandah space remaining open. Enclosed verandah rooms include another bedroom (Bedroom 3) and a study, with an extended area providing a work room. A nursery is also constructed as an addition. The kitchen is a separate structure that abuts the rear verandah and contains a separate linked verandah to the north. A partly-completed covered walkway leads to the north-west, and this is flanked by a partly-enclosed utilities area.

The central dining room features timber joinery details constructed with fine skill, and has a higher level of finish, with skirtings, trims, and architraves. The fireplace and mantelpiece along with the cedar doors are a feature of the room. The dark hardwood walls are constructed in vertically fitted, rough-hewn slabs and lighter milled-timber boards line the ceiling, approximately 3 m high. The ceiling is lined and partly follows the rake of the roof resulting in a faceted form to the perimeter of the room. The timbers have a natural finish, and were perhaps oiled in the past. The floor is unfinished, milled shot-edge boards. In this main room, a picture rail is fitted at approximately 2.5 m and above this the walls are lined with horizontal timber boards matching the ceiling.

Bedroom 1 may have been extended at some point, and opens through to include a section of verandah area. This is evident in the low-pitched ceiling, partly painted, falling from the beam that may once have contained a wall. The wall under the low side of the ceiling has a doorway that accesses the small additional room, which is considered to have been used as a nursery. A reconstruction clad in galvanised iron sheet replicates a fireplace adjacent to the nursery door. Some framing elements are painted and remnants of wall paper are found above the doorway leading to the dining room. The room is fitted with period furniture. The room has a four-panel timber door to the dining room and French doors open to the front and rear verandah.

The former nursery adjoining Bedroom 1 is in a partly-repaired condition, with a reconstructed floor. However, the roof, framing, and surviving shingles are dilapidated and in danger of collapsing. The small room may have once been painted; however, there is little evidence of any surviving internal linings or finishes. The small door leading to Bedroom 1 is constructed with beaded boards in a rough-ledged and braced panel.

Bedroom 2 is constructed and finished in a similar manner to the dining room: a sash window opens to the rear verandah, and a French door opens to the front verandah. The four-panel door through to the dining room is restored; however, significant water damage is evident, with calico ceiling linings becoming dilapidated. Substantial movement at the north-west corner is also evident.

Bedroom 3, an enclosed section of the western end of the front verandah, has evidence of wallpaper surviving above the door, and the single-skin construction framing is exposed. The early roof shingles are visible in this room.



In the detached kitchen, the walls are unlined and the single-skin construction framing is exposed. The boards are painted, and simple mouldings are fixed at the joints with the framing. The stove recess is lined with corrugated iron. Its pyramid ceiling profile is lined on the rake with unpainted, horizontal timber boards.

Numerous layers of wallpaper and backing material are evident, some of which have been papered over with magazines cuttings. Remnants of ceiling paper and associated backing materials, and various types of linoleum are also evident in some areas. Electricity is connected to most rooms and single pendant lights are fitted. A range of furniture, period display items, and framed images from different eras, some relating to Boondooma and some with no relationship to the place, are located in the rooms.



Figure 102. *Left and Right:* Interior of the main homestead's dining room.

Note the finely detailed timber joinery in this main section of the house, and the contrast between the dark hardwood timber used for the internal walls compared to the lighter milled timber used to line the ceiling. The early paint/lime wash finish on the ceilings is no longer extant.



Figure 103. Interior of the main homestead's central dining room.

The door at the right leads to Bedroom 2, and the door at the left leads to the rear, semi-enclosed verandah and detached kitchen.



Figure 104. Interior of the main homestead's central dining room.

Note the internal walls of dark hardwood, rough-hewn slabs, fitted vertically. The door to the right of the mannequin leads to Bedroom 1.



Figure 105. The dining room fireplace and timber mantelpiece, showing the fine timber joinery work.



Figure 106. Detail of the single pendant light fitted in the central dining room.

Note the milled timber boards lining the ceiling.



Figure 107. Detail of the timber mantelpiece of the dining room fireplace in the main homestead.

Note the finely-detailed timber joinery and mouldings. The early shellack and wax finish of the mantelpiece has been removed.



Figure 108. Interior of Bedroom 1, the main bedroom in the homestead.

Note the low-pitched ceiling, partly painted, falling from the beam that may once have contained a wall. Some of the timber framing elements are also painted.



Figure 109. Interior of Bedroom 1.

Note the four-panel timber door to the dining room and French doors opening to the front verandah.



Figure 110. Interior of Bedroom 1 showing the wall under the low side of the ceiling with a small timber slab door that accesses an additional room, which is considered to have been used as a nursery.

Note the reconstruction clad in galvanised iron sheet that replicates a fireplace, adjacent to the nursery door.



Figure 111. Interior of the addition to the eastern wall of Bedroom 1, which is considered to be a former nursery area.

This former nursery room is in a partly-repaired condition, with a reconstructed floor and surviving timber framing and shingles (albeit dilapidated).



Figure 112. Detail of the north-west corner of the ceiling in Bedroom 2, showing water penetration affecting the ceiling, and movement at wall and ceiling junction.



Figure 113. The south-east corner of Bedroom 2, which is showing evidence of water penetration affecting the timber ceiling fabric.



Figure 114. Interior of Bedroom 2.
Note the sash window opening onto the rear verandah.



Figure 115. Interior of Bedroom 2.
Note the French door opening to the front verandah and the dilapidation of the calico ceiling lining.



Figure 116. Detail of the dilapidated calico ceiling lining in Bedroom 2.



Figure 117. Interior of Bedroom 3, an enclosed section at the western end of the front verandah.



Figure 118. Interior of Bedroom 3, showing the surviving roof shingles fixed under the roof sheet.



Figure 119. Interior of Bedroom 3 showing the single-skin construction framing exposed in this room.

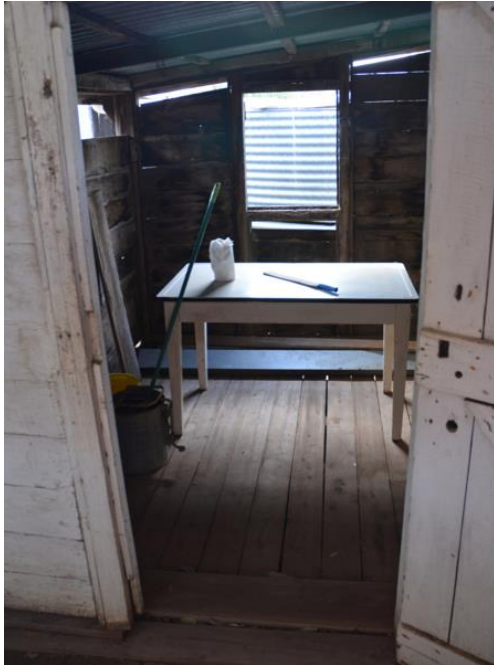


Figure 120. Interior of the small room of unknown use created through the addition of a skillion-roof extension.



Figure 121. Interior view looking out from the study to the rear, semi-enclosed verandah.



Figure 122. Interior of a small room referred to as a study, adjacent to Bedroom 3.



Figure 123. Interior of the detached kitchen, showing the fireplace recess with simple timber mouldings fixed at the joints with the framing.



Figure 124. The kitchen stove recess, lined with corrugated iron contained with a skillion-roof addition.



Figure 125. Example of the replacement timber casement windows in the kitchen, which are non-sympathetic additions.



Figure 126. Interior of the detached kitchen, with the doorway to the semi-enclosed verandah (and beyond that, the dining room), at the left.

Note the unlined walls.



Figure 127. Detail of the ceiling of the detached kitchen, lined on the rake with unpainted, horizontally-fixed beaded boards.

Note the boards show evidence of being smoke or fire affected.

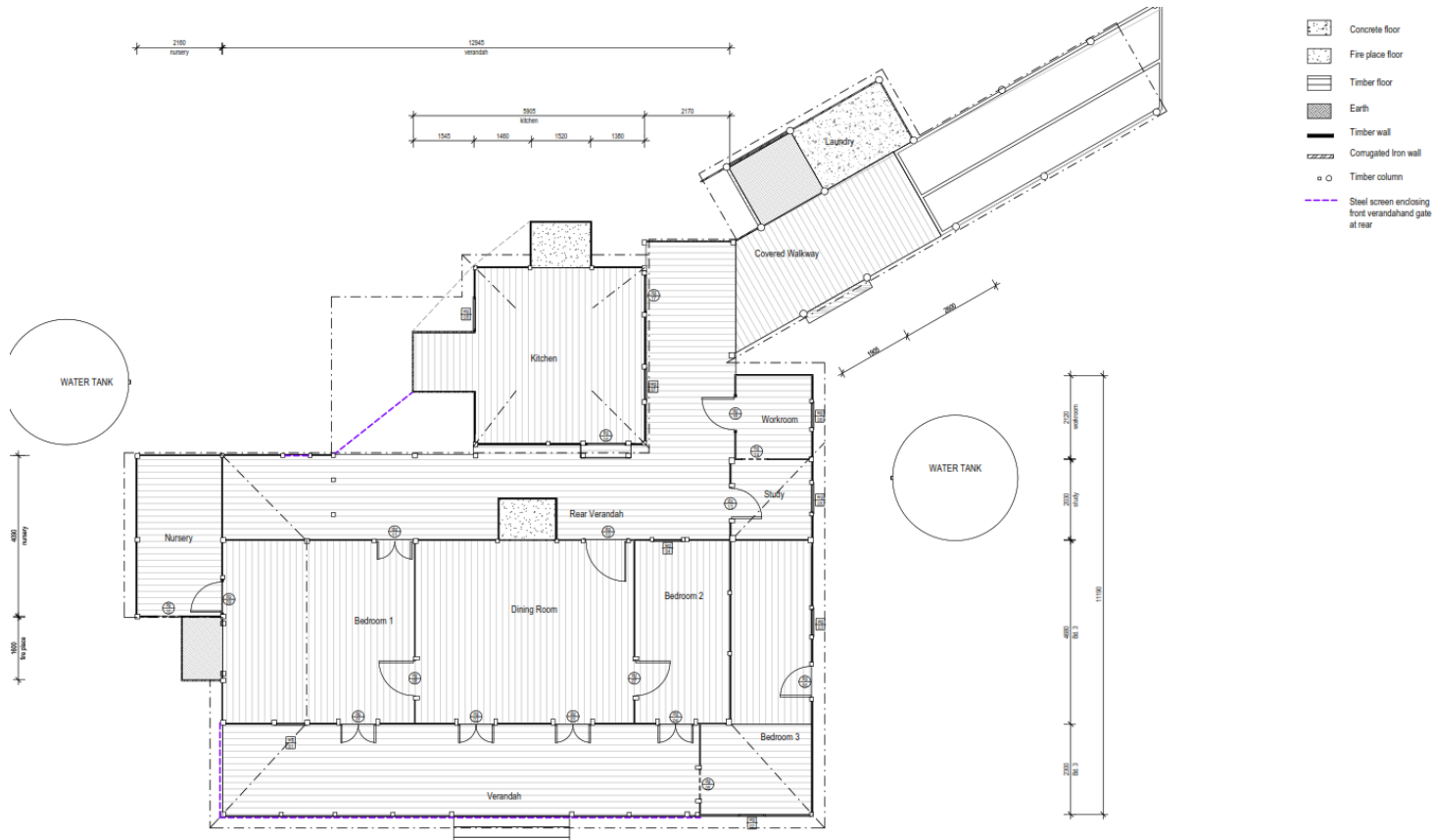


Figure 128. Extract of a floor plan of the main homestead at Boondooma. *Source:* Extract from drawing 21602EX A200, Issue P1, prepared by Gibson Architects (2021).



5.6 Stone store building

The single-storey stone building (c.1850s) is constructed of courses of locally-mined stone from a quarry near Boondooma Creek, approximately 1 km to the north-west. The walls of the central core are constructed of large sections of stone arranged roughly in courses, between which smaller pieces have been inserted. The whole construction is jointed with mortar made from termite mounds (ant bed). The stonework continues to the underside of the main roof, except at each gable end where roughly-sawn vertical timber slabs have been fixed. As part of previous restoration efforts, some of the stonework has been re-pointed with the incorrect mortar mix.

The rectangular core is flanked on all sides by lean-to verandah additions, constructed of post-and-sapling frames with a corrugated iron sheeting roof. These verandah additions are re enclosed with vertical timber slabs on the western ends of their northern and southern facades, and on their short western facades. The western verandah has been partially enclosed with corrugated iron sheeting, and is used for storage of assorted farm machinery. The eastern verandah is utilised for the historical display of a large wagon.

The main gable roof sheeted with corrugated galvanised iron is continuous with the verandah roof to the south-west, while that to the north-east is separate, meeting the core's wall just below the eaves line. The pitch on both verandah roofs is slightly reduced from that of the main roof. All bargeboards are timber. A single line of guttering is fixed to the north-eastern edge of the main roof. All these roofs are clad in corrugated galvanised iron. The timber rafters are exposed on the interior, and some battening from the original shingle roof is still evident. The gables are infilled with vertical slabs of ironbark timber.

All windows and doors have timber lintels and frames, and have shutters made of vertical timber slabs, which open onto the interior. The windows also have vertical iron bars, except for a window in the north-eastern facade that has horizontal and vertical bars.

The timber posts remaining adjacent to the south-western façade are remnants of the original adjoining meat house or 'butcher's shop'.

The main entrance to the building is via a vertical timber slab door with a timber lintel and frame, set within the stonework. A larger double door of similar timber slab construction is set into the stonework on the opposite elevation.

Internally, the building is rectangular in plan and features no internal walls or partitions, although paint on the stonework may be indicative of previous partitioning. The stone walls are unlined. The timber rafters and roof framing are exposed and the battening from the original shingle roof is still visible. A number of ironbark roof ties are also in place. The floor is constructed of wide, hardwood shot-edge boards atop timber joists and bearers, which were restored and reconstructed in the early 2000s.

The building currently displays miscellaneous historical equipment and items relevant to Boondooma station and the pastoral activities of the surrounding area.



Figure 129. The south-west elevation of the stone store building, standing in the open, grassed caravan parking area.



Figure 130. View facing north-west of the stone store building, with one of the toilet blocks partially visible at the right.



Figure 131. The north-east elevation of the stone store building.

Note the lean-to verandah additions, constructed of post-and-sapling frames with a corrugated iron sheeting roof, on all sides.



Figure 132. The south-east elevation of the stone store building, where the lean-to verandah addition is utilised for the display of a historical wagon.



Figure 133. View of the north-west elevation of the stone store building, noting the two water tanks attached either side of the structure.



Figure 134. View facing south-west of the stone store building.

Note the verandah addition has been enclosed with vertical timber slabs on the western end of its northern façade, and on its short western façade.

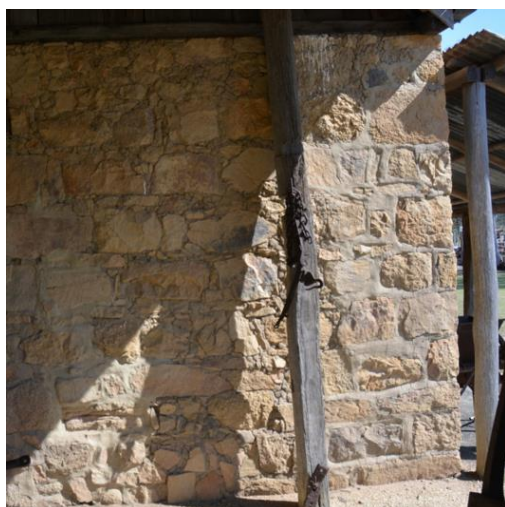


Figure 135. Typical example of the central core, constructed of large sections of stone arranged roughly in courses, between which smaller pieces have been inserted.

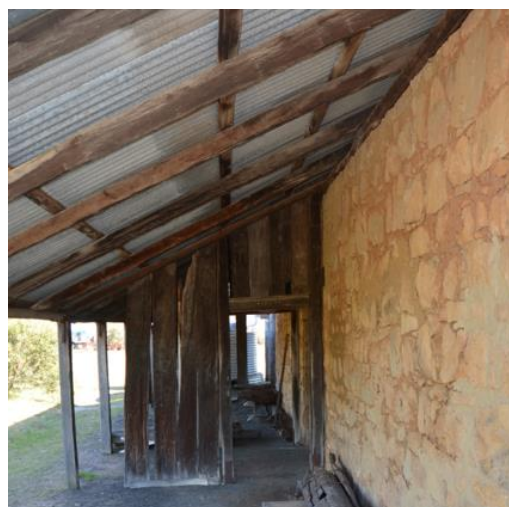


Figure 136. Example of the post-and-sapling frame construction of the lean-to verandah additions, which are reconstructions of earlier features.



Figure 137. The verandah on the north-west elevation of the stone store building, used to display associated machinery pieces.



Figure 138. View facing north-west along one of the lean-to verandah additions to the stone store.



Figure 139. Detail of a section of re-pointed stonework utilising the incorrect mortar mix, as part of previous restoration works.



Figure 140. Detail of the typical stonework held together with ant bed mortar.



Figure 141. Interior of the north-west end of the stone store.
Note the exposed timber rafters and roof framing.



Figure 142. Detail view of the stone store's exposed internal roof structure.



Figure 143. Interior of south-east end of the stone store.
Note the two windows with vertical iron bars and timber shutters.



Figure 144. Detail of the timber double doors, which provide access to the stone store.

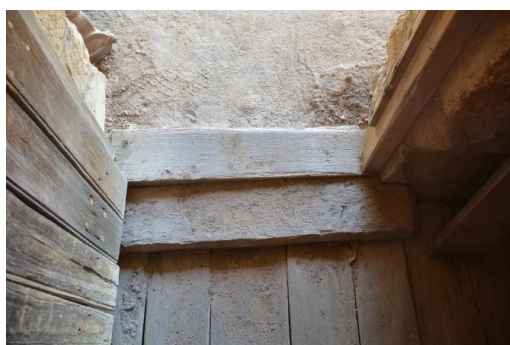


Figure 145. View of the timber framing and step at the main entrance to the Stone Store.



Figure 146. Interior view of hardwood shot-edge boards of the Stone Store.



Figure 147. Exterior view of the store's double entrance doors.

Note here how the stonework continues to the underside of the main roof.



Figure 148. Interior view of the south-west wall of the stone store, showing the floor constructed of wide, hardwood shot-edge boards atop timber joists and bearers, which were restored and reconstructed in the early 2000s.



Figure 149. Detail of a typical window with timber lintels and frames and iron bars.



Figure 150. Detail of a typical window shutter made of vertical timber slabs.



5.7 Meat house

Constructed c.1870s, the meat house is located to the north-west of the main homestead, on the northern side of the covered walkway. It was traditionally used as a domestic meat store for the occupants of Boondooma homestead. The structure is of timber slab and bed-log construction with a compacted earth floor and gable roof clad in corrugated iron sheet.

Due to the structure's natural deterioration, it was reconstructed in the early 2000s. The two gable ends are now infilled with chicken wire mesh and a large contemporary water tank and timber trestle are positioned on the north and north-east sides of the structure.



Figure 151. The north-east elevation of the meat house with a large water tank adjacent.

Note the timber slab and bed log construction and gable roof clad in corrugated iron.



Figure 152. The main south-east elevation of the meat house.



Figure 153. Interior of the meat house.

Note the rusted stove and pieces of timber currently stored inside.



Figure 154. Interior of the meat house showing the compacted earth floor.

Note the bed logs, which are replacements.



Figure 155. View facing south-west of the meat house, showing the adjacent water tank and timber trestle supporting the rainwater goods.

Note the covered walkway to the main homestead visible at the left.



Figure 156. Detail of the chicken wire mesh gable infill.

5.8 Original homestead (former) or 'dining room' structure

As noted in Part 4.3.1 (page 31), an early dwelling, likely of simple timber construction, in which the Lawsons lived upon arriving at Boondooma, is no longer surviving. According to the last owner-occupier of the property, Albert 'Buddy' Thomson, this earlier dwelling reputedly existed in the area that today corresponds with the western end of the covered walkway from the main homestead, and was purportedly destroyed in a storm c.1923–24.⁶²

However, the QHR citation states that a detached 'dining room' structure was built during the 1870s and was, at some stage, connected to the main homestead by a covered walkway (Queensland Government 2016a). It is possible that this 1870s 'dining room' structure referred to in the QHR citation was built on the location of a former dwelling as described by the Thomson's and destroyed in the mid-1920s in a storm event. It is also possible that this 1870s 'dining room' structure was utilised as temporary living quarters prior to its connection to the main homestead. Further investigation is required to determine the veracity of this information and the location of the earliest dwelling.

Today, the structure existing at the end of the covered walkway presents as a partial, contemporary reconstruction of a former structure utilising traditional bush carpentry techniques. This reconstruction is incomplete and comprises timber bearers, columns, a gable roof structure with a timber infill. The roof is clad with corrugated iron sheeting.

This unfinished reconstruction is currently interpreted on-site via existing signage as the supposed location of the 'original homestead'; however, as evidenced in Part 4.3.1, above, whether this is historically accurate is unclear.

⁶² Notations to Matthews (2008) from Buddy Thomson, received 4 September 2007.



Figure 157. View facing north-west of the incomplete reconstruction of the detached c.1870s 'dining room' structure, or possibly an earlier dwelling.



Figure 158. View facing north-east of the incomplete reconstruction of the detached c.1870s 'dining room' structure, or possibly an earlier dwelling.

Note the gable roof with timber infill.



Figure 159. Interior view of the reconstructed timber roof framing built using traditional bush carpentry construction.



Figure 160. The reconstructed timber bearers and columns comprising the structure.



Figure 161. Detail of the timber gable infill.



Figure 162. Detail of the intersection of a column and bearer reconstructed using traditional bush carpentry techniques.



5.9 Cool house

The cool house is located between a timber outhouse (see Part 5.10, below) and the reconstruction of the detached 'dining room' structure (see Part 5.8, above). It is constructed of horizontal timber slabs of Cypress pine with a gable roof form clad in corrugated iron and a compacted earth floor. It is believed to have been completed sometime in the early 1860s and is believed to have been used for hanging meat after slaughter. It features openings through to the ground in the lower wall perimeter, allowing cooler air to enter. The building has been re-stumped at some point in recent years, and has contemporary steel brackets/tie-downs.

The building originally featured a shingle roof, which was covered by a thatched roof. There was a void between the two, providing a level of insulation that minimised heat transference, providing the coolest possible temperature for the storage of perishable items in the internal space below.



Figure 163. The rear north-west elevation of the cool house, which has been re-stumped in recent years.

Note the contemporary steel tie-downs.



Figure 164. The main south-east elevation of the cool house, constructed of Cypress pine slabs, horizontally fitted.



Figure 165. The south-east elevation of the cool house, with the reconstruction of the detached c.1870s 'dining room' structure adjacent.



Figure 166. The north-east elevation of the cool house.



Figure 167. Interior of the cool house, illustrating its construction of horizontal timber slabs of Cypress pine.



Figure 168. Interior of the cool house showing the gable roof form and horizontal timber slabs of Cypress pine.



5.10 Outhouse

A single timber outhouse is located adjacent to the cool house, west of the main homestead, and is constructed of timber chamferboards with a bent corrugated iron sheet roof. The outhouse is in a dilapidated condition, and a tree has wrapped itself along the western and northern sides. It has been disused for decades, and currently stores miscellaneous items.



Figure 169. The south-east elevation of the outhouse.



Figure 170. The north-west elevation of the outhouse, showing the extent of the tree growth around the structure.

5.11 Postal receiving office

The postal receiving office is located to the south-west of the main homestead and was constructed in the early 1860s. The building features a typical gable roof form with corrugated iron and the walls are clad in a mixture of vertical and horizontal timber slabs. It also features a single timber board casement window.

In the 1950s, two extensions were constructed, a skillion-roofed awning, and a carport, both of bush carpentry construction and with a corrugated iron roof. The carport is currently being used as a storage space for salvaged timbers.

Internally, the post office is well-preserved as a result of having its floor reconstructed and being restumped in the early 2000s.



Figure 171. The rear south-west elevation of the postal receiving office, showing the adjacent airport skillion-roof extension and water tank.



Figure 172. The south-east elevation of the postal receiving office, showing the c.1950s skillion awning attached to the front.



Figure 173. Interior of the postal receiving office, showing the timber slab case window in the rear elevation.

Note the left wall is clad in vertically-fitted timber slabs, compared to the use of horizontally-fitted timber slabs on the right wall.



Figure 174. Interior of the postal receiving office with the timber casement window visible in the centre.

Note the reconstructed timber floor.



Figure 175. View facing south-west of the postal receiving office showing the adjoining carport extension.



Figure 176. The north-west elevation of the postal receiving office, showing the thin chamferboards used in the c.1950s construction of the carport extension.

5.12 Display shelters

Two display shelters, known as the tank display and machinery display, are positioned in the open area between the main homestead and stone store building, adjacent to the west of the postal receiving office. Both shelters are constructed of bush timbers, have a corrugated iron skillion roof, and are more recent, contemporary constructions.

The tank display shelter is open-sided and displays a large ship’s tank used as a water tank at Boondooma until c.1920, a large tallow/wool scour pot reputedly from the station’s early wool pressing plant, and miscellaneous pieces of farm machinery and pastoral equipment. The machinery display shelter is positioned adjacent to the southern boundary fence of the main homestead. A timber partition divides the shelter into separate sections; the western end of the northern wall is also enclosed with timber slabs. This shelter displays an assortment of farm machinery and tools used on Boondooma station.

Both shelters contained ad hoc examples of interpretation signage.



Figure 177. View facing east of the tank display shelter.

Note the ship’s tank and tallow vat displayed under the shelter.



Figure 178. The north-west elevation of the tank display shelter, with the caretaker’s cottage located behind.



Figure 179. The south-west elevation of the machinery display shelter.

Note the timber partitions dividing the shelter into separate sections.



Figure 180. Interior of the machinery display shelter, which displays an assortment of farm machinery and tools used on Boondooma station.

5.13 Milking bails and stockyards

The milking bails structure is long and rectangular in plan with a gable roof clad in corrugated iron. The walls are clad in rough-sawn timber slabs, fitted vertically, which partially enclose the structure along its perimeter. Seven rows of three round timber posts support the structure. Internally, the milking bails structure is being used to store a range of equipment, tools, and timber pieces. Dilapidated timber slabs internally divide the structure along its length, creating individual stalls. Over the course of its use and adaptation, a substantial amount of fabric has been lost or damaged.

The former stockyards and cattle-loading dock, which is situated to south-west and south-east of the milking bails, presents as a combination of dilapidated timber posts and rails and recently reinstated, erect sections.



Figure 181. The north-west elevation of the milk bails structure.

Note the rough-sawn timber slabs, fitted vertically, that partially enclose the structure at this end and the timber posts supporting the structure.



Figure 182. View facing south-west from showing the combination of dilapidated timber posts and rails comprising the former stockyards and recently reinstated erect sections.



Figure 183. View facing south-west showing the dilapidated section of the stockyards and the milking bails structure behind.



Figure 184. The dilapidated cattle-loading dock, which has a few pepperina plantings either side.



Figure 185. View facing west of the milking bails structure from within the stockyards.



Figure 186. The timber slabs doors that divide the milking bails structure internally to create individual stalls.



Figure 187. Typical interior view of the milking bails structure, which is not readily accessible due to the use of the structure for storage of timber.



Figure 188. The north-eastern end of the milking bails structure, which is substantially deteriorated.



5.14 Caretaker's cottage

The building known as the caretaker's cottage was relocated to the Boondooma Homestead complex in the early 2000s from a nearby property named 'Glen Rose'. The cottage is centrally positioned within the complex, between the main homestead and the 'Big Top' entertainment area.

It is enclosed by a combination of timber post and wire fencing, within which is a small garden area featuring various plantings, trees, garden beds, and a water tank. Given the cottage's location adjacent to the south-east of the machinery shed display shelter, some miscellaneous farm machinery and pastoral tools items relating to that display are located adjacent to the cottage's western garden fence.

The cottage presents as a typical adapted workers' cottage of timber construction, clad in timber chamferboard with a large, corrugated iron gable roof. Both the rear and front verandahs have been enclosed, and contemporary extensions have been constructed to the northern elevation and the south-west corner since its relocation to the site. A majority of the windows are contemporary aluminium-framed, with some traditional timber casements evident on the eastern elevation.

Internally, the cottage features VJ-lined walls and ceilings, and the internal timber studs are exposed. Contemporary timber flooring has been installed since its relocation.

A large store shed is located to the south of the cottage (see Part 5.15, below).



Figure 189. The south-east elevation of the caretaker's cottage.

Note the timber post and wire fencing, which encloses the cottage's small garden.



Figure 190. The main north-west elevation of the caretaker's cottage.

Note the timber entrance gate and fencing.



Figure 191. The south-west elevation of the caretaker's cottage, showing the contemporary extension in the foreground.



Figure 192. The south-west elevation of the caretaker's cottage.

Note the contemporary aluminium-framed windows on this elevation.



Figure 193. Typical interior of the caretaker's cottage.

Note the contemporary timber flooring.



Figure 194. Internal view of the caretaker's cottage.

Note the VJ-lined walls and ceilings and exposed internal stud typical of worker cottage construction.



5.15 Caretaker's store

Adjacent to the south-east of the caretaker's cottage is a large, corrugated iron shed with a gable roof, known as the caretaker's store. The roof's gable ends are infilled with horizontal timber boards. A wide double door provides access from the south-east, which may have once been intended as a vehicle access. A single vertical timber slab door provides access from the north-west. Two six-pane awning windows are positioned on both long lengths of the building.

Internally, the shed is divided with a corrugated iron partition wall. The southern interior space is used for storage and the northern interior space is used as an office/storeroom by the resident caretaker.



Figure 195. The south-west elevation of the caretaker's store.

Note the two six-pane awning windows on this elevation.



Figure 196. View facing north of the caretaker's store, with the caretaker's cottage visible adjacent in the left background.



Figure 197. The south-east elevation of the caretaker's store, showing the double door access.



Figure 198. Typical interior of the caretaker's store.



5.16 Brownie's hut

The building known as 'Brownie's hut' was relocated to the Boondooma Homestead complex in 2002 from another pastoral property, Glentulloch. The building was originally built in 1918, and formed part of the suite of structures comprising the Glentulloch Homestead complex.

The building is constructed with traditional bush carpentry techniques using rough-sawn, square timber posts and wide timber weatherboard slabs. It has a hipped and gable roof with a fireplace/stove skillion extension on the south-east elevation. A verandah skillion extension has been constructed on the main south-west elevation. The building features two doors constructed from thin timber boards, horizontally fixed, on the south-west and north-east elevations. Internally, a horizontal timber board wall divides the space into two. The interior spaces contain displayed historical items, tools, and equipment relevant to the domestic life of the area in the early twentieth century. Two windows with a top-hung timber shutter are located adjacent to the doors.

A separate makeshift open-sided carport awning, of simple timber construction with a corrugated iron roof, is located immediately adjacent to the north-west. It used for storing the caretaker's buggy/golf cart.



Figure 199. The main south-west elevation of Brownie's hut.



Figure 200. View facing north of Brownie's hut.
Note the adjacent carport shelter used for storing the caretaker's buggy.



Figure 201. The south-east elevation of Brownie's hut.
Note the fireplace/stove skillion extension.



Figure 202. The north-east elevation of Brownie's hut.
Note the wide timber weatherboard slabs, fitted horizontally.



Figure 203. Interior of Brownie's hut showing the dividing wall between the two internal spaces.



Figure 204. Interior of Brownie's hut, showing some of the historical items, tools and equipment relevant to the domestic life of the area in the early twentieth century.

5.17 DPI shelter

The DPI display shelter was constructed in 2002 to commemorate eighty years of the Boondooma cattle dip. The shelter is of contemporary construction, but utilises repurposed vertical timber slabs and posts, and has a gable roof clad with corrugated iron sheeting.

The shelter is located adjacent to the rear (south-west facing) elevation of the 'Big Top' entertainment area and structure. The Boondooma cattle dip reserve itself, which is still operational and not publicly accessible, is located approximately 200 m further south-west of the shelter. Internally, the shelter contains interpretation signage summarising the history of cattle tick management in Queensland and the importance of the Boondooma clearing dip. This signage is deteriorating and in need of replacement.

A remnant timber post from the Boondooma cattle dip yards was relocated to a position adjacent to the DHI display shelter in 2006, along with a commemorative plaque. It is known as 'Stockie's Stump'.



Figure 205. The north-east elevation of the DPI shelter.



Figure 206. The south-west elevation of the DPI shelter, showing the remnant timber post of the cattle dip installed herein 2006 known as 'Stockie's Stump'.



Figure 207. The north-western elevation of the DPI shelter, with the rear elevation of the 'Big Top' entertainment area structure adjacent at the left.



Figure 208. Interior of the DPI shelter, showing the existing interpretation signage.

5.18 Boundary rider's hut

This small, make-shift timber hut was originally built in the 1940s on the property of Delgar, and was likely utilised by station hands tasked with roaming the property's boundaries. Charlie Brazier, a stockman, reportedly camped in this hut for a number of years at a time while managing the property.

Despite its remote location, in 1993 vandals blasted the hut with a 12-gauge shotgun and a .22 and .357 magnum; the resulting bullet holes are still evident in the walls of the hut.

In 1999, the structure was relocated to Boondooma and re-stumped upon arrival. The hut comprises a combination of corrugated iron sheets and thin timber boards, vertically fitted. Located immediately adjacent to the south-east corner of the hut is the rusted remains of a barrel and make-shift guttering; these items were retained when the hut was relocated from Delgar to Boondooma.

The location of this hut within the Boondooma Homestead complex, south-east of the stone store building, is not of any significance, as it was randomly placed there at the time of its relocation.



Figure 209. The northern elevation of the boundary rider's hut.



Figure 210. The eastern elevation of the boundary rider's hut, with the stone store building partially visible at the right.

Note the rusted water barrel and make-shift guttering attached to the structure.



Figure 211. The southern elevation of the boundary rider's hut.



Figure 212. Interior of the boundary rider's hut.

5.19 Administration building

The administration building is located centrally within the Boondooma Homestead complex in the open area between the main homestead and the 'Big Top' entertainment area. It is a building of relatively recent construction, and was built on the site in the early 2000s.

The building is a long timber hut, elevated on timber stumps with a corrugated iron gable roof. The exterior is clad with timber chamfer boards and features several timber single-hung sash windows protected by decoratively-cut, galvanised iron hoods.



A corrugated iron skillion extension has been constructed on the main south-east-facing elevation, and it is partially enclosed. This extension is used for storage of supplies and other office materials associated with the operations of the Boondooma Museum & Heritage Association. The open section of the extension frames the entrance to the building, leading to a timber stair that provides entry to the interior. Internally, the building has been divided to accommodate an administration office in the eastern end and a dark room in the western end.

A demountable amenities (ablution) block is positioned adjacent to the rear of the administration building and a large water tank is located to the north.



Figure 213. The main south-eastern elevation of the administration building.

Note the partially enclosed skillion extension at the left of the main entrance.



Figure 214. View facing west of the administration building, showing the large water tank adjacent at the right and behind that, the demountable amenities block (not visible).



Figure 215. The south-eastern corner of the administration building, showing the corrugated iron skillion extension.



Figure 216. The south-western corner of the administration building.

Note the single sash windows with decoratively-cut, galvanised iron hoods.



5.20 Archives building

The small structure known as the 'archives building' is a contemporary construction utilising timber stud framing and a mix of Trimdeck profile and corrugated iron sheets. The structure has a low-pitched skillion roof, also clad in corrugated galvanised iron, and is elevated on timber stumps. Access is via an external timber stair and landing on the north-west elevation.

Externally, the building appears in a makeshift manner, with an area of timber stud framing exposed and a patchwork of cladding sheets. Internally, the building is clad in fibrous sheeting (possibly asbestos) and has five aluminium-framed sliding windows.

This structure was originally used as an archive store building (hence its name); however, it has recently been used for accommodation.



Figure 217. The north-eastern elevation of the archives building.

Note the two aluminium-framed sliding windows.



Figure 218. The north-eastern elevation of the archives building.

Note the different corrugated iron sheeting, which creates a patchwork effect.



Figure 219. The main north-western elevation of the archives building, showing the external timber stair and landing.

Note the exposed timber stud framing visible on this elevation.



Figure 220. Interior of the archives building, which is currently being used for accommodation purposes.



5.21 ANZAC memorial

The ANZAC memorial is provided in two components, the earlier existing consisting of a bronze plaque fixed to the sloped face of a shaped, commemorative stone cairn. The stone cairn is set on a small stone-paved pad, edged with small stones creating a small garden bed. Three flagpoles are set behind providing a back drop. This part of the memorial installation is located in front of the south-east elevation of the museum building.

Immediately adjacent to the south-west is a more recent memorial installation, a contemporary timber post-and-rail frame with individual plaques for service personnel associated with Boondooma station and district. This is set in a landscaped garden bed, edged with timber boards and divided by a T-shaped concrete path.



Figure 221. The shaped, commemorative stone cairn forming part of the site's ANZAC memorial.



Figure 222. View facing south-east of the rear of the more recent memorial installation adjacent to the existing cairn (out of frame at the left).



Figure 223. The more recent memorial installation comprising a contemporary timber post-and-rail frame with individual plaques for service personnel associated with Boondooma station and district. *Note the museum building behind to the north-west.*



5.22 Museum building

The museum building is located to the north-west of the 'Big Top' entertainment area, between the covered servery shelter and the administration building. The building is a contemporary construction and was erected on the site in the early 2000s to house the collection of historical artefacts, documents and photographs relevant to the history of Boondooma and the surrounding district.

The building is constructed with timber framing, clad with timber chamferboards and protected by a curved corrugated iron roof with minimal overhangs. A small, bullnosed skillion verandah has been constructed on the north-eastern corner of the building, which is accessed via a timber-framed ramp on the south-east elevation and a timber stair on the north-east elevation.

Internally, the museum features VJ timber walls and floorboards, as well as some areas of linoleum flooring, with a fibrous sheet lined ceiling. The available museum space is divided internally with a single partition wall, creating a front and rear room. The two existing windows have been sealed shut from the inside and painted in an effort to minimise the impact of the elements on the stored museum materials.

While the museum contains a wealth of information and artefacts, it presents as a loose arrangement of artefacts, documents, and photographs (some of which are both valuable and fragile) and would greatly benefit from the development of a formal Interpretation Plan and exhibition strategy for the wider site.



Figure 224. The south-western elevation of the museum building, showing the adjoining water tank.



Figure 225. The north-eastern elevation showing the main entrance to the museum building.



Figure 226. The south-eastern elevation of the museum building, showing timber-framed ramp providing disabled access.



Figure 227. Typical interior of the museum building.



5.23 ‘Big Top’ entertainment area and extension

This large, contemporary open-sided shed is supported by an array of steel columns, topped with timber framing system and clad with corrugated galvanised iron sheet. The large structure has a low-pitched gable roof form and was built in the early 2000s to accommodate the growing numbers of visitors to the Boondooma Homestead complex, particularly during the major annual events in April and August. When not in use at full capacity, parts of the structure are used for the storage of various equipment and seating associated with the major events.

Colloquially referred to as the ‘Big Top’, this structure is used for a variety of purposes, and features a raised stage for performances, a carport extension on the south-western elevation, various storage spaces, a gift and merchandise shop on the south-eastern elevation, and an open-sided camp kitchen and servery area in the north-eastern corner, enclosed with galvanised open-mesh fencing.

The full width of the main roof of the ‘Big Top’ was extended on its north-eastern gable during the late 2000s. This extension is rectangular in plan and supported on tall timber log posts. The roof is framed in substantial steel purlins and clad with corrugated galvanised iron sheeting.



Figure 228. The north-eastern elevation of the ‘Big Top’ extension.



Figure 229. The north-western elevation of the “ entertainment area and extension.



Figure 230. View of the south-western corner of the “ entertainment area.



Figure 231. View to the rear south-western elevation of the ‘Big Top’ entertainment area.





Figure 232. Internal view of seating under the 'Big Top' extension.



Figure 234. Internal view of the 'Big Top' entertainment area showing the raised stage in the background.



Figure 236. The stage area incorporated into the rear of the 'Big Top' entertainment area.



Figure 238. Interior of the camp kitchen incorporated in the 'Big Top' entertainment area.

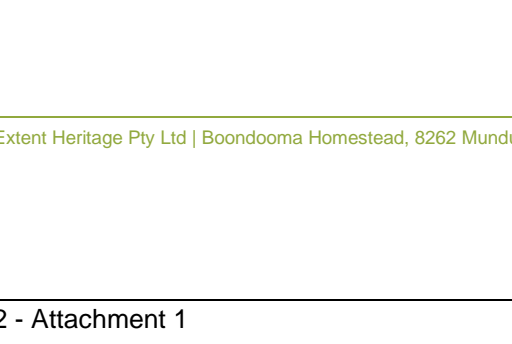


Figure 233. Internal view of the camp kitchen and servery area incorporated into the 'Big Top' entertainment area.



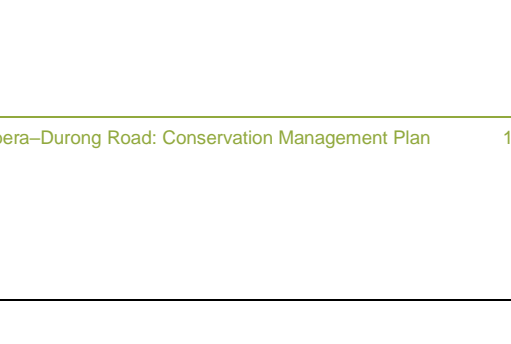
Figure 235. Interior of the camp kitchen incorporated in the 'Big Top' entertainment area.



Figure 237. Interior of the Boondooma Homestead complex's gift shop incorporated into the south-eastern corner of the 'Big Top' entertainment area.



Figure 239. Interior view of the enclosed servery area incorporated in the 'Big Top' entertainment area.





5.24 Accommodation block

The accommodation building is a long rectangular building above the ground on steel stumps, comprising several individual accommodation bedrooms, a separate kitchenette, and a disabled access bathroom. The building is of contemporary construction in steel framing with corrugated iron sheet cladding. A large verandah with timber floorboards runs the length of the main south-east-facing elevation and provides access to each of the bedrooms.

Internally, the walls of the individual bedrooms are lined with laminated sheets with imitation timber finish. The ceilings are lined in FC sheets with plastered joints and the rooms feature tall glass louvre windows fixed with fly screens. The floors are finished in clear finished timber boards. The bathroom and kitchenette, which are more recent additions, are clad internally with FC sheet and tiles, and feature sliding aluminium-framed windows instead of glass louvres.



Figure 240. The south-east elevation of the accommodation building.



Figure 241. The north-west elevation of the accommodation building.

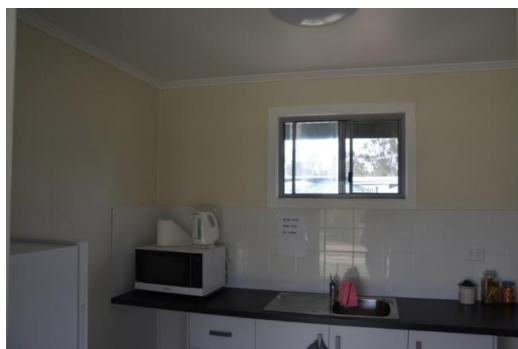


Figure 242. Interior of the kitchenette in the accommodation building.



Figure 243. View facing south-west along the front verandah of the accommodation building, providing access to the individual bedrooms, kitchenette and bathroom.

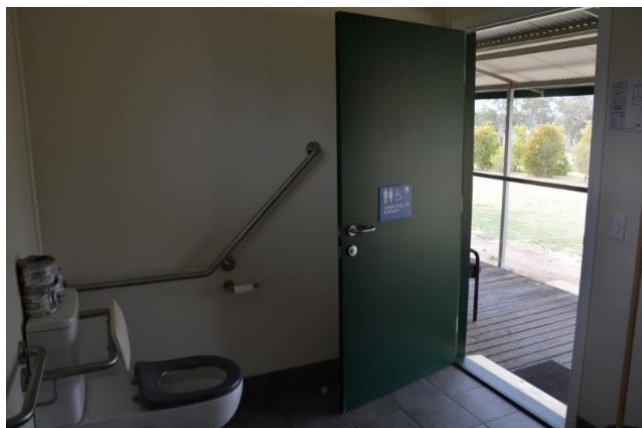


Figure 244. Interior of the bathroom in the accommodation building, which is fitted for disabled access.



Figure 245. Typical interior of a bedroom in the accommodation building.

5.25 Camp kitchen

The camp kitchen is of recent construction and is located to the rear of the museum building, adjacent to the footprint of the former blacksmith shop. This makeshift building presents as a slim corrugated iron shed set on a concrete slab, with timber bush carpentry framing and a gable roof form. Two skillion roof extensions have been constructed to the north-west and south-east elevations, with the former skillion being entirely enclosed. Re-purposed corrugated galvanised iron sheeting encloses the rest of the structure, whilst the south-east elevation is enclosed with a permeable contemporary steel grill fence and gate. Two large water tanks are positioned on the north-eastern corner of the building. Internally, the building is divided into a cooking area and a preparation area, and contains several cooking appliances that appear disused. It is provided for use by campers and persons staying in caravans on the premises.



Figure 246. The north-western elevation of the camp kitchen.

Note the enclosed skillion extension on this elevation.



Figure 247. The south-eastern elevation of the camp kitchen.

Note the skillion extension.



Figure 248. Interior of the rear north-west enclosed skillion extension attached to the camp kitchen.



Figure 249. Interior of the main space of the camp kitchen.

5.26 Machinery shed (former)

The former machinery shed is believed to have been located in the western aspect of the site, between the former blacksmith’s shop and the dam. The location of the former shed is today evidenced by a series of tall, contemporary timber posts that have been re-erected in recent decades to show where the structure once stood. Within the boundary of these posts, several machinery pieces and farming equipment items are on display.



Figure 250. The south-eastern corner of the former machinery shed, with contemporary timber posts re-erected in recent decades to show where the structure once stood.



Figure 251. The north-eastern side of the former machinery shed, which now contains a display of machinery pieces within a series of timber posts.



Figure 252. The south-western corner of former machinery shed.



Figure 253. The north-western corner of the former machinery shed.



5.27 Blacksmith's shop (former)

The former blacksmith's shop is believed to have been located short distance to the north-west of the stone store building, in the rear western aspect of the site. The location of the former shed is today evidenced by a series of tall, contemporary timber posts and bearers that have been re-erected in recent decades to show where the structure once stood.



Figure 254. The south-eastern corner of the former blacksmith's shop, with contemporary timber posts and bearers re-erected in recent decades to show where the structure once stood.



Figure 255. The north-eastern end of the former blacksmith's shop.



Figure 256. The north-western side of the former blacksmith's shop.



Figure 257. The south-western corner of the former blacksmith's shop.

5.28 Chicken coop and outhouses

A chicken coop of recent construction and two, dilapidated timber outhouses are positioned north of the cool house and original homestead (former) or 'dining room' structure, under the shade of a large tree. The outhouses are currently used for storage and the chicken coop is maintained by the resident caretaker



Figure 258. The two timber outhouses.



Figure 259. One of the timber outhouses used for storage.



Figure 260. View north-west of the chicken coop and timber outhouses.



Figure 261. View south-east of the chicken coop and timber outhouses.

5.29 Toilet blocks

Two toilet blocks were separately constructed on the Boondooma Homestead complex in the early 2000s. Although both blocks are of contemporary construction, they are built of recycled and repurposed timber and corrugated iron building materials, and are inspired by aesthetic of the complex's surviving heritage buildings. These blocks are considered to be sympathetically-designed additions.

Both blocks are constructed of repurposed, rusted corrugated iron sheeting as a single skin with exposed timber framing internally. A timber-framed and corrugated iron-clad fence screens the entrance to the amenities. Both blocks feature modern amenities internally and are divided internally to create male and female toilets. One toilet block is located adjacent to the eastern end of the 'Big Top' extension structure, while the other toilet block is located a short distance to the south-east of the stone store building.



Figure 262. The north-east elevation of the toilet block located a short distance to the south-east of the stone store building.



Figure 263. The south-west elevation of the toilet block located adjacent to the 'Big Top' extension.



Figure 264. Interior of a typical toilet stall in the toilet blocks.



Figure 265. Interior of a typical hand washing area in the toilet blocks.

5.30 Contemporary shed

A large, corrugated iron shed of contemporary (2020) construction is positioned to the north-west of the administration building. The shed houses a variety of large equipment used at Boondooma, and is not publicly accessible. This facility provides secure and well-maintained storage. Two large double doors are located on the south-east elevation of the shed with an access door located towards the south-western corner.

A collection of old machinery, miscellaneous equipment and a large shipping container is located immediately adjacent to the north-west elevation of the shed structure. Two large, plastic water tanks are positioned on the north-west corner.



Figure 266. The south-east elevation of the shed.

Note the two water tanks at the right.



Figure 267. The south-west elevation of the shed, showing the shipping contained installed adjacent at the rear.

5.31 Dam

A large, irregular-shaped dam is located in the north-west aspect of the Boondooma Homestead property. It is surrounded by several tall gum trees. An embankment has been constructed at one end, which forms an access track between the caravan parking areas further to the north-west and the main homestead aspect of the property.



Figure 268. View facing north-west of the dam located on the Boondooma Homestead property.



Figure 269. View facing south-east towards the main aspect of the Boondooma Homestead complex from atop the dam embankment.

5.32 General condition

Given that the Boondooma Homestead is over 150 years old and has been subject to various changes over the course of its history, the place is generally in a reasonably sound condition, with few major maintenance items.

In mid-2021, Extent Heritage provided SBRC with a scope of works package addressing a range of conservation tasks to inform a program of repairs and reinstatement works to the main homestead building (see Extent Heritage 2021). As part of this package, Gibson Architects prepared a set of existing measured survey drawings for the main homestead, which effectively capture the building's current (2021) configuration, and a separate set of conservation drawings that provide technical specifications for the proposed repair and restoration works to this building. These drawing sets are presented in Appendix C, appended to this CMP.



It is **highly recommended** that both the set of 'measured survey' plans and 'conservation works' plans are made available to the owners and managers of Boondooma Homestead to assist with that particular building's future building management and care.

This Part provides a brief overview of the visible surface condition of building fabric and key site elements that could be observed during the site inspections conducted by Extent Heritage. Table 4, below, defines the condition grading levels used in the subsequent condition analysis, which is detailed in Table 5, below. Refer to the conservation policies section of this CMP (see Part 10, page 207) for further guidance on the maintenance aspects required at Boondooma Homestead.

In addition to the analysis presented in Table 5, the key condition items relating to the main homestead building are as follows (see Extent Heritage 2021):

- A beam at the rear verandah near the entrance to the detached kitchen is failing; it requires by a qualified structural engineer and replacement (matching like-for-like).
- The north-west wall of Bedroom 2 requires bracing and securing of loose fixings.
- The condition and structural integrity of the front verandah roof framing at the western corner requires inspection by a qualified structural engineer, and needs to be addressed as a priority. Any sound surviving timber shingles (original fabric) must be accommodated.
- The southern interior wall of Bedroom 1 is sagging, and requires inspection by a qualified structural engineer and needs to be addressed.
- The main roof framing requires inspection by a qualified structural engineer, and any additional fixings, bracings, and/or structural improvements need to be provided in conjunction with advice from a heritage architect. Any roof sheeting and ridge capping requiring replacement is to be in like-for-like material to match existing profiles.
- Loose timbers, floorboards, weatherboards, timber shingles, and roof sheeting require re-fixing.
- Missing cover strips, skirting boards, trims, cornice, floorboards, architraves, and wall cladding require reinstatement in like-for-like material to match existing profiles (using salvaged original sections or cut from stored cedar stockpiled on site).
- The partially-restored covered walkway needs to be made sound and floor boards are to be completed to cover bearers.
- The canvas ceiling lining in Bedroom 3 and kitchen verandah timber linings require reinstatement.
- Wall boards, fireplace chimneys, and flashing to walls require patch repairs in like-for-like material to match existing profiles.
- Existing dilapidated doors, gutters and windows (including jambs and studs) need to be made good and missing hardware requires reinstating. The existing pine timber awning



window shutters are non-original and inappropriate reconstructions, and require replacement in accordance with specific advice from a heritage architect.





- Existing metal gutter brackets are to be retained and missing gutters with half round profile are to be reinstated in like-for-like material to match existing profiles
- Galvanised sheet chimney needs to be made sound and watertight, and dilapidated sheets required replacement in like-for-like material and damaged flashings require repair.
- Ground levels need to modify in the immediate vicinity of the main homestead to construct drainage swale falling to pit or away from building. Existing down-pipe drainage to tanks is ad-hoc and inappropriate, and requires modification to generally make good the homestead's gutter drainage system.
- External structural steel plates and brackets are rusted and require treatment for rust and paint finish.
- Existing white limewash areas require reinstatement utilising same white limewash paint, in accordance with advice from a heritage architect.
- All unpainted walls, ceilings, and floors require re-finishing with pure tung oil. Polished trims, joinery (including door panels) require re-finishing with traditional bee's wax polish.
- Dining room fireplace has evidence of cracked render and requires patch repairs with a patching render mix and repainting of the fireplace interior with limewash paint, in accordance with advice from a heritage architect.
- Surviving paint finishes are fragile and require conservation in accordance with advice from a heritage architect.
- Debris and loose timbers have accumulated and been stored under the building, which needs to be cleared to reduce a fire hazard risk and improve existing drainage away from the building. Any salvageable timbers are to be stored on-site for potential use as part of future restoration works.
- Existing metal verandah grilles are rusted and intrusive, and are recommended to be replaced with timber batten screen.

Table 5. Gradings of building condition

Grading	Description
Good	Little to no maintenance and repair works required.
Fair	Some maintenance and repair work required.
Poor	Significant maintenance and repair works required.








Table 6. An overview of the condition of key elements and fabric of Boondooma.

Element	Condition	Comment
<i>Grounds, gardens and landscaping</i>		
Grassed areas	Fair	
Garden beds (general)	Fair	
Mature plantings (including Hoop pine, blackbean, bottle, oak, and pepperina trees)	Fair	 
Grape vines and trellises	Good	



Element	Condition	Comment
Rose and individual species plants	Variable	
Timber fencing	Fair	
Gravel surfaces	Fair	
Concrete surfaces/slabs	Fair	N/A
Entrance driveway	Fair	
Visitor and caravan parking areas	Fair	





Element	Condition	Comment
Septic tanks and services	Good	
Modern plantings and recent landscaping	Good	
George Munro's headstone and fencing	Poor	
<i>Ancillary structures</i>		
Stockyards	Poor	
Milk bails	Poor	




Element	Condition	Comment
Postal receiving office	Fair	
Cool house	Fair	
Meat house	Fair	
Large contemporary shed	Fair–Good	
Display shelters	Fair–Good	



Element	Condition	Comment
		
Brownie's hut	Fair	
Caretaker's cottage and store	Good	 
DPI shelter	Good	






Element	Condition	Comment
Boundary rider's hut	Fair	
Chicken coops and timber outhouses	Fair	
Administration building	Fair	
Archives building	Poor	
Museum building	Poor	



Element	Condition	Comment
'Big Top' entertainment area and extension	Fair-Good	
Accommodation block	Good	
Camp kitchen	Fair	
Toilet blocks	Good	
Machinery shed (former)	Poor	



Element	Condition	Comment
Blacksmith's shop (former)	Poor	
Dam	Good	
Demountable amenities	Fair	
Covered servery	Fair	
ANZAC memorial and flagpoles	Good	



Element	Condition	Comment
Carport	Fair	
Cattle loading ramp	Poor–Fair	
<i>Exterior: main homestead</i>		
Roof fabric detached kitchen: corrugated iron sheeting	Poor	
Roof fabric main homestead: corrugated iron sheeting	Poor–Fair	



Element	Condition	Comment
Remnant timber shingles (preserved underneath sheeting)	Poor	
Rainwater goods	Fair	
Gutters	Variable Good–Poor	



Element	Condition	Comment
Dining room fireplace	Poor	
Bedroom CGI-clad fireplace frame	Poor	
External walls: timber slabs	Fair	
External walls: unpainted weatherboards or milled cladding	Fair	



Element	Condition	Comment
Verandah posts and framing	Fair	
Verandah floorboards	Good	
Metal security grill	Good	







Element	Condition	Comment
External doors: French	Fair	
Windows: timber-framed	Variable Good–Poor	
Fixed louvre shutters	Fair	



Element	Condition	Comment
Timber awning windows	Poor	
Entrance steps	Fair	
Skillion-roofed extensions (c.1910s)	Fair	
Detached kitchen	Fair-Good	








Element	Condition	Comment
Covered walkway	Fair–Poor	
Detached former 'dining room' reconstruction	Fair	
<i>Interior: main homestead</i>		
Internal doors: panelled timber	Variable Good–Poor	
Surviving wallpaper and ceiling/backing material	Poor	









Element	Condition	Comment
<p>Internal walls: wide vertical timber boards and exposed timber framing</p>	<p>Variable Good–Poor</p>	
<p>Ceiling linings: timber</p>	<p>Fair</p>	
<p>Ceiling linings: calico</p>	<p>Poor</p>	



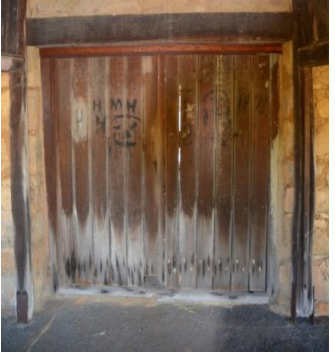
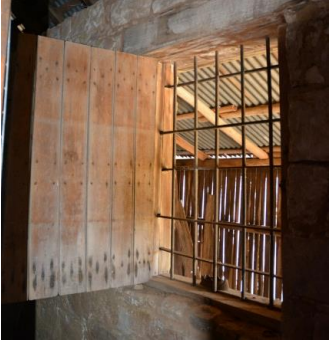


Element	Condition	Comment
Ceilings: unlined	Fair	
Timber floorboards	Good	
Lighting	Poor	
Fireplaces	Poor	
Timber joinery and mouldings	Variable Good–Poor	
<i>Exterior: stone store building</i>		








Element	Condition	Comment
Roof fabric: corrugated iron sheeting	Poor	
Remnant timber shingles	Poor	
Timber gable infill	Fair	
Rainwater goods	Fair	
Gutters	Fair	
External walls: stone rubble joined together by termite mound mortar	Fair (Stonework) Poor (Mortar)	



Element	Condition	Comment
Timber joists and bearers	Fair	
Lean-to verandah additions: post and sapling-framed enclosed with timber slabs	Fair	
External doors: timber-framed	Fair	
Windows and shutters: timber-framed	Fair	



Element	Condition	Comment
Vertical iron window bars	Fair	
Remnant timber posts from former adjoining meat house	Poor	
<i>Interior: stone store building</i>		
Internal stone walls: unlined	Fair	
Exposed timber roof framing	Fair	
Ironbark roof ties	Fair/Poor	



Element	Condition	Comment
<p>Timber flooring: wide, shot-edge hardwood boards</p>	<p>Poor</p>	



6. Assessment of heritage significance

6.1 Assessment criteria

Assessing the cultural significance of a place is crucial to identifying the appropriate management regimes for that place. It also assists to identify those individual components of the site that make important contributions to its overall significance.

The *Queensland Heritage Act 1992* provides eight criteria against which potential heritage places in Queensland should be assessed (see Table 7, below).

Table 7. The assessment criteria for heritage significance in the Queensland Heritage Act.

Criterion	Description
a	The place is important in demonstrating the evolution or pattern of Queensland's history.
b	The place demonstrates rare, uncommon, or endangered aspects of Queensland's cultural heritage.
c	The place has potential to yield information that will contribute to an understanding of Queensland's history.
d	The place is important in demonstrating the principal characteristics of a particular class of cultural places.
e	The place is important because of its aesthetic significance.
f	The place is important in demonstrating a high degree of creative or technical achievement at a particular period.
g	The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.
h	The place has a special association with the life or work of a particular person, group or organisation of importance in Queensland's history.

Additionally, the former Queensland DEHP (now Department of Environment and Science) has adopted a range of policy and guideline documents to assist practitioners to assess the heritage significance of places. These expand on the principles contained in the Australia ICOMOS *Burra Charter*, and include the guideline document, *Assessing Cultural Heritage Significance: Using the Cultural Heritage Criteria* (DEHP 2013).

These documents include the requirement that in assessing the heritage significance of a place, practitioners should also take into account the place's:

- **Level of 'integrity':** Integrity is a measure of the wholeness and intactness of a heritage place and its attributes. It requires heritage practitioners to assess how much of a site is 'original' and how much is the product of later modifications, including ones that mimic earlier forms.



- Level of 'authenticity': Authenticity relates to the ability of people to understand the value attributed to the heritage of a site. It requires heritage practitioners to assess whether or not sufficient of the original/early form or fabric of a place remains for people to appreciate the place's significance.

The above concepts are important when assessing a place like Boondooma Homestead, which has a long history of occupation and use, as well as the potential for further change over the course of its life. It is the role of the heritage assessor to not only identify the heritage criteria that the site might satisfy, but to also reach a conclusion concerning whether a heritage place satisfies one or more of those criteria at the local or state level. This assessment directly impacts the rigour with which the place must be managed.

The above observations have guided the assessment of significance and conservation policies contained in this CMP.

6.2 Integrity and authenticity

Over the years since the establishment of the Boondooma run in 1846, land resumptions and tenure changes have resulted in the reduction of the property to its present size (i.e., the homestead block). The place no longer retains its original and historic function as a farm and pastoral station; however, despite natural deterioration and the ad hoc removal and addition of a large number of ancillary structures over time, this original function is still readable in the place's physical layout and extant original structures. There are a number of surviving original and early structures and features important in illustrating the typical configuration of nineteenth century pastoral homestead complexes and Boondooma's role in Queensland's early pastoral development.

The survival of the main homestead (c.1850s) and the stone store building (c.1850s) and a number of early outbuildings (e.g., the postal receiving office, and the meat and cool houses) contribute greatly to the heritage value of Boondooma Homestead.

There is a consistent display of weathering to the structures' timber and corrugated iron fabric, which gives a level of cohesion to the group of surviving historical forms despite the ad hoc addition of intervening contemporary structures to the property over time. The majority of the built structure illustrate the traditional or improvised use of timber and corrugated iron materials.

The main homestead has suffered significant deterioration in the past and a wide range of reinstatement works have been undertaken. Some of the works are very sympathetic and including the authentic reconstruction of the front walls where hand hewn slabs appear to have been reinstated. The dwelling was restumped and verandahs were reconstructed. The restumping has not addressed some of the structural problems where the connection between the upper walls and roof framing is out of alignment. Timber awnings over the windows on the north-west wall are replacement fabric. It is not possible to ascertain how authentically the range of repairs replicate the original fabric or circumstances. The result is that several areas of the homestead exist now as reconstructions. The stone store is however in relatively original and authentic condition. The north and south awnings have been added later along with enclosed verandah areas and some unsympathetic repairs exist, including replacement mortar.



6.3 Assessment of significance

This CMP adopts the following assessment of heritage significance, prepared for the inclusion of Boondooma Homestead on the QHR. The extracts from the QHR citation (Queensland Government 2016a) relevant to Boondooma are presented in Table 8, below.

Table 8. The assessment of heritage significance for Boondooma in accordance with the criteria established in the Queensland Heritage Act. *Source:* Queensland Government (2016a).

Criterion (a) The place is important in demonstrating the evolution or pattern of Queensland's history

Boondooma station was established in 1846 by the Lawson brothers and Robert Alexander, in the wake of Henry Stuart Russell's exploration of the Burnett River district in 1842. The Boondooma Homestead site stands as important surviving evidence of the early exploration and settlement of the Upper Burnett region, and its buildings are indicative of early pastoral life in Queensland. The physical growth of the site reflects periods of economic prosperity in Queensland, while periods of rural hardship can be reflected in the abandonment and sale of structures.

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

Boondooma station was established in 1846 by the Lawson brothers and Robert Alexander in the wake of Henry Stuart Russell's exploration of the Burnett River district in 1842. The Boondooma Homestead site stands as important surviving evidence of the early exploration and settlement of the Upper Burnett region, and its buildings are indicative of early pastoral life in Queensland. The physical growth of the site reflects periods of economic prosperity in Queensland, whilst periods of rural hardship can be reflected in the abandonment and sale of structures.

Criterion (c) The place has potential to yield information that will contribute to an understanding of Queensland's history.

The site remains a good example of the early vernacular homestead and contains a range of ancillary buildings in varying states of preservation. It provides present generations the opportunity to observe and understand the operation of early pastoral stations, and through further historical and archaeological research the site also has the potential to yield information that will contribute to an understanding of early European settlement in the Burnett region.

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

The Boondooma site is an example of a homestead setting, with remnants of other structures including various outbuildings, graves, fences, and mature trees. The relationship between these elements contributes to an understanding of early station life, and as such it is important in demonstrating the principal characteristics of a particular class of cultural places.

Criterion (e) The place is important because of its aesthetic significance.

The Homestead site provides a relatively well-preserved and vivid example of vernacular architecture of the Queensland pastoral frontier, and its aesthetic significance is enhanced by the ongoing preservation of the site. The individual buildings that remain reveal a high degree of workmanship and design. The use of local resources for building, as evidenced most notably in the stone building on the site in which rubble obtained from a nearby quarry and antbed are used for construction, demonstrates a high degree of skill and highlights the adaptive lifestyle of Queensland's pastoral pioneers.



Criterion (a) The place is important in demonstrating the evolution or pattern of Queensland's history

Criterion (g) The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons

Boondooma remains valued by the local community for its strong and very important links with early pioneers of the Burnett district, including the Lawson family.

Boondooma Homestead is also identified as a place of local heritage significance, and its local heritage card prepared by SBRC reproduces the QHR statement of significance (SBRC 2017).

6.4 Relative levels of significance

Relative levels of significance are a management tool used to assign the contributions that specific elements of a heritage item, place or site make to its overall significance. They also assist decision-making in relation to the management of individual elements and fabric.

This Part considers the cultural heritage significance embodied in various elements of Boondooma Homestead for the contribution that they make to the place's overall significance. The levels of relative significance and their general conservation principles are reproduced in Table 9, below. Table 10, below, then presents the assessment of relative significance.

Table 9. The five relative levels of significance and their general conservation principles.

Level of significance	General conservation principles
Exceptional	The highest significance level is fabric that must be retained and appropriately conserved.
High	Fabric that is recommended to be retained and appropriately conserved and would include all original fabric important in demonstrating the cultural values of the place. The fabric may bear some intervention, handled with care and control, in a limited manner.
Moderate	Fabric that is desirable to be retained but not essential to the understanding of cultural heritage significance. Modification or new work is appropriate however consideration to nearby or adjoining areas of significance are not to be compromised.
Low	Modification or new work is appropriate; however, nearby or adjoining areas of higher significance are not to be compromised. Removal or replacement of the fabric may be considered.
Intrusive/none	Fabric is considered intrusive where it interferes, damages or irreversibly changes the significant elements in an adverse manner. Intrusive fabric may be considered where removal would be beneficial to the understanding of cultural heritage significance. Appropriate replacement or reconstruction if matching an original element, could be undertaken with a well-considered approach.

LEGEND:

- 1A Main homestead
- 1B Dining room
- 1C Laundry
- 1D Covered walkway
- 2 Stone store
- 3 Meat shed
- 4 Original homestead (former)
- 5 Cool house
- 6 Outhouse
- 7 Post office
- 8 Display shelters
- 9 Stables and stockyards
- 10 Caretaker's cottage
- 11 Caretaker's store
- 12 Brownies' hut
- 13 DPI shelter
- 14 Boundary riders' hut
- 15 Chicken coop and timber outhouses
- 16 Administration building
- 17 Archives
- 18 Museum
- 19 'Big Top' entertainment area and extension
- 20 'Big Top' extension
- 21 Accommodation block
- 22 Camp kitchen
- 23 Machinery shed (former)
- 24 Blacksmith (former)
- 25 Toilet blocks
- 26 Contemporary shed
- 27 Dam
- 28 Demountable amenities
- 29 Covered servery
- 30 ANZAC memorial and flagpole
- 31 Carport
- 32 Cattle loading ramp
- 33 Caravan parking
- 34 Hoop pine
- 35 Landscaped garden area
- 36 George Munro's grave
- 37 Potential former entrance
- 38 Main vehicle entrance

--- Queensland Heritage Register Boundary
Boondooma Homestead (600967)

--- Lot Boundary

Exceptional Heritage Significance	
High Heritage Significance	
Moderate Heritage Significance	
Low Heritage Significance	
None/Intrusive Heritage Significance	

The relative significance of landscape and vegetation features are not identified on this plan. Please refer to the relative significance table and policies in this CMP.

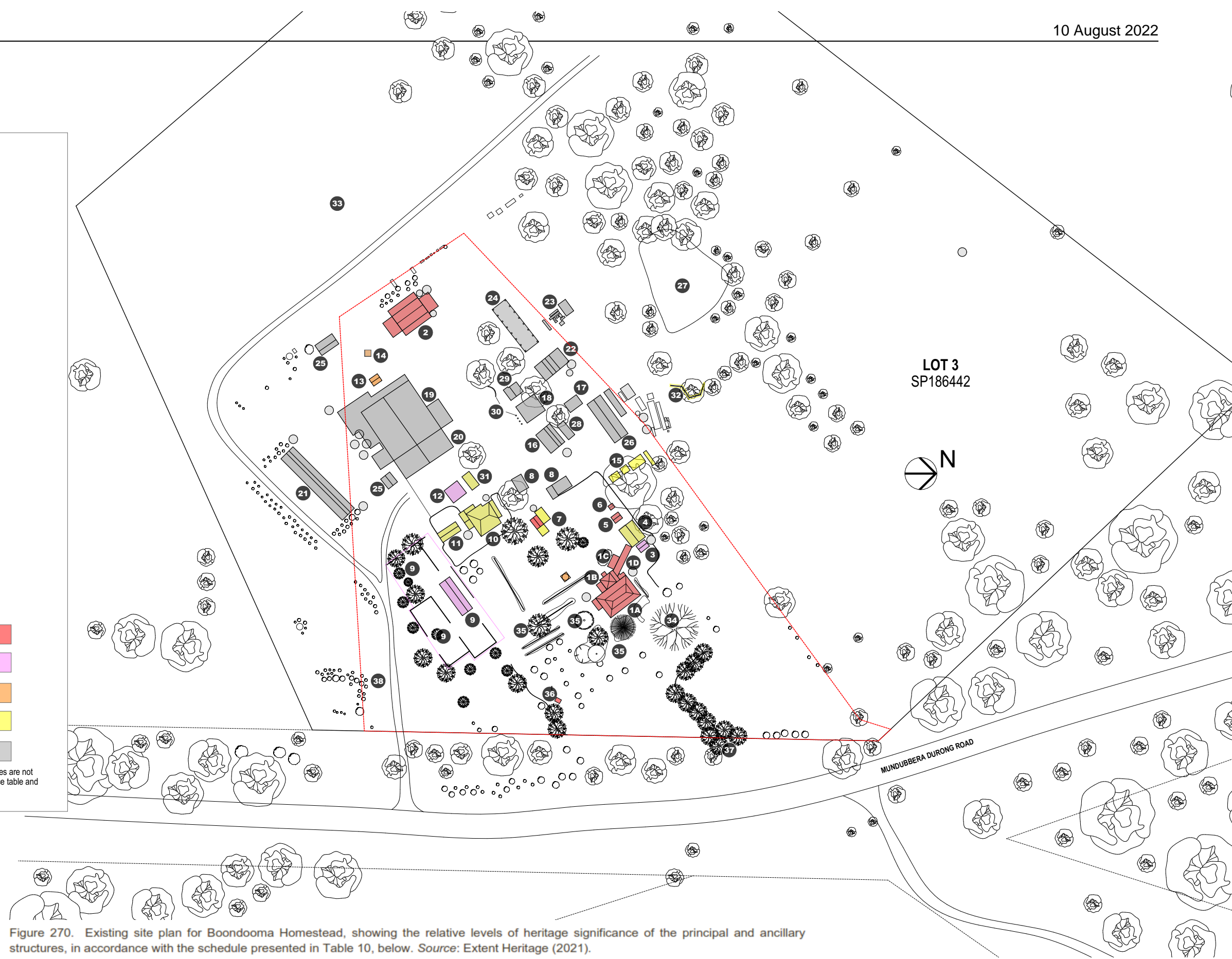



Figure 270. Existing site plan for Boondooma Homestead, showing the relative levels of heritage significance of the principal and ancillary structures, in accordance with the schedule presented in Table 10, below. Source: Extent Heritage (2021).








Table 10. The overall assessment of relative significance for key elements of Boondooma Homestead

Element	Relative heritage significance	Image
<i>Grounds, gardens and landscaping</i>		
Open spaces: grassed areas, gravel areas	Exceptional	
Garden beds (general)	High <i>Note: The assessed significance level is subject to review, pending a formal Heritage Vegetation Assessment</i>	
Mature plantings, incl. Hoop pine, blackbean, bottle, oak and pepperina trees	Exceptional <i>Note: The assessed significance level is subject to review, pending a formal Heritage Vegetation Assessment</i>	 
Grape vines and trellises	Exceptional <i>Note: The assessed significance level is subject to review, pending a formal Heritage Vegetation Assessment</i>	








Element	Relative heritage significance	Image
Roses and other plant species	<p>Variable</p> <p><i>Note: The assessed significance level is subject to review, pending a formal Heritage Vegetation Assessment</i></p>	
Milled timber boundary fence	<p>None</p>	
Gravel finishes	<p>None</p>	
Concrete surfaces/slabs	<p>Low</p>	<p>N/A</p>
Entrance driveway	<p>None</p>	
Visitor and caravan parking areas	<p>None</p>	



Element	Relative heritage significance	Image
Septic tanks and services	None	
Modern plantings and recent landscaping	None	
George Munro's headstone and fencing	Exceptional (headstone) None (fence)	
<i>Ancillary structures</i>		
Stockyards	High	
Milking bails	High	





Element	Relative heritage significance	Image
Postal receiving office, inclusive of skillion additions	Exceptional (core structure) Low (skillion additions)	
Cool house	Exceptional	
Meat house	High	
Original homestead (former)	Low	
Large contemporary shed	None	



Element	Relative heritage significance	Image
Display shelters, inclusive of equipment	<p>None (shelter structures)</p> <p>High (equipment and moveable heritage items contained within shelters)</p>	
Brownie's hut	<p>High</p>	
Caretaker's cottage and store (c.1950s)	<p>Low</p>	
DPI shelter	<p>Low</p>	





Element	Relative heritage significance	Image
Boundary rider's hut	Moderate	
Chicken coops and timber outhouses	Low	
Administration building	None	
Archives building	None	
Museum building	None	



Element	Relative heritage significance	Image
'Big Top' entertainment area and extension	None	
Accommodation block	None	
Camp kitchen	None	
Toilet blocks	None	
Machinery shed (former)	None	







Element	Relative heritage significance	Image
Blacksmith's shop (former)	None	
Dam	None	
Demountable amenities	None	
Covered servery	None	
ANZAC memorial and flagpoles	None	



Element	Relative heritage significance	Image
Carport	None	
Cattle loading ramp	Low	
<i>Exterior: main homestead</i>		
Roof form main homestead: broken-back, hipped	Exceptional	
Roof form detached kitchen: pyramid	Exceptional	
Roof fabric: corrugated iron sheeting	Moderate	



Element	Relative heritage significance	Image
Remnant timber shingles (preserved underneath sheeting)	Exceptional	
Rainwater goods and replaced quad gutters	Moderate	
Water tank and stand	Moderate	
Original handmade half-round gutter and bracket at kitchen	Exceptional	



Element	Relative heritage significance	Image
<p>Dining room fireplace hearth (render) and galvanised clad chimney extending to verandah and through roof</p>	<p>Exceptional</p>	
<p>External walls: vertical milled timber boards</p>	<p>Exceptional</p>	
<p>External walls: unpainted hand adzed timber slab</p>	<p>Exceptional</p>	







Element	Relative heritage significance	Image
External walls: unpainted weatherboards	Exceptional	
Verandah form	Exceptional	
Verandah posts and framing	Exceptional	



Element	Relative heritage significance	Image
Verandah floorboards	High	
Metal security grills	Intrusive	
External doors: French	Exceptional	







Element	Relative heritage significance	Image
Windows: timber-framed	Exceptional	
Fixed louvre shutters	Exceptional	
Entrance steps	High	
Timber stumps	Moderate	



Element	Relative heritage significance	Image
Skillion-roofed extensions (c.1910s)	High	
Detached kitchen: timber walls linings and fittings	Exceptional	
Covered walkway	Moderate	
Detached kitchen: reconstruction of dining room scene	Low	



Element	Relative heritage significance	Image
<i>Interior: main homestead</i>		
Ceiling linings: timber	Exceptional	
Ceiling linings: calico	Exceptional	
Ceilings: unlined	Exceptional	
Internal walls: wide vertical timber boards and exposed timber framing	Exceptional	



Element	Relative heritage significance	Image
Modification to verandah to enclose a bathroom	Low	
Fireplaces	Exceptional	
Surviving wallpaper and ceiling/backing material	Exceptional	



Element	Relative heritage significance	Image
Internal doors: panelled timber	Exceptional	
Timber floorboards	Exceptional	
Lighting	High	




Element	Relative heritage significance	Image
Timber joinery, mouldings and carvings	Exceptional	
<i>Exterior: stone store building</i>		
Roof form: gabled	Exceptional	
Roof fabric: corrugated iron sheeting	Moderate	
Remnant timber battens	Exceptional	
Timber gable infill	Exceptional	




Element	Relative heritage significance	Image
Water tank	Moderate	
Gutters and downpipes	Moderate	
External walls: stone rubble joined together by termite mound mortar	Exceptional	
Lean-to verandah additions: post and sapling-framed enclosed with timber slabs	High	



Element	Relative heritage significance	Image
External doors: timber-framed	Exceptional	
Timber-framed windows and shutters	Exceptional	
Vertical iron window bars	Exceptional	



Element	Relative heritage significance	Image
Bush timber-framed skillion additions	Moderate	
<i>Interior: stone store building</i>		
Exposed timber roof framing	Exceptional	
Ironbark roof ties	Exceptional	
Internal stone walls: unlined	Exceptional	

Element	Relative heritage significance	Image
Floor framing and floorboards: short length, shot-edge boards	Exceptional	

6.5 Views and setting

Table 11, below, presents an assessment of the relative significance of the key views and vistas associated with Boondooma Homestead.

Table 11. Assessment of relative significance for key views and vistas associated with Boondooma Homestead

View/vista	Relative level of significance	Comment
Internal views from the main homestead towards the stone store building (facing west) and from the stone store building towards the main homestead (facing east).	Moderate	Given that these are the two principal surviving structures, this view line is significant; however, it has been progressively impacted by the ad-hoc relocation and addition of ancillary structures and buildings in the intervening space between the main homestead and the stone store.
Internal views of the entrance to and principal elevation of the main homestead from within the homestead's garden.	Exceptional	
Internal views from the entrance verandah towards the pedestrian gate, path and the Boyne River.	High	



View/vista	Relative level of significance	Comment
Internal views between the main homestead and the associated cluster of outbuildings and ancillary structures (e.g., the postal receiving office, milking bails and stockyards, meat and cool houses, etc.).	Exceptional	These views are important as they illustrate the inter-relationship between this cluster of historical structures.
Internal views towards the stone store building from the east, west, north, and south.	High	
External views from Mundubbera–Durong Road (facing north and south).	Exceptional	

6.6 Heritage items in the vicinity

The nearest Queensland heritage place to Boondooma Homestead is Burrandowan Station Homestead (QHR 600648) (see Queensland Government 2016g), a c.1840s pastoral run and homestead located approximately 25 km to the south of Boondooma Homestead.



7. Potential archaeological resource

This Part considers the potential historical archaeological resource in relation to the place known as Boondooma Homestead.

Consideration of the potential Aboriginal archaeological resource did not form part of the scope of this CMP. Notwithstanding this, a broad policy directive regarding the Aboriginal archaeological resource is provided in Part 10.4.8 (page 227).

7.1 Archaeological potential

'Archaeological potential' refers to the likelihood of archaeological remains to survive, which is assessed based on physical evaluation and historical research. The potential for archaeological remains to survive depends on the 'site formation processes' that have operated there. These processes include the physical development of the site (e.g., the phases of construction) and the activities that occurred there (e.g., past ground disturbance). For example, a site that has been graded by earthmoving machinery may have low archaeological potential because grading works often disturb or remove archaeological evidence. Also, some archaeological remains are more vulnerable to disturbance (for example, botanical remains), while others are more robust (for example, brick wall footings).

Archaeological potential is to be distinguished from 'archaeological significance', which refers to the heritage values of any remains that may prove to have survived. Thus, there may be low potential for certain remains to survive, but if they do survive, they might be assessed as being of high significance.

7.2 Potential historical archaeology

There are no known archaeological sites within the property known as Boondooma Homestead currently registered on any statutory or non-statutory registers.

However, a desktop archaeological study conducted in 1997 by Wallins & Associates attempted to create a plan of potential orientation, location, and features of structures now removed or destroyed but once associated with the homestead (see Wallins & Associates 1997). This desktop study has broadly informed the below consideration of the potential historical archaeological resource, in addition to the historical research and site inspections conducted by Extent Heritage as part of the preparation of this CMP.

In the process of Boondooma's establishment and development over more than 150 years, the land has been subject to a range of changes with varying degrees of ground disturbance. These include:

- land clearing associated with the establishment of the 1846 Boondooma pastoral run;
- land clearing and earthworks associated with the establishment of the Lawson-era homesteads from the mid-to-late 1850s, and the implementation of additions to the main homestead c.1910;



- the construction of other principal structures on the homestead block, including a substantial stone store building, jackaroo quarters, a postal office, cool and meat houses, a fowl house, stables, milk bails, stockyards, and sheds from the mid-1850s and through the early twentieth century;
- the truncation and subdivision of land from 1885 onwards, resulting the progressive reduction of the Boondooma run to the current homestead block size;
- deposition of fill and levelling of the ground surface to create a tennis court and cricket pitch facilities, with the tennis court being in use by at least 1920 (but likely earlier);
- the laying out and ongoing maintenance of the main homestead's landscaped gardens in 1860s, including earthworks associated with the creation of garden beds, the planting and cultivation of citrus tree orchard and the establishment of grape vine trellises;
- the early and ongoing use of the Boondooma property for growing fodder, fruit, and vegetables on a small scale,
- earthworks associated with the establishment of water-getting infrastructure, such as water tanks, and bores, which likely provided connection to or at least controlled access to water from the Boyne River (or other nearby creeks);
- earthworks associated with the establishment and subsequent enlarging of the dam;
- the removal of a number of built structures from the property as a result of an on-site auction c.1919;
- periodic flood and bush fires events, as well as scrub cutting and land clearing activities (in particular to eradicate prickly pear), over the course of the past 150 years;
- the establishment of a station cemetery reputedly near Boondooma Creek (and over time, exhumation of some graves)⁶³;
- the ad hoc relocation and re-purposing of a number of ancillary structures to the Boondooma property, including the boundary rider's hut, caretaker's cottage and garage, toilet blocks, and administration building (formerly a cottage);
- extensive restoration works to the principal, built structures (including earthworks to excavate soil out from under the structures to facilitate their restoration), undertaken principally by the Thomson family to the main homestead and stone store building;
- the addition of a number of contemporary structures in recent decades as part of the changing use of the place as a heritage tourism destination, including the 'Big Top' entertainment area and its subsequent extension, the ANZAC memorial, accommodation

⁶³ *Boondooma Station 1846 to 1975 Historical Record*, typescript, Boondooma Museum & Heritage Association Inc.



block, detached camp kitchen, a large commercial shed, and a series of improvised blocks (e.g. archives, ablution, and museum);

- the establishment of the main vehicular driveway entrance and other informal access tracks throughout the property for use by caravans or campervans;
- earthworks associated with the establishment of the cattle ramp adjacent to the dam;
- the repair and where necessary, replacement of the timber boundary fence; and
- the addition of various ancillary services over time associated with the operations of Boondooma Homestead as a heritage tourism destination, including maintenance and storage sheds, septic tanks and irrigation systems, and powered caravan sites.

In such circumstances, the potential for surviving archaeological evidence is usually considerably reduced. However, the place has functioned as a pastoral station and homestead since 1846 through to the mid-1970s, after which time it was sold to Wondai Shire Council and converted for use as a heritage tourism destination. As a result of this long history of use and occupation, there a number of elements that no longer exist, including:

- The original dwelling, likely of simple timber construction, that the Lawsons lived in upon arriving at Boondooma: According to Albert 'Buddy' Thomson, this earlier dwelling reputedly existed in the area that today corresponds with the western end of the covered walkway from the main homestead.⁶⁴ However, the QHR citation for Boondooma Homestead cites that an earlier house was reputedly located on an area archaeologically identified as being later used for a fowl house (Queensland Government 2016a). Further investigation is required to determine the location of this earlier dwelling.
- The other homestead built between 1852 and mid-1857, sometimes referred to as the 'visitor's quarters': Initially built to accommodate one of the Lawson brothers and their family, this structure was reputedly located to the south of the surviving main homestead. A typescript produced by the Boondooma Museum & Heritage Association notes that this building may have been converted for use as the jackaroo's quarters following the reduction of the Boondooma holding in 1888;⁶⁵ the latter was sold for removal during an auction on the property in c.1919.⁶⁶
- A number of original and/or early structures, since removed or destroyed including (but not limited to); the original stables building, fowl house, wash house (or 'cook's room'), blacksmith's shed, buggy shed, jackaroos' quarters, outhouses, and the meat house (or 'butcher's shop') adjoining the stone store building: Although it is difficult on the ground to discern clear remnant traces of these structures, there is still potential for sub-surface archaeological evidence.

⁶⁴ Notations to Matthews (2008) from Buddy Thomson, received 4 September 2007.

⁶⁵ *Boondooma Station 1846 to 1975 Historical Record*, typescript, Boondooma Museum & Heritage Association Inc.

⁶⁶ Notations to Matthews (2008) from Buddy Thomson, received 4 September 2007.



- The early tennis court and cricket pitch: Although it is difficult on the ground to discern clear remnant traces of these early features, there is still potential for sub-surface archaeological evidence.
- Early water-getting infrastructure, such as tanks and bores: Although it is difficult on the ground to discern clear remnant traces of these early features, there is still potential for sub-surface archaeological evidence.

In addition, a number of historical artefacts have been found over time during restoration works to the stone building and main homestead, particularly from the fill excavated out from these structures. To date, this has predominantly isolated domestic items found out of context (e.g. weight measures, glass bottles, currency, metal, ceramic and glass fragments, etc.) and not as part of any formal archaeological investigation. Nonetheless, their presence attests to the potential for surviving isolated historical artefacts associated with the early domestic activities of the homestead. These items are currently on display on-site in the museum building with minimal interpretation.



Figure 271. An example of the isolated historical artefacts currently displayed in the Boondooma Homestead's on-site museum building, reputedly recovered from fill excavated out from under the stone building and main homestead during restoration works. *Source:* Boondooma Museum & Heritage Association (2021).



Figure 272. An example of the isolated historical artefacts currently displayed in the Boondooma Homestead's on-site museum building, reputedly recovered from fill excavated out from under the stone building and main homestead during restoration works. *Source:* Boondooma Museum & Heritage Association (2021).

Therefore, on the basis of the above information, a **cautious** approach to the potential historical archaeological resource is warranted.

The 1997 desktop archaeological study concluded that although Boondooma as a place has been 'subject to numerous disruptive processes', including repeated land-use patterns and the sale and dismantling of numerous structures, the place is still a 'relatively intact historical landscape' with potential to yield information in archaeological terms regarding the homestead's early development and the broader evolution and importance of pastoralism in Queensland in the nineteenth and twentieth centuries (Wallins & Associates 1997, 3).

This CMP generally agrees with this assessment. Boondooma has been subject to varying degrees of ground disturbance and repeated land use patterns over more than 150 years, and the original location, orientation, and features of former structures are difficult to discern on the ground due to the degree of disturbance and the ad hoc addition of more recent structures



throughout the property over time. Nonetheless, its site formation history (including a prolonged history of occupation and use), range of surviving physical features, and the lack of previous formal archaeological investigation) indicates that there still **moderate potential** for significant sub-surface archaeological material to be uncovered, particularly features associated with the early development and use of the property.

The QHR citation states the following with regards to archaeological significance of Boondooma Homestead (criterion [c]):

The site remains a good example of the early vernacular homestead and contains a range of ancillary buildings in varying states of preservation. It provides present generations the opportunity to observe and understand the operation of early pastoral stations, and through further historical and archaeological research the site also has the potential to yield information that will contribute to an understanding of early European settlement in the Burnett region.

(Queensland Government 2016a)

Given the inclusion of Boondooma Homestead on the QHR for the above reasons, this CMP therefore also adopts the position that any archaeological remains within the listed QHR boundary of the place are to be treated as **potentially of state significance**.

Historical (non-Indigenous) cultural heritage is governed by the Queensland Heritage Act, which contains provisions to protect historical archaeological artefacts (see Part 8.2, below). If any archaeological evidence is encountered during ground disturbance works within the QHR boundary of Boondooma Homestead, such evidence would likely be captured by sections 88–90 of the Act for its potential as 'an important source of information about an aspect of Queensland's history'.

The kinds of artefacts ('objects' as defined by the Heritage Act) that might survive at Boondooma Homestead include:

- remnant wall footings, foundation trenches and/or posts indicating the footprint of previous buildings or other evidence of previous structures (e. g., cut and fill, depressions, mounds, artefact scatters);
- deposits or evidence of former kerbing indicating the location of former garden beds associated with the early design and use of the homestead's grounds;
- isolated historical artefacts: over the course of Boondooma's history of use, numerous artefacts will likely have been dropped and discarded (as evidenced by the finds recovered ad-hoc to date from underneath the stone store and main homestead); these artefacts are often found on or close to the surface, but otherwise out of context;
- defunct service pipes, underground services, bores or wells: if surviving, in any event it is possible that water-getting infrastructure features have since been filled in and/or damaged due to the accumulation of soil deposits.



- evidence of a natural quarry utilising for sourcing raw stone material: the 1997 archaeological study makes mention of possible outcrops of stone in the broader landscape suitable for use in construction (Wallins & Associates 1997); and
- evidence of a former station cemetery and/or individual graves: if surviving, in any event it is highly likely that the condition of any burials are highly disturbed and degraded due to previous ground disturbance activities and soil formation processes. The 1997 archaeological study makes mention of a slide taken c.1970 that illustrates the location of the station grave sites, including those that may be located in the vicinity of the homestead. This slide is reputedly held by the Boondooma Historical Society (now Boondooma Museum and Historical Association Inc.); however, it was not located during the preparation of this CMP.



8. Statutory and other controls

8.1 Planning Act 2016

The *Planning Act 2016* (Qld) regulates development in Queensland. The purpose of the Planning Act is to manage development processes and implications of development to facilitate sustainable development and to coordinate the integration of local, regional, and state planning.

The Chief Executive administering the Planning Act through the State Assessment and Referral Agency (SARA) uses the State Development Assessment Provisions (SDAP) to deliver a coordinated, whole-of-government approach to the state's assessment of development applications. Therefore, where a Development Approval requires assessment from multiple state agencies, rather than lodgement with the local government, the application will need to be lodged with SARA.

Applications under the Planning Act need to be made in accordance with *Guideline: State Development Assessment Provisions State Code 14: Queensland Heritage* (SDAP14) (DEHP 2017).

8.2 Queensland Heritage Act 1992

Section 2 of the Queensland Heritage Act states (among other things) that it is an object of the Act to provide for the conservation of Queensland's cultural heritage for the benefit of the community and future generations. The Queensland Heritage Act establishes the Queensland Heritage Council and the QHR as important mechanisms for achieving these objectives.

Boondooma Homestead is identified as a place of state heritage significance, and is entered on the QHR (600967). The QHR boundary (see Figure 4, above) encompasses a large portion of Lot 3 SP186442 and corresponds to the extent of the former Lot 1 SP156286, which captures the principal surviving historical buildings, as well as various ancillary and more contemporary structures added over time.

Under the Act, it is **not** permitted to undertake works to places entered on the QHR without obtaining the necessary approvals, and it is **not** permitted to undertake works that have the potential for detrimental impact.

As noted in Part 7.1, above, the Act provisions to protect historical archaeological artefacts and provides the following definitions:

- 'Archaeological artefact' means any artefact that is evidence of an aspect of Queensland's history, whether it is located in, on or below the surface of land.
- 'Archaeological artefact' does not include a thing that is Aboriginal cultural heritage under the *Aboriginal Cultural Heritage Act 2003* or Torres Strait Islander cultural heritage under the *Torres Strait Islander Cultural Heritage Act 2003*.
- 'Archaeological artefact' does not include an underwater cultural heritage artefact.



Under the Act, it is not permitted to interfere with (including damage, destroy, disturb, expose, or move) an archaeological artefact that is an important source of information about an aspect of Queensland's history.

If potential archaeological evidence is encountered during ground disturbance works within the QHR boundary of Boondooma Homestead, a suitably qualified archaeologist is to be consulted immediately to determine its cultural heritage significance, as it may be governed by the archaeology provisions of the Act.

8.2.1 Approvals for types of development

It is possible to carry out development and undertake maintenance at a Queensland heritage place (like Boondooma Homestead) provided an approval is obtained. Different types of development work at a heritage place require different levels of approval. The type of approval is largely dependent on the level of potential heritage impact associated with the work.

The definition of 'development' applying to heritage places covers a range of work or changes to built, archaeological, natural, and landscape features. For Queensland heritage places, it also includes relatively minor activities not normally considered 'development', such as:

- altering, repairing, maintaining or moving a built, natural, or landscape feature;
- excavating, filling, or other disturbances to land that may damage, expose, or move archaeological artefacts;
- altering, repairing, or removing artefacts that contribute to the place's cultural heritage significance, including, for example, furniture or fittings; and
- altering, repairing or removing building finishes that contribute to the place's cultural heritage significance, including, for example, paint, wallpaper, or plaster.

Guidance on the main approval pathways is below. Further information can be found at <https://www.qld.gov.au/environment/land/heritage/development/approvals>.

8.2.1.1 General Exemption Certificate

The *General Exemption Certificate—Queensland Heritage Places* permits owners and other persons to carry out building work on a Queensland heritage place (i.e., a place that is entered in the QHR). Its purpose is to provide upfront permission for the ongoing maintenance and minor work necessary to keep Queensland heritage places in active use, good repair, and optimal operational condition.

Development covered by a General Exemption Certificate does not require assessment under the Queensland Planning Act or against the SDP14. Two General Exemption Certificates (one for war memorials and one for all other state heritage places) specify a range of ongoing maintenance and minor work that can be carried out in accordance with conditions set out in the General Exemption Certificates without the need for further approval.



As an example, the following kinds of activities would be covered by the General Exemptions, and do **not** require council or government agency applications:

- essential repair and maintenance work such as cleaning and insect treatments;
- minor building work or repairs such as repainting or replacing non-significant fittings;
- conservation works such as repairs using traditional materials and techniques;
- alterations to recent interiors, or interiors that have been previously modified;
- minor repair, removal, and replacement of damaged or deteriorated building material, including re-roofing, replacing deteriorated joinery, or restumping;
- repairing or upgrading existing building services such as electricity, plumbing, telecommunications, fire detection, or air conditioning and heating;
- maintenance of parks, gardens and other landscape elements;
- installation of new and temporary security devices;
- installation of temporary signage, flags and banners; and
- installation of temporary structures associated with the execution of a building contract.

A number of technical notes, predominantly prepared by the former DEHP and available online (<https://www.qld.gov.au/environment/land/heritage/publications>), and a number are relevant to the conservation and management of Boondooma Homestead:

- *Technical Note: Conserving roofs* (DEHP 2014).
- *Technical Note: Inspection, cleaning and maintenance* (DEHP 2013).
- *Technical Note: Minor repairs—Door and window hardware* (DEHP 2015).
- *Technical Note: Painting—Maintenance* (DEHP 2014).
- *Technical Note: Temporary structures* (DEHP 2015).
- *Technical Note: Minor repairs—Timber* (DEHP 2015).
- *Technical Note: Minor repairs—Timber doors and windows* (DEHP 2015).
- *Technical Note: Building services—Maintenance and repair* (DEHP 2015).
- *Technical Note: Building services—Upgrades and installation* (DEHP 2015).
- *Technical Note: Building services—Heating and cooling* (DEHP 2015).
- *Technical Note: Building services—Lighting* (DEHP 2015).



- *Technical Note: Building services—Planning* (DEHP 2011).
- *Technical Note: Parks, gardens and landscape—Maintenance* (DEHP 2015).
- *Technical Note: Safety and security—Minor and temporary works* (DEHP 2015).
- *Technical Note: Signage—Minor and temporary works* (DEHP 2015).

8.2.1.2 Exemption Certificate

Some work, considered to be ‘development’ according to the definition of the Heritage Act, involves more than the basic core maintenance that is described above and may have the potential for adverse impact on the heritage aspects of a place entered in the QHR (like Boondooma Homestead). This type of development work is required to be assessed in order to obtain an Exemption Certificate under the Queensland Heritage Act, permitting the work to be carried out.

The application for an Exemption Certificate requires the support of a reasoned statement of impact along with other descriptive and graphic information. This is usually presented in a professionally-prepared Heritage Impact Statement report or Heritage Impact Assessment, which clearly demonstrates that the proposed works are of little or no detrimental impact on heritage significance and values.

Exemption Certificates may be obtained for work that:

- only involves minor changes to significant features;
- alters only recent interiors, or interiors that have previously been modified;
- retains or restores the appearance of a significant building or garden;
- does not disturb underground archaeological artefacts;
- requires only minor building work or repairs such as repainting;
- retains the existing use of the place or restores a previous significant use; and
- is for conservation works such as repairs using traditional materials and techniques, such as re-roofing.

Examples of the types of development that an Exemption Certificate does **not** cover include:

- changes to significant features that alter their appearance;
- altering historic or original fabric, elements, and/or features;
- changes to the appearance of a significant building or garden;
- excavating archaeological artefacts;
- extensive building work and repairs; and/or
- changing the existing use of the place.



8.2.1.3 Development approval

Development works that would have the potential for more than a minor adverse impact, or represent major changes to the use, appearance or fabric of a place with potential to affect the cultural heritage significance are subject to Development Assessment under the Queensland Planning Act. This process is undertaken to assess more comprehensive development proposals that often require co-ordination with other statutory assessment processes in separate government departments and by local councils.

This type of proposed development is not considered to be generally exempt, nor would it qualify for the Exemption Certificate as outlined previously.

An application for Development Assessment is co-ordinated by the SARA, and is usually prepared by a professional town planner. The heritage aspects of this type of development application are required to address the SDAP14. The Development Application needs to include a professionally-prepared Heritage Impact Statement report or Heritage Impact Assessment, describing the proposal and addressing the SDAP14 performance outcomes in order to demonstrate the proposal is of minimal impact or meets other justified or mitigated outcomes.

8.3 Queensland Aboriginal Cultural Heritage Act 2003

The Queensland *Aboriginal Cultural Heritage Act 2003* and the associated Duty of Care Guidelines binds all persons, including the state, and is intended to provide effective recognition, protection, and conservation of Aboriginal cultural heritage.

The Duty of Care Guidelines identify reasonable and practicable measures for ensuring that activities are managed to avoid or minimise harm to Aboriginal cultural heritage in a way that meets the duty of care requirements under section 23 of the Act. The Guidelines identify five categories of place/activity:

- activities involving no surface disturbance (Category 1);
- activities causing no additional surface disturbance (Category 2);
- developed areas (Category 3);
- areas previously subject to significant ground disturbance (Category 4); and
- activities causing additional surface disturbance (Category 5).

Prior to any significant ground disturbance works within the QHR boundary of Boondooma Homestead, a search is to be undertaken of the database and register maintained by the Queensland Department of Seniors, Disability Services, and Aboriginal and Torres Strait Islander Partnerships (DSDSATSIP) to determine if there are any previously registered Aboriginal cultural heritage places within the QHR boundary or in its immediate vicinity.

Should any unexpected Aboriginal archaeology be encountered at the site, Aboriginal community consultation would be required to establish its cultural significance pursuant to the Act.



8.4 National Construction Code

The *National Construction Code* (NCC) provides the minimum necessary requirements for safety and health, amenity and accessibility, and sustainability in the design, construction, performance, and liveability of new buildings (and new building work in existing buildings) throughout Australia. It is a uniform set of technical provisions for building work and plumbing and drainage installations throughout Australia that allows for variations in climate and geological or geographic conditions.

The NCC is built around a hierarchy of guidance and code compliance levels, and outlines the minimum standard that buildings, building elements, and plumbing and drainage systems must meet. A building, plumbing, or drainage solution will comply with the NCC if it satisfies the performance requirements, which are the mandatory requirements of the NCC.

The performance requirements are also supported by general requirements, which cover other aspects of applying the NCC including its interpretation, reference documents, the acceptance of design and construction (including related evidence of suitability/documentation) and the classification of buildings within the NCC. The key to the performance-based NCC is that there is no obligation to adopt any particular material, component, design factor, or construction method. This provides for a choice of compliance pathways. The performance requirements can be met using either a 'performance solution' (or 'alternative solution') or using a 'deemed-to-satisfy (DTS) solution'.

In general, when considering the NCC in heritage buildings, proposals must ensure that significant fabric and spatial qualities are not compromised in achieving code compliance. It is to be noted that:

- the NCC incorporates and updates the Building Code of Australia, following its first iteration issued in 2011;
- any strategies or solutions to ensure that components of Boondooma comply with the NCC should be driven by the cultural significance of the place;
- where necessary, alternative solutions and performance-based outcomes should be pursued to ensure the intent of the code is met without adversely impacting on significant fabric; and
- professional advice should always be obtained for any construction works requiring compliance with the NCC.

8.5 Disability Discrimination Act 1992

Under section 23 of the *Disability Discrimination Act 1992* (DDA), it is unlawful to discriminate against a person on the basis of a disability, and therefore all buildings, including heritage buildings, are subject to the requirements of the DDA, which includes the provision of equitable access ramps and or lifts to buildings and accessible car parking spaces and toilets.

Under the DDA, building certifiers and people involved in designing, constructing, and managing a building must comply with standards to provide building access to people with a disability.



8.5.1 Premises Standards

The *National Disability (Access to Premises-Building) Standards 2010*, known as the Premises Standards, outline the buildings standard for providing public access to buildings for people with a disability (other than for a Class 1 building). The Premises Standards apply to new buildings; and upgrades of existing buildings.

These standards have harmonised building compliance to be in line with the DDA and:

- ensure that people with a disability have dignified, equitable, cost-effective, and reasonably achievable access to buildings, and facilities and services within buildings; and
- give building certifiers, building developers and building managers certainty that providing access in compliance with the standards also complies with the Act.

8.6 South Burnett Regional Council Planning Scheme 2017

The SBRC Planning Scheme regulates development planning and was developed in relation to heritage items within the South Burnett Region LGA. It includes performance and acceptable outcomes for development within and adjacent to local heritage places and also provides for the conservation of heritage places through the establishment of a schedule of character places of local heritage significance.

If it were not also a state-listed Queensland heritage place, Boondooma Homestead would be subject to the provisions of the Heritage Overlay Code, as set out in part 8.4.3 of the Scheme. Under the Queensland *Planning Regulation 2017*, part 8, Heritage places, division 1 Local heritage places, Subdivision 1 Assessable development 14: Assessable development:

Development on a local heritage place, **other than a Queensland heritage place**, is assessable development, unless—

the development is building work carried out by or for—

the State; or

a public sector entity; or

the development is carried out by the State on designated premises; or

the development is stated in schedule 6; or

an exemption certificate under the Heritage Act has been given for the development by the chief executive officer of the local government for the local government area where the place is.

Therefore, if works are proposed within the QHR boundary of a Queensland heritage place (i.e., Boondooma Homestead), those works are at the state level and are **not** assessable under the relevant heritage local planning scheme provisions.



8.7 The Burra Charter

The *Burra Charter* (Australia ICOMOS 2013) is widely accepted in Australia as the underlying methodology used for all works to sites and buildings identified as having national, state, and/or local significance. Boondooma Homestead is a place demonstrated to be of cultural significance and therefore, procedures for managing changes and activities to the place are to be in accordance with the principals and protocols of the *Burra Charter*.

The relevant principles for Boondooma Homestead established in the Articles of the *Burra Charter*, are presented in Table 12, below.

Table 12. Relevant *Burra Charter* principles for Boondooma Homestead. *Source:* Australia ICOMOS (2013, 3–9).

Article	Principle
3: Cautious approach	All conservation work should be based on a respect for the original fabric, should involve the minimum interference to the existing fabric and should not distort the evidence provided by the fabric.
5: Values	Conservation of a place should identify and take into consideration all aspects of cultural and natural significance without unwarranted emphasis on any one value at the expense of others.
8: Setting	Conservation required the retention of appropriate setting. This includes retention of the visual and sensory setting, as well as the retention of spiritual and other cultural relationships that contribute to the cultural significance of the place.
9: Location	The physical location of a place is part of its cultural significance. A building, work or other element of a place should remain in its historical location.
10: Contents	Contents, fixtures and objects contributing to the cultural significance of a place should be retained at that place.
12: Participation	Conservation, interpretation and management of a place should provide for the participation of people for whom the place has significant associations and meanings, or who have social, spiritual or other cultural responsibilities for the place.
13: Co-existence of cultural values	Co-existence of cultural values should always be recognised, respected and encouraged. This is especially important in cases where they conflict.
15: Change	Change may be necessary to retain cultural significance; however, the amount of change should be guided by the cultural significance of the place. Demolition of significant fabric is generally not acceptable. The contribution of all periods to the place must be respected unless what is removed is of slight cultural significance and the fabric which is to be revealed is of much greater cultural significance. Removed significant fabric should be reinstated when circumstances permit.
16–20: Maintenance, preservation, restoration and reconstruction	Maintenance is fundamental to conservation. Maintenance should be undertaken where fabric is of cultural significance and its maintenance is necessary to retain that cultural significance.



Article	Principle
	<p>Preservation is appropriate where the existing fabric or its condition constitutes evidence of cultural significance, or where insufficient evidence is available to allow other conservation processes to be carried out.</p> <p>Restoration and reconstruction should reveal culturally significant aspects of the place. Restoration is appropriate only if there is sufficient evidence of an earlier state of the fabric. Reconstruction is appropriate only where a place is incomplete through damage or alteration, and only where there is sufficient evidence to reproduce an earlier state of the fabric. Reconstruction should be identifiable on close inspection or through additional interpretation.</p>
21: Adaptation	Adaptation is acceptable where it does not substantially detract from the cultural significance of the place and involves the minimal change to significant fabric.
22: New work	New work may be acceptable where it does not distort or obscure the significance of a place. New work should be readily identifiable as such on close inspection.
7 and 23: Use and conserving use	<p>Where the use of a place is of cultural significance it should be retained, and a place should have a compatible use.</p> <p>Modifying or reinstating a significant use may be appropriate and a preferred form of conservation.</p>
25: Interpretation	The cultural significance of many places is not readily apparent and should be explained by interpretation. Interpretation should enhance understanding and engagement, and be culturally appropriate
27: Managing change	The impact of proposed changes, including incremental changes, on the cultural significance of a place should be assessed. It may be necessary to modify proposed changes to better retain cultural significance.
28: Disturbance of fabric	Disturbance of significant fabric for study, or to obtain evidence should be minimised. Minimal disturbance of fabric may occur in order to provide evidence needed for the making of decisions on the conservation of the place.
29: Responsibility for decisions	The organisations and individuals responsible for management and decisions should be named and specific responsibility taken for each decision.
30: Direction, supervision, and implementation	Appropriate direction and supervision should be maintained at all stages of the work.
31 and 32: Keeping a log and records	A log of new evidence and additional decisions should be kept. A record should be kept of new evidence and future decisions and made publicly available.
33: Removed fabric	Removed significant fabric should be catalogued and protected in accordance with its cultural significance. Where possible it should be stored on site.



9. Opportunities and constraints

A number of management considerations and constraints arise out of the history and heritage values of Boondooma Homestead described above, as defined by the extent of the QHR boundary, as well as the wider station property. These are outlined below.

9.1 General constraints

- Management of Boondooma Homestead as defined by the extent of the QHR boundary and also management of the wider Boondooma station property involves conservation of its overall form and its precise details.
- The original fabric (c.1850s–1870s) and early fabric (c.1910s–1920s) of Boondooma station as defined by the extent of the QHR boundary is of **exceptional** or **high** significance, and requires care in its conservation. There are constraints to changes to the form, fabric and layout of these elements.
- The external appearance of Boondooma Homestead itself and the surviving outbuildings within its rural, pastoral setting is to be protected and conserved.
- Significant views and vistas both to and from Boondooma Homestead are to be respected and considered in any proposed work.
- Any new works or changes **within the QHR boundary of the place** are considered development, and first require statutory assessment at the state-level supported by a Heritage Impact Statement. Any proposal would need to demonstrate that it is sympathetic and has minimised impact on heritage significance where feasible to address the assessment benchmarks
- Building maintenance is necessary for the ongoing protection of the buildings within the QHR boundary of the place, and any future adaptive reuse must consider necessary maintenance prior to proposing any changes.
- Emergency shoring-up works, regular maintenance, and securing of loose elements may remain necessary until more substantive conservation and reinstatement work is planned, and approved for installation
- Upgrades to amenities, electrical and communications, construction code requirements, universal access for people with disabilities and other aspects supporting the operations of the Boondooma Homestead complex would need to be carefully considered for any future adaptive re-use. Professional design advice is required to ensure any access provisions are designed to minimise any adverse impacts on the significant heritage fabric or aspects of Boondooma Homestead (as defined by the extent of the QHR boundary).
- It is imperative that Boondooma Homestead (as defined by the extent of the QHR boundary and including its built structures and grounds) is secure, its condition is regularly monitored,



and maintenance is provided according to a regular maintenance schedule to ensure the ongoing protection of its heritage significance.

- Any new works or changes within the QHR boundary of Boondooma Homestead are to be undertaken observing this CMP, with specific attention to management policies and specific actions (see Parts 10 and 11 of this CMP).
- Reference to the relative schedule of significance (see Part 6.4 of this CMP page 162), is necessary for identifying the elements of the heritage place that may have more tolerance for change and which elements must be conserved.
- The rural, somewhat remote location of Boondooma Homestead complex is a constraint in terms of visitor access and awareness (particularly given the relatively low density of passing traffic), and availability of supplies and tradesmen.
- The ongoing conservation and management of the Boondooma Homestead complex, both in the short and long term, are dependent on the appointment of a live-in caretaker working in tandem with the Boondooma Museum & Heritage Association. This management approach is dependent on the availability of willing and suitable caretakers, and appropriate succession planning. Any appointed caretakers are to be sympathetic towards the objectives of the Boondooma Museum & Heritage Association and well-informed about the content and use of this CMP.
- Boondooma Homestead complex currently operates as a heritage tourism destination and its ongoing conservation and management is therefore heavily dependent on the success of its fundraising and community events.
- Given the reduced area of the existing homestead property, it is not considered viable to reinstate its historical use as a farm or pastoral grazing property. Further, the purchase of sufficient additional land to accommodate stock is not considered a realistic or viable proposition.
- The significant buildings and features of the place are to be respected and conserved, such that proposed new features must not adversely affect these aspects. New features need to be carefully planned to be subtle and located away from significant elements.
- Use of the main Boondooma Homestead dwelling, the cool and meat houses, and the stone store building is limited to museum display purposes, with tours by small groups being acceptable.
- The re-established gardens are to be protected and any further information that informs the garden layout is to be considered in future conservation or reinstatement programs.



9.2 General opportunities

- Boondooma Homestead complex currently operates as a heritage tourism destination, and although this use has over time resulted in the ad hoc removal and addition of various ancillary structures to the place, this use is integral to supporting the ongoing financial viability of the Boondooma Museum & Heritage Association, and the ongoing conservation of the place. The optimum heritage outcome would therefore be for the place to retain this heritage-tourism focused, community-driven use.
- Careful, appropriate restoration of the significant structures and elements of Boondooma Homestead (as defined by the extent of the QHR boundary) is highly recommended, as it presents an invaluable opportunity to reinvigorate public interest and engagement with the conservation of the place, and would enable its presentation in a manner more consistent with its historical function.
- While the requirement for an on-site caretaker is a constraint, there is also opportunity to develop a clear succession plan and a strategy for attaining and retaining a more diverse volunteer base as part of the development of a Heritage Master Plan for the place (as defined by the QHR boundary). Advice from an experienced heritage professional (i.e., a heritage architect and heritage landscape architect) is recommended to provide site planning input and to advise on the approach for the development of a Heritage Master Plan. In any future master planning, there is an important opportunity to consider the physical improvement and interpretation opportunities that exist in the immediate Boondooma Homestead grounds. Advice from an experienced heritage professional (i.e., a heritage architect or a heritage interpretation consultant) is recommended to provide input into the design, layout, and content of any on-site interpretation.
- There is opportunity for greater visibility of the place in the public consciousness, and in turn, increased opportunities for community and public engagement with the place's conservation and (where appropriate) adaptive re-use.
- There is also significant opportunity for interpretation of Boondooma Homestead's history within the context of the early pastoral historical development of the Burnett district, which would be of benefit to the local community and public engagement with the place. Advice from an experienced heritage professional in interpretation is recommended to provide a Heritage Interpretation Plan to focus and guide the approach (see Part 10.4.12 of this CMP, page 229). Various areas external to or within Boondooma Homestead might become a focus of particular interpretive 'stories', and these areas maintained to a level suiting visitation.
- Some structures are in poor condition, and any future use of these structures is dependent upon their conservation and restoration (where appropriate), to make them suitable and safe for use. Advice from an experienced heritage professional (i.e. a heritage architect) is highly recommended to provide design and building planning input as part of any proposed restoration and reconstruction work.
- Further reinstatement of the produce and ornamental gardens around the homestead is worthwhile. Advice from an experienced heritage professional (i.e., a heritage landscape



architect) is highly recommended to provide design and vegetation input as part of any proposed restoration and reinstatement work.

- Potential sympathetic uses at Boondooma Homestead complex, including those carried out by community groups, are to be planned with care and undertaken in a manner that protects and minimises adverse impacts to the significant aspects of the place. To support operational costs and upkeep of the place, potential sympathetic uses could include (but are not limited to):
 - temporary functions and fundraising for the Boondooma Museum & Heritage Association and/or for specific restoration and maintenance works;
 - accommodation and/or camping facilities for travellers (existing use);
 - outdoor yoga or other activities for small community groups (under the Big Top shed);
 - one-off community events, including temporary food and beverage service and travellers' accommodation (existing use);
 - temporary interpretive heritage displays, heritage festivals;
 - small-scale, temporary art, musical and/or poetry performances and exhibitions.
 - garden maintenance group activities.



10. Management policy

10.1 Introduction

This Part sets out a policy framework for future management of the heritage significance of Boondooma Homestead by looking at the various elements, uses, and associations of the building and the place. The policies are based on the issues raised in the analysis, assessment, opportunities, and constraints sections of this CMP, with particular emphasis on significance and conservation of the place as the primary guidance.

The policies provide guidance on the management of significant historic fabric, and conservation of its identified cultural heritage values without having to anticipate every possible circumstance that may arise on a heritage place. This document is not intended to provide sufficient guidance for specific proposals or developments, or other instances where a heritage specialist is recommended to undertake further research or assessment to ascertain the most appropriate approach. In such instances, other conservation management tools and documentation may need to be undertaken.

The aim of these policies is to provide a solid foundation for all future conservation recommendations and critical decision-making, meeting a viable balance between the owner's operational requirements and the need to retain and conserve fabric.

10.2 General conservation policies

10.2.1 Document use and review

Policy 1

This CMP is to be adopted as the guiding management document relating to the heritage conservation of Boondooma Homestead.

1.1	This CMP is to be made available to all relevant people and agencies involved in maintenance, operation, management, and future works to Boondooma Homestead.
1.2	This CMP, and in particular, its conservation policies, are to be reviewed within five years and no later than ten years. The review is to be consistent with the principles of the <i>Burra Charter</i> , best heritage practice, and any relevant government heritage policies and legislation.
1.3	This CMP is to be revised and updated in the event of any major changes to the heritage place known as Boondooma Homestead.
1.4	A copy of this CMP is to be maintained by the owner(s) and manager(s) of Boondooma Homestead, as well as with other appropriate stakeholders.



10.2.2 Heritage management

Policy 2

Conservation activities and processes are to be guided by the policies in this CMP, and best-practice conservation principles and key documentation by the Queensland heritage authorities.

2.1	<p>Refer to conservation guidelines and manuals prepared by the Queensland heritage authorities, including the following documents:</p> <ul style="list-style-type: none"> ▪ The Australia ICOMOS <i>Burra Charter</i>; ▪ <i>Assessing Cultural Heritage Significance: Using the Cultural Heritage Criteria</i> (DEHP 2013); and ▪ <i>Guideline: Conversation Management Plans</i> (DEHP 2015).
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Policy 3

Continuity of competent advice is important for the successful long-term implementation of a CMP. The *Burra Charter* identifies the importance of using all the knowledge, skills, and disciplines that can contribute to the study and care of heritage places like Boondooma Homestead. An ad hoc approach to the management and use of Boondooma Homestead may lead to inconsistent decisions, which may lead to damage of the place's heritage fabric and significance.

3.1	<p>People skilled and experienced in conservation management of historic pastoral homesteads, or those appropriately inducted on the cultural heritage values of the place and appropriately skilled, are to have a role in the planning and design of future works, and maintenance, for the Boondooma Homestead.</p>
3.2	<p>Relevant professional skills are available from the following people:</p> <ul style="list-style-type: none"> ▪ arborists and horticulturists; ▪ heritage architects and heritage landscape architects; ▪ archaeologists; ▪ social historians and local historians; ▪ structural engineers; ▪ specialist tradespersons with expertise in traditional stone masonry, stained glass manufacture, and timber joinery; ▪ museum/curatorial and interpretation advisors; and ▪ cultural heritage tourism advisors.
3.3	<p>A heritage induction is to be included in any general site induction prior to commencement of major and/or construction works, so that all personnel involved are aware of any heritage and archaeological management and legislative requirements.</p>
3.4	<p>Seek professional advice and assistance when seeking approvals for <u>any works</u> within the QHR boundary of Boondooma Homestead. It is recommended that proposed works be subject to long-term planning that avoids adverse heritage impacts of incremental change.</p>



Policy 4

All documentary and other records associated with Boondooma Homestead form part of its heritage significant and are to be conserved and managed as part of the overall management of the place.

4.1	Any major changes to Boondooma Homestead are to be subject to archival recording in accordance with the Queensland guideline documentation entitled 'Guideline: Archival Recording of Heritage Places', prepared by the former DEHP (2013).
4.2	All substantial works, other than regular landscape maintenance, undertaken within the QHR boundary of Boondooma Homestead are to be recorded when undertaken. Regular inspections of major works are to be recorded when undertaken. Photographs are to accompany any written reports where necessary to enhance the usefulness of such records.
4.3	Original plans and documents, if they become available, are to be digitised and archived, and the digital records made available for research purposes.
4.4	Records, photographs, and reports relevant to the history and management of Boondooma Homestead (including those that are held in other locations) are to be sought and copies included in the Boondooma Museum & Heritage Association's archival records of the place.
4.5	Further research into the social history and people associated with Boondooma Homestead is to be encouraged.
4.6	Access to the Boondooma Museum & Heritage Association's archives and information relating to Boondooma Homestead held by the Boondooma Museum & Heritage Association is to be provided to bona-fide researchers.

10.2.3 Legislative requirements and management responsibilities

Policy 5

Boondooma Homestead is to be managed in accordance with the relevant legislative requirements.

5.1	Boondooma Homestead is identified as a place of state heritage significance, and is entered in the QHR. All relevant statutory approvals must be obtained prior to commencing <i>any works within the listed QHR boundary of the place</i> , as required by the <i>Queensland Heritage Act 1992</i> . The assessment benchmarks set out in the <i>Guideline: State Development Assessment Provisions State Code 14: Queensland Heritage</i> (SDAP14) must be demonstrated in order to inform development assessment.
5.2	Statutory approvals requiring an assessment of heritage impacts must be prepared in accordance with the Queensland guideline document entitled 'Preparing a Heritage Impact Statement', available in <i>Guideline: State Development Assessment Provisions State Code 14: Queensland Heritage</i> (DEHP 2017).
5.3	Boondooma Homestead is also identified as a local heritage place under part 8.4.3 of the <i>South Burnett Regional Council Planning Scheme 2017</i> .



	<p>However, as it is also a state-listed Queensland heritage place, works that are proposed within the QHR boundary of Boondooma Homestead are assessable at the state level and are <i>not</i> assessable under relevant local heritage planning scheme provisions.</p> <p>Works that are proposed outside the QHR boundary of Boondooma Homestead would, however, also be subject to the provisions of the Heritage Overlay Code, as set out in part 8.3.1.3 of the <i>South Burnett Regional Council Planning Scheme 2017</i>.</p>
5.4	This CMP is recommended to be formally adopted by the SBRC as the principal guiding document for the conservation of the identified cultural heritage significance.
5.5	Project planning must allow adequate time for any required heritage approvals.
5.6	<p>Consultation is recommended to include both internal and external stakeholders. Potential stakeholders include (but are not limited to):</p> <ul style="list-style-type: none"> ▪ Queensland Department of Environment and Science, Heritage Branch; ▪ South Burnett Regional Council; ▪ Boondooma Museum and Heritage Association Inc; ▪ Boondooma Homestead on-site caretakers and other managerial personnel; ▪ The local Boondooma and South Burnett community; and ▪ South Burnett local historical societies or similar community groups.

Policy 6

Appropriate care of the place and ongoing maintenance of its elements is the responsibility of the custodian.

6.1	The owner(s) of Boondooma Homestead is/are responsible for appropriate care, future conservation, and ongoing maintenance of the place.
6.2	The management of Boondooma Homestead as a Queensland heritage place is to ensure its historic, associative, aesthetic, technical, rarity, and representative significance values are retained.
6.3	Adequate funding is to be made available for the care, protection, and maintenance of the Boondooma Homestead.

Policy 7

Boondooma Homestead is both a heritage place and a hub of community gathering, and therefore it is important that the heritage significance of Boondooma Homestead be conserved, maintained, and enhanced, under any ownership or jurisdiction over the place.

7.1	Boondooma Homestead is recommended to be retained as a publicly accessible place in its entirety, with no establishment of leases which could cause a separation of parts of the place, a substantial change of role or character, or involve substantial changes to the heritage significant physical fabric.
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10.3 Building-specific conservation policies

Policy 8

In addition to the general conservation policies identified in Part 10, the Main Homestead is to be managed in accordance with the following specific policies.

8.1	Refer to the Prioritised Maintenance Schedule and Cyclical Maintenance Plan presented in Appendix A of this CMP for the necessary repairs and maintenance activities.
8.2	Refer to Appendix C of this CMP for the Main Homestead Conservation Works application documentation, which is <i>pending submission</i> to DES for Exemption Certificate assessment and at the time of the preparation of this CMP, still requires official approval from DES. This Conservation Works package addresses the majority of the prioritised maintenance to the Main Homestead and is recommended to be actioned as soon as possible.
8.3	It is recognised that fireplace structures, the north window awnings, the stumps and footings, verandah timbers, areas of wall cladding, and gutters are <i>reconstructed</i> elements. The authenticity of the detail of these reconstructed elements is unknown and unlikely to replicate the original. The design for any further change to these elements in the future is, therefore, to be guided by an experienced heritage architect.
8.4	Encouragement is given to obtaining original door hardware or timber joinery and reinstating these items. If not ultimately available, appropriate replica period door hardware is to be installed.
8.5	Only furniture, fittings and interpretive information directly relevant and historically appropriate to the Main Homestead is to be installed internally.
8.6	The steel security screen enclosing the homestead's verandah is to be removed. Appropriate repair and reinstatement of the homestead's doors and windows is to be undertaken and provide security.

Policy 9

In addition to the general conservation policies identified in Part 10, the Stone Store is to be managed in accordance with the following specific policies.

9.1	Refer to the Prioritised Maintenance Schedule and Cyclical Maintenance Plan presented in Appendix A of this CMP for the necessary repairs and maintenance activities.
9.2	The Stone Store building contributes at a high level to the cultural heritage significance of the place and is to be conserved. Professional heritage architect advice is recommended to be sought in the first instance in relation to any proposed internal changes to this building.
9.3	Change to the external form and fabric of the Stone Store building has potential to impact on its significance as well as broader aspects of cultural heritage significance of the place. Such changes are only to be considered with professional heritage architect advice.
9.4	Any repointing works to the Stone Store building are to include removal of inappropriate mortar and new mortar is to match the original ant-bed based material. Samples are to be tested by professional laboratory to obtain the chemical constituents and proportions (e.g. Westox) and professional heritage architect advice on the methodology is to be obtained.



9.5	The current use of the Stone Store building as a display space with historic equipment and tools is appropriate. Other sympathetic uses may be considered, provided the policy and recommendations of this CMP are addressed.
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Policy 10

In addition to the general conservation policies identified in Part 10, the ancillary historical structures associated with the main homestead – namely the Meat Shed, Original Homestead (former), Cool House, Outhouse and Postal Receiving Office – are to be managed in accordance with the following specific policies.

10.1	Refer to the Prioritised Maintenance Schedule and Cyclical Maintenance Plan presented in Appendix A of this CMP for the necessary repairs and maintenance activities.
10.2	The Meat Shed, Original Homestead (former), Cool House, Outhouse and Postal Receiving Office are structures contribute to the cultural heritage significance of the place. Their urgent repair is required to provide, at a minimum, a level of stabilisation as recommended in the Prioritised Maintenance Schedule.
10.3	Loose, fallen or dilapidated timber members are to be retained in the vicinity and re-used to make repairs.

Policy 11

In addition to the general conservation policies identified in Part 10, the Display Shelters and the DPI Shelter are to be managed in accordance with the following specific policies.

11.1	Refer to the Cyclical Maintenance Plan in Appendix A – Maintenance Schedule for necessary ongoing maintenance.
11.2	The Display Shelters and DPI Shelter are elements contribute little to the cultural heritage significance of the place and their fabric may generally be changed or adapted internally with no adverse impact on cultural heritage significance.
11.3	The Display Shelters and DPI Shelter are relocated onto the property and may be considered for further relocation to suit a professionally prepared master plan, and in accordance with this CMP.

Policy 12

In addition to the general conservation policies identified in Part 10, the Stables and Stockyards are to be managed in accordance with the following specific policies.

12.1	Refer to the Prioritised Maintenance Schedule and Cyclical Maintenance Plan presented in Appendix A of this CMP for the necessary repairs and maintenance activities.
12.2	The Stables and Stockyards are structures that contribute to the cultural heritage significance of the place. Their urgent repair is required to provide, at a minimum, a level of stabilisation as recommended in the Prioritised Maintenance Schedule.



12.3	Loose and fallen, dilapidated timber members are to be retained in the vicinity of the Stables and re-used to make repairs. New timbers for repair are to match like-for-like the existing materials.
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Policy 13

In addition to the general conservation policies identified in Part 10, the Caretaker's Cottage and Store are to be managed in accordance with the following specific policies.

13.1	Refer to the Cyclical Maintenance Plan presented in Appendix A of this CMP for the necessary repairs and maintenance activities.
13.2	The Caretaker's Cottage and Store are elements that contribute some aspects to the cultural heritage significance of the place; however, there is some tolerance for change to the <i>internal</i> fabric. Professional heritage architect advice is recommended to be first provided in relation to proposed internal changes.
13.3	Change to the <i>external</i> form and fabric of these structures have potential to impact on broader aspects of the cultural heritage significance of the place and is only to be proposed with professional heritage architect advice.

Policy 14

In addition to the general conservation policies identified in Part 10, Brownie's Hut and the Boundary Rider's Hut are to be managed in accordance with the following specific policies.

14.1	Refer to the Prioritised Maintenance Schedule and Cyclical Maintenance Plan presented in Appendix A of this CMP for the necessary repairs and maintenance activities.
14.2	The Brownie's Hut and the Boundary Rider's Hut are elements that make some contribution to the cultural heritage significance of the place or have inherent aspects of significance. The form and fabric of these structures is to be conserved.
14.3	These structures are relocated onto the property and may be considered for further relocation to suit a professionally prepared master plan, and in accordance with this CMP.

Policy 15

In addition to the general conservation policies identified in Part 10, the more recent ancillary structures— namely the 'Big Top' Entertainment Area and Extension, Administration Building, Archives Building, Museum Building, Camp Kitchen, Toilet Blocks, Contemporary Shed, Demountable Amenities, and Covered Servery – are to be managed in accordance with the following specific policies.

15.1	Refer to the Prioritised Maintenance Schedule and Cyclical Maintenance Plan presented in Appendix A of this CMP for the necessary repairs and maintenance activities.
15.2	These more recent ancillary structures elements contribute little to the cultural heritage significance of the place, and the fabric may generally be changed or adapted <i>internally</i> with no adverse impact on cultural heritage significance.



15.3	Change to the <i>external</i> form and fabric of these structures has potential to impact on aspects of cultural heritage significance and is only to be proposed with professional heritage architect advice.
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Policy 16

Elements of **exceptional** significance directly contribute to the place's overall significance and must be retained, conserved, protected, restored and interpreted.

16.1	Refer to the elements of exceptional significance identified in Part 6.4 of this CMP (page 162).
16.2	Elements of exceptional significance are <i>not</i> to be obstructed by new works, structures or services.
16.3	Elements of exceptional significance are to remain unmodified and be protected as part of any new works.
16.4	Where elements of exceptional significance have failed or been damaged, repairs using traditional methods and with sympathetic, matching materials are to be undertaken in preference to larger-scale replacement.
16.5	Trees and other vegetation that are of exceptional heritage significance are to be retained in place and conserved, except when a current public safety issue.
16.6	If an element of exceptional heritage significance is proposed to be removed, modified and/or impacted, the extent and the nature of the impact is to be first thoroughly examined in a Heritage Impact Statement, which is to be prepared as part of the statutory assessment and approvals process for the work(s).

Policy 17

Elements of **high** significance demonstrate key aspects of the place's overall significance and must be retained, conserved, protected, restored and interpreted.

17.1	Refer to the elements of high significance identified in Part 6.4 of this CMP, above.
17.2	Where elements of high significance are missing or concealed, effort is to be made to restore them.
17.3	Maintain the siting and relationship of elements of high significance within the heritage place known as Boondooma Homestead.
17.4	Elements of high significance are to remain protected and largely unmodified as part of any new works.
17.5	Where elements of high significance have failed or been damaged, they are to be repaired using traditional methods and with sympathetic materials in preference to large-scale replacement.
17.6	Minor changes or alterations to elements of high significance are permissible, where changes remain relatively minor, the key elements are not obscured, and changes are reversible.



17.7	Trees and other vegetation that are of high heritage significance are to be retained in place and conserved, except when a current public safety issue.
17.8	If an element of high heritage significance is proposed to be removed, modified and/or impacted, the extent and the nature of the impact is to be first thoroughly examined in a Heritage Impact Statement, which is to be prepared as part of the statutory assessment and approvals process for the work(s).

Policy 18

Elements of **moderate** significance do not demonstrate key aspects of the place's overall significance and minor change is acceptable provided such work does not compromise the significance of the place.

18.1	Refer to the elements of moderate significance identified in Part 6.4 of this CMP, above.
18.2	Changes to elements of moderate significance are to be minor in nature unless the work can be demonstrated have a minor heritage impact overall.
18.3	Change to elements of moderate significance are <i>not</i> to adversely affect the values of elements of exceptional or high significance or compromise the overall significance of the place.
18.4	Undertake sympathetic repair works to elements of moderate significance where necessary.
18.5	Where possible, maintain the siting and relationship of elements of moderate significance within the heritage place known as Boondooma Homestead.
18.6	Trees and other vegetation that are of moderate heritage significance may be retained in place and maintained, and may be removed for an approved restoration project and when a current public safety issue.
18.7	If an element of moderate heritage significance is proposed to be removed, modified and/or impacted, the extent and the nature of the impact is to be first thoroughly examined in a Heritage Impact Statement, which is to be prepared as part of the statutory assessment and approvals process for the work(s).

Policy 19

Elements of **low** significance do not add substantially to the significance of the place and/or detract from its overall significance, and changes are acceptable provided such work does not compromise the significance of the place.

19.1	Refer to the elements of low significance identified in Part 6.4 of this CMP, above.
19.2	Changes to elements of low significance are not to adversely affect the values of elements of exceptional, high or moderate significance, or compromise the overall significance of the place. Both retention and removal are acceptable options.
19.3	There is more tolerance for change with items of low significance. Work that replaces or modifies such elements must be sympathetic with the rest of the place.



19.4	If an element of low heritage significance is proposed to be removed, modified and/or impacted, the extent and the nature of the impact is to be first thoroughly examined in a Heritage Impact Statement, which is to be prepared as part of the statutory assessment and approvals process for the work(s).
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Policy 20

It is recommended that elements that are considered to be intrusive and detract from the heritage values and clear interpretation of the place be removed.

20.1	Refer to the elements of intrusive significance identified in Part 6.4 of this CMP (page 162).
20.2	While removal is preferable, works may alter intrusive elements as necessary to accommodate changes to the place.
20.3	There is more tolerance for change with intrusive elements and while removal is encouraged, it is not mandatory. Work that replaces or modifies such elements must be sympathetic with the rest of the place.
20.4	If an element of intrusive heritage significance is proposed to be removed and/or modified, the extent and the nature of the impact is to be first thoroughly examined in a Heritage Impact Statement, which is to be prepared as part of the statutory assessment and approvals process for the work(s).

10.4 Site-specific conservation policies

10.4.1 Conservation of significant fabric

In general, care is to be taken to retain as much of the remaining original (c.1850s–1870s) and early (c.1900s–1920s) fabric of Boondooma Homestead as possible, observing the *Burra Charter* principle that managers of heritage places should ‘do as much as necessary and as little as possible’ (Australia ICOMOS 2013) when undertaking works that may impact heritage fabric.

The need to preserve and not cause any adverse impact to significant original and/or early fabric can be a constraint. However, it is anticipated that the managers of Boondooma Homestead will be able to manage the upkeep of the site’s physical fabric through the application of a regular schedule of monitoring and maintenance.

If significant fabric is proposed to be removed, the extent and the nature of the impact is to be thoroughly examined in a Heritage Impact Statement report as part of the relevant statutory assessment approvals process prior to undertaking any works.

Policy 21

Conservation activities and processes must involve adequate planning to ensure the works are appropriate to the significance of the material.



21.1	Ongoing preservation, maintenance, and repair of original and significant fabric must be carried out using appropriate methods and materials.
21.2	All surviving elements of the Boondooma Homestead's historic built fabric and other identified elements of the place are to be retained and conserved in accordance with the graded or relative levels of heritage significance identified in this CMP (see Part 6.4, page 162).
21.3	Works to significant fabric particularly (but not limited to) stone masonry and timber joinery, are to be undertaken by tradespeople and contractors with demonstrated skills and experience in working with the particular historic fabric and construction techniques.

Policy 22

The present heritage boundary for Boondooma Homestead comprises that identified in the QHR citation for the place: a portion of Lot 3 SP186442 encompassing the extent of the former Lot 1 SP156286.

22.1	The QHR boundary is not to be reduced, and is encouraged to be extended at the perimeters to encompass areas that can be demonstrated in arising or new information, to be of cultural significance.
22.2	All proposals for works or changes to the heritage place with the potential to impact cultural heritage significance are to be assessed having regard to the QHR heritage boundary for the Boondooma Homestead.
22.3	The QHR heritage boundary is to be reflected and accommodated in any future master plan for the property.



10.4.2 Setting, landscape and views

Policy 23

Conservation of the setting, landscape and key views of Boondooma Homestead, and the relationships between them, is of high importance to the retention of the heritage significance and character of the place. A master plan is recommended to be developed to manage future changes to the property.

23.1	<p>A master plan that considers the policies and recommendations of this CMP is recommended to be developed for the Boondooma Homestead property. The Master Plan is to be professionally prepared and is to appropriately consider potential development or changes to the property.</p> <p>New construction, demolition, intrusions or other changes that have potential to adversely affect the setting or landscape of Boondooma Homestead are not appropriate. Additional buildings and structures are not generally encouraged within the heritage boundary.</p>
23.2	<p>Proposals for modifications, and any works, to the Boondooma Homestead's landscape within the QHR boundary must not noticeably modify the existing landforms, contours, or levels.</p> <p>Where possible, the streetscapes of the roads at the perimeter of the Boondooma Homestead, particularly Mundubbera–Durong Road, are recommended to be planned and designed to not detract from that character, or the cultural significance of Boondooma Homestead in any noticeable way.</p>
23.3	<p>The rural setting of Boondooma Homestead lies within the SBRC Planning Scheme.</p> <p>Development proposed on the adjacent allotments, in particular development with elevations or frontages that would be seen in whole or in part from Boondooma Homestead, are planned and designed to meet the relevant SDAP14 planning and development provisions for land <i>adjacent</i> to a place listed on QHR.</p>
23.4	<p>Significant views to and from Boondooma Homestead are to be preserved (see Part 6.5, above).</p> <p>No permanent structures must be erected in those views, and no vegetation planted that would obscure those views.</p> <p>The views and vistas of cultural significance to/from Boondooma Homestead are recommended not to be substantially compromised or diminished in quality by developments or structures that would become prominent in the foreground of that view or vista.</p>
23.5	<p>Significant mature trees within the QHR boundary of the place are important elements of its setting and are recommended to be maintained and protected.</p> <p>Where necessary, prune trees to ensure that the buildings are not affected directly or indirectly by branches, leaf litter, or excessive moisture.</p> <p>Where necessary, prune, and maintain vegetation to preserve significant views acting on the advice of an experienced qualified arborist with demonstrated experience in heritage places.</p> <p>If any structures or works are proposed with the potential impact vegetation or trees within the QHR boundary, these works must be undertaken with advice from experienced qualified arborist with demonstrated experience in heritage places and where appropriate, a landscape heritage architect.</p>
23.6	<p>Any reinstatement of historical garden(s) must be undertaken with advice from an experienced heritage landscape architect with justification to the garden era being re-established and providing the basis to the layout and plant species nominated.</p>



10.4.3 Identified prioritised and cyclical maintenance

Given the observed condition of Boondooma Homestead (see Part 5.32, above), there are a number of prioritised and cyclical maintenance actions that are necessary to be undertaken.

Refer to the Prioritised Maintenance Schedule presented in Appendix A of this CMP, which tabulates the range of short, medium, and long-term maintenance works required per significant structure within the QHR boundary, based on the existing condition of building fabric and its associated significance

Refer to the **Cyclical Maintenance Schedule presented in Appendix A of this CMP,** which are necessary to protect the significant fabric of the place and prevent detrimental impacts of weathering and dilapidation.

Policy 24	
Implement the prioritised and cyclical repair and maintenance activities identified in Appendix A of this CMP.	
24.1	Include any recommended essential and regular maintenance actions obtained from specialist consultants and contractors.
24.2	The individual built elements of Boondooma Homestead are to be maintained in accordance with their specific conservation requirements. If necessary, individual maintenance schedules for specific elements or fabric are to be developed and implemented in accordance with expert advice from specialist contractors and consultants.
24.3	Prepare budgets and schedule the identified maintenance tasks to occur over time according to the level of priority assigned in Appendix A.
24.4	Ensure the prioritised maintenance schedule is supported by a practical system to record and monitor appropriate maintenance records.

10.4.4 Maintenance and repair

Policy 25	
An ongoing program of routine and regular maintenance must be implemented to ensure the significant fabric and features of Boondooma Homestead are conserved.	
25.1	Boondooma Homestead (including the built forms and the grounds as defined by the QHR boundary) is to be maintained to a high standard in accordance with the policies of this CM, including the tasks and activities identified in Appendix A.
25.2	Boondooma Homestead (including the built forms and the grounds as defined by the QHR boundary) is to be maintained in accordance with the minimum standards of maintenance and repair as set out in Part 11.2, below, which relate to weatherproofing, fire protection, security, and essential maintenance.
25.3	The Boondooma Homestead site is to be inspected at least every twelve (12) months to identify any additional maintenance and repair tasks or actions needed to comply with the minimum standards of maintenance and repair.



25.4	In addition to routine and regular or cyclical maintenance of the place, prompt preventative action and corrective repairs are to be undertaken as necessary and executed with a high level of care towards protecting significant fabric.
25.5	Future programs of conservation, interpretation, re-use, alterations, and additions are to respond to the relative levels of significance for key site elements.

Policy 25

Preservation, conservation, and maintenance of significant fabric must be carried out using appropriate conservation methods.

25.1	Works to significant fabric are to be undertaken in line with the principles set out in the <i>Burra Charter</i> .
25.2	For guides to the conservation of heritage fabric, refer to the series of Technical Notes prepared by the former Queensland DEHP (now Department of Environment and Science), available from: https://www.qld.gov.au/environment/land/heritage/publications .
25.3	Surviving elements and fabric that contribute to the overall significance of the place are to be appropriately managed, retained, and conserved.

Policy 26

Conservation efforts are to be directed towards fabric of exceptional, high, and moderate significance.

26.1	Maintenance and repairs to fabric assessed as having exceptional , high , and moderate significance are to be based on the <i>Burra Charter</i> principle of a cautious approach to change: 'do as much as necessary but as little as possible' to preserve its cultural significance.
26.2	Traditional materials and techniques are preferred when carrying out maintenance and repair work to significant fabric.
26.3	Traditional materials such as brick, sandstone, render, timber, and metalwork that add to the character of the place must be managed using appropriate approaches and methodologies.

Policy 27

The use of modern maintenance construction techniques and products on significant heritage elements may not be appropriate.

27.1	Seek advice from an appropriately qualified heritage professional prior to adoption or use of modern products and techniques, specifically with any proposed conservation to the custom timber joinery, interior plaster work, and/or leadlight windows.
27.2	Where possible, new stone, brick, and timber introduced to this site is to be locally sourced and matched in colour and cut to existing masonry and timber on site.
27.3	Always use mortar that matches in consistency (amount of cement/sand type) and colour when repairing brickwork.

**Policy 28**

Timber fabric, carpentry, and custom joinery is to be appropriately cared for and conserved.

28.1	Opt for splice/scarf joint to remove only a damaged segment and repair over full replacement of a timber piece.
28.2	When any repair or replacement required, the new material must match the existing timber in species and profile.
28.3	Ensure that timber elements are not subject to unnecessary moisture exposure.
28.4	Maintain clear finished timber elements with appropriate wax and polish methods.
28.5	Maintain paint finished timber elements with appropriate paint types and applied according to manufacturer's instructions.

Policy 29

Coloured and textured glazing in doors and windows (including leadlights) is to be retained and maintained according to best practice conservation methods to preserve its significance and integrity.

29.1	A glazing condition report is recommended to be undertaken by an experienced glazing tradesperson, to provide guidance for maintenance and repairs.
29.2	Original and significant glass leadlight windows be retained and repaired wherever possible. Broken glass elements are to be replaced with pieces cut to match the original in matching colour and texture, in a like-for-like manner.
29.3	Any repairs are to be carried out by an experienced and qualified leadlight glazing tradesperson.

Policy 30

Painted finishes are to be regularly maintained as part of a routine maintenance program to conserve the substrate materials that rely on an effective coating system for their preservation and enhance the heritage character of the place.

30.1	Use only appropriate paint types for finishes as recommended by the paint manufacturer, and be aware that some surfaces require 'breathable' paint.
30.2	Do <i>not</i> use sandblasting or water blasting to remove paint.
30.3	Any graffiti is to be removed immediately in accordance with established heritage guidelines or advice from a heritage paint specialist.
30.4	Painted elements are to be maintained using an appropriate paint colour scheme. Paint colours could be selected from a palette of colours typical for the period of the building, and applied to the appropriate parts of the building as recommended by an experienced heritage professional.



30.5	Where new paint works are planned for historic structures on site, a heritage paint colour analysis is recommended to be consulted and/or prepared to determine the most appropriate colour scheme for the works.
30.6	Maintain records of all paint applications, locations, and colour schemes for future reference.

Policy 31

Where water ingress and rising/falling damp is evident, ensure appropriate action is taken to identify the source and arrest further dispersal in accordance with professional advice.

31.1	After firstly identifying the source of water ingress and arresting further dispersal, allow drying period according to a program of rising damp management then treat and repair significant fabric affected by water ingress or rising/falling damp in accordance with advice from an appropriately qualified heritage professional.
31.2	As part of the maintenance of the site, ensure all buildings are well ventilated.
31.3	Where damp proofing work must occur, ensure that options with minimal impact/intervention are explored and discounted prior to the adoption of more invasive options. A chemical damp proof system is not encouraged.

Policy 32

Ensure any cleaning works are appropriately planned and managed so as to avoid damage to heritage fabric.

32.1	Avoid the use of harsh chemicals, solvents, and acids for the purpose of cleaning on significant fabric throughout the site.
32.2	A cleaning methodology is to be tailored to the condition of the item and must not result in damage to the building fabric.
32.3	Where the impact of a particular cleaning method is uncertain, seek further advice prior to adopting the technique.
32.4	The cleaning system is to be tested on a small, discreet yet representative area prior to the undertaking of the works.
32.5	Do <i>not</i> use sandblasting or high-pressure water blasting to remove paint or clean brickwork or rendered surfaces



10.4.5 New work, upgrades, and compliance

Policy 33

New work must be designed in accordance with recommendations of this CMP.

33.1	Urgent works to Boondooma Homestead must be carried out according to the conservation policies in this CMP to ensure conservation of the place and the conservation of culturally significant fabric.
33.2	Any new work or upgrades is to respect the existing form, scale, design, and materials of Boondooma Homestead, as identified in this CMP. New work is to be undertaken in a way that minimises impacts to significant fabric and heritage values.
33.3	Specialist, professional heritage advice (including that of a qualified heritage architect) is to be sought for <i>all</i> proposals for new works that may be proposed within the heritage curtilage of Boondooma Homestead.
33.4	Any new works must not interrupt the identified significant views.
33.5	New buildings and structures must take into consideration: <ul style="list-style-type: none"> ▪ the siting of the main homestead and stone buildings and their setting within the wider Boondooma Homestead site; ▪ the buildings' tolerance for change; ▪ the materials and design; ▪ the significant views and settings; ▪ compatible uses; and ▪ the place's archaeological potential and significance.

Policy 34

It is recommended that Boondooma Homestead is subject to the preparation of a Heritage Master Plan to avoid adverse heritage impacts resulting from incremental change.

34.1	Professional design and planning services are to be obtained to meet with future master planning objectives. Services are recommended to be obtained from suitably qualified heritage consultants, including heritage architects and heritage landscape architects.
34.2	Temporary modifications or alterations to significant elements are to be reversible.
34.3	Architectural detailed plans and drawings must form part of the critical project documentation for major projects.
34.4	Any Heritage Master Plan, design, and planning strategies are to ensure that the full extent of Boondooma Homestead and its heritage curtilage is to be conserved and managed as a place of state heritage significance with layers of history, as evidenced by the historic documents, and remnant fabric.



Policy 35

The design of new alterations, additions and fit-outs must respect the heritage value of the Boondooma Homestead and all its elements.

35.1	New work and materials are to closely match and be sympathetic to the original, but should also be distinguishable from the original on close inspection.
35.2	The upgrade of services and amenities is permissible, provided the works do not detract from overall heritage significance of Boondooma Homestead.
35.3	New facilities or services on the interior of buildings would preferably be installed in areas where original facilities or services have already been replaced or upgraded, to minimise impacts on significant fabric.
35.4	New works should make use of existing penetrations and avoid new penetrations into heritage fabric for services. New casing and containments should be surface-mounted, and avoid chasing or cutting into heritage fabric.

Policy 36

The lighting utilised in the Boondooma Homestead site is to only cause minimal impact on the appreciation of the place's heritage values, its unique spaces, built elements, and vegetation.

36.1	Existing light poles and luminaire fixtures may be retained or replaced with a new pole and/or luminaire, as required due to an age-related condition and/or fixture performance.
36.2	New poles and fixtures are to be simple and contemporary in style, not featuring decorative additions or shapes, so that the pole and fixture are visually unobtrusive as possible.
36.3	New permanent lighting fixtures and illumination in any buildings or within its grounds of Boondooma Homestead are not to detract from the historical character and intangible heritage of the place. Paths that need to be illuminated are to be lit in a manner that predominantly conceals the light source in views from elsewhere in the place.
36.4	Temporary lighting for events or artworks is acceptable provided the lighting equipment is reversible and installed for limited periods, such as the duration of an event. This lighting equipment may be visible, and may temporarily illuminate trees and create light spill. Any temporary lighting must be made safe for public access temporary lighting for events or artworks is acceptable provided the lighting equipment is reversible and installed for limited periods, such as the duration of an event.

Policy 37

Service and maintenance items are a sometimes-necessary additions in a heritage place, and where deemed necessary, the design and location of such items are to be sympathetic to the heritage values of Boondooma Homestead, and must not adversely impact its significant fabric.

37.1	Service and maintenance elements are to be as unobtrusive as possible and located away from buildings, heritage landscape elements, and views, visual axis, and avenues.
37.2	The provision of service items will be planned and designed to be minimal in visual impact, least noticeable, and to ensure conservation of the significant heritage fabric, elements,



	vegetation, and views through careful siting of valves, power points, transformer cabinets, and the like.
37.3	New underground service routes, or the relocation of existing routes, are to avoid, wherever possible, disturbance and adverse impact to existing paths, edges, and walls. Reference to the location of existing significant trees is to be made when planning any in-ground or temporary overhead services installations or alterations. Trees are to be protected from root or canopy damage by locating the service away from the roots and canopies. The root zone extent for each tree is to be determined by a qualified arborist. Reference must be made to AS 4970.

Policy 38

If it is necessary to upgrade any parts of Boondooma Homestead (including any buildings, elements, etc. within its heritage curtilage) to comply with current regulatory codes (including the National Construction Code, Australian Standards, or the Discrimination Act), every effort is to be made to apply solutions that have the minimum impact on cultural heritage significance.

38.1	Provision of universal access is considered to be development and would require statutory assessment supported by a Heritage Impact Statement report. Any proposal would need to demonstrate that it is sympathetic and has minimised impact on heritage significance where feasible to address the assessment benchmarks.
38.2	Changes to the place's landform and fabric to provide for universal access has high potential to be intrusive and have potential for detrimental impact on the cultural heritage significance of Boondooma Homestead. A sensitive approach to new design where adverse impacts on heritage significance are minimised and where a loss may be incurred, mitigation measures are proposed, is a necessary consideration for the provision of future universal access.
38.3	Fire safety codes or Australian Standards modifications are to provide designed solutions that take account of the place's cultural heritage values and significant fabric.
38.4	Any mandatory structural access upgrades are to be concealed or designed in such a way that they do not substantially reduce the significance of original fabric.
38.5	For any works required to achieve compliance with mandatory regulatory codes, every effort must be made to apply solutions that cause minimal alteration to significant fabric.

10.4.6 Adaptation and use

Policy 39

Opportunities for adaptation and new uses are to only be considered where they protect and enhance the interpretation of heritage values of Boondooma Homestead.

39.1	Any adaptive re-use of parts of Boondooma Homestead must be minimal and minor in extent, with regards to a careful understanding and analysis of the heritage values of the place. Adaptation is only recommended to be undertaken where areas and fabric of cultural significance and intactness have already been lessened with changes over time, and if all reasonable alternatives have been considered.
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39.2	Any works or changes to suit adaptive reuse are to be based on respect for the significance and historical fabric of Boondooma Homestead, in accordance with the relative levels of significance in Part 6.4 of this CMP, above.
39.3	Any adaptive re-use of parts of Boondooma Homestead must be with a view to conserving the most important elements of the place (i.e., those assessed as being of exceptional, high, and moderate significance), and interpreting the place's use and components.
39.4	Works undertaken for adaptive reuse, other than restoration or reconstruction of significant fabric, are to be reversible where possible.
39.5	<p>Future uses for this place are to be compatible with its historical functions and associations, where possible.</p> <p>New uses must:</p> <ul style="list-style-type: none"> ▪ include restoration of significant elements and/or fabric where appropriate; ▪ not detract from the historically significant scale of the place; ▪ not detract from the setting of the place; and ▪ enhance and interpret the cultural significance of Boondooma Homestead.
39.6	Works and upgrades needed to support a new compatible use of the place are to also refer to this CMP's policies for New Works, Upgrades and Compliance (refer to Part 10.4.5, above).

10.4.7 Access, safety, and security

Policy 40

Access, safety, and security requirements are important measures for the long-term survival and public appreciation of Boondooma Homestead.

40.1	Any works or installations arising from access, safety, or security requirements are to be designed to avoid adversely affecting the significant fabric, elements, vegetation, and heritage values of Boondooma Homestead.
40.2	Meeting access, safety, or security requirements may require novel approaches or creative solutions to minimise impacts to heritage significance.
40.3	A safe site access plan to enable public appreciation of the buildings is recommended to be considered in a Heritage Master Plan for the place.
40.4	Maintenance of existing driveways, car parking and pedestrian paths is appropriate. However, the addition of more car parking areas or driveways of a permanent or regularly-used nature is not considered appropriate.
40.5	<p>New sealed vehicular access ways, off-road parking, pedestrian pathways or disability access parking within the QHR boundary of the place are considered development, and would require statutory assessment at the state-level supported by a Heritage Impact Statement.</p> <p>Any proposal would need to demonstrate that it is sympathetic and has minimised impact on heritage significance where feasible to address the assessment benchmarks.</p>



10.4.8 Aboriginal archaeology

Policy 41

Any Aboriginal archaeological resource that may be encountered within the QHR boundary of Boondooma Homestead must be managed in accordance with the requirements of the Queensland *Aboriginal Cultural Heritage Act 2003* and the associated Duty of Care Guidelines.

41.1	Refer to Part 8.3 of this CMP (page 198) for the legislative requirements associated with the management of Aboriginal cultural heritage in Queensland.
41.2	Prior to any significant ground disturbance works, a search is to be undertaken of the database and register maintained by the Queensland Department of Seniors, Disability Services, Aboriginal and Torres Strait Islander Partnerships (DSDSATSIP) to determine if there are any Aboriginal cultural heritage places registered within the QHR boundary of Boondooma Homestead or in the immediate vicinity (noting this register changes from time to time).
41.3	Should any unexpected Aboriginal archaeology and/or cultural heritage be encountered, it must be managed in accordance with the legislative and duty of care requirements of the Queensland Aboriginal Cultural Heritage Act, as well as any existing conditions of approval.

10.4.9 Historical archaeology

Policy 492

The historical archaeological resource is to be conserved and managed in accordance with its assessed significance and the requirements of the *Queensland Heritage Act 1992*.

42.1	Refer to Part 7 of this CMP (page 188) for a discussion of the potential historical archaeological resource associated with Boondooma Homestead.
42.2	Refer to Part 8.2 of this CMP (page 194) for the legislative requirements associated with historical archaeology in Queensland.
42.3	Any ground disturbance within the QHR boundary of Boondooma Homestead is to avoid or minimise adverse impacts on the known and potential historical archaeological resource.
42.4	Any proposed ground disturbance within the QHR boundary of Boondooma Homestead is to be first assessed beforehand by a qualified archaeologist for the potential of the location to contain archaeological artefacts, and the potential adverse impacts the proposed works would entail. As a general principle, the disturbance of archaeological artefacts is to be avoided.
42.5	Any potential historical (non-Aboriginal) archaeological resources that may be encountered within the QHR boundary of Boondooma Homestead are to be managed in accordance with the requirements of the Queensland Heritage Act, as well as any other relevant approval. Their disturbance or destruction may require an Exemption Certificate obtained pursuant to the Act, supported by an Archaeological Research Design describing the appropriate investigation methodology.



10.4.10 Movable heritage

Policy 43

Movable heritage items attached to and/or associated with Boondooma Homestead, such as furniture, statues, paintings, and other loose items, are to be retained, conserved, and interpreted within and as part of the place.

43.1	Movable heritage items attached to and/or associated with Boondooma Homestead are integral to its significance. All surviving furniture and loose items are to be retained securely.
43.2	A Movable Heritage Inventory for Boondooma Homestead is recommended, itemising all movable heritage items, including a brief description of the item and its condition, significance, and provenance. This inventory should form part of the place's record of heritage management documentation.
43.3	Movable heritage items that may be later brought into the place interpretive purposes should be clearly identified as such and documented.
43.4	Movable heritage items are to be protected, maintained and conserved in a manner appropriate to their significance in accordance with the principles of the <i>Burra Charter</i> .

10.4.11 Memorials, signage and other installations

Policy 44

Proposals for new memorials, signage and/or other installations within the QHR boundary of Boondooma Homestead are to minimise impact on the significant fabric and heritage values of the place.

44.1	The existing memorials installed to date may be retained and conserved in situ, as they have become part of some of the community's attachment to the place.
44.2	Proposals for new memorials, signage and/or other installations are not to be planned or implemented within the QHR boundary of Boondooma Homestead without first: <ul style="list-style-type: none"> ▪ considering the conservation policies of this CMP; ▪ seeking advice from a qualified heritage consultant; and ▪ obtaining a relevant approval by DES for works within a QHR place.
44.3	Boondooma Homestead has an established character best conserved and presented <i>without</i> the addition of outdoor art and sculpture pieces, which would likely impinge with visual distractions on appreciation and interpretation of the historical characteristics and significance of the place.
44.4	Events that include the <i>temporary</i> installation of commemorative or artistic installations may be proposed and accommodated if it is able to be demonstrated that there would be no damage to the historical structures and fabric of Boondooma Homestead, including vistas and vegetation. Temporary installations are regarded as those where the installation period is no more than a few months, and in exceptional circumstances no longer than six (6) months.
44.5	A planned and generally consistent signage approach is recommended to be adopted for Boondooma Homestead.



	For new signage, a simple professionally-produced, contemporary, and consistent design is preferable.
44.6	Informational signage is to be limited, with the exception of small directional and cautionary signs if considered necessary for safety or necessary wayfinding.
44.7	Signage locations and sizes are to support heritage values and not detract from visual appreciation and conservation of those values. Signage is not to be planned for locations where the sign may itself intrude on the heritage character of Boondooma Homestead and/or the visual appreciation of a particular building, area, view, and/or element.
44.8	Considerations for new shading or shelter for visitors are to demonstrate no substantial loss of historical character, including views or impact on the place's significant fabric and heritage values. A sensitive approach to new design—where adverse impacts on heritage significance are minimised and where a loss may be incurred, mitigation measures are proposed—is a necessary consideration in any development proposal.
44.9	Additional shade and shelter for visitors is encouraged, to be provided by existing or replacement trees. However, additional shade trees are to be located as to not affect existing plantings or significant views.
44.10	Telecommunications or signals towers, wind turbines, decorative (or sculptural) towers, poles, or high floodlight poles/towers must not be installed permanently in the Boondooma Homestead grounds.

10.4.12 Interpretation

Policy 45

A Heritage Interpretation Plan is recommended to be developed for Boondooma Homestead by qualified heritage consultants to enhance public understanding and enjoyment of the place (including local feelings of civic pride and sense of place), and to ensure the appropriate communication of its history and heritage values.

45.1	A Heritage Interpretation Plan is recommended to be prepared in accordance with the former DEHP and the Department of Environment and Science guidelines and policies for interpretation of heritage places.
45.2	The preparation of any Interpretation Plan or interpretation measures for the place are to be based upon the history, themes, associations, heritage significance, and evidence presented in this CMP.
45.3	The history of Boondooma Homestead is recommended to be made available to the public through a range of appropriate avenues including the Boondooma Homestead/SBRC/tourism websites, pamphlets, and temporary public information displays. Any of these measures are recommended to be coordinated in accordance with the policies of a formal Heritage Interpretation Plan, and prepared with input from heritage consultants specialising in interpretation.



45.4	<p>Local stakeholders and community groups should be encouraged to develop or be involved in the delivery of interpretation programs, including providing input into the preparation of a formal Heritage Interpretation Plan by an experienced heritage consultant.</p> <p>The important associations between the Boondooma Homestead and some prominent people and community groups, although intangible, are to be respected and interpreted in the public domain where appropriate.</p>
45.5	<p>Interpretation is not to compromise the operation, security, or significant fabric of the place.</p>
45.6	<p>Boondooma Homestead currently has an ad hoc, inconsistent approach to interpretative signage or devices.</p> <p>Interpretation works, media and devices (including signage) are to respect the heritage values of Boondooma Homestead and its setting through careful siting and by being kept in a minimal number, size and height so as to not disrupt significant views or be visually distracting.</p> <p>Interpretation works, media, and devices (including signage) must avoid physical impacts to significant heritage fabric and should not detract from the cultural significance of the place.</p>
45.7	<p>Interpretation works, media, and devices must be robust, and regularly maintained for wear and tear, graffiti and other impacts over time, and of a high-quality design.</p>
45.8	<p>Opportunities for creative and digital interpretation that has the potential to have minimal, if any, impact on heritage fabric are encouraged.</p>



11. Implementation

This CMP has been prepared to provide guidelines for the conservation, use, interpretation, and management of Boondooma Homestead to ensure that the heritage value of the place is maintained and enhanced.

This Part sets out a range of actions that are recommended to be undertaken on the site to conserve its significance and address any outstanding issues relating to fabric condition.

11.1 Item management

This Part establishes general guidelines for ongoing maintenance and minor works. Any future proposals for major works are to be accompanied by the preparation of a new CMP.

There are a number of general issues that are recommended to be addressed in the establishment of the implementation of the overall conservation strategies, as follows:

- A copy of this CMP is to be submitted to the owners and managers of Boondooma Homestead, and deposited into their archives.
- Ongoing maintenance works and inspections are to be prioritised and performed at regular intervals, as set out in the Prioritised and Cyclical Maintenance Schedule (see Appendix A of this CMP).
- Specialist consultants in the relevant fields with experience in dealing with heritage material are to be commissioned as necessary to report on specific problems. All necessary work recommended by consultants is to be implemented and performed having regard to significant fabric.
- The schedule of maintenance works is to be regularly monitored by the manager responsible for the care of the heritage item.

11.2 Minimum standards of maintenance and repair

Heritage sites in Queensland are required to be maintained in accordance with the minimum standards of maintenance and repair. The minimum standards set out basic standards for key maintenance activities such as weatherproofing, fireproofing, and site security.

To assure compliance with the minimum standards of maintenance and repair on the site, the following works need to be undertaken (see Table 13, below). The works are presented for relevant elements only. Building owners and managers are responsible for ensuring the works and repairs recommended below meet with the minimum standards for maintenance and repair.



Table 13. Minimum standards of maintenance and repair

Minimum standards of maintenance and repair		
Standard	Requirement	Work required
Inspection	Inspect annually.	All buildings on the property are recommended to be inspected annually by a building professional or building inspector to identify arising repairs and maintenance matters.
Weather protection	Maintain subsurface drainage, roof and guttering, damp proofing, ventilation, and lightning conductors.	<p>If necessary, engage roofing plumber to inspect roof and drainage system and ensure connections are sound, secured, and watertight.</p> <p>Ensure stormwater drains are clear of debris and permit free flow of water away from the buildings.</p> <p>Ensure roof sheeting is secured appropriately.</p> <p>Ensure ventilation grilles are in sound, secure condition, and are clear of debris.</p> <p>If necessary, a plumber is to inspect the sub-floor area and identify any leakages or unwanted water sources, then remove the source.</p> <p>Ensure the sub-floor areas do not collect water and airflow is enabled through the space ensure any subfloor drain is operational or sumps contain automatic water pumps to remove excess water into the stormwater system.</p> <p>Ensure condensate waste pipes from air conditioners or other equipment are connected to a waste water system and are not to disperse under or around the building.</p>
Fire protection	<p>Remove rubbish and vegetation.</p> <p>Maintain fire control systems, safe storage of inflammables, and building services.</p>	<p>The building managers are to ensure the site area and garden is maintained regularly removing rubbish, garden debris, and weeds, and trimming grass.</p> <p>The building managers are to ensure fire control systems and building services are installed and are maintained according to regulations.</p> <p>The building managers are to ensure the provision of facilities for flammable products or safe locations for flammable materials such as garden debris or other rubbish.</p>
Additional fire protection for unoccupied buildings	<p>If unoccupied for more than sixty days:</p> <p>(a) disconnect oil and gas services, and</p> <p>(b) install monitored fire-protection system.</p>	The building managers are to ensure the unoccupied buildings safe and a monitored fire-protection system is in place in the Convent building.



Minimum standards of maintenance and repair		
Security	Install: (a) appropriate fencing and security systems, and (b) repair or board up openings.	The building managers are to ensure the buildings are secure and fences are maintained.
Additional security measures for unoccupied buildings	If unoccupied for more than sixty (60) days: (a) install monitored security alarm, or (b) undertake regular surveillance.	The building managers are to ensure unoccupied buildings are provided with security and surveillance arrangements in place.
Essential maintenance and repair	Maintain and/or repair: pest control measures, structural defects, and significant finishes and fittings.	The building managers are to ensure a regular pest control inspection and treatment is in place. The building managers are to ensure advice received from building inspectors recommended building repairs and maintenance matters are addressed appropriately, gaining professional advice where necessary.

11.3 Cyclical and prioritised maintenance schedule

The Cyclical and Prioritised Maintenance Schedules presented in Appendix A of this CMP identifies and prioritises the recommended ongoing repair and maintenance works planned for the homestead and outbuildings over time. These maintenance works are in addition to regular site maintenance and internal cleaning. A record of maintenance work is to be kept alongside this maintenance schedule when any regular maintenance actions are performed, faults are discovered, or repairs are made.

Any conditions arising from any vandalism, storm damage, accidental impacts, broken glazing, and similar are to be considered urgent, and are to be made sound temporarily and then repaired immediately.

11.4 Urgent conservation works

Works that are considered urgent are those which may compromise the safety of the public or workers on the site, or the operation or structural integrity of the heritage item. Where this relates to a building element, the element may have failed or be likely to fail within the next six months. Any such works are to be investigated without delay, and the item stabilised while a permanent solution is developed.

Stabilisation works are recommended to be reversible where possible, and are not recommended to involve the removal of fabric of exceptional or high significance unless no alternatives exist. Any elements of exceptional or considerable significance that are removed during repair works are to be safely stored on-site and reinstated during permanent repair works.



Permanent repair works are to reflect the intentions of the policies in this document, and must be designed to be sympathetic to the site. Urgent and priority works have been identified as a part of the investigation for this CMP, where building movement resulting in cracking has instigated structural monitoring.

Urgent works as identified in Part 10.4.2 of this CMP (page 218) require inspections and condition reporting.

11.5 Conservation works

Conservation works are those works required to conserve, protect, or enhance building fabric of **moderate**, **high**, or **exceptional** significance where that fabric is in less-than-optimal condition. This may include works to key building elements such as walls and roofs that are damaged, or work to decorative or redundant elements and fittings that contribute to the significance of the place.

Conservation works may also include recommendations to remove fabric that has been assessed as being of little significance, and that is intrusive to the site, where that fabric is damaging or obscuring fabric of a higher level of significance. It may also include minor repair works to building services that are recommended to enhance the functionality of the site.

Conservation works do *not* include major new works, extensions, or refits. Any works of that nature need to be developed with consideration of the policies in this CMP and assessed for heritage impacts.

Conservation works are, in general, not urgent, but are a priority measure to prevent ongoing deterioration becoming urgent. The prioritised conservation works may be staged from the upcoming one to three years. Ongoing monitoring of the building condition also forms an important aspect of building maintenance.



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Appendix A. Boondooma Homestead – Prioritised Maintenance Schedule and Cyclical Maintenance Plan

Overview

The following Prioritised Maintenance Schedule and Cyclical Maintenance Plan have been prepared as an appendix to the Boondooma Homestead Complex CMP to facilitate appropriate conservation works planning in line with the CMP's conservation policies and objectives.

This information is prepared for South Burnett Regional Council (as the property owners) and the Boondooma Museum and Heritage Association (as site managers) to assist with future planning, management, and implementation of appropriate maintenance and conservation activities.

It is noted that the CMP has identified the significant building fabric of the Boondooma Homestead Complex is variable in terms of its conditions, with a few areas and buildings showing damage and deterioration, whereas other areas and buildings surviving in fair or good condition. The condition assessment presented in the CMP is based on a visual inspection of the surface condition evident from the ground in daylight and were not informed by official inspections carried out by technical trades experts or structural engineers.

Prioritised Maintenance Schedule

The Prioritised Maintenance Schedule identifies necessary repair, maintenance and conservation works to address affected areas of individual buildings and/or items (and their associated fabric) within the place known as Boondooma Homestead.

This Schedule:

- only addresses individual buildings and/or structures located **within** the place's QHR boundary; and
- only addresses buildings and/or items identified as having a **certain level of heritage significance** (i.e. Low or above) in Part 6.4, Table 10 of the Boondooma Homestead CMP.

When following this Schedule, it is important to note that:

- All the works identified in this Schedule need to be undertaken with reference to the relevant conservation policies for each building or structure, as outlined in Part 10.3 of the CMP.
- Some of the prioritised conservation and/or maintenance works outlined in this Schedule will require specialist contractor inspections.
- Some aspects of the prioritised conservation and/or maintenance works outlined in this Schedule may require further development in the form of conservation drawings and specifications, which are to be prepared by a suitably experienced heritage professional.


- Some of the prioritised conservation and/or maintenance works outlined in this Schedule may require statutory heritage approvals, as well as related other building certification and approvals.
- The prioritised maintenance works outlined in this Schedule for the Main Homestead are already included in a separate works package previously supplied to the South Burnett Regional Council, with supporting architectural documentation provided by Gibson Architects. A copy of the conservation drawings and existing measured survey drawings of the Main Homestead prepared by Gibson Architects are included in Appendix C, appended to this CMP. This separate works package is also supported by a Heritage Impact Statement, previously provided by Extent Heritage, which would inform an Exemption Certificate application to Queensland DES as required under the *Queensland Heritage Act 1992*. As of July 2022, this EC application is pending submission and formal assessment is still yet required prior to the works being able to proceed.

This Schedule also utilises a three-tier grading system to assign a **level of priority** or importance to individual repair, maintenance or conservation tasks. Table 1, below, provides an overview of these priority levels.

Table 1. This table defines the different levels of priority associated with each item of work

Priority Indicator	
HIGH	Works of a HIGH priority (i.e., structural, weatherproofing) are to be undertaken as soon as possible within 12 months.
MODERATE	Works of a MODERATE priority are to be undertaken within 1–2 years. Such works have the potential to become a high priority if not addressed within an appropriate amount of time (i.e., floor stabilisation, re-stumping etc).
LOW	Works of a LOW priority are not considered urgent, but are to be undertaken within 2 – 4 years of being identified (i.e., patching mortar).

USING THIS MAINTENANCE SCHEDULE

MAINTENANCE AND/OR REPAIR ITEMS		PRIORITY	APPROVAL PATHWAY
	BUILDING / ITEM NAME		
	MAINTENANCE ITEM	PRIORITY	APPROVAL PATHWAY
	<ul style="list-style-type: none"> E.g., Removal of a building within the Queensland Heritage Boundary 	HIGH	Development Application (DA)
	<ul style="list-style-type: none"> E.g., Replace main and kitchen roof sheet and ridge capping like-for-like with matching profile CGI sheet, make good roof framing, and refix surviving timber shingles under new roof sheet. 	MEDIUM	Exemption Certificate (EC)
	<ul style="list-style-type: none"> E.g., Treat external structural steel plates and brackets for rust and paint finish. 	LOW	General Exemption Certificate (GEC)

This part itemises all necessary repair and/or maintenance items, organised according to specific buildings or structures within the QHR boundary of Boondooma Homestead.


The scope of these items range from urgent works, such as replacement of roof sheeting, to more routine works, such as treating materials for rust.

This part identifies the priority, or level of importance, of each repair or maintenance item.


The priority level indicates how urgent each item or project is, and can be used to determine the order works are to be undertaken.



This part identifies the statutory approval pathway required for a given repair or maintenance item/project.



Once the approval pathway is identified here, refer to Part 8.2.1 of the CMP for further details of the statutory process.



Prioritised Maintenance and/or Repair Items	Priority	Statutory Approval Pathway
	1A-1D Main Homestead including dining room, laundry and covered walkway	
<p>Roof and Gutter Repairs</p> <ul style="list-style-type: none"> ▪ Replace main and kitchen roof sheet and ridge capping like-for-like with matching profile CGI sheet, make good roof framing, and refix surviving timber shingles under the new roof sheet. ▪ Reconstruct roof sheet and framing of nursery room in a like-for-like material and profile. ▪ Make good the gutters, retain metal gutter brackets, and replace missing gutters with half-round profile. ▪ Make sound and watertight galvanised sheet chimney, replacing dilapidated sheets and repairing flashings. ▪ Modify down-pipe drainage to tanks, and generally make good the gutter drainage system. 	HIGH	Exemption Certificate (EC) Refer to Part 8.2 of the CMP
<p>Timber Repairs</p> <ul style="list-style-type: none"> ▪ Generally replace rotted or missing timber elements (such as floorboards, posts, and wall cladding) with like-for-like materials. ▪ Patch and repair sound timber elements. ▪ Refix loose timbers, floorboards, weatherboards, and timber shingles. ▪ Reinstate missing cover strips, skirting boards, trims, cornice, floorboards, architraves, and wall cladding in a like-for-like material to match existing profiles. Use salvaged original sections or cut from stored cedar stockpiled on site. ▪ Complete floorboards to cover bearers and make sound the covered walkway between the Main Homestead and the Original Homestead (former). ▪ Reconstruct timber awning window shutters. ▪ Repair dilapidated windows jambs and studs. 	MODERATE	Exemption Certificate (EC) Refer to Part 8.2 of the CMP



Prioritised Maintenance and/or Repair Items	Priority	Statutory Approval Pathway
<p>Structural Works</p> <ul style="list-style-type: none"> ▪ Replace timber beam at rear verandah in a like-for-like manner. ▪ Brace and secure fixing to the north-west wall of Bedroom 2. 	HIGH	<p>Exemption Certificate (EC) Refer to Part 8.2 of the CMP</p>
<p>Finishes</p> <ul style="list-style-type: none"> ▪ Make good the doors and reinstate missing hardware. ▪ Treat external structural steel plates and brackets for rust and paint finish. ▪ Repaint existing white limewash areas in like-for-like paint. ▪ Finish all unpainted walls, ceilings, and floors with pure tung oil. ▪ Replace cracked render in dining room fireplace with patching render mix and repaint the fireplace interior with limewash paint. ▪ Protect surviving paint finishes and undertake light preparation to remove flaking paint. 	MODERATE	<p>General Exemption Certificate (GEC) Refer to Part 8.2 of the CMP</p>
<ul style="list-style-type: none"> ▪ Reinstate canvas ceiling lining in Bedroom 3. ▪ Reinstate kitchen verandah timber linings. ▪ Patch and repair wallboards, fireplace chimneys, and flashings to walls in a like-for-like manner. ▪ Re-wax polished trims and joinery, including door panels, with traditional bee's wax polish 	LOW	<p>General Exemption Certificate (GEC) Refer to Part 8.2 of the CMP</p>


Prioritised Maintenance and/or Repair Items	Priority	Statutory Approval Pathway
 <p data-bbox="703 499 857 523">2 Stone Store</p>		
<p data-bbox="327 683 472 707">Roof Repairs</p> <ul data-bbox="327 722 1352 826" style="list-style-type: none"> ▪ Replace unsound rusted corrugated galvanised iron roof sheets with like-for-like materials (Z600). ▪ Replace any split or damaged roof framing in a like-for-like manner. ▪ Refix loose timber roof battens. 	<p data-bbox="1447 722 1585 746">MODERATE</p>	<p data-bbox="1619 722 1915 786">Exemption Certificate (EC) Refer to Part 8.2 of the CMP</p>
<p data-bbox="327 858 495 882">Timber Repairs</p> <ul data-bbox="327 898 1323 962" style="list-style-type: none"> ▪ Repair or replace split or rotting timber posts on the lean-to extensions in like-for-like materials. ▪ Repair or replace dilapidated or rotten iron bark timber floor slabs in like-for-like. 	<p data-bbox="1447 882 1585 906">MODERATE</p>	<p data-bbox="1619 866 1915 954">General Exemption Certificate (GEC) Refer to Part 8.2 of the CMP</p>
<p data-bbox="327 994 472 1018">Wall Repairs</p> <ul data-bbox="327 1034 1397 1137" style="list-style-type: none"> ▪ Repair and replace damaged or missing ant bed mortar in a like-for-like manner. ▪ Remove the concrete mortar repairs and replace with ant bed mortar. ▪ Remove concrete mortar formed as sills at windows and replace with ant bed mortar to match existing. 	<p data-bbox="1485 1034 1547 1058">HIGH</p>	<p data-bbox="1619 1034 1915 1098">Exemption Certificate (EC) Refer to Part 8.2 of the CMP</p>

Prioritised Maintenance and/or Repair Items	Priority	Statutory Approval Pathway
 <p>3 Meat Shed</p>		
<ul style="list-style-type: none"> General maintenance activities as per the Cyclical Maintenance Plan (see page 23, below). 	LOW	<p>General Exemption Certificate (GEC) Refer to Part 8.2 of the CMP</p>
 <p>4 – Original Homestead (former)</p>		
<p>General Repairs</p> <ul style="list-style-type: none"> Finish floor to make building safe for people to enter/visit. 	MODERATE	<p>General Exemption Certificate (GEC) Refer to Part 8.2 of the CMP</p>
<ul style="list-style-type: none"> General maintenance activities as per the Cyclical Maintenance Plan (see page 23, below). 	LOW	<p>General Exemption Certificate (GEC) Refer to Part 8.2 of the CMP</p>

Prioritised Maintenance and/or Repair Items	Priority	Statutory Approval Pathway
 <p data-bbox="703 507 855 536">5 Cool House</p>		
<p data-bbox="327 662 506 691">General Repairs</p> <ul data-bbox="327 703 1285 732" style="list-style-type: none"> General maintenance activities as per the Cyclical Maintenance Plan (see page 22, below). 	LOW	<p data-bbox="1619 651 1827 703">General Exemption Certificate (GEC)</p> <p data-bbox="1619 715 1917 743">Refer to Part 8.2 of the CMP</p>
 <p data-bbox="703 882 855 911">6 – Outhouse</p>		
<p data-bbox="327 1050 506 1078">General Repairs</p> <ul data-bbox="327 1091 1314 1155" style="list-style-type: none"> Remove shrub from the ground and remove branches around the outhouse structure. Refix the timber elements, reusing all of the sound material to stabilise the outhouse structure. 	MODERATE	<p data-bbox="1619 1054 1827 1107">General Exemption Certificate (GEC)</p> <p data-bbox="1619 1118 1917 1147">Refer to Part 8.2 of the CMP</p>

Prioritised Maintenance and/or Repair Items	Priority	Statutory Approval Pathway
 <p>7 – Postal Receiving Office</p>		
<p>General Repairs</p> <ul style="list-style-type: none"> ▪ Repair or replace rotted timber gable boards. ▪ Prune the adjacent tree to ensure foliage is safely away from the building. ▪ Repair adjacent timber gate on the fence post. ▪ General maintenance activities as per the Cyclical Maintenance Plan (see page 22, below). 	LOW	<p>General Exemption Certificate (GEC) Refer to Part 8.2 of the CMP</p>
 <p>9 – Stables and Stockyards</p>		
<p>Structural and Roof Repairs</p> <ul style="list-style-type: none"> ▪ Stabilise and make sound the stable structure. ▪ Obtain a formal structural engineering assessment of the stable structure, including design recommendations. ▪ Replace unsound, rusted corrugated galvanised iron roof sheets in like-for-like (Z600) material. ▪ Replace any split or damaged roof framing in a like-for-like manner. ▪ Replace galvanised quad gutters in a like-for-like manner, ensuring storm water drains away from building or is connected to a water tank. 	HIGH	<p>Exemption Certificate (EC) Refer to Part 8.2 of the CMP</p>

Prioritised Maintenance and/or Repair Items	Priority	Statutory Approval Pathway
<p>General Repairs</p> <ul style="list-style-type: none"> Make secure and refix loose timber beams, boards, palings, rails following the aforesaid structural repairs. Remove and securely store loose timber above ground. General maintenance activities as per the Cyclical Maintenance Plan (see page 22, below). 	<p>MODERATE</p>	<p>General Exemption Certificate (GEC) Refer to Part 8.2 of the CMP</p>
<p>Stockyard fencing repairs</p> <ul style="list-style-type: none"> Make good stockyard fencing, and refix rails and posts where possible. 	<p>MODERATE</p>	<p>General Exemption Certificate (GEC) Refer to Part 8.2 of the CMP</p>
	<p>11 – Caretaker’s Store</p>	
<p>General Repairs</p> <ul style="list-style-type: none"> Replace unsound, rusted corrugated galvanised iron roof sheets in like-for-like (Z600) material. General maintenance activities as per the Cyclical Maintenance Plan (see page 22, below). 	<p>LOW</p>	<p>General Exemption Certificate (GEC) Refer to Part 8.2 of the CMP</p>
	<p>12 – Brownies Hut</p>	
<p>General Repairs</p> <ul style="list-style-type: none"> Replace unsound rusted corrugated galvanised iron roof sheets in like-for-like (Z600) material. 	<p>LOW</p>	<p>General Exemption Certificate (GEC)</p>

Prioritised Maintenance and/or Repair Items	Priority	Statutory Approval Pathway
<ul style="list-style-type: none"> ▪ Repair and replace rotted timber members, window shutters, and doors. ▪ Refinish all unpainted walls, ceilings, and floors with traditional tung oil. ▪ General maintenance activities as per the Cyclical Maintenance Plan (see page 22, below). 		Refer to Part 8.2 of the CMP
	14 – Boundary riders’ hut	
<p>General Repairs</p> <ul style="list-style-type: none"> ▪ General maintenance activities as per the Cyclical Maintenance Plan (see page 22, below). 	LOW	General Exemption Certificate (GEC) Refer to Part 8.2 of the CMP

Cyclical Maintenance Plan

This Cyclical Maintenance Plan sets out regular maintenance items and works that are considered necessary to maintain the built elements of the Boondooma Homestead Complex in a sound, well-maintained and operational condition, and to prevent more serious damage that potentially results from inattention to regular maintenance regimes.

Accountability

- Regular inspections are important to the provision of good maintenance standards to identify arising wear and tear and make decisions about repairs and replacement elements.
- The building manager is to report to the building owner for the upkeep of grounds and buildings, and for approval of the maintenance budget.
- The building manager is responsible for the development of an annual maintenance plan, the upkeep of a cyclical maintenance logbook, and an assets register to record the purchase or disposal of plant and equipment.
- This Plan is to be read in conjunction with relevant policy documents including the Conservation Management Plan, Workplace Health and Safety Policy, and the Risk Management Policy for the premises.
- Contractors engaged for specialised services are to be experienced and qualified in the relevant field.
- Major works may require building approvals, drawings, or other documentation, including heritage approvals. The building owners and managers are required to prepare for and undertake any applicable statutory assessment procedures that are necessary to enable major repair or conservation work projects.
- Similar to the regular maintenance works outlined under *The General Exemption Certificate—Queensland Heritage Places* that permits owners and other persons to carry out regular maintenance building work on Queensland heritage places, the cyclical maintenance tasks identified in this Plan are considered to be the *minimum* maintenance necessary to protect the relative cultural significance of the heritage place.
- Typical maintenance works that may be carried out without application and included under the General Exemption Certificate are detailed on the Queensland Government website: <https://www.qld.gov.au/environment/land/heritage/development/exemptions>.
- The cyclical maintenance tasks identified in the Plan are provided to maintain the buildings in active use, good repair, and optimal operational condition. Many of the tasks are, generally, minor types of development that are not damaging to the significance of a heritage place and do not require approval under the *Queensland Heritage Act 1992*. However, tasks that require major work or propose a change to the building fabric or have potential for

adverse impact on cultural heritage significance, an application for an Exemption Certificate or Development Assessment becomes necessary.

- The maintenance tasks identified in this Plan are based on the principles of good conservation practice set out in *Burra Charter*.

Responsive maintenance

There will always be maintenance emergencies that need to be attended to. A system of communication for maintenance requests between the building manager and the building owner is recommended to be put in place to manage arising damage. Removal of graffiti or promptly replacing a smashed window are examples of responsive maintenance.

Planned maintenance

Routine cleaning following daily use of the buildings are to be undertaken. General internal house cleaning tasks such as sweeping, washing dishes, and removal of food and rubbish are to be delegated to the day-to-day managers or users of the buildings.

The building owner's maintenance staff are responsible for the following:

- locks, excluding work that must be carried out by a professional locksmith;
- supply and fitting of light tubes, light globes and tap washers;
- regular visual inspections, as noted below;
- checks of security fences and minor repairs as required;
- minor repairs to fixed furniture and equipment; and
- minor landscape maintenance.

Cyclical maintenance

The following is a summary of the recommended general cyclical maintenance tasks.

Time period	Tasks
Biannually or annually	<ul style="list-style-type: none"> ▪ Annual checking of electrical equipment by professional tradespeople. ▪ Annual pest control treatment. ▪ Tests of alarm systems, smoke detectors and firefighting equipment according to Australian Standards. ▪ Biannual filter checks and cleaning for air-conditioning units, annual checking or air conditioning via maintenance contract with professional trades people and according to service contract. ▪ Annual inspection of ceilings, floors, paving, plumbing, internal painting, door hinges, hooks, and locks.
Every two (2) years	<ul style="list-style-type: none"> ▪ Inspection of timber cladding and stumps, identifying any loose or dilapidated elements and refix and repair. This inspection is to be carried out by an experienced traditional building contractor.
Every five (5) years	<ul style="list-style-type: none"> ▪ Coat external unpainted timber in traditional tung oil.
Every ten (10) years	<ul style="list-style-type: none"> ▪ Inspect or repair/replace water tanks. ▪ Replacement of non-significant floor coverings. ▪ Refurbishment or replacement of electrical wiring. ▪ Repaint painted surfaces.
Every twenty (20) years	<ul style="list-style-type: none"> ▪ Replace amenities fixtures. ▪ Roof refurbishment/cleaning or replacement. ▪ Refurbishment or replacement of guttering and downpipes.

Cyclical Maintenance Plan: Main Homestead

Ref	Building element	Maintenance task	Service provider	Frequency
<i>1. Roof</i>				
1.1	Roof areas generally, including main roof and verandah roof	Inspect roof areas from ground and report any loss or damage to roof cladding, flashings, and chimneys. Remove leaf material or debris where height is accessible.	Building / Property Manager	After storms and every six (6) months
1.2	CGI roof sheeting and associated flashings	Inspect the condition of the flashings and fixing elements; refix if loose and make repairs to upstands and maintain watertightness. Replacement elements are to be 'like-for-like' and matching the original fabric. Do not use incompatible metals for repairs or replacements.	Qualified roofing plumbing contractor	After storms and annually
1.3	Roof shingles and framing	Inspect the condition of the roof framing and the timber shingles. Ensure surviving shingles are fixed and secure. Replacement elements are to be 'like-for-like' and matching the original fabric.	Qualified carpenter / roofing contractor	Annually
1.4	Roof replacement / refurbishment	Lifecycle refurbishment or replacement.	Qualified roofing contractor	Pending CGI roof sheeting condition report
<i>2. Rainwater goods</i>				
2.1	Rainwater goods generally	Inspect rainwater goods from the ground and accessible high points, and report any loss or damage to the gutters and downpipes.	Building / Property Manager	After storms and annually
2.2	Rainwater goods	Clear gutters and downpipes of leaf litter, debris, or rubbish and ensure pipes allow the free flow of water.	Qualified roofing plumbing contractor	After storms and annually

Ref	Building element	Maintenance task	Service provider	Frequency
2.3	Rainwater goods	Inspect the gutters for replacement. Downpipes, gutters and roof sheeting must always be provided in compatible metals.	Qualified roofing plumbing contractor	After storms and annually
2.4	Surface drains	Clear drainage channel of vegetation, silt, and rubbish to allow free flow of water.	Gardening contractor	6 monthly
3. External walls				
3.1	External walls generally	Inspect wall areas from the ground and report any damage or dilapidation of timber elements.	Building Manager	After storms and annually
3.2	External walls generally	Remove any plant growths and ensure water is draining away from walls.	Building Manager	After storms and annually
3.3	External walls, timber damage monitoring	Monitor any dilapidation to timber cladding.	Building / Property Manager	After storms and annually
3.4	Window and door glazing generally	Inspect annually for operation and condition, and report any damage.	Building / Property Manager	Annually
3.5	Window and door frames	Inspect for damage; if damaged, timber frames are to be repaired by experienced joinery tradesperson. Windows and doors are to be maintained in an operable condition.	Qualified joinery contractor	Two years
3.6	Window and door frames	Paint according to scheduled re-painting in 'like-for-like' colours unless patch repairs are required.	Painting contractor	Five (5) to seven (7) years depending upon use/wear
3.7	Window and door glass	Inspect for cracked/broken glass. Replace broken glazing immediately in 'like-for-like' material.	Qualified glazing contractor	Two (2) years
3.8	Doors	Doors are to be maintained in an operable condition.	Building / Property Manager	Annually

Ref	Building element	Maintenance task	Service provider	Frequency
		Inspect annually for operation and condition; report any damage. Service hinges and lock barrels with lubricant.		
3.9	Door hardware generally	Replacement of door hardware is to be 'like-for-like' where damaged beyond repair (as specified by a qualified heritage architect).	Qualified joinery or carpenter contractor	When notified
3.10	Door hardware: locks	Service and replace damaged key entry system, lock barrels, or locking mechanism as required.	Locksmith contractor	When notified or five (5) years
3.11	Door panels: timber panelled doors	Prepare, patch, and repaint.	Painting contractor	Five (5) to seven (7) years depending upon use/wear
4. Verandah and sub-floor structure				
4.1	Timber floor framing and trims, soffits	Inspect timber framing and decorative details. Identify deterioration and report any damage loose items, or eroded paintwork that is permitting moisture entry to the timber.	Building / Property Manager	Annually
5. Internal structures and finishes				
5.1	Floor structure	Inspect timber floors to observe if the floor remains level and dry. Report any areas that show a change of surface level or dampness.	Building / Property Manager	Annually
5.2	Floor maintenance	Undertake regular housekeeping including sweeping and/or vacuuming and mopping with compatible timber floor cleaner. Remove cobwebs, polish window glass, remove dust from furniture and fittings, using suitable wax cleaner.	Building / Property Manager	Weekly with use; otherwise monthly

Ref	Building element	Maintenance task	Service provider	Frequency
5.3	Clear timber floor finishes	Recoat floor finishes to applicable buildings. Do <u>not</u> sand floors; follow specific advice for each building where applicable.	Painting contractor or qualified floor finish contractors	Seven (7) to ten (10) years depending upon use and wear
5.4	Walls timber skirting, cornices, rails, trims, door, and architraves	Prepare, patch and repaint or re-apply clear finish to match existing.	Painting contractor	Five (5) to seven (7) years depending upon use/wear
5.5	Window and door timber frames	Prepare, patch and repaint or re-apply clear finish to match existing.	Painting contractor	Five (5) to seven (7) years depending upon use/wear
5.6	Fixed clear finish timber joinery/furniture	Undertake regular housekeeping via dusting and furniture wax-based polish	Building / Property Manager	Weekly with use; otherwise monthly
6. Building services				
6.1	Firefighting equipment	Test and inspect according to the relevant Australian Standards.	Qualified fire safety equipment professional (e.g. Chubb)	According to fire services supplier
6.2	Alarm systems and smoke detectors	Test and inspect according to the relevant Australian Standards.	Qualified electrical contractor	Annually
6.3	Pest control	Inspect and treat buildings as required for wasps, termites, other insects, rodents, and other pests.	Pest control contractor	Annually

Cyclical Maintenance Plan: Stone Store

Ref	Building element	Maintenance task	Service Provider	Frequency
1. Roof				
1.1	Roof areas generally, including main roof and verandah roof	Inspect roof areas from ground and report any loss or damage to roof cladding, flashings, and chimneys. Remove leaf material or debris where height is accessible.	Building / Property Manager	After storms and every six (6) months

Ref	Building element	Maintenance task	Service Provider	Frequency
1.2	CGI roof sheeting and associated flashings	<p>Inspect the condition of the flashings and fixing elements; refix if loose and make repairs to upstands and maintain watertightness.</p> <p>Replacement elements are to be 'like-for-like' and matching the original fabric (Z600).</p> <p>Do <u>not</u> use incompatible metals for repairs or replacements</p>	Qualified roofing plumbing contractor	After storms and annually
1.3	Roof battens and framing	<p>Inspect the condition of the roof framing and the timber shingles.</p> <p>Ensure surviving shingles are fixed and secure.</p> <p>Replacement elements are to be 'like-for-like' and matching the original fabric</p>	Qualified carpenter / roofing contractor	Annually
1.4	Roof replacement / refurbishment	Lifecycle refurbishment or replacement.	Qualified roofing contractor	Pending CGI roof sheeting condition report
<i>2. Rainwater removal</i>				
2.1	Rainwater goods generally	Inspect rainwater goods from the ground and accessible high points and report any loss or damage to the gutters and downpipes.	Building / Property Manger	After storms and annually
2.2	Rainwater goods	Clear gutters and downpipes of leaf litter, debris, or rubbish and ensure pipes allow the free flow of water.	Qualified roofing plumbing contractor	After storms and annually
2.3	Rainwater goods	<p>Inspect the gutters for replacement.</p> <p>Downpipes, gutters and roof sheeting must always be provided in compatible metals</p>	Qualified roofing plumbing contractor	After storms and annually
<i>3. External walls</i>				
3.1	External walls generally	Inspect wall areas from the ground and report any damage or dilapidation of elements.	Building Manager	After storms and annually

Ref	Building element	Maintenance task	Service Provider	Frequency
3.2	External walls generally	Remove any plant growths. Ensure water is draining away from walls.	Building Manager	After storms and annually
3.3	External walls, timber	Monitor any dilapidation to timber cladding.	Building / Property Manager	After storms and annually
3.4	External walls, stone and mortar	Monitor any areas of dilapidation. Record to inform more major repair stages.	Building / Property Manager	After storms and annually
3.5	Window and door frames	Inspect for damage; if damaged, the timber frames are to be repaired by experienced joinery tradesperson. Windows and doors are to be maintained in an operable condition.	Qualified joinery contractor	Two (2) years
3.5	Window and door frames	Paint according to scheduled repainting unless patch repairs are required	Painting contractor	Five (5) to seven (7) years depending upon use/wear
3.6	Doors	Doors are to be maintained in an operable condition. Inspect annually for operation and condition; report any damage. Service hinges and lock barrels with lubricant as required.	Building / Property Manager	Annually
3.7	Door hardware generally	Replace door hardware where damaged beyond repair (as specified by a qualified heritage architect).	Qualified joinery or carpenter contractor	When notified
3.8	Door hardware: locks	Service and replace damaged key entry system, lock barrels, or locking mechanism as required.	Qualified locksmith	When notified or five (5) years
3.9	Door panels: timber panelled doors	Prepare, patch, and repaint.	Painting contractor	Five (5) to seven (7) years depending upon use/wear

Ref	Building element	Maintenance task	Service Provider	Frequency
<i>4. Sub-floor structure</i>				
4.1	Timber floor framing	Inspect timber framing and decorative details. Identify deterioration and report any damage loose items, or eroded paintwork that is permitting moisture entry to the timber	Building / Property Manager	Annually
<i>5. Internal structures and finishes</i>				
5.1	Floorboards or cladding	Inspect timber floorboards or cladding to observe if the floor remains level and dry. Report any areas that show a change of surface level or dampness.	Building / Property Manager	Annually
5.3	Clear timber floor finishes	Apply traditional tung oil.	Painting contractor	Seven (7) to ten (10) years depending upon use and wear
5.2	Cleaning	Undertake regular housekeeping, including sweeping, dusting and removal of cobwebs.	Building / Property Manager	Weekly with use; otherwise monthly
5.4	Walls timber	Prepare, patch and repaint or apply traditional tung oil where unpainted.	Painting contractor	Five (5) to seven (7) years depending upon use/wear
5.5	Window and door timber frames	Prepare, patch and repaint where painted or re-apply traditional tung oil where unpainted.	Painting contractor	Five (5) to seven (7) years depending upon use/wear
<i>6. Building services</i>				
6.1	Firefighting equipment	Test and inspect according to the relevant Australian Standards.	Qualified fire safety equipment professional (e.g. Chubb)	According to fire services supplier
6.3	Pest control	Inspect and treat as required for wasps, termites, other insects, rodents, and other pests.	Pest control contractor	Annually

Cyclical Maintenance Plan: General

Ref	Building element	Maintenance task	Service Provider	Frequency
<i>1. Roof areas</i>				
1.1	Roof areas generally, including main roof and verandah roof.	Inspect roof areas from ground and report any loss or damage to roof cladding, flashings, and chimneys. Remove leaf material or debris where height is accessible.	Building / Property Manager	After storms and every six (6) months
1.2	CGI Roof Sheeting, and associated flashings.	Inspect the condition of the flashings and fixing elements; refix if loose and make repairs to upstands and maintain watertightness. Replacement elements are to be 'like-for-like' and matching the original fabric. Do not use incompatible metals for repairs or replacements	Qualified roofing plumbing contractor	After storms and annually
1.3	Roof battens and framing	Inspect the condition of the roof framing. Replacement elements are to be 'like-for-like' and matching the original fabric.	Qualified carpenter / roofing contractor	Annually
1.4	Roof replacement / refurbishment	Lifecycle refurbishment or replacement.	Qualified roofing contractor	Pending CGI roof sheeting condition report
<i>2. Rainwater removal</i>				
2.1	Rainwater goods generally	Inspect rainwater goods from the ground and accessible high points and report any loss or damage to the gutters and downpipes.	Building / Property Manager	After storms and annually
2.2	Rainwater goods	Clear gutters and downpipes of leaf litter, debris, or rubbish and ensure pipes allow the free flow of water.	Qualified roofing plumbing contractor	After storms and annually
2.3	Rainwater goods	Inspect the gutters for replacement. Downpipes, gutters and roof sheeting must always be provided in compatible metals	Qualified roofing plumbing contractor	After storms and annually

Ref	Building element	Maintenance task	Service Provider	Frequency
<i>3. External walls</i>				
3.1	External walls generally	Inspect wall areas from the ground and report any damage or dilapidation of timber elements.	Building Manager	After storms and annually
3.2	External walls generally	Remove any plant growths. Ensure water is draining away from walls.	Building Manager	After storms and annually
3.3	External walls, damage monitoring	Monitor any dilapidation to timber, metal, render, stone or concrete finishes. Undertake minor repairs or record to inform major repair stages.	Building / Property Manager	After storms and annually
3.4	Window and door frames	Inspect for damage; if damaged, the timber frames are to be repaired by experienced joinery tradesperson. Windows and doors are to be maintained in an operable condition.	Qualified joinery contractor	Two years
3.5	Window and door frames	Paint or apply tung oil as required, according to scheduled re-painting.	Painting contractor	Five (5) to seven (7) years depending upon use/wear
3.6	Window and door glazing	Monitor glass for breakage. Arrange repair as required by qualified glazing contractor. Replace broken glazing immediately in 'like-for-like' material.	Building / Property Manager	Annually
<i>4. Verandah and sub-floor structure</i>				
4.1	Timber floor framing	Inspect timber framing and decorative details. Identify deterioration and report any damage loose items, or eroded paintwork that is permitting moisture entry to the timber	Building / Property Manager	Annually

Ref	Building element	Maintenance task	Service Provider	Frequency
<i>5. Internal structures and finishes</i>				
5.1	Floor structure	Inspect timber floors to observe if the floor remains level and dry. Report any areas that show a change of surface level or dampness.	Building / Property Manager	Annually
5.2	Floor and general maintenance	Undertake regular housekeeping including sweeping and/or vacuuming and mopping with compatible timber floor cleaner. Remove cobwebs, polish window glass, remove dust from furniture and fittings, using suitable wax cleaner.	Building / Property Manager	Weekly with use; otherwise monthly
<i>6. Building services</i>				
6.3	Pest control	Inspect and treat as required for wasps, termites, other insects, rodents, and other pests.	Pest control contractor	Annually

Appendix B. List of Key Persons and Community Associated with Boondooma Homestead

This appendix presents a reproduction of a comprehensive list of key persons and community members associated with Boondooma Homestead and the history of Boondooma Station from 1846 to 1920, compiled by and reproduced with the permission of the Boondooma Museum & Heritage Association.

Alexander, Robert

Born on the 29 March 1812, at Mauchline Ayrshire Scotland. Died at McDougall Street Milton, Brisbane on the 2 September 1898, and buried in the South Brisbane cemetery on 3 September 1898. Came to Australia in c.1842. Son of William Alexander and Janet (nee Richmond). In partnership with Brothers Robert and Alexander Lawson established Boondooma station. After leaving the partnership with the Lawsons the pastoral lease of Proston and Durong, which was part of the original Boondooma lease with an estimated area of 20,000 acres, was transferred to his name. Robert Alexander married Eliza Maria Halloran in Sydney on 9 April 1859. Father of Arthur Stewart, William Richmond, Mary Roberta Eliza, Anne Dugaldine Wilhelmina Frances, Robert Alfred, John Walter, George Herbert Henry, Bessie Ida Hillicar, and Edward Campbell.

Anderson, Jack

Worked on Boondooma (Dangarabungy outstation) for EJ McConnel following the death of William Barnes until 1913. Later owned Portion 26 and another unknown Portion on Boondooma. In partnership with Mick Webber owned and operated the Durong Butcher Shop.

Anton, Joseph

Engaged to work on Boondooma Station for two years from 8 May 1857 at £35 per annum. Left Hamburg aboard the "Helene" 17 November 1856 and arrived in Moreton Bay 28 March 1857, aged 36 years. Husband of Elizabeth, Father of Ernestine Saugling.

Anton, Elizabeth

Wife of Joseph. Came to Boondooma aged 26 years. Mother of Ernestine Saugling. Left Hamburg aboard the "Helene" 17 November 1856. Arrived Moreton Bay 28 March 1857.

Anthony, Peter

Engaged on Boondooma Station from 26 May 1856 to 6 June 1856. Entry in wage book dated 17 June 1856 'Absconded'.

Banks, Mary McLeod

Part owner of Boondooma during the ownership of DC McConnell.

Banks, Harry

Bookkeeper on Boondooma during the ownership of DC McConnell.

Bailey, W

Worked for Moules on Boondooma Station, c.1857. Possibly involved with construction of the homestead.

Ball, Clarence Hazlewood

Born 3 September 1863.

Ball, AP

Brother of Emily Mountford, Clarence and Isabella. Brother in-law to Alexander Robertson Lawson. Residence Hazlewood Station 1869.

Ball, Isabella

Sister to Emily, AP Ball, and Clarence. Married James William Stewart on the 31 January 1863. Mother of Charles William Montague (1864/C400), Ada Emily (1866/C770), George Herbert (1867/C1003), Albert Perceival (1868/C931), and Alick Graham (1871/C452).

Bonfield, Michael Joseph

Married Rossana Adelaide (Hannah) Hafner in 1907, who was born at Boondooma Station on 22 September 1880.

Buckle, Charles William

Married Mary Ann Hafner 1897 (second husband), who was born on Boondooma Station on 26 March 1874.

Burney, Robert Payne

Son of Lt. Col Burney. Died on Boondooma Station on 9 October 1864 (64/000190). Buried on the 10 October 1864 on the western bank of the Boyne River north-east of the homestead. Death certificate states he was found drowned in the River Boyne. His grave is one of two graves on Boondooma, facing west. Informant of his death was James William Stewart. Witness to his burial was WH Trail and Rodrick Needam. The cause of death was certified by DP Okeden JP.

Barratt, John

Son of Richard Barratt and Jane Turner. Born Paramatta, New South Wales in 1840. Married Harriet Brazier 7 January 1867 on Boondooma Station. Father of Charles William Barratt.

Barrat, Charles William

Born on Boondooma Station February 1885. Son of John Barratt and Harriet Brazier. Married Mary Elizabeth Kenny at Gayndah, Queensland, 7 January 1925.

Barratt, Harriet

Daughter of John and Harriet (nee Brazier) born Boondooma. Married William Abby at Dalby, Queensland, 24 April 1900.

Brazier, William

Son of Thomas Brazier and Mary (nee Newlan). Worked as a bullock driver on Boondooma Station during 1850-1860. Born at Little Shelford, Cambridge, England on 8 July 1821. Married Elizabeth Sarah Elbourne on 1 September 1840 at Little Shelford, Cambridge, England from where they came to Australia. Father of Mary Ann, Harriet, Ellen, William, Elizabeth, Alfred and Charles. Accidentally killed in Dalby 22 March 1872 and buried at Dalby, Queensland on 23 March 1872. A Magisterial inquiry was held by P Pinnock Esq on 23 March 1872 at Dalby, Queensland, where the verdict of accidental death was given.

Brazier, Ellen

Born at Little Shelford, Cambridge, England. Daughter of William and Elizabeth Brazier. Sister of Harriet. Married at Boondooma on 6 April 1865 to Charles Sinclair (but Sincklair on marriage certificate). Witnesses PC Hawkes and Roderick FI Needham, Minister RR Wilson.

Brazier, Harriet

Born in Cambridge, England. Worked on Boondooma during the 1860s. Married Charles William Barratt at Boondooma on 7 January 1867 in the presence of Alexander Robertson Lawson and Charles Sinclair.

Brazier, Alfred

Born at Boondooma 19 July 1858. Birth was registered Gayndah, Queensland, 19 August 1858. Son of William Brazier and Elizabeth Sarah Elbourne. Died 7 May 1938 at Jandowae, Queensland.

Brazier, Charles

Born in the stone building on Boondooma on 12 March 1862. Son of William Brazier and Elizabeth Sarah Elbourne.

Brazier, John

Born on Boondooma Station on 1 August 1862. Died in Dalby on 14 November 1941. One of William and Elizabeth Braziers daughter's sons, adopted by William and Elizabeth.

Brazier, William

Son of William Brazier and Elizabeth Sarah Elbourne.

Brill, Wilhelm (or 'Brell')

Born at Mannheim Kafertal Baden Germany 12 March 1811. Christened 13 March 1811 in the Kafertal Catholic Church. Son of Johannes Brill and Elizabeth Beck. Brother of Daniel, Valentin, and Jacob. Married Anna Katharina Sponagal at Heddesheim on 31 December 1848. Came to Australia in 1852 on the "Johan Cesar Godeffroy" arrived in Brisbane January 1853. Worked on Boondooma Station. First entry in wage book as a stonemason 24 May 1856. Last entry in wage book as a stonemason 21 July 1857. Last entry in wage book shows employed as a shepherd 5 April 1861. Built the stone store at Boondooma between 1854-1858. Daughter Eva Katharina Married at Boondooma 16 August 1855. Naturalised at Ipswich on 13 April 1864. Brill's name is recorded in the "Darling Downs Gazette" January 1890 in a petition to the Colonial Government of the day for the formation of the Shire of Middle Ridge. Died at East Swamp Toowoomba on 28 April 1886. Buried in the Toowoomba Cemetery 29 April 1886.

Brill, Eva Katharine (or 'Brell')

Born on 21 December 1838 at Heddesheim Mannheim Baden, Germany. Married Friedrich Moeller at Boondooma 16 August 1855. Sister of Friedrich Sponagal, Valentin, Catharina, Phillipina, Theresa, Wilhelm, and Theresa. Died in Brisbane on 29 June 1913 and was buried in the Toowong cemetery on 30 June 1913.

Brill, Valentine (or 'Brell')

Daughter of Wilhelm and Anna Katharina Brill. Born Germany, Christened 8 January 1842 at Heddesheim Mannheim, Baden. Sister of Friedrich Sponagal, Eva Katharina, Catharina, Phillipina, Theresa, Wilhelm, and Theresa. Died 1 May 1854 at Toowoomba Queensland Australia. Buried in the Toowoomba Cemetery.

Brill, Catherina (or 'Brell')

Daughter of Wilhelm and Anna Katharina Brill. Born Germany. Christened 23 July 1846. Sister of Friedrich Sponagal, Eva Katharina, Valentin, Phillipina, Theresa, Wilhelm, and Theresa. Died 19 February 1847. Buried in Germany, date unknown.

Brill, Phillipina (or 'Brell')

Daughter of Wilhelm and Anna Katharina Brill. Born Germany. Christened 7 July 1849 at Kafertal Mannheim Baden. Lived on Boondooma between 1854-1861. Married John Lehr at Ipswich Queensland on 22 May 1866. Sister of Friedrich Sponagal, Eva Katharina, Valentin, Catharina, Theresa, Wilhelm, and Theresa.

Brill, Theresa (or 'Brell')

Daughter of Wilhelm and Anna Katharina Brill. Born Germany. Christened 16 December 1850 at Kafertal Mannheim Baden. Sister of Friedrich Sponagal, Eva Katharina, Valentin, Catharina, Phillipina, Wilhelm, and Theresa. Died and buried at sea c.1852/1853 on voyage to Queensland Australia.

Brill, Wilhelm (or 'Brell')

Son of Wilhelm and Anna Katharina Brill. Born 1854 in Queensland, place unknown. Lived on Boondooma between 1854-1861. Buried in Queensland, place unknown. Never married (spouse Euphemia Hinshelwood). Brother of Friedrich Sponagal, Eva Katharina, Valentin, Catharina, Phillipina, Theresa, and Theresa.

Brill, Theresa (or 'Brell')

Born at Boondooma Station Queensland on 16 August 1858. Married Frederich August Wilhelm Burrow at Toowoomba on 31 December 1873. Died at Surat, Queensland on 18 October 1924. Buried in the Surat Cemetery on 19 October 1924. Sister of Friedrich Sponagal, Eva Katharina, Valentin, Catharina, Phillipina, Theresa, and Wilhelm.

Brisbane, James

Employed on Boondooma between 27 May 1856 to 7 January 1857.

Borton, Mary

Of Burrandowan Station, married Peter Munro.

Brodie, Peter

Pioneer Squatter. Received Swamp Oak Station near Tamworth NSW as a grant from the Government in 1834. Married Matilda Haydon. Brother of Peter Haydon. Father of Bernard, George, Mary, William (Willie), and twins John and Tom.

Brodie, Mary Matilda

Born on Glenalvon Station, Murrurundi, New South Wales in 1838. Daughter of Peter Brodie. Married George Munro. Mother of Peter and Hector Munro. Died in Sydney 1927.

Brodie, William

Son of Peter of Swamp Oak and Glenalvon Stations, New South Wales. Arrived at Boondooma with his sister Mary, and nephews Peter and Hector in 1870.

Brocksteadt, WM

Engaged on Boondooma Station for two years from 26 March 1856 at £20 per annum.

Brown, (first name not listed)

Entry in wage journal dated 28 May 1858 states employed making handles.

Brundle, Jane

Married Charles Warren at Drayton, Queensland on 10 May 1858. Worked on Boondooma c.1860. Daughter of William Brundle and Eliza (nee Hall). Born at Rowdland Norfolk, England. Died at Burrandowan Station 2 April 1903. Buried on Burrandowan Station on 3 April 1903. Mother of Ann Elizabeth, Henry James, Francis Mary, Sarah Susanah (Susan), Alfred Charles, William Daniel, Isabelle Rosalie, Ada Louisa, Charles, Emily Edith, and George Hall.

Cherry, John

Worked for Moules on Boondooma Station. Entry in wage journal dated 23 April 1857. Possibly involved in the construction of the homestead. Was a ticket of leave convict (Boondooma Station Records, 1853-63 SLQ JOL).

Connolly, John

Gayndah registrar. To the birth of Jacob Horn (D52650).

Dennis, Henry

Accompanied Henry Stuart Russell through Boondooma in 1842 -1843. Dennis is reputed to be the first white man to set foot on the Darling Downs. He was manager of Gimbe Station, later changed to Jimbour. Dennis was the first settler in Myall Creek later called Dalby. Dennis was drowned in 1847 when the "Sovereign" sank in Moreton Bay

Dodd, Thomas Laurence

Second Church of England Minister at the township of Maryborough, Queensland. Replaced Rev Tanner in 1854. Officiated the marriage of Friedrich Moeller to Eva Katherine Brill on 16 August 1855 at Boondooma Station. He also proposed a motion to establish a hospital at a meeting held in Maryborough and chaired by Arthur Edward Halloran on 18 February 1856. The motion was seconded by EB Uhr.

Dierfeldt, Julius

Engaged on Boondooma Station for two years from 26 March 1856 at £20 per annum.

Delger, John

Worked on Boondooma as a bullock driver c.1860. Later operated and held the license for "the Old House at Home" until April 1870 on a 160-acre freehold block of land approximately one mile east of the homestead sometime between 1863-1869. The freehold land was purchased by Gilchrist, Watt & Co. The hotel burnt down in 1869-70. As part of the deal, Delger was given an 1800-acre lease block of land known as Delger.

Driscoll (first name not listed)

Entry in wage journal Driscoll & Morrissey "Splitters" c.1858.

Dunning, William Henry

Officiating Minister in the marriage of John Barratt and Harriet Brazier at Boondooma Station on 7 January 1867.

Dutt, Christian Joh

Engaged on Boondooma Station for two years from 1 May 1855 at £20 per annum. Entry in wage book 2 May 1855 as per Cockburn account £2-10-0.

Dutt, Joh

Engaged on Boondooma Station for two years from 1 May 1855 at £20 per annum.

Dutt, Henry

Engaged on Boondooma Station for two years from 1 May 1855 at £20 per annum.

Dutt, Johann George

Engaged on Boondooma Station for two years from 1 May 1855 at £20 per annum. Married Dorothea Louisa Barkle of Toowoomba on 6 September 1864 in the Lutheran Church Toowoomba. Died at Toowoomba 1869. Father of Julius George, born 1865, Henry born 1867, and Caroline Maragartha born 1870. Dutt died before the birth of daughter, Caroline. Henry married Margaratha Augusta Rohde Plumber of Beaudesert. His daughter, Caroline Maragatha, married Arthur Morley.

Elbourne, Elizabeth Sarah

Married William Brazier. Lived on Boondooma Station during the 1860's. Born Little Shelford, Cambridge, England. Nurse to the birth of Elizabeth Moeller, born 12 May 1873. Mother of Mary Ann, Harriet, Ellen, William, Elizabeth, Alfred, and Charles.

Fink, Carl F

Engaged on Boondooma Station for two years from 1 May 1865 at £20 per annum. Died 8 November 1861 (1861/000132) on Burrandowan Station, from a fall from a horse. Employed as a horse breaker at Burrandowan and is buried there. Witness was David Parry-Okeden.

Gassmann, Johann Jakob (John Jacob) (also known as 'Gasman' or 'Gassman')

Married on Boondooma to Susan Langdon on 25 April 1858 by Richard Postlethwaite, in the presence of Mrs E Halloran and Alexander Robertson Lawson. Born in Germany on 9 September 1835 at Untertürkheim Canstaff Stuttgart Wuerttemberg. Son of Jacob Friedrich Gassmann and Eva Barbara (nee Bemer). Arrived Moreton Bay from Hamburg Germany aboard the "Aurora" on 21 March 1855. Died 4 June 1925 at Eidsvold, Queensland. Employed as a Shepard by the Lawson brothers (1859/000046). Father of John Jakob, Mary Ann, Elizabeth, Frederick, Susan Louisa Jane, Charles Henry, John, George William, Richard Thomas, William, Henry, Ellen, Christopher Edward, Albert, and David.

Gassmann, John Jacob

Son of John Jacob and Susan. Born Boondooma January 1859. Died 2 June 1863 at Mount Debatable, Queensland. The attending doctor was Dr Ernst. Buried Mount Debatable on 3 June 1863. Witnesses were WH Green and JC Gassmann.

Gassmann, Mary Ann

Daughter of John Jacob and Susan. Born at Boondooma 1860. Died at Charleville 15 November 1916. Death certificate issued in the surname of Martin.

Gassman, Elizabeth

Daughter of John Jacob and Susan. Born at Cadarga, Queensland on 22 June 1861 (1861/000328). Married Hans Swansson on 3 April 1881 (1881/000760).

Gassman, Frederick

Son of John Jacob and Susan. Born on 10 March 1863 (1863/000354).

Gassman, Susan Louisa Jane

Daughter of John Jacob and Susan. Born on 27 November 1864 at Gayndah. Died 27 July 1927 (1865/000570).

Gassman, Charles Henry

Son of John Jacob and Susan. Born on the 21 October 1866 at Coranga, Queensland. Died 18 June 1933 at Brisbane Qld (1866/000846).

Gassman, John

Son of John Jacob and Susan. Born on 27 September 1868 at Boondooma (1868/000948). Died 2 June 1883 (1883/000173).

Gassman, George William

Son of John Jacob and Susan. Born on 21 December 1870 at Coranga, Queensland (1871/000854). Died 27 October 1946 at Cordalba Qld.

Gassman, Richard Thomas

Son of John Jacob and Susan. Born on 8 February 1873 (1873/000459).

Gassman, William

Son of John Jacob and Susan. Born on 21 April 1875 at Dalby, Queensland (1875/000410). Records show he died 7 August 1888 at Cravenstown, Queensland (1888/000663). Inquest 9 August 1888 at Eidsvold Queensland (QSA JUS\N 158 356 \188). Buried 8 August 1888 at Cravenstown Cemetery. Unmarried.

Gassman, Henry

Son of John Jacob and Susan. Born 1877 at Dalby, Queensland. Died 19 March 1894 at Eidsvold Qld. Buried 20 March 1894 in Eidsvold cemetery. Unmarried.

Gassman, Ellen

Daughter of John Jacob and Susan. Born 29 December 1880 at Roma, Queensland (1881/003795). Died 1 October 1964 on Golden Spur Street, Eidsvold, Queensland.

Gassman, Christopher Edward

Son of John Jacob and Susan. Born on 23 February 1882 (1882/004097).

Gassman, Albert

Son of John Jacob and Susan. Born 1884 in Queensland. Died 8 March 1901 at Gladstone, Queensland (1901\2657) at the Rainbow Hotel between Ballara and Gladstone.

Gassman, David

Son of John Jacob and Susan. Born on 28 March 1885 at Roma, Queensland (1885/005614).

Generaski (no first name listed)

Engaged on Boondooma Station for two years from 26 March 1856 at £20 per annum.

Gilchrist, William Oswald

Purchased the lease of Boondooma from Alexander Robertson Lawson in 1867 as part of Gilchrist, Watt & Co.

Glover, Henry William

Accompanied Henry Stuart Russell on expeditions through Boondooma and Burrandowan in 1842-1843.

Godfrey, Joh

Bullock driver with entry in wage journal dated 2 November 1858.

Godfrey, Mrs

Wife of Joh. Worked on Boondooma c.1850-60. Nurse to the birth of Mary Ann Moeller, born 25 December 1862 on Boondooma.

Graham, Archibald

Manager of Boondooma Station for McConnell's from 1908. Married Cornelia Marion Cook in 1887 (1887/1737). After the death of Cornelia, he married Edith Lila Illidge on 11 March 1909.

Died 14 November 1938. Father of Archibald George, Wilfred Thomas, and Margaret Thelma. Another daughter, Dorothy Edith, born 1912 (1912/28363), who died 1913 at the age of two years and is buried on Boondooma (1913/4079).

Graham, Margaret Thelma

Daughter of Archibald Snr and Cornelia Marion (nee Cook). Born 1898 (1898/9563). Married Frederick Borton.

Graham, Archibald George

Son of Archibald Snr and Cornelia Marion (nee Cook).

Graham, Wilfred Thomas

Son of Archibald Snr and Edith Lila. Born 1914 (1914/35273).

Graham, Dorothy Edith

Daughter of Archibald Snr and Edith Lila. Born 1912 (1912/28363). Died 1913 (1913/4079).

Grant, Henry

Conducted the burial of George Munro at Boondooma Station on 25 March 1895. Married Ann Elizabeth Warren on 8 December 1880.

Groom, John

Son of George and Jane. Worked on Boondooma as a carpenter from September 1856. Possibly involved in the construction of the homestead. Married Maria Nowlands on 18 October 1854 (1854/ma0551). Father of Alfred (1863/000840). Died 24 April 1890 (90/000050).

Groom, Alfred

Son of John and Maria. Born 17 June 1863 (1863/000840).

Halloran, Arthur Edward

Second Commissioner of Lands and Police Magistrate for Maryborough from 1853, after the death of James Carne Bidwill. Later Sheriff of Queensland. Married Mary Wanestrocht Wilson on 12 September 1835. Died in Brisbane in June 1890, aged 74 years, and was Sheriff of Queensland at the time of his death.

Halloran Eliza Maria

Daughter of Arthur Edward Halloran and Mary Wanestrocht (nee Wilson). Witness to the marriage of Jacob Gassmann to Susan Langdon on 25 April 1858 at Boondooma Station. Married Robert Alexander in Sydney on 9 April 1859. Mother of Arthur Stewart, William Richmond, Mary Roberta Eliza, Anne Dogaldine Wilhelmina Frances, Robert Alfred, John Walter, George Herbert Henry, Bessie Ida Hillicar, and Edward Campbell.

Hafner, Georg Sebastian

Born 21 August 1831 at Dorzbach, Germany. Left Germany aboard the ship "Beausite", which left Hamburg on 23 October 1864 and arrived in Moreton Bay in February 1865. He then made his way to Boondooma Station where he worked for a number of years. Married Magdalena Madeline Horner in May 1871 at Boondooma. Died on 22 June 1910 from influenza and was buried in the Gayndah Cemetery, Queensland. Father of Elizabeth Emma, Mary Ann, Frederick, John, Rosanna Adelaide, George, Emily Matilda, Christian Jacob, William Edward, Alick Albert, Henry David, and Bessie May.

Hafner, Elizabeth Emma

Born on Boondooma Station on 31 August 1871. Daughter of Georg Sebastian and Magdalena Madeline. Married William Ross Walsh of Camboon at Gayndah, Queensland, on 20 December 1887.

Hafner, Mary Ann

Born on Boondooma Station on 26 March 1874. Daughter of Georg Sebastian and Magdalena Madeline. Married Christopher Walsh in 1891. After the death of Walsh, Mary married Charles William Buckle in 1897.

Hafner, Frederick

Born on Boondooma Station on 2 June 1876. Son of Georg Sebastian and Magdalena Madeline.

Hafner, John

Born on Boondooma Station on 9 January 1879. Son of Georg Sebastian and Magdalena Madeline.

Hafner, Rosanna Adelaide (Hannah)

Born on Boondooma Station on 22 September 1880. Daughter of Georg Sebastian and Magdalena Madeline. Married Michael Joseph Bonfield in 1907.

Hafner, George

Born on Boondooma Station on 25 March 1883. Son of Georg Sebastian and Magdalena Madeline Hafner, who worked on Boondooma c.1865.

Hafner, Emily Matilda

Born on 11 August 1885. Daughter of Georg Sebastian and Magdalena Madeline Hafner, who worked on Boondooma c.1865. Married John Thomas Greer 1911.

Hafner, Christian Jacob

Born on 9 November 1887. Son of Georg Sebastian and Magdalena Madeline Hafner, who worked on Boondooma c.1865.

Hafner, William Edward

Born on 12 January 1890. Son of Georg Sebastian and Magdalena Madeline Hafner, who worked on Boondooma c.1865.

Hafner, Alick Albert

Born on 19 July 1892. Son of Georg Sebastian and Magdalena Madeline Hafner, who worked on Boondooma c. 1865.

Hafner, Henry David

Born on 8 February 1895. Son of Georg Sebastian and Magdalena Madeline Hafner, who worked on Boondooma c. 1865.

Hafner, Bessie May

Born on 18 September 1897. Daughter of Georg Sebastian and Magdalena Madeline Hafner, who worked on Boondooma c.1865.

Hampson, Fred

Worked on Boondooma (Dangarabungy outstation) from 1889 to 1905 for Gilchrist, Watt & Co and E.J. McConnell. Married Annie (nee Jeynes). While at Dangarabungy, four sets of twins were born. The surviving children were, Eileen, Leslie Frank, Cora Phyllis, Percy, Fredrick Ralph and Sheila.

Hampson, Eileen

Daughter of Fred and Annie Hampson. Born 29 June 1890 (a surviving twin).

Hampson, Leslie Frank

Son of Fred and Annie Hampson. Born 4 April 1893 (a surviving twin).

Hampson, Cora Phyllis

Daughter of Fred and Annie Hampson. Twin sister of Percy. Born 13 December 1896. Married Jules Tardent.

Hampson, Percy

Son of Fred and Annie Hampson. Twin brother of Cora Phyllis. Born 13 December 1896.

Hampson, Fredrick Ralph

Son of Fred and Annie Hampson. Twin brother of Sheila. Born 30 May 1901.

Hampson, Sheila

Daughter of Fred and Annie Hampson. Twin sister of Fredrick Ralph. Born 30 May 1901.

Hetherington, Peter

Worked on Boondooma Station c.1865. Discovered the body of John Wilson, the Dalby to Gayndah mailman, who was murdered on 30 June 1865 at Cave Creek (now Manar) that was part of the Boondooma holdings. Hetherington was in the company of Thomas Lawlor who also worked on Boondooma at the time when the body was found. The coroner was WH Stevenson of Gayndah (QSA JUS N10 65/181).

Horner, John

Employed on Boondooma as a shingler between May and July 1858. Died 19 July 1874 (1874/001587).

Horner, Magdalena Madeline

Born 8 March 1853. Married Georg Sebastian Hafner at Boondooma Station in May 1871. Died on 22 August 1939 and was buried in the Gayndah Cemetery, Queensland. Mother of Elizabeth Emma, Mary Ann, Frederick, John, Rosanna Adelaide, George, Emily Matilda, Christian Jacob, William Edward, Alick Albert, Henry David, and Bessie May.

Horton, William

Also known as 'Orton'. Accompanied Henry Stuart Russell through Boondooma in 1842 and 1843. Known as the 'Prince of horsemen'.

Hartmann, John

Engaged for one year to work on Boondooma Station from 5 August 1858 at £45 per annum.

Harth, John

Engaged on Boondooma Station for two years from 1 May 1855 at £20 per annum.

Hutchgom (first name not listed)

Engaged to work on Boondooma Station for one year from 25 July 1858 at £43 per annum.

Illidge, Thomas Francis

Husband of Elizabeth Grace. Father of Edith Lila, who married Archie Graham on 11 March 1909. As district register, Illidge signed the death certificate of George Munro on 9 April 1895. While in Gayndah, Illidge was elected as a member of the Royal Society of Queensland. While

a society member, Illidge presented a paper on the 'ceratodus' or lung fish and also donated his collection of Aboriginal artefacts to the Queensland Museum. In 1875, Illidge was employed as a line repairer on the telegraph line at Marlborough, Queensland.

Illidge, Edith Lila

Worked on Boondooma c.1900. Born on 16 October 1879. Died 3 March 1950. Married Archie Graham 11 March 1909. The seventh of twelve children born to Thomas Francis and Elizabeth Grace Illidge of Gayndah, Queensland.

Janatzki, L.

Engaged on Boondooma Station for two years from 1 May 1855 at £20 per annum.

Jeynes, Annie

Married Fred Hampson. Lived on Boondooma (Dangarabungy outstation) 1889-1905. Mother of Eileen, Leslie Frank, Cora Phyllis, Percy, Fredrick Ralph, and Sheila.

Jones, Charles (Alias George Hillier)

Worked on Boondooma c.1853. Ticket of leave convict (Boondooma Station Records SLQ JOL).

Kelly, Constable

Was at the scene of the armed hold up at the Boondooma Hotel on 1 November 1888. Kelly wounded one of the armed men in a gun battle at the hotel (Queensland Police Gazette Nov 1888).

Keil, Heinz

Engaged for two years on Boondooma Station from 21 May 1857 at £20 per annum.

Kendal, R

Working for Moules on Boondooma Station. Entry in wage journal dated 6 May 1857. Possibly involved in the construction of the homestead.

Kipp, (first name not listed)

Working for Moules on Boondooma Station. Possibly involved in the construction of the homestead.

Klinghammer, Peter

Worked on Boondooma c.1850's.

Knox, Edward William

Shareholder of Gilchrist, Watt & Co. Owners of Boondooma Station c.1868-1904.

Lamond, Charles

A Blacksmith. Provided sureties to John Moules as Licensee of "Old House at Home Public" House at Boondooma on 20 April 1858.

Lawson, Alexander Robertson

Born at Kilmarnock, Scotland in 1819. Son of John Lawson, a ship owner and merchant, and Mary (nee Barr). Brother to Robert, John and Margaret. Came to Australia in 1841. In 1846 in partnership with his Brother Robert Lawson and Robert Alexander, he established Boondooma Station in the South Burnett District. Lawson was riding near St Lawrence, north of Rockhampton, when his horse fell and he was severely concussed. Although he lived for two days after the accident, he ultimately died on 27 September 1869 at St Lawrence and was buried in the St Lawrence Cemetery Reserve on 29 September 1869. His wife, Emily, gave birth to their daughter, Ethel Mary, on 26 September, the day before he died. Father of Robert Hazlewood, Alick Clarence, Charles Albert Robertson, Alice Emily, Edith Ada, and Ethel Mary. Lawson also served as a Justice of the Peace while in residence at Boondooma and sat as a Magistrate on the bench at Gayndah and St Lawrence.

Lawson, Robert

Born at Kilmarnock, Scotland in 1823. Son of John Lawson, ship owner and merchant, and Mary (nee Barr). Brother to Alexander, John, and Margaret. Came to Australia in 1841. In 1846, in partnership with his brother Alexander Robertson Lawson and Robert Alexander, he established Boondooma Station in the South Burnett District. He then left the partnership and took up Clifton Station near Tenterfield, New South Wales in 1864. In 1873, he bought Pike Creek Station near Stanthorpe, Queensland, while still retaining the Clifton Station. His wife, Mary, died on Pike Creek Station in January 1890 and is buried there. Lawson died in Brisbane on 29 December 1885 (1885/B018433) and was buried in Toowong Cemetery, Brisbane.

Lawson, Margaret Frame

Daughter of John and Mary (nee Barr). Born 1824. Died 1887. Sister to Robert and Alexander and John.

Lawson, John

Son of John and Mary (nee Barr). Born 1829. Brother to Alexander, Robert, and Margaret.

Lawson, Mary Ann (nee Trimmer)

Married Robert Lawson in March 1857. Died at Pike Creek, Bew South Wales, in 1890 and is buried there.

Lawson, Emily

Married Alexander Robertson Lawson. Mother of Robert Hazlewood, Alick Clarence, Charles Albert Robertson, Alice Emily, Edith Ada, and Ethel Mary.

Lawson, Robert Hazlewood

Son of Alexander Robertson and Emily Mountford (nee Ball), born 27 August 1856 (1856/000532). Brother of Alick Clarence, Charles Albert Robertson, Alice Emily, Edith Ada, and Ethel Mary. Was also known as "Mundubbera" Lawson. He went to Brisbane Grammar School and later joined the Queensland Survey Department and was responsible for the first state map of Queensland. Lawson also served for 50 years in the State and Commonwealth public service and retired from service as the Commonwealth Electoral Officer of Victoria. Robert is believed to be the first of the Lawson children to be born on Boondooma.

Lawson, Alick Clarence

Son of Alexander Robertson and Emily Mountford (nee Ball). Born 24 March 1858 (1858/C579). Baptised at Boondooma on 5 September 1858 by R Poslewhaite. Married Olympia Rainagh Cripps on 2 December 1887 (1887/000197). Father of Ethel Elizabeth Blanche Persia, Olympia Emily Alice Elsie, John Charles Clarence Hazlewood, and Wilfred Guirda Hazlewood.

Lawson, Charles Albert Robertson

Son of Alexander Robertson and Emily Mountford (nee Ball).

Lawson, Alice Emily

Daughter of Alexander Robertson and Emily Mountford (nee Ball). Born 27 May 1858 (1863/b00189). Married Henry Hodson on 25 April 1885 (1885/000244).

Lawson, Edith Ada

Daughter of Alexander Robertson and Emily Mountford (nee Ball).

Lawson, Ethel Mary Alexandrine

Daughter of Alexander Robertson and Emily Mountford (nee Ball). Born 26 September 1869 (1869/8010378).

Lawson, Arthur Alexander

Son of Robert and Mary. Born 1858. Died 1930. Son of Robert and Mary.

Lawson, Emily Maud

Daughter of Robert and Mary.

Lawson, Amy Jane

Daughter of Robert and Mary.

Lawson, Maxine Blanch (Marion)

Daughter of Robert and Mary. Died Clifton Station, New South Wales.

Lawson, Richard Algernon Spencer

Son of Robert and Mary. Born 1863. Died 2 February 1940. (Oxley Library "Bush Life" by RAS Lawson. OM 80.91).

Lawson, Robert Boondooma

Son of Robert and Mary. Born 1860. Died 24 January 1933 and buried in the Toowong Cemetery, Grave 02-169. Married Annie Engelmohr. Father of Kenneth Robert.

Lawson, Ethel Elizabeth Blanche Persia

Daughter of Alick Clarence and Olympia Rainagh (nee Cripps). Born 17 November 1888 (1889/010043).

Lawson, Olympia Emily Alice Elsie

Daughter of Alick Clarence and Olympia Rainagh (nee Cripps). Born in 1890 (1890/c2652).

Lawson, John Charles Clarence Hazlewood

Son of Alick Clarence and Olympia Rainagh (nee Cripps). Born in 1891 (1891/C2627).

Lawson, Wilfred Guirda Hazlewood

Son of Alick Clarence and Olympia Rainagh (nee Cripps). Born in 1892 (1892/C2733).

Lawson, Kenneth Robert

Son of Robert Boondooma and Annie Engelmohr. Born in 1910 (1910/C10611).

Lawlor, Thomas

Worked on Boondooma Station c.1865. Discovered the body of John Wilson, the Dalby to Gayndah mailman, who was murdered at Cave Creek (now Manar) on 30 June 1865, which was part of the Boondooma holdings. Lawlor was in the company of Peter Hetherington, who also worked on Boondooma at the time when the body was found. The coroner was WH Stevenson of Gayndah (QSA JUS N10 65/181).

Langdon Susan (or 'Langton')

Born 1840 in West Chinnock, Sommerset, England. Daughter of Ann Langdon. Worked on Boondooma as a servant c.1858. Married Johann Jakob Gassmann on 25 April 1858. Mother of John Jakob, Mary Ann, Elizabeth, Frederick, Susan Louisa Jane, Charles Henry, John, George William, Richard Thomas, William, Henry, Ellen, Christopher Edward, Albert, and David. Died at Grosvenor Flats 22, 1896 and was buried in the Eidsvold Cemetery, Queensland. Her death was registered 11 February 1896.

Lemke, Frederick

Engaged on Boondooma Station for two years from 26 March 1856 at £20 per annum.

Leonard, J

Worked on Boondooma as a shepherd c.1850's (possibly 1858).

MacKay, John (Captain)

Born 1839. Died 1914. Part of the McCrossin expedition that left Uralla, New South Wales, on 16 January 1860 to explore the region to the Pioneer River (now Mackay). Camped at Boondooma Station on Boondooma Creek on Wednesday 22 February 1860 after camping at Burrandowan Station the previous day. Members of the expedition were John McCrossin (leader), Andrew Murray (diary held in the Dixon Library New England NSW), John Mackay, (diary held by Mrs Helen McCrossin, Uralla), John Muldoon, Donald Cameron, Jovana Barbara and Hamilton Robinson Duke.

Maltby, A.P

Lay preacher of Gayndah, Queensland.

Mann, T.G

Engaged on Boondooma Station for two years from 1 May 1855 at £20 per annum.

Mayer, Henry (AKA Meyer Heinrich)

Engaged on Boondooma Station for two years from 1 May 1855 at £20 per annum. Entry in wage book 27 July 1856 states 'absconded'. Left Hamburg on 3 February 1855 at the age of 32 years. Arrived on the same ship as Casper Zinn, the "Johann Cesar".

McCrossin, John

Leader of the McCrossin expedition which left Uralla, New South Wales, on 16 January 1860 to explore to the Pioneer River. Camped at Boondooma Station on Boondooma Creek on Wednesday 22 February 1860 after camping at Burrandowan Station the previous day. Members of the expedition were John McCrossin (leader), Andrew Murray (diary held in the Dixon Library New England NSW), John Mackay, (diary held by Mrs Helen McCrossin, Uralla), John Muldoon, Donald Cameron, Jovana Barbara and Hamilton Robinson Duke. McCrossin served as the Queensland Colonial Secretary as part of the Federation Conference held in Melbourne in 1890.

McDonald. Mr. (of Cadagada)

Account for carrying mail and goods from Mondure; £5 per annum in 1856. Name mentioned in WM Sexton diaries of 1852.

McDonald, Mrs

Nurse at the birth of Charles William Barrat at Boondooma ,1 February 1885.

McIntosh, Mr

Engaged on Boondooma from 10 October 1857 to 9 March 1858.

Mofsinger, Christian

Engaged for one year to work on Boondooma Station from 24 May 1858 at £45 per annum.

Mofsinger, Adam

Worked on Boondooma 1858.

Moeller, Friedrich

Born 2 January 1824 in Niederurff Hessen-Nassau, Prussia, and was also christened there. Son of Justus Moeller and his wife, Johanna Catharina Friderica (nee Weisskopf). Moeller came to Australia in 1852 and worked on Boondooma Station as a teamster. Moeller married Eva Katharina Brill on 16 August 1855 on Boondooma. Father of Anna Eliza, Frederick, Mary Ann, Sarah, Johann, Wilhelm John, Eva Catherine, Elizabeth, Martha, and Catherina. Died in Toowoomba on 3 March 1903 and was buried in Toowoomba Cemetery on 4 March 1903.

Moeller, Herman

Born on Boondooma Station on 4 September 1856. Son of Frederick and Eva Katherina Moeller (nee Brill). Married Margaret Mary Needham on 3 February 1891. Died in Toowoomba on 27 July 1938 and buried in Toowoomba Cemetery. Brother of Anna Eliza, Frederick, Mary Ann, Sarah, Johann, Wilhelm John, Eva Catherine, Elizabeth, Martha, and Catherina.

Moeller, Anna Eliza

Born on Boondooma Station on 23 March 1859. Daughter of Frederick and Eva Katherina Moeller (nee Brill). Married Edwin Joseph Rathbone on 21 March 1882 in Toowoomba. Died in Brisbane in 1929 and buried in the Bulimba Cemetery. Sister of Herman, Frederick, Mary Ann, Sarah, Johann, Wilhelm John, Eva Catherine, Elizabeth, Martha, and Catherina.

Moeller, Frederick

Born on Boondooma Station on 1 May 1861. Son of Frederick and Eva Katherina Moeller (nee Brill). Married Alice Maude Lovelock on 4 December 1893, later divorced. Died in Brisbane on 22 November 1926. Brother of Herman, Anna Eliza, Mary Ann, Sarah, Johann, Wilhelm John, Eva Catherine, Elizabeth, Martha, and Catherina.

Moeller, Mary Ann

Born on Boondooma Station on 25 December 1862. Daughter of Frederick and Eva Katherina Moeller (nee Brill). Married Jacob Alexander at Drayton on 5 February 1884. Died in Brisbane on 1 January 1946 and buried in the South Brisbane Cemetery on 3 January 1946. Sister of Herman, Anna, Eliza, Frederick, Sarah, Johann, Wilhelm John, Eva Catherine, Elizabeth, Martha, and Catherina.

Moeller, Sarah

Born on Boondooma Station on 31 July 1865. Daughter of Frederick and Eva Katherina Moeller (nee Brill). Married Frederick William Caselow at Toowoomba on 15 November 1890. Died in Brisbane on 12 June 1944 and buried at Lutwyche, Queensland. Sister of Herman, Anna Eliza, Frederick, Mary Ann, Johann, Wilhelm John, Eva Catherine, Elizabeth, Martha, and Catherina.

Moeller, Johann

Born on Boondooma Station on 11 July 1867. Son of Frederick and Eva Katherina Moeller (nee Brill). Married Mary Hannah Haughton at Alpha, Queensland on 10 September 1894. Died at Miles, Queensland on 24 November 1938 and buried at Mitchell, Queensland. Brother of Herman, Anna Elizabeth, Frederick, Mary Ann, Sarah, Wilhelm John, Eva Catherine, Elizabeth, Martha, and Catherina.

Moeller, Wilhelm John

Born on Boondooma Station on 21 October 1869. Son of Frederick and Eva Katherina Moeller (nee Brill). Married Wilhelmina Fredericka Schmidt at Toowoomba on 25 May 1894. Died in Qld on 25 February 1944. Brother of Herman, Anna Elizabeth, Frederick, Mary Ann, Sarah, Johann, Eva Catherine, Elizabeth, Martha, and Catherina.

Moeller, Eva Catherine

Born on Boondooma Station on 17 August 1871. Daughter of Frederick and Eva Katherina Moeller (nee Brill). Married Conrad David Trost at Toowoomba on 23 January 1894. Died at Toowoomba on 2 May 1939 and buried at Bulimba on 3 May 1939. Sister of Herman, Anna Elizabeth, Frederick, Mary Ann, Sarah, Johann, Wilhelm John, Elizabeth, Martha, and Catherina.

Moeller, Elizabeth

Born on Boondooma Station on 12 May 1873. Daughter of Frederick and Eva Katherina Moeller (nee Brill). Died at Toowoomba on 5 December 1874 and buried in the Toowoomba Cemetery. Sister of Herman, Anna, Elizabeth, Frederick, Mary Ann, Sarah, Johann, Wilhelm John, Eva Catherine, Martha, and Catherina.

Morrisey (first name not listed)

Entry in wage journal Driscoll & Morrisey "Splitters", c.1858.

Mossinger, Adam

Engaged on Boondooma Station for two years from 1 May 1855 at £20 per annum.

Mossinger, Christian

Engaged on Boondooma Station for two years from 1 May 1855 at £20 per annum.

Moules, John

Worked on Boondooma as a carpenter from November 1856. Possibly involved in the construction of the homestead. Address listed on his marriage certificate dated 28 July 1852 is Boondooma. Moules had six workmen employed under him during the period to July 1857, according an entry in an account book 6 May 1856 to 22 November 1856. Other records show he worked on Boondooma as early as 1852. Married Margaret Davis on 28 July 1852 in Gayndah Presbyterian Church. Born in England 1827. Father of Mary-Ann and Thomas, who died 25 December 1862 at the age of seven months. Licensee of the public house "Old House At home" from 1858 to 1861.

Moules, Mary Ann

Born on Boondooma Station on 25 February 1859. Daughter of John Moules and his wife, Margaret (nee David). Sister of Thomas. Mother of William Henry Edwards and Mable.

Moules, Margaret (nee Davis)

Married John Moules 28 July 1852. Address Boondooma c.1852. Mother of Mary-Ann and Thomas, who died 25 December 1862 and was buried in the Gayndah Cemetery (in the same grave as his mother). Born at Westmeath, Ireland, in 1835. Daughter of John Davis, a shoemaker, and his wife, Ellen (nee Greevy). Had three brothers and two sisters.

Mountaine (no first name listed)

Worked for Moules on Boondooma Station. Entry in wage journal dated February 1857. Possibly involved in the construction of the homestead.

Munro, George

Born at Easter Lealty, Rossshire, Scotland on 18 September 1837. Son of Hector and Annie Munro. Came to Australia in 1852-1853 to work for Peter Brodie of Swamp Oak Station near Tamworth, New South Wales. Married Matilda Mary Brodie, daughter of Peter. Later became manager of a number of stations owned by Gilchrist, Watt & Co. with headquarters based at Boondooma. Died on Boondooma on 24 March 1895 and is buried in the front garden of the homestead. His wife, Mary Matilda, survived him, and their two sons, Peter and Hector.

Munro, Hector

Son of George and Mary. Came to Boondooma Station in 1870 with his Mother, brother Peter, and Uncle William Brodie. Married Mary Kendall of Nanango in 1896. Died in the Kingaroy Hospital in December 1930.

Munro, Peter

Son of George and Mary. Came to Boondooma Station in 1870 with his Mother, brother Hector, and Uncle William Brodie. Married Mary Borton of Burrandowan Station.

Needham, Roderick

Worked on Boondooma Station c.1860. Witness to the burial of Robert P Burney on 10 October 1864. A witness in the inquest of murdered mailman John Wilson in 1865.

Nowlands, Maria

Married John Groom on 18 October 1854 (1854/m0551). Mother of Alfred. Died 30 September 1891 (91/001137).

Ogg, Charles

Celebrant. Married Johannes Henry Webber to Elizabeth Orth at Boondooma Station on Thursday 31 May 1860.

Orth, Johannas

Born 29 September 1830 at Verna Roppershain Hesse, Prussia. Son of Johann Heinrich Orth and Anna Maria Siegner, the eldest of eight children. Immigrated to Australia aboard the "Helene", which departed Hamburg on 17 November 1856 and arrived in Brisbane 28 March 1857. Commenced worked on Boondooma as a stockman on 24 June 1857 where he worked until 1862. Father of Anna Martha, Maria, and Casper. Married Anna Elizabeth Schroder on the 5 January 1855 at Gombeth Hesse, Prussia. Naturalized as an Australian Citizen in Ipswich, Queensland, in 1864. Entry in wage journal states John Orth and his wife were engaged for two years from 24 June 1857 at £35 per annum "a/c Moules".

Orth, Anna Martha

Daughter of John and Elizabeth. Born Germany 1855 (or 1856). Left Hamburg for Australia with her parents aboard the "Helene" on 17 November 1856 and arrived in Moreton Bay on 28 March 1857.

Orth, Casper (or 'Gasper')

Son of John and Elizabeth. Born on Boondooma Station on 5 January 1862.

Orth, Maria

Daughter of John and Elizabeth. Born on Boondooma Station 15 June 1857. Lived on Boondooma until 1862. Baptised on Boondooma on 5 September 1857 by Thomas Laurence Dodd of Maryborough.

Orth Elizabeth

Sister of John Snr. Married Johannes Henry Webber.

Palethorpe, Frederick

Born 21 December 1904. Died 29 March 1986. Son of Frederick Gordon and his wife, Margaret (nee Shackleton). Successful in winning the tender for the home block of the Boondooma Portion 27 on 10 March 1922.

Palethorpe, Robert Gordon

Born 25 August 1901. Died 23 May 1979. Son of Frederick Gordon and his wife, Margaret (nee Shackleton). Successful in winning the tender for Portion 28 Boondooma on 4 November 1921.

Parry-Okeden, David

Father of William. Husband of Rosalie. Signed death certificates of Robert Payne Burney and Carl F Fink. Managed Burrandowan Station for Gordon Sanderman c.1850.

Parry-Okeden, William Edward

Born 13 May 1840. Died 30 August 1926. Only son of David and Rosalie. Rose to rank of Inspector of Police according to Burnett Register c.1885. Signed the birth certificate of Charles William Barrett, dated 24 March 1885.

Penning George

Worked on Boondooma prior to 1920 for EJ McConnell and selected block of land on Lawsons Broad Creek.

Percival, Harold ('Chummy')

Worked on Boondooma as a stockman. Killed on Corrunavan under the employ of AB Grimes and T Bennett on 2 April 1923. Aged 22 years.

Primrose, John (Jack)

Father of Diana. Worked on Boondooma for EJ McConnell c.1914. Enlisted in the AIF in WWI.

Pheiffer, G

Engaged on Boondooma Station for two years from 1 May 1855 at £20 per annum.

Pullen, George

Wheelwright. Had horses stolen in armed holdup at the Boondooma Hotel on 11 November 1888. Provided sureties to John Moules as Licensee of "Old House at home Public House" at Boondooma, dated 20 April 1858.

Reinhelt, Alfred

Engaged for two years from 26 March 1856 at £20 per annum.

Ryan, Mary

Worked on Boondooma as a housemaid from 16 May 1856 to 14 June 1856.

Russell, Henry Stuart

Eldest son of a wealthy East India Company official. Led the first expedition to the Burnett River District including Boondooma in 1842 from Cecil Plains Station and again in 1843. Established Burrandowan Station.

Russell, Sydenham

Brother of Henry Stuart. Accompanied Henry Stuart Russell on the 1843 expedition.

Sandeman, Gordon

Of Burrandowan Station. Report in the *Moreton Bay Courier* on 20 April 1852 states Messrs Lawsons' Chinamen have been threatening Mr G Sandeman's overseer and one of the Chinamen was to be bought to court.

Schmidt, Philip

Engaged on Boondooma Station for two years from 1 May 1855 at £20 per annum.

Schmidt, T.G. and Wife

Engaged to work on Boondooma Station for two years from 8 May 1857 at £35 per annum.

Schroder, Anna Elizabeth

Married John Orth on 5 January 1855 at Gombeth Hesse, Prussia. Daughter of Johannes and Anna Martha Schroeder. Born 1830. Lived on Boondooma 1857-1862. Mother of Casper Orth and Maria Orth.

Schwenke, Frederick Wilhelm (Bill)

Son of Carl Friedrich Wilhelm and his wife, Anna Gertrude (nee Grunwald). Selected land at Boondooma 1915, Sold 1935.

Schwenke, Hugo Gustaf

Son of Carl Friedrich Wilhelm and his wife, Anna Gertrude (nee Grunwald). Selected land at Boondooma 1915, Sold 1935.

Schwenke, Ernest Otto (Jack)

Son of Carl Friedrich Wilhelm and his wife, Anna Gertrude (nee Grunwald). Died at Boondooma at the age of 29 years.

Sexton, WM

Passed through Boondooma Station in November-December 1863, enroute to Broadsound Shire with a mob of cattle. Destination nine miles from Hazelwood Station. Born Caen France 3 May 1839.

Sinclair, Charles

Born in Sydney. Horse breaker by trade. Married Ellen Brazier at Boondooma on 6 April 1865. Spelling on birth certificate as "Sinclair". Born 1841. Died 24 October 1916 in Bundaberg, Queensland. Father of Honora, Emily, Ellen, Elizabeth, Florence, Harriet, William Charles, Geraldine Agnes, Arthur Alexander, Herbert Clarence, Alfred Sydney, and Henry Percy Stevens.

Somerset, Rollo

Worked on Boondooma Station c.1900, during the ownership of the McConnell family. Son of Henry Plantagenet. Brother of Hereward.

Somerset, Hereward

Worked on Boondooma Station c.1900, during the ownership of the McConnell family. Son of Henry Plantagenet. Brother of Rollo. Father of Robert, Chick, Edward (Ned).

Springer, W.M

Engaged on Boondooma Station for two years from 1 May 1855 at £20 per annum.

Stacy, William

Married Margaret Mary Sutherland on 2 September 1886 (1886/000588).

Stein, Joh

Engaged on Boondooma Station for two years from 1 May 1855 at £20 per annum.

Stark, John

Engaged on Boondooma Station for two years from 26 March 1856 at £20 per annum.

Sutherland, Donald

Son of John and Margaret (nee Ferguson). Born 26 July 1836 in Golspie, Sutherlandshire, Scotland. At the age of 19, he emigrated from Scotland aboard the "Genghis Khan", which sailed on 30 May 1854 from Liverpool and arrived in Moreton Bay on 14 August 1854. Worked on Boondooma c.1860 and was licensee of the public house "Old House at Home" from July 1862 to June 1865. Married Flora Ann McKinnon on 27 October 1863 (1866/000828) in Gayndah, Queensland. Father of Margaret Mary, John, and Christina. Donald's mother Margaret and brother Robert emigrated to Queensland aboard the "Mangerton", arriving in Brisbane on 7 August 1861. Occupation is listed as a Licensed Publican on the birth certificate of his daughter. Donald advertised the public house lease (3 years), furniture and stock for sale in the *Dalby Herald and Western Queensland Advertiser* on 15 March 1866. After Sutherland left Boondooma, he was employed as a teamster hauling goods and supplies on a dray between the Port of Maryborough and the Gympie goldfields. He was found dead under his dray on 18 September 1868 at the seven-mile water hole north of Gympie. An autopsy was carried out by the Police Surgeon and the death certificate noted he died of heart disease. As shown on the station records, when he worked on Boondooma, he had a liking for boiled lollies. His wife, Flora, had him buried in a post near where he died and erected a sandstone gravestone and planted two saplings. His gravestone was later removed from the private land and onto Council land.

Sutherland, Flora Ann

Wife of Donald Sutherland (nee McKinnon). Emigrated from Fort William, Inverness, Scotland with her older sister May onboard the "Genghis Khan". Aged 14 at the time of emigration and believed to have been indentured servants sent to the Colony.

Sutherland, Margaret Mary

Daughter of Donald and Flora Ann. Born on Boondooma Station on 3 September 1864 (1864/000443). Married William Stacy on 2 September 1886 (1886/000588).

Sutherland, John

Son of Donald and Flora. Born on 19 August 1866 (1866/000828). Died on 19 August 1866 (1866/000443).

Sutherland, John

Father of Donald. Husband of Margaret (nee Ferguson).

Sponagal, Anna Katharine

Born on 1 February 1813 at Heddeshheim Mannheim, Baden. Christened in the Catholic Church at Mannheim Baden in 1813. Married Wilhelm Brill on 31 December 1848 at Kafertal Mannheim Baden Germany.

Sponagal, Friederich

Son of Anna Katharine and Wilhelm Brill. Born 22 June 1837 at Heddesheim Mannheim, Baden. Christened on 4 July 1837 at Heddesheim Mannheim, Baden. Date of death and place of burial unknown.

Strong, Samuel

Long serving stockman on Boondooma. Buried in the Murgon Cemetery.

Stewart, James William

Worked on Boondooma Station during 1850's-60s. Name appears on a £1 bank draft dated 10 July 1860. Name also appears on survey plan with A and R Lawson (No 2637, B38.2), dated 10 October 1863, in the survey of the 160-acres freehold site of public house at Boondooma. Stewart married Isabella Ball on 31 January 1863 (1863/B000455). Father of Charles William Montague (1864/C400), Ada Emily (1866/C770), George Herbert (1867/C1003), Albert Perceival (1868/c930), and Alick Graham Charles William (1871/C452). In 1861-62, he travelled to the Flinders region in the company of Robert Alexander who was looking to take up country suitable for sheep.

Stewart, Charles William Montague (1864/c400)

Son of James William and Isabella Ball. Brother of Ada Emily, George Herbert, Albert Perceival, Alick Graham Charles William.

Stewart, Ada Emily (1866/C770)

Daughter of James William and Isabella Ball. Sister of George Herbert, Albert Perceival, Alick Graham Charles William, and Charles William Montague.

Stewart, George Herbert (1867/C1009)

Son of James William and Isabella Ball. Brother of Ada Emily, Albert Perceival, Alick Graham Charles William, and Charles William Montague.

Stewart, Albert Perceival (1868/C931)

Son of James William and Isabella Ball. Brother of Ada Emily, George Herbert, Alick Graham Charles William, and Charles William Montague.

Stewart, Alick Graham Charles William (1871/C452)

Son of James William and Isabella Ball. Brother of Ada Emily, Albert Perceival, George Herbert, and Charles William Montague.

Sturmer, Herman

Engaged on Boondooma Station for a year from 1 May 1855 at £50 per year. Entry in wage book on 2 May 1855 identifies his account as 'Cockburn'. Married Katherina Stark (or 'Storich') on 2 April 1854 (1854/MA0712). Father of Elizabeth. Listed in the Boondooma wage book as a bullock driver and overseer.

Sturmer, Elizabeth

Daughter of Herman and Katherina. Born 1856 (1856/000527).

Sturmer, Johannas

Worked on Boondooma as a bullock driver c.1858-59. Brother of Herman, Adam, Christian. Married Catherine. Tried for the murder of Frederick Schlomer of Burrandowan Station and acquitted on 12 January 1859.

Trail, W.H

Witness to the burial of Robert P Burney at Boondooma Station on 10 October 1864.

Thompson, Joseph

Paid £4-11-6 for droving sheep; wage book entry dated 24 June 1856.

Trimmer, Mary Anne

Married Robert Lawson in 1857.

Wacker, Christy

Engaged on Boondooma Station for two years from 1 May 1855 at £20 per annum.

Watt, John Brown

Purchased the lease of Boondooma from AR Lawson 1867, as part of Gilchrist, Watt & Co. Died at Brunstath, Bournemouth, England on 28 September 1897.

Watt, Walter Cunningham

Shareholder of Gilchrist, Watt & Co. Owners of Boondooma Station, c.1868-1904.

Watt, William Holden

Shareholder of Gilchrist, Watt & Co. Owners of Boondooma Station, c.1868-1904.

Watt, Ernest Alexander Stuart

Shareholder of Gilchrist Watt & Co. Owners of Boondooma Station, c.1868-1904.

Warren, Charles

Born in c.1823 in London England. Died at Jandowae, Queensland, on 23 November 1912. Buried in Jandowae Cemetery on 24 November 1912. Worked on Boondooma c.1860. Married Jane Brundle at Drayton, Queensland, on 10 May 1858. Father of Ann Elizabeth, Henry James, Frances Mary, Sarah Susanah (Susan), Alfred Charles, William Daniel, Isabelle Rosalie, Ada Louisa, Charles, Emily Edith, and George Hall Warren.

Warren, Alfred Charles

Born 24 September 1867. Son of Charles and Jane. Married Emma Williams on 5 April 1896. Worked on Boondooma c.1890. Father of Charles William, Agnes Jane, Burnett Alfred, Leslie Norman, Beatrix Eve, Neta Emma, and Roy Clifford Warren. One unnamed child was born 8 January 1901. Died 12 January 1901.

Warren, Charles William

Born 23 January 1897. Died 14 January 1972. Son of Alfred Charles and Emma. Worked on Boondooma c. 1920. Married Dorothy Evelyn Lange on 11 June 1928. Father of Charles Bernard Alfred and Muriel Warren.

Warren, Charles Bernard Alfred

Born 29 May 1930. Died 25 March 1998. Son of Charles William and Dorothy. Married Jess Aspinall 1958. Father of Gregory Kent, Scott Barton, and Muriel Warren.

Walsh, Christopher

Married Mary Ann Hafner in 1891 (First Husband) who was born on Boondooma Station on 26 March 1874.

Webber, Johannes Heinrich ('Henry' or 'Weber')

Born Heidenrod-Dicksheild, Hesse-Nassau, Germany on 30 November 1828. Died at Glen Innes, New South Wales, on 20 January 1902. Son of Anton Weber and Maria Gertrud (nee Debus). Married Elizabeth Orth at Boondooma on Thursday 31 May 1860 by celebrant Charles Ogg, with witnesses Robert Lawson and William M Macdonald. Engaged for one year at Boondooma from 23 July 1858 at £46 per annum plus £1 for breaking in horses to harness. Moved to Glenn Innes and purchased land there in 1866. Father of William, Henry, Mary, John, Frederick, Frank Nicholas, Emily, Ann Martha Elizabeth, and Robert Thomas. Applied for certificate of naturalization on 31 January 1870, which was granted on 5 February 1870, with oath of allegiance sworn at Glen Innes on 28 March 1870.

Webber, William

Son of Johannes Heinrich Webber and Elizabeth (nee Orth). Possibly born at Boondooma Station (however, no official records). Presented with a Holy Bible and family register on 24 December 1888. Birth date was given as 10 November 1859.

Webber, Henry

Son of Johannes Heinrich Webber and Elizabeth (nee Orth). Born at Boondooma Station on 17 September 1861. Brother to William Webber.

Webber, Mary

Daughter of Johannes Heinrich Webber and Elizabeth (nee Orth). Born at Boondooma Station on 10 December 1863. Sister to William and Henry Webber. Married Frederick Voss. Died Inverell, New South Wales, in 1943.

Weigh, Nicholas

Engaged on Boondooma Station for two years from 3 July 1857 at £20 per annum.

Weisleit, Balsthaser

Engaged on Boondooma Station for two years from 26 March 1856 at £20 per annum. Entry in wage book dated 3 July 1857 states 'absconded'.

Weise, George

Father of Matilda Mary. Worked on Boondooma c.1858 as a stockman. Husband of Mary. Rode a horse named Rocker for CH Ball at the Boondooma races on 28 July 1858.

Weise, Mary

Wife of George. Mother of Matilda Mary. Lived on Boondooma c.1858.

Weise, Matilda Mary

Daughter of George and Mary. Baptised on Boondooma on 25 April 1858 by R Postlewhaite.

Werthwein, Christian

Engaged at Boondooma for six months from 10 October 1858 at £45 per annum.

Westhibein, (no first name listed)

Entry in wage book states worked on Boondooma Station from 8 September 1858 to 4 October 1858.

Widman, T.T

Engaged on Boondooma Station for two years from 1 May 1855 at £20 per annum.

Wieland, G.M

Engaged on Boondooma Station for two years from 1 May 1855 at £20 per annum.

Wills, Horatio

Purchased sheep from the Lawsons at Boondooma in 1860 on his way to his new property "Cullinlaringo" on the Comet River in Central Queensland. Killed by Aborigines along with 17 others in a massacre on Thursday 17 October 1861. Father of Thomas Wentworth Wills.

Wills, Thomas Wentworth

Son of Horatio Wills. Renowned cricketer who played against the English touring cricket team in 1862. Assembled the first Aboriginal cricket team to tour England in 1862.

Williams, Emma

Worked on Boondooma as a lady's help to Mrs Munro c.1880-90s. Married Alfred Charles Warren on 5 April 1896.

Young, John

Partner of Gilchrist, Watt & Co who purchased Boondooma from Robert Lawson in 1867.

Zeller, John

Worked on Boondooma as a drover.

Zeller, Bernard John

Son of John Snr. Born on Boondooma on 13 March 1913.

Zinn, Casper

Born Germany 1833. Left Hamburg at 22 years of age aboard the "Johann Cesar", bound for Australia in 1855. Arrived in Moreton Bay on Saturday 9 February. Identified as Passenger #179 and a "schafer" (English translation "shepherd"). Engaged to work on Boondooma Station for two years from 26 March 1856 at £20 per week. Entry in wage book dated 8 December 1860 by Robert Lawson states "Discharged for bad conduct".

List of Chinese workers employed on Boondooma Station 1846-1920**Chua, Chea**

Engaged for five years from 10 February 1851 at 3 dollars (12/-) per month.

Yoy, Eng

Engaged for five years from 10 February 1851 at 3 dollars (12/-) per month.

Geo Choe

Engaged for five years from 10 February 1851 at 3 dollars (12/-) per month.

Tan, Yang

Engaged for five years from 10 February 1851 at 3 dollars (12/-) per month.

Goe, Lit

Engaged for five years from 10 February 1851 at 3 dollars (12/-) per month.

Chau, Soon

Engaged for five years from 10 February 1851 at 3 dollars (12/-) per month.

Tony, Eng

Engaged for five years from 10 February 1851 at 3 dollars (12/-) per month.

Ong, Seo

Engaged for five years from 10 February 1851 at 3 dollars (12/-) per month.

Tam, Chin

Engaged for five years from 10 February 1851 at 3 dollars (12/-) per month.

O'Ping

Engaged for five years from 10 February 1851 at 3 dollars (12/-) per month. Entry in wage book dated 10 August 1853. Left Boondooma for Sydney along with Mr AR Lawson.

Uee, Lie

Engaged for five years from 10 February 1851 at 3 dollars (12/-) per month.

Yap, Lin

Engaged for five years from 10 February 1851 at 3 dollars (12/-) per month.

Tan, Tswan

Engaged for five years from 13 November 1851 at 3 dollars (12/-) per month.

Lee, Hoh.

Engaged for five years from 13 November 1851 at 3 dollars (12/-) per month.

Goe, Ong

Engaged for five years from 13 November 1851 at 3 dollars (12/-) per month.

Chew, Han

Engaged for five years from 29 January 1852 at 3 dollars (12/-) per month.

Tan, Sioo

Engaged for five years from 29 January 1852 at 3 dollars (12/-) per month.

Gan, Pio

Engaged for five years from 29 January 1852 at 3 dollars (12/-) per month.

Can, Chian

Engaged for five years from 29 January 1852 at 3 dollars (12/-) per month. Entry in wage book states 'discharged'.

NG, Hwat

Engaged for five years from 29 January 1852 at 3 dollars (12/-) per month. Entry in wage book states he spent six months in a Sydney goal for attempting to rescue prisoners from native police at Boondooma on 16 January 1854.

Gui, Luing

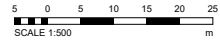
Engaged for five years from 29 January 1852 at 3 dollars (12/-) per month.

Goe, Chea

Engaged for five years from 13 November 1851 at 3 dollars (12/-) per month. Entry in wage book states he spent six months in a Sydney goal for attempting to rescue prisoners from native police at Boondooma on 16 January 1854.

Tiff, John

Entry in wage book states 'Chinese Shepard'.

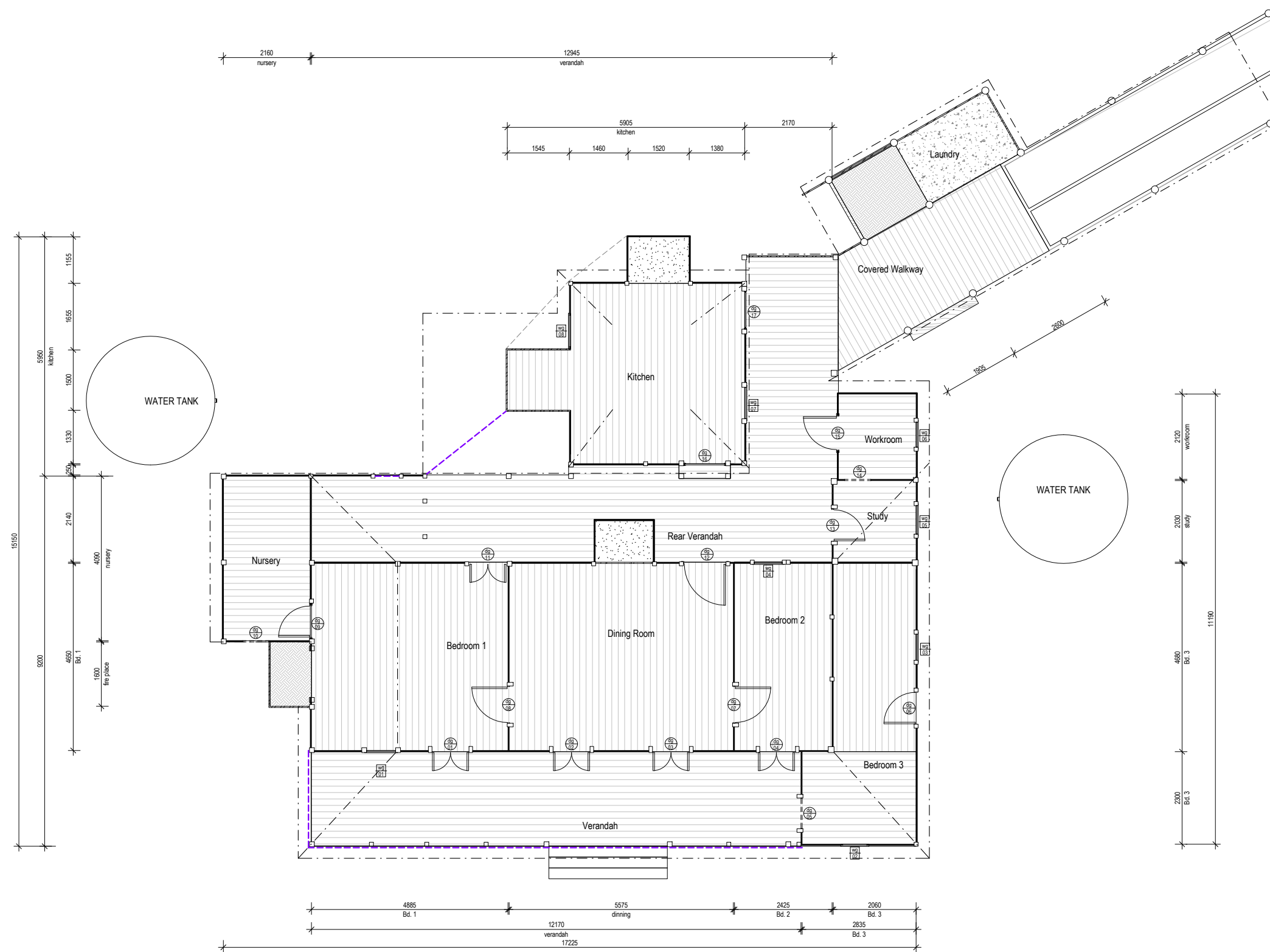


Boondooma Homestead Restoration Works 8262

Mundubbera Road, Boondooma, QLD, 4613



NOTES		DRAWING Cover Sheet/ Site Plan DWG No. 21602EX A000 ISSUE P 1			
PROJECT Boondooma Homestead Restoration Works FOR Extent Heritage Pty Ltd AT 8262 Mundubbera Road, Boondooma, QLD, 4613		SCALE 1 : 500 @ A1 DATE Jan 2021 DRAWN CU			
AMEND Measured Survey Drawings DESCRIPTION DATE 09.04.2021 BY LVR		S:\Projects\21602\03 Drawings\00 Existing Drawings\01 Architect\Existing-Revit\21602EX.rvt © Gibson Architects Pty Ltd 2013 ABN 42 133 834 698			

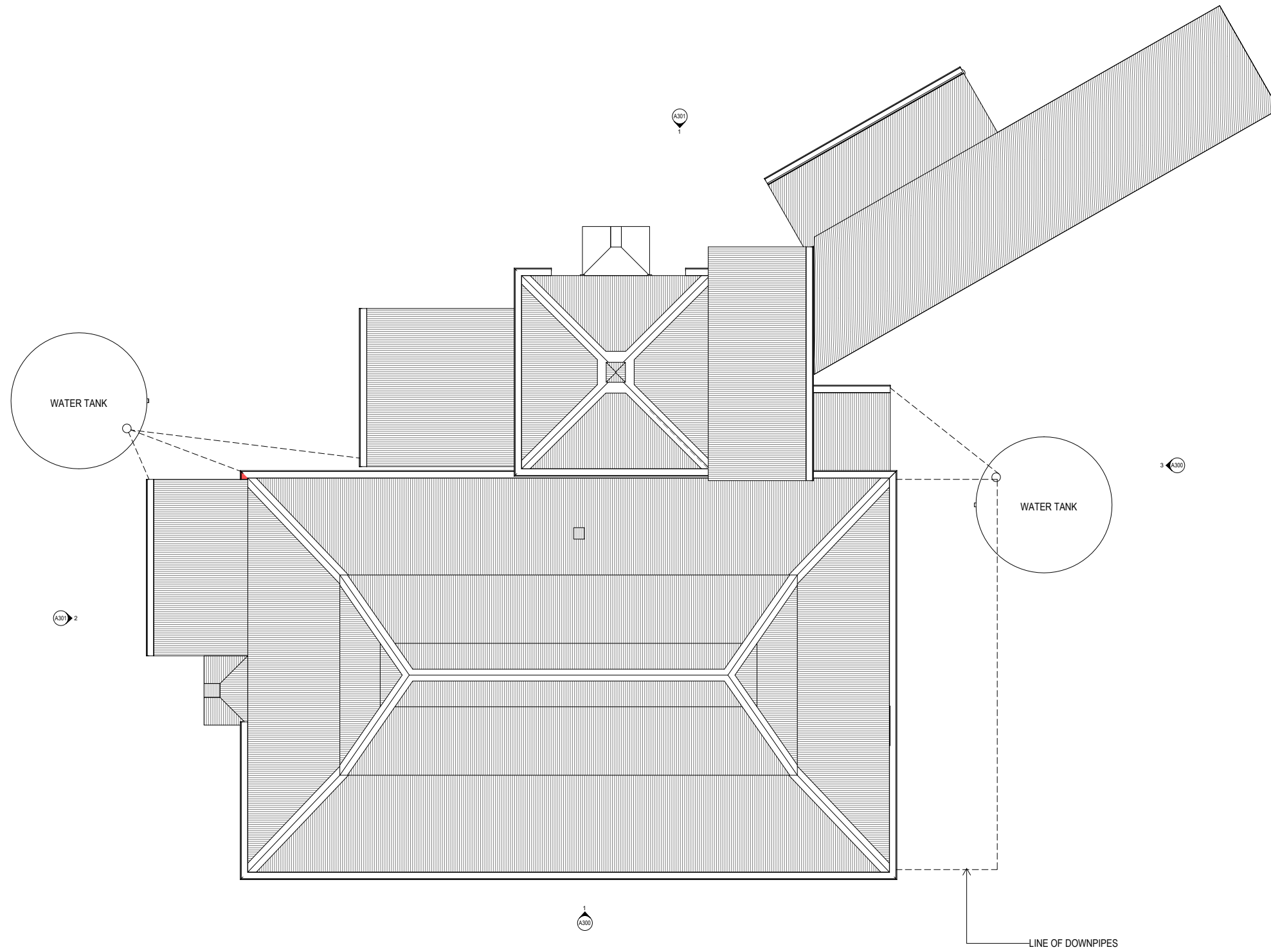


LEGEND

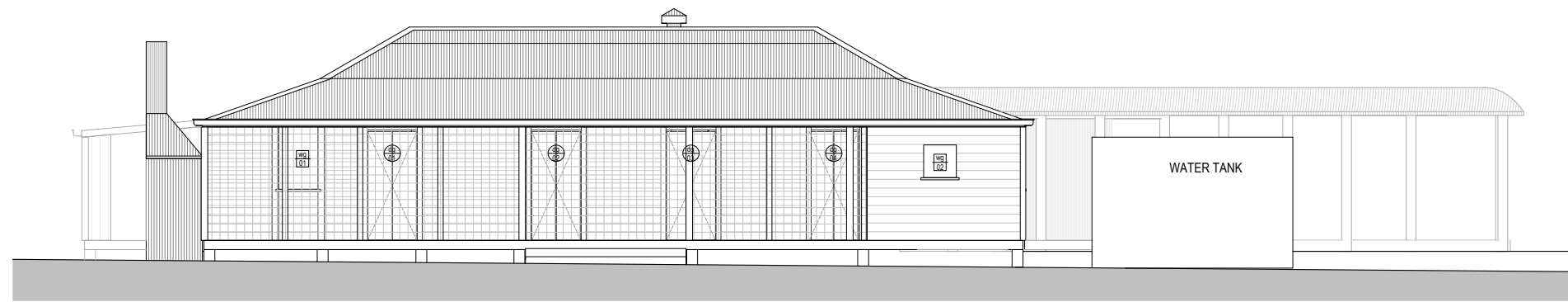
- Concrete floor
- Fire place floor
- Timber floor
- Earth
- Timber wall
- Corrugated iron wall
- Timber column
- Steel screen enclosing front verandah and gate at rear

NOTES	P1 Measured Survey Drawings AMEND DESCRIPTION DATE BY 09.04.2021 LVR	DRAWING Existing Ground Floor	DWG No. 21602EX A200	ISSUE P 1
		PROJECT Boondooma Homestead Restoration Works FOR Extent Heritage Pty Ltd AT 8262 Mundubbera Road, Boondooma, QLD, 4613	SCALE As indicated @ A1 DATE Jan 2021 DRAWN LVR	

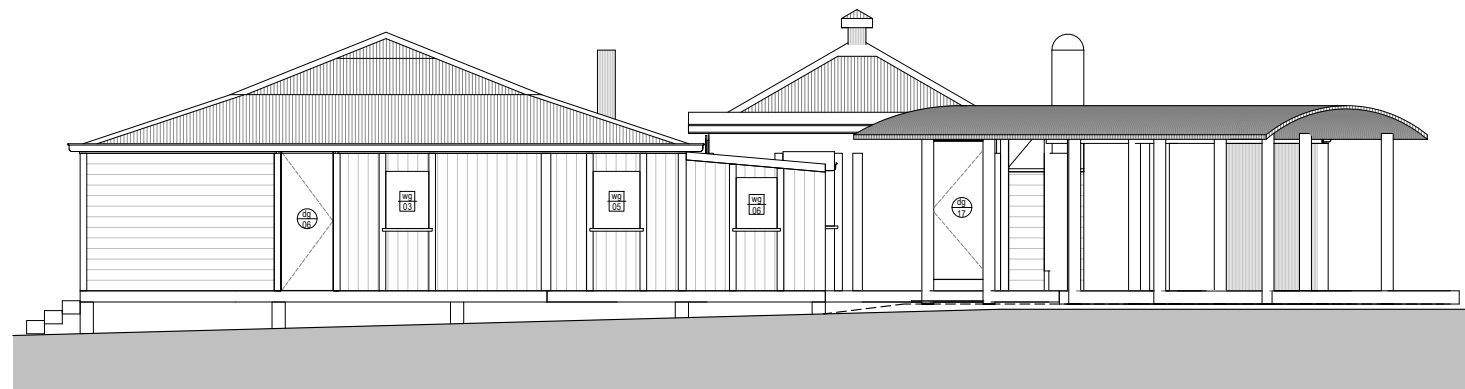
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NOTES	P1 Measured Survey Drawings AMEND DESCRIPTION DATE BY	DRAWING	Existing Roof Plan	DWG No.	21602EX A201	ISSUE	P 1
		PROJECT	Boondooma Homestead Restoration Works	SCALE	1 : 50 @ A1		
FOR	Extent Heritage Pty Ltd	DATE	Jan 2021				
		AT	8262 Mundubbera Road, Boondooma, QLD, 4613	DRAWN	LVR	© Gibson Architects Pty Ltd 2013 ABN 42 133 834 698 Block C, Level 1, 88 Limestone Street, Ipswich Qld 4305 PO Box 309, Ipswich Qld 4305 P 07 3281 2456 F 07 3281 2644 E info@gibsonarchitects.com.au ABN 42 133 834 698 gibsonarchitects.com.au	



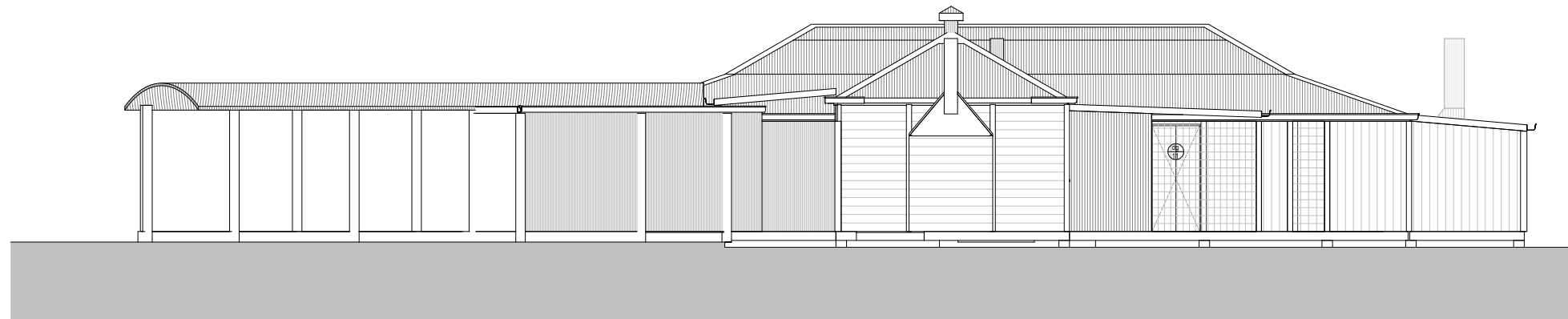
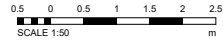
1 East (Front) Elevation
A300 1:50



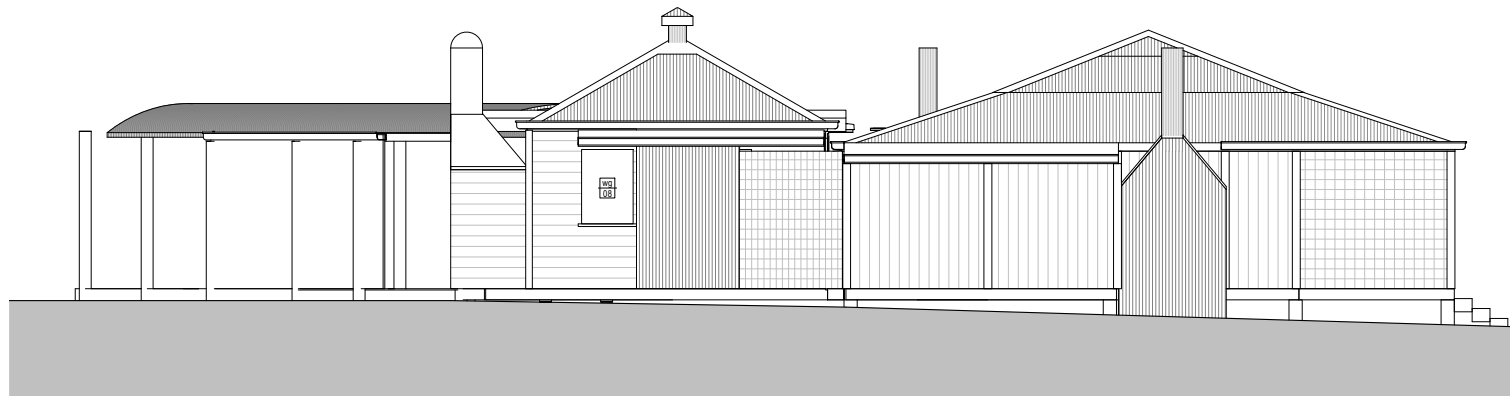
3 North Elevation
A300 1:50

NOTES	P1 Measured Survey Drawings AMEND DESCRIPTION DATE BY 09.04.2021 LVR	DRAWING	Existing Elevations Sheet 1	DWG No.	21602EX A300	ISSUE	P 1	
		PROJECT	Boondooma Homestead Restoration Works	SCALE	1:50 @A1	DATE	Jan 2021	
		FOR	Extent Heritage Pty Ltd	AT	8262 Mundubbera Road, Boondooma, QLD, 4613	DRAWN	CU	
		S:\Projects\21602\03 Drawings\00 Existing Drawings\01 Architect\Existing-Revit\21602EX.rvt						© Gibson Architects Pty Ltd 2013 ABN 42 133 834 698

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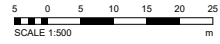
1 West (Rear) Elevation
A301 1:50



2 South Elevation
A301 1:50

NOTES	P1 Measured Survey Drawings AMEND DESCRIPTION DATE BY 09.04.2021 LVR	DRAWING	Existing Elevations Sheet 2	DWG No.	21602EX A301	ISSUE	P 1
		PROJECT	Boondooma Homestead Restoration Works	SCALE	1:50 @A1	DATE	Jan 2021
		FOR	Extent Heritage Pty Ltd	DATE	Jan 2021	DRAWN	LVR
		AT	8262 Mundubbera Road, Boondooma, QLD, 4613	© Gibson Architects Pty Ltd 2013 ABN 42 133 834 698			

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Boondooma Homestead Restoration Works 8262

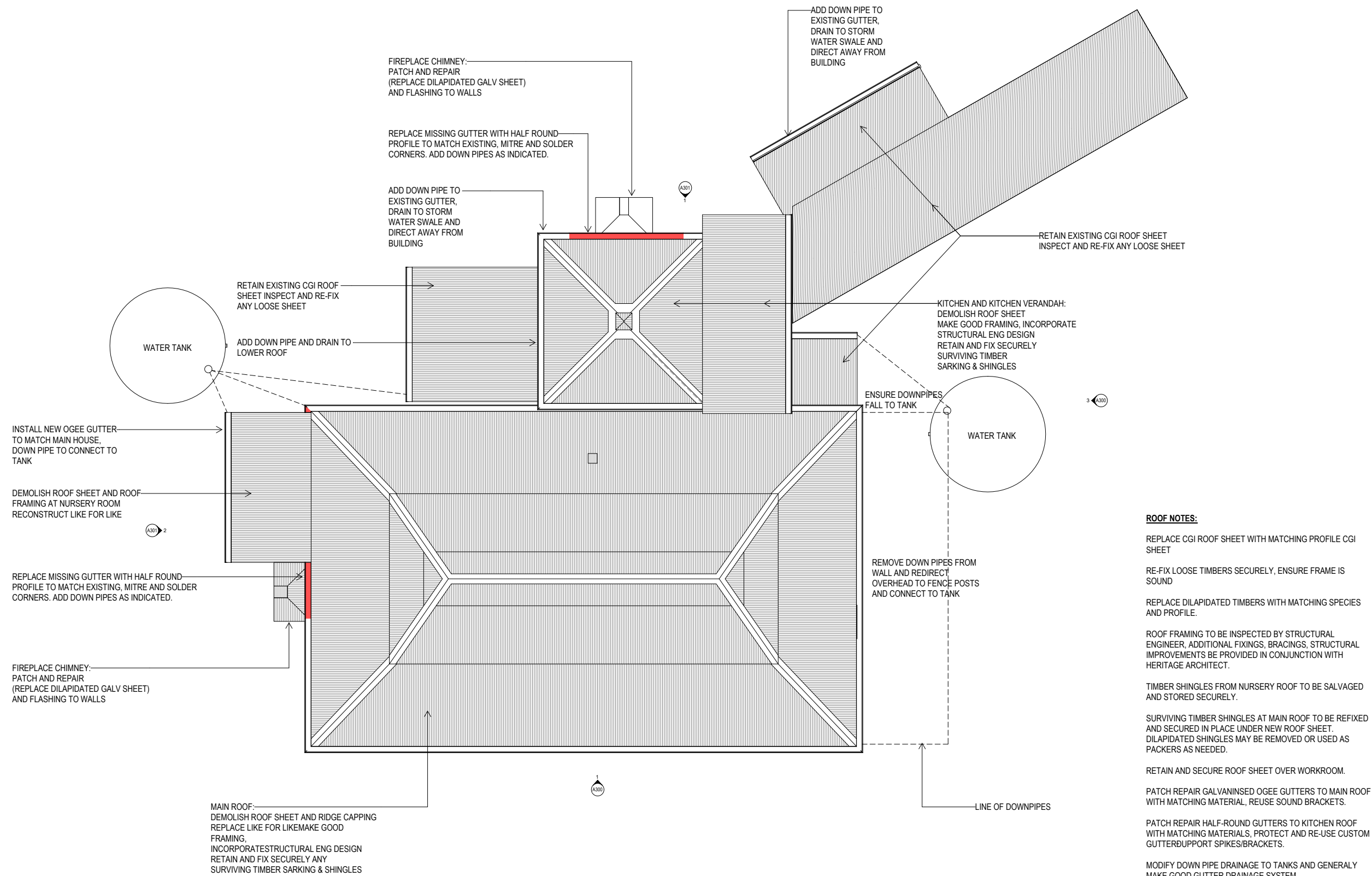
Mundubbera Road, Boondooma, QLD, 4613



SITE NOTES:
 DIRECT STORM WATER DRAINAGE AWAY FROM BUILDING VIA STORM WATER SWALE AT REAR AS INDICATED
 STORM WATER TO DRAIN AWAY FROM THE BUILDING TO OPEN AREA OR STORMWATER PIT.
 ENSURE FINISHED GROUND LEVELS FALL AWAY FROM THE BUILDING ON ALL SIDES.

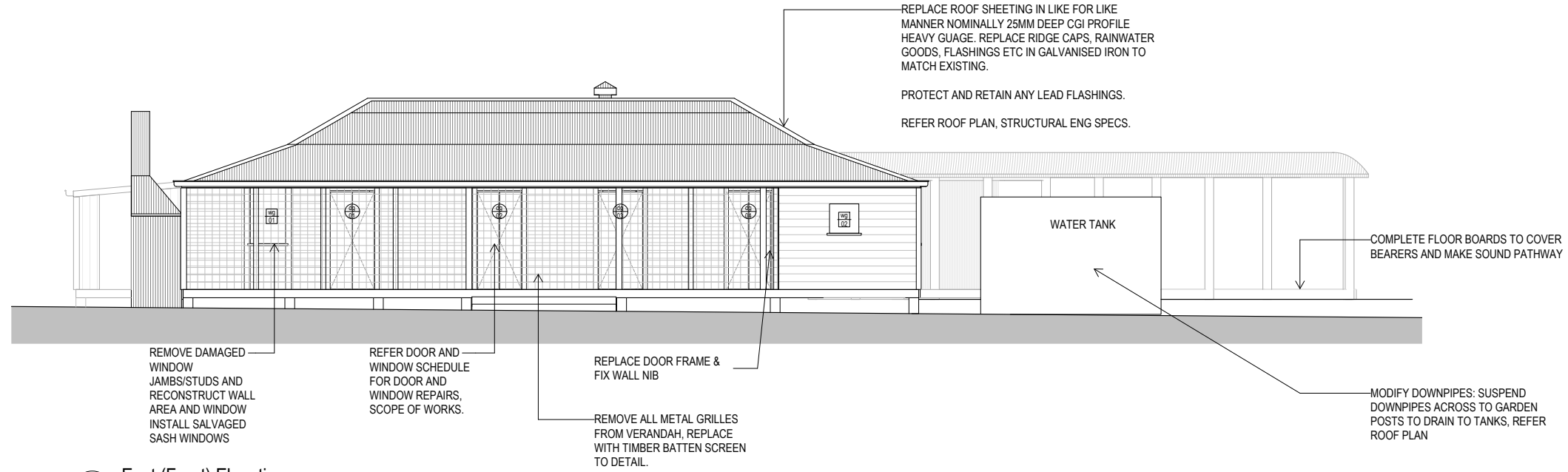
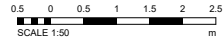
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										FOR		Extent Heritage Pty Ltd		DRAWN		CU					
										AT		8262 Mundubbera Road, Boondooma, QLD, 4613									
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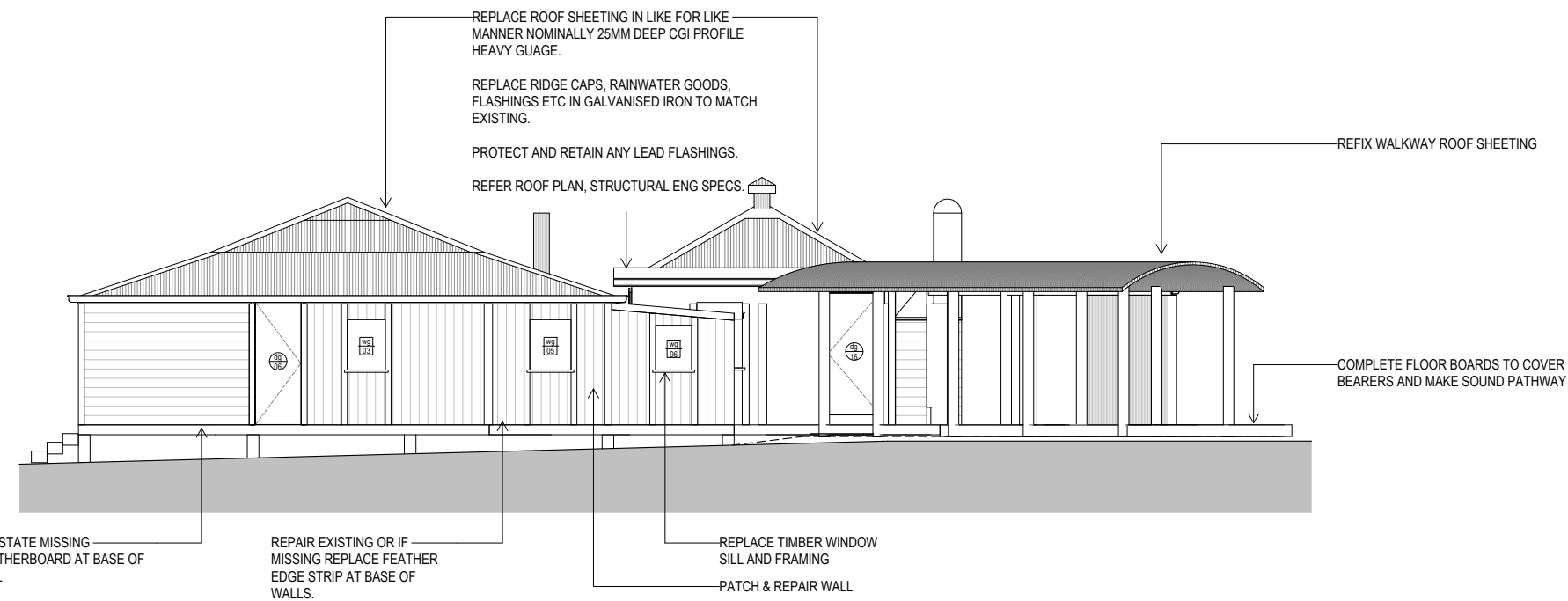


- ROOF NOTES:**
- REPLACE CGI ROOF SHEET WITH MATCHING PROFILE CGI SHEET
 - RE-FIX LOOSE TIMBERS SECURELY, ENSURE FRAME IS SOUND
 - REPLACE DILAPIDATED TIMBERS WITH MATCHING SPECIES AND PROFILE.
 - ROOF FRAMING TO BE INSPECTED BY STRUCTURAL ENGINEER, ADDITIONAL FIXINGS, BRACINGS, STRUCTURAL IMPROVEMENTS BE PROVIDED IN CONJUNCTION WITH HERITAGE ARCHITECT.
 - TIMBER SHINGLES FROM NURSERY ROOF TO BE SALVAGED AND STORED SECURELY.
 - SURVIVING TIMBER SHINGLES AT MAIN ROOF TO BE REFIXED AND SECURED IN PLACE UNDER NEW ROOF SHEET. DILAPIDATED SHINGLES MAY BE REMOVED OR USED AS PACKERS AS NEEDED.
 - RETAIN AND SECURE ROOF SHEET OVER WORKROOM.
 - PATCH REPAIR GALVANISED OGEE GUTTERS TO MAIN ROOF WITH MATCHING MATERIAL, REUSE SOUND BRACKETS.
 - PATCH REPAIR HALF-ROUND GUTTERS TO KITCHEN ROOF WITH MATCHING MATERIALS, PROTECT AND RE-USE CUSTOM GUTTER SUPPORT SPIKES/BRACKETS.
 - MODIFY DOWN PIPE DRAINAGE TO TANKS AND GENERALLY MAKE GOOD GUTTER DRAINAGE SYSTEM

NOTES		AMEND		DESCRIPTION		DATE	BY	DRAWING	Conservation Works Roof Plan	DWG No.	21602CD A201	ISSUE	P 1
PROJECT		FOR		AT		DATE	BY	SCALE	1 : 50 @ A1	DATE	Jan 2021	DRAWN	
LVR		LVR		LVR		LVR		S:\Projects\21602\03 Drawings\01 Concept Design\01 Architect\CD-Revit\21602CD.rvt		© Gibson Architects Pty Ltd 2013 ABN 42 133 834 698		<p>Block C, Level 1, 88 Limestone Street, Ipswich Qld 4395 PO Box 309, Ipswich Qld 4395 P 07 3281 2456 F 07 3281 2644 E info@gibsonarchitects.com.au ABN 42 133 834 698 gibsonarchitects.com.au</p>	



1 East (Front) Elevation
A300 1:50



3 North Elevation
A300 1:50

EXTERNAL FINISHES NOTES:

TREAT EXTERNAL STRUCTURAL STEEL PLATES AND BRACKETS FOR RUST AND PAINT FINISH (BLACK) SEE WORKROOM CORNER.

REPAINT EXISTING WHITE LIMEWASH AREAS IN SAME WHITE LIMEWASH PAINT.

APPLY 3 COATS OF TUNG OIL TO ALL UNFINISHED TIMBER.

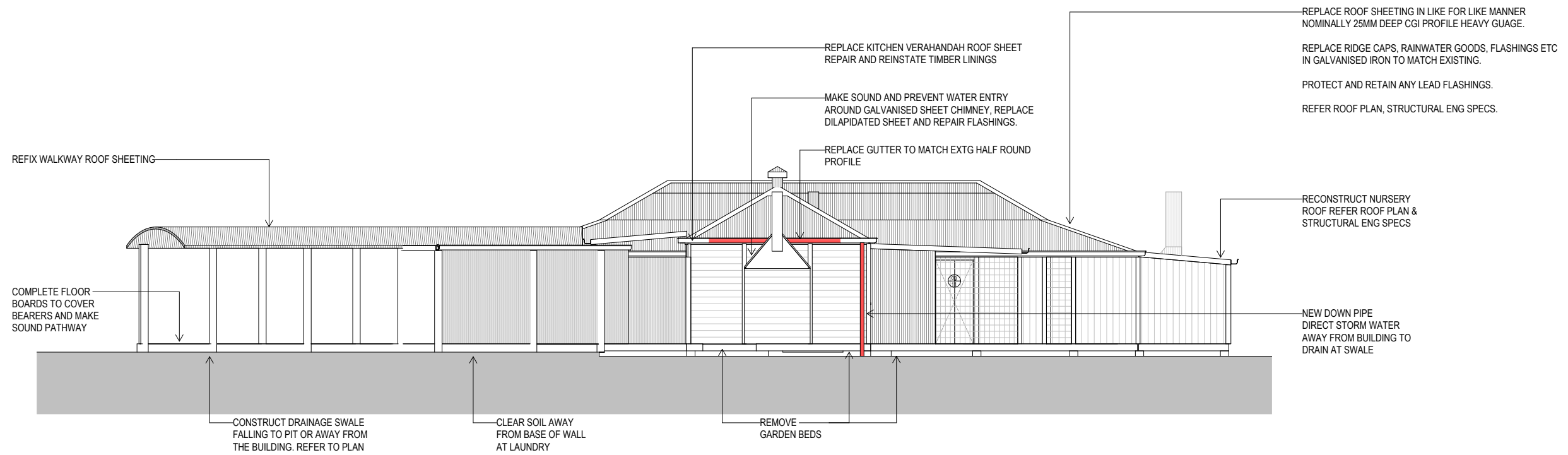
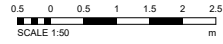
TIMBER BATTEN SCREEN TO FRONT VERANDAH TBA

NOTES	
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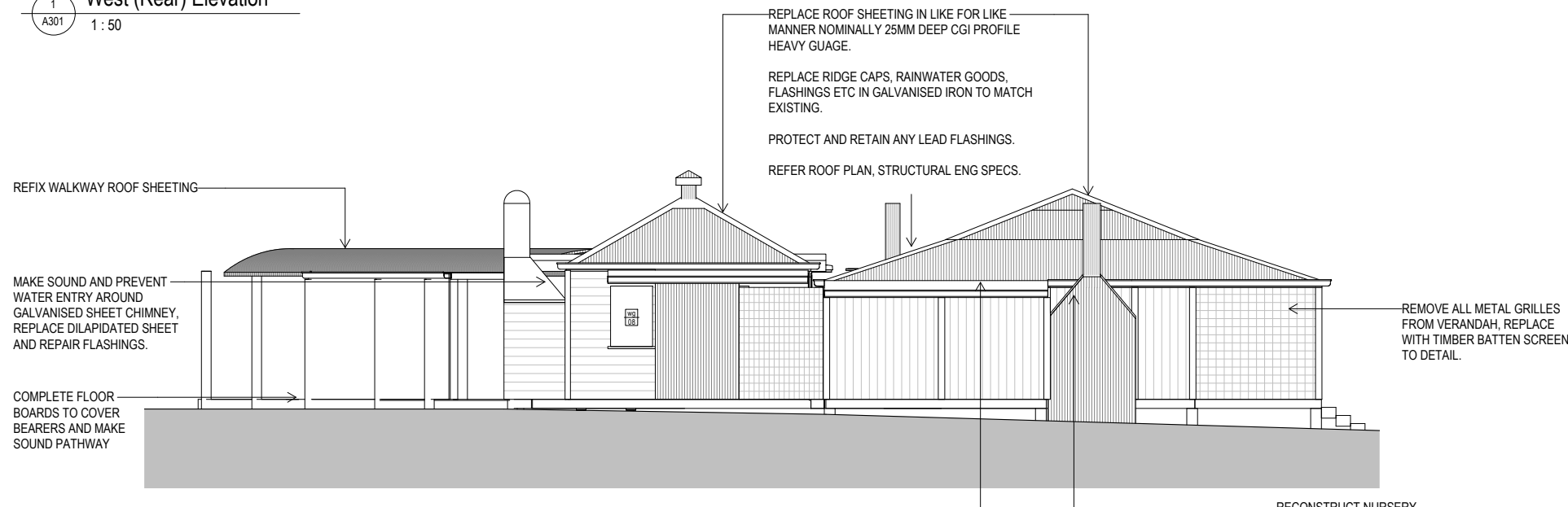
AMEND	DESCRIPTION	DATE	BY
01	Conservation Works	09.04.2021	LVR

DRAWING	Conservation Elevations Sheet 1	DWG No.	21602CD A300	ISSUE	P 1
PROJECT	Boondooma Homestead Restoration Works	SCALE	1:50 @A1		
FOR	Extent Heritage Pty Ltd	DATE	Jan 2021		
AT	8262 Mundubbera Road, Boondooma, QLD, 4613	DRAWN	CU		

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 gibsonarchitects.com.au



1 West (Rear) Elevation
A301 1:50



2 South Elevation
A301 1:50

EXTERNAL FINISHES NOTES:
TREAT EXTERNAL STRUCTURAL STEEL PLATES AND BRACKETS FOR RUST AND PAINT FINISH (BLACK) SEE WORKROOM CORNER.
REPAINT EXISTING WHITE LIMEWASH AREAS IN SAME WHITE LIMEWASH PAINT.
APPLY 3 COATS OF TUNG OIL TO ALL UNFINISHED TIMBER.

NOTES	AMEND	DESCRIPTION	DATE	BY	DRAWING	Conservation Elevations Sheet 2	DWG No.	21602CD A301	ISSUE	P 1	
	PROJECT	Boondooma Homestead Restoration Works				SCALE	1:50 @A1				
	FOR	Extent Heritage Pty Ltd				DATE	Jan 2021				
	AT	8262 Mundubbera Road, Boondooma, QLD, 4613				DRAWN	LVR				
S:\Projects\21602\03 Drawings\01 Concept Design\01 Architect\CD-Revit\21602CD.rvt					© Gibson Architects Pty Ltd 2013 ABN 42 133 834 698						

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11.13 INCONTINENCE BINS FOR PUBLIC AMENITIES**File Number:** 10-08-2022**Author:** Manager Property**Authoriser:** General Manager Finance and Corporate**PRECIS**

Suggestion of Incontinence bins for Council's public amenities and halls.

SUMMARY

Council to consider the installation of incontinence bins across Council's public amenities and halls.

OFFICER'S RECOMMENDATION

That the Committee recommend to Council that:

Incontinence bins are placed in public amenities and halls within the South Burnett region and additional operational budget allocation be provided to Facilities and Parks in the 1st quarter budget review.

FINANCIAL AND RESOURCE IMPLICATIONS

A new service provided to Council public amenities and halls would result in additional operational cost of \$42,282.24 GST inclusive.

LINK TO CORPORATE/OPERATIONAL PLAN

EC5 Continue to support, renew and maintain pools, libraries, halls and Customer Service Centres across our region at agreed service levels

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

Community members have held discussions with Cr. Henschen and Cr. Potter regarding the lack of incontinence bins for community members to use within the South Burnett region.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

No direct legal implications

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

No direct policy/local law delegation implications

ASSET MANAGEMENT IMPLICATIONS

Introducing the incontinence bins will increase the operational service level for public amenities and halls.

REPORT

Council currently has approximately 35 public amenities and 9 halls across the South Burnett region. Community members have approached Cr Henschen and Cr Potter about including incontinence bins at some of these locations.

Council's current contracted supplier of the sanitary bins could supply incontinence bins. These bins are larger in size and may be used for the disposal of incontinence aids including nappies and pads. Incontinence products are larger in size and take up more space in the bins and therefore female sanitary bins are not suitable for this purpose. Introducing the incontinence bins will preserve the dignity of men and women when visiting public amenities and halls.

Costings for Incontinence Bins for Council's Public amenities and Halls**Cost per Incontinence Bin**

\$8.40 plus GST per bin/per week = \$9.24 per bin/per week including GST

Public Amenities

1 Bin at 1 location x \$9.24 per bin x 52 weeks per annum = \$480.48 per annum

35 locations x \$9.24 per bin x 52 weeks = \$16,816.80 per year

(1 female and 1 male at each location) - \$16,816.80 x 2 = \$33,633.60 per annum

Council Halls

1 location x \$9.24 x 52 = \$480.48 per annum

9 locations x \$9.24 x 52 weeks = \$4,324.32

(1 female and 1 male at each location) \$4,324.32 x 2 = \$8,648.64

ATTACHMENTS

Nil

11.14 KINGAROY LIONS PARK - TOILET UPGRADES**File Number:** 10/08/2022**Author:** Manager Facilities and Parks**Authoriser:** General Manager Finance and Corporate**PRECIS**

Kingaroy Lions Park amenities replacement with new compliant accessible and inclusive amenities block.

SUMMARY

The existing amenities block in Lions Park Kingaroy is in poor condition and is approaching the end of effective life. It is proposed to replace with a new accessible and total inclusive amenity block that meets the *Building Act 1975* and the *Disability Discrimination Act 1992*.

OFFICER'S RECOMMENDATION

That committee recommend to Council that

1. The Kingaroy Lions Park amenities is replaced with a new accessible and total inclusive amenity, and
2. Additional allocation of \$190,000 for the construction of a new amenity, footpaths, and disable carpark.

FINANCIAL AND RESOURCE IMPLICATIONS

Council currently has allocated \$80,000 of Works for Queensland funds for the Lions Park Refurbishment. In summary, the refurbishment was to renovate the amenities, construct new footpaths from the amenities to a new disabled carpark, and erect two remaining shelters. The footpath would link with the existing footpaths installed through the 2021/22 Lions Park Peanut refurbishment section of the park as per the Lions Park concept plan.

The \$80,000 is an insufficient allocation of funds to carry out the proposed works.

Council officers recommend the construction of a new accessible and total inclusive amenity that meets Building Legislation and Disability Discrimination Act 1992. A further allocation of \$190,000 funds is required to complete all works.

Council has two options for consideration on how to fund this project;

1. Allocate a further \$190,000 from Building Asset Restricted Cash; or
2. Reallocate \$190,000 from W4Q Kingaroy Memorial Park Redevelopment funds to Lions Park Refurbishment

LINK TO CORPORATE/OPERATIONAL PLAN

EC 2 – Develop and implement CBD Renewal and Revitalisation Programmes for areas of our townships including service standards for maintenance and cleaning programmes.

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

There has been no external community consultation. Consultation between Building technical staff and Building Certifier.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

Council has obligations imposed by the *Building Act 1975* and the *Disability Discrimination Act 1992* when refurbishing buildings or constructing new premises to ensure that suitable facilities and access provisions are provided. New buildings must comply with the National Construction Code and the Disability (Access to Premises-Buildings) Standards when they are constructed. Older buildings must comply with these standards when the owner, person or business using the building carries out major renovations or changes.

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

Nil implication on the local laws.

ASSET MANAGEMENT IMPLICATIONS

The current building is approximately 45 years old and is effectively at end of life. Refurbishment may not extend the service life significantly. A new building will reduce operational costs over the long term due to reduced maintenance needs.

REPORT

The building was inspected on 15 July and a Dilapidation report prepared based on the findings of that inspection. Please see attached report.

Overall, the building is in poor condition. Refurbishment may not significantly extend service life as underlying issues such as brickwork cracking will remain.

Several options for refurbishment or renewal have been considered and budget estimates prepared for the respective options.

- 1 Refurbish existing building including paths and PWD parking space - \$142,000
Refurbishment scope generally as outlined on U Plan conceptual design.
- 2 Demolish existing building and prepare site for new construction - \$23,900
- 3 Construct new Landmark 2D "Caretaker" gable roof toilet (same as River Road park)
\$159,100 + \$23900 demolition for total project budget estimate of \$183000
- 4 Construct new Landmark 2D4C "Caretaker" gable roof toilet (same as Memorial Park)-
\$235,000 +\$23,900 demolition for total project budget estimate of \$258900
- 5 Erect remaining two structures \$11,100

New amenities block would be located in the same location as the old structure as per the concept plan. The Lions Park concept plan is attached.

Council officers recommend the construction of a new accessible and total inclusive amenity that meets Building Legislation and Disability Discrimination Act 1992. A further allocation of \$190,000 funds is required to complete all works

ATTACHMENTS

1. Dilapidation Report [!\[\]\(a43b62a38b6e2844e794f4301a08d3ba_img.jpg\) !\[\]\(6e4ee66e87e896673b3d048b72667243_img.jpg\)](#)
2. Lions Park Concept Plan [!\[\]\(020ca36803168f31a8fb3f576699f65c_img.jpg\) !\[\]\(84f1d587b913ebf353d69e5f3ebedfd2_img.jpg\)](#)

Dilapidation Inspection Report

Kingaroy Lions Park – Public Toilet

Inspection date: 15 July 2022



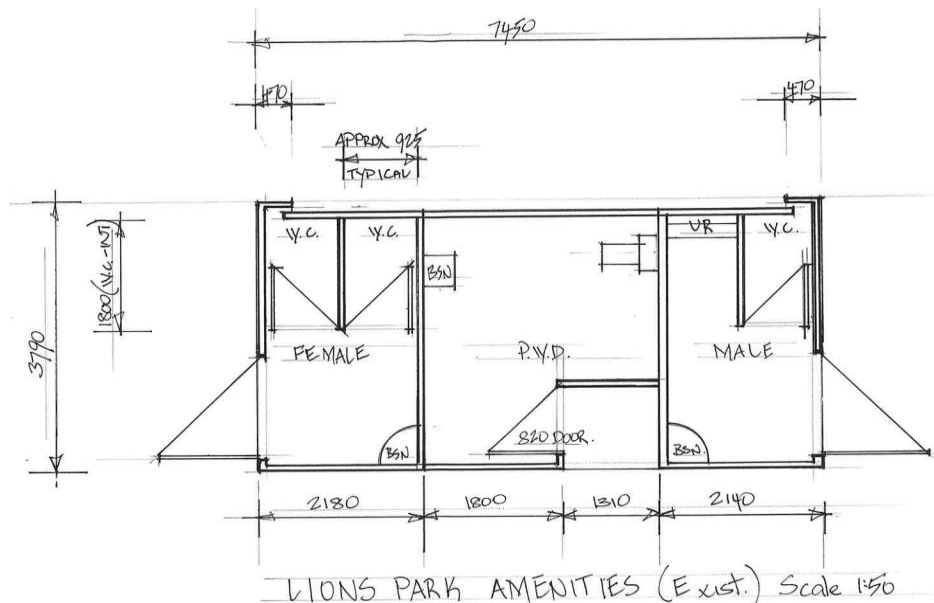
General

The building is of slab on ground construction with single skin loadbearing external brick walls. The roof structure is sawn hardwood with a lightweight metal roof over. The roof has polycarbonate sheet inserts for light provision.

The structure appears to have been built in stages with the two end sections (male toilet to the east end and female toilet to the western end) built initially with the central core (PWD toilet) being infilled at some later stage.

It is estimated that the building is approximately 40-45 years old. Despite the building performing its design function for this period, single skin brickwork is not considered to have sufficient integrity and capacity to perform without an associated structural support mechanism.

There are two pedestals in the female toilet, one pedestal and a trough urinal in the male toilet and one pedestal in the PWD facility. See current floor plan below:



There are major non-compliance issues with the PWD facility particularly in relation to the entry and door.

Defects / Matters to Consider

Tie Down – Structure



The wall plates to which the rafters are attached are tied to the supporting single skin brickwork with steel straps and small diameter dynabolts. Also note the angle bracket tying the roof beam to the upper courses of brickwork.

Even though the building has performed its design function for many years, connecting to brickwork in this fashion has little structural capacity as the brickwork has minimal tensile capacity to resist uplift forces.

The exposed brackets and straps will be difficult to hide or disguise if the building is to be rendered.

Gate Swing / Damaged Brick



Gates swing out and cannot be secured

Damaged brickwork



Damaged brickwork

The gates currently swing out with no provision to lock in the open position. As a result, they are eccentrically loading the brick wall with damaged / broken bricks at the fixing points the result.

U Plan Architects have recognised this issue and proposed a solution in their conceptual plans. To re-swing the gates will require some modification and designing a more robust frame fixing solution to prevent further damage to the brick walls. The single skin wall does not have sufficient integrity to facilitate fixing into the end of the brickwork.

Cracked Walls



There are several cracks in the brick walls. The degree of cracking is not major (as defined in AS2870-2011) but will mirror through any applied finish such as render. The cracking cannot be effectively controlled for two reasons.

- 1 The surrounding site drainage is poor which may result in uncontrolled ground movement due to seasonal moisture variations. There are no records of original construction documents but typically in the period when this building was constructed, the slab / footing design would be left to the builder's or designers' discretion with no formal engineering advice. Buildings of this age are often susceptible to minor movement with few control options.
- 2 Brickwork is intolerant to even minor movement and will crack readily. Single skin brickwork has very limited tensile capacity to resist movement.

Gutter



The gutter on the rear of the building is damaged and will require replacement. There is no downpipe or stormwater drainage system resulting in a concentration of water at the northwest corner.

This concentrated water may result in moisture related, differential ground movement which may contribute to the brickwork cracking in this general area.

Ground Falls



There is a noticeable fall from the carpark to the toilet level. Further detail will be required to enable a compliant ramp / path to be designed for suitable PWD access.

Polycarbonate Roofing



Several polycarbonate roof sheets have been incorporated to allow natural light into the rooms. Every sheet is damaged or broken possibly by hail or tree limbs but more likely because of vandalism.

The balance of the metal roof sheeting appears to be in reasonable condition for its age and does not require replacement.

Interior



Floor / Walls – Internal

Existing tiles will require removal and the concrete slab will require grinding prior to the application of an epoxy floor finish.

Render to walls will finish up to existing steel door frames rather than under the frames. Ideally the frames would be removed to facilitate the application of render however if this approach is adopted, the frames will require modification to enable re-fitting into openings which have been reduced by the thickness of the render.

PWD Toilet

The current PWD toilet has several non-compliance issues.

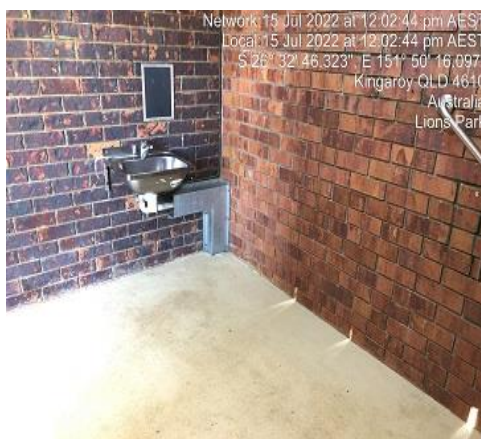
Entry



The existing door is too narrow and the circulation space available inadequate to achieve compliance with the requirements of AS1428.1-2009.

Creation of a compliant entrance will require at least partial demolition of the existing entrance with appropriate re-construction.

Fixtures



Basin

The current basin does not comply and will require modification or replacement.

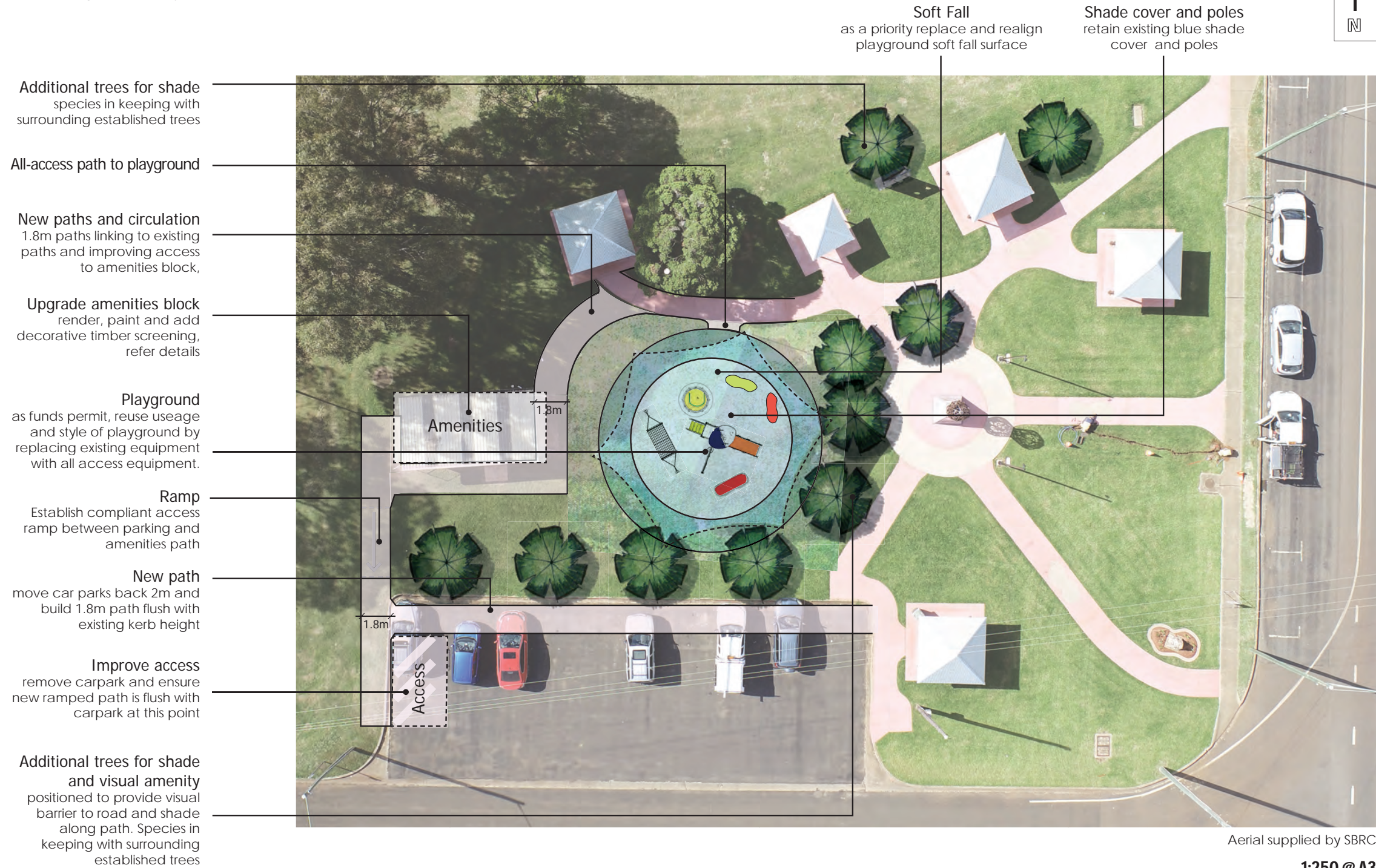
The current pedestal also does not comply with AS1428.1 and will require replacement.

Lions Park, Kingaroy

DRAFT FOR COMMENT

Project Brief & Scope:

Upgrade park's playground and amenities block and improve access and circulation through extending path network and improving connectivity.



DRAFT FOR COMMENT

Lions Park, Kingaroy

Amenities Block Upgrade

Additional timber screens, external walls rendered, new signage and new pathways along front and sides of building. Existing toilet gates re-hung to avoid disrupting path and improve access.

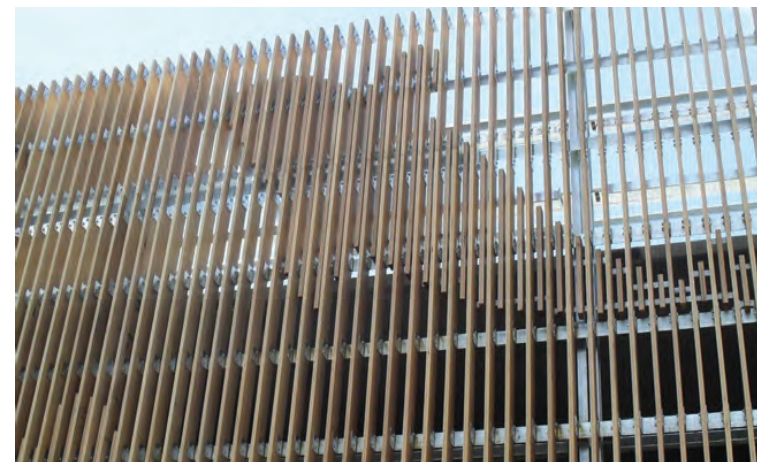
Other recommended works:

- Replace roof
- Render internal walls (light cream/white finish)
- Epoxy internal floors and external concrete pads to give rubberised finish and reduce maintenance



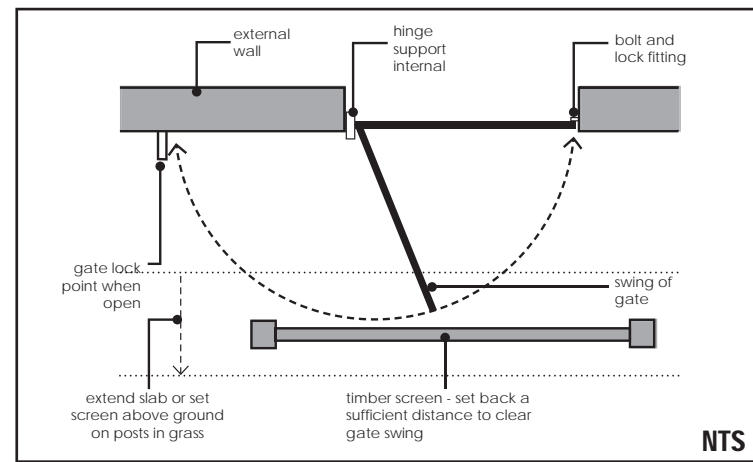
Amenities Block

Upgraded, rendered and timber screens with peanut motif recessed. Option for local artist mural or continued peanut theme on back wall.

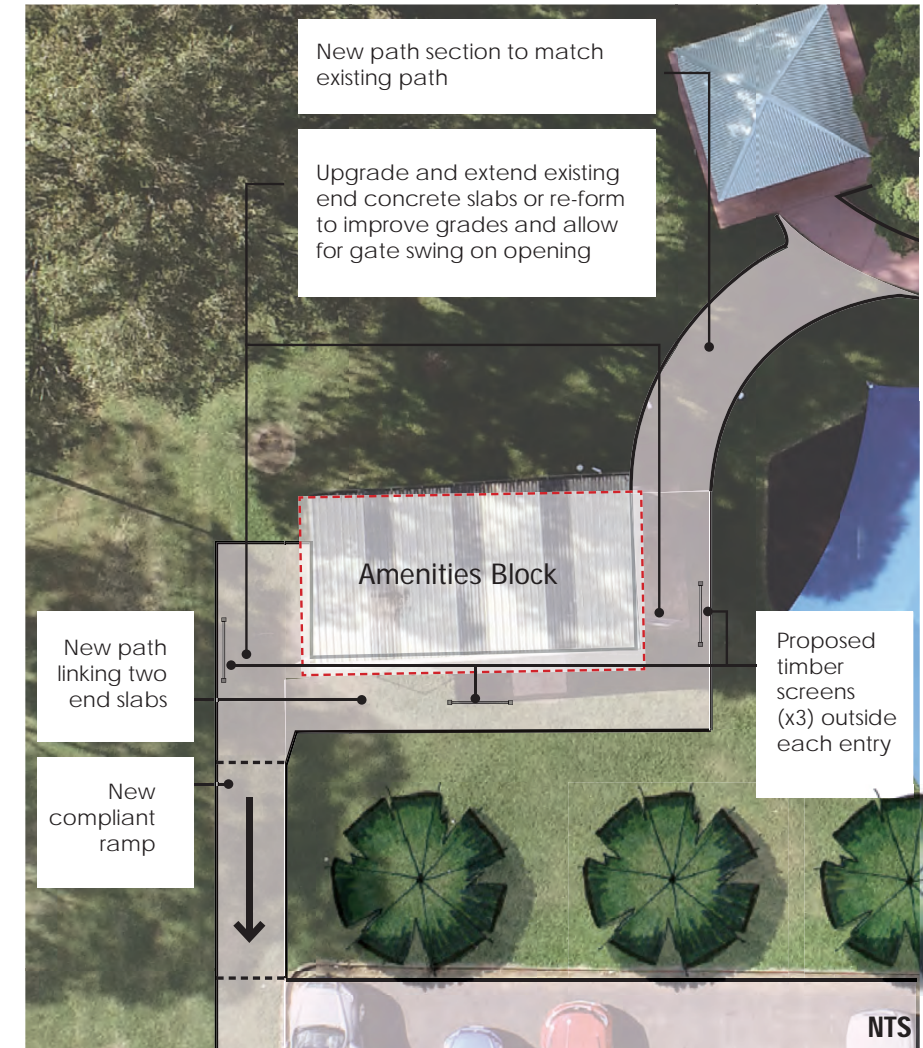


Screen Precedent

Example of recessed motif in decorative timber screen. As pedestrian moves, the recessed image appears.



Proposed re-hanging of amenity block gates



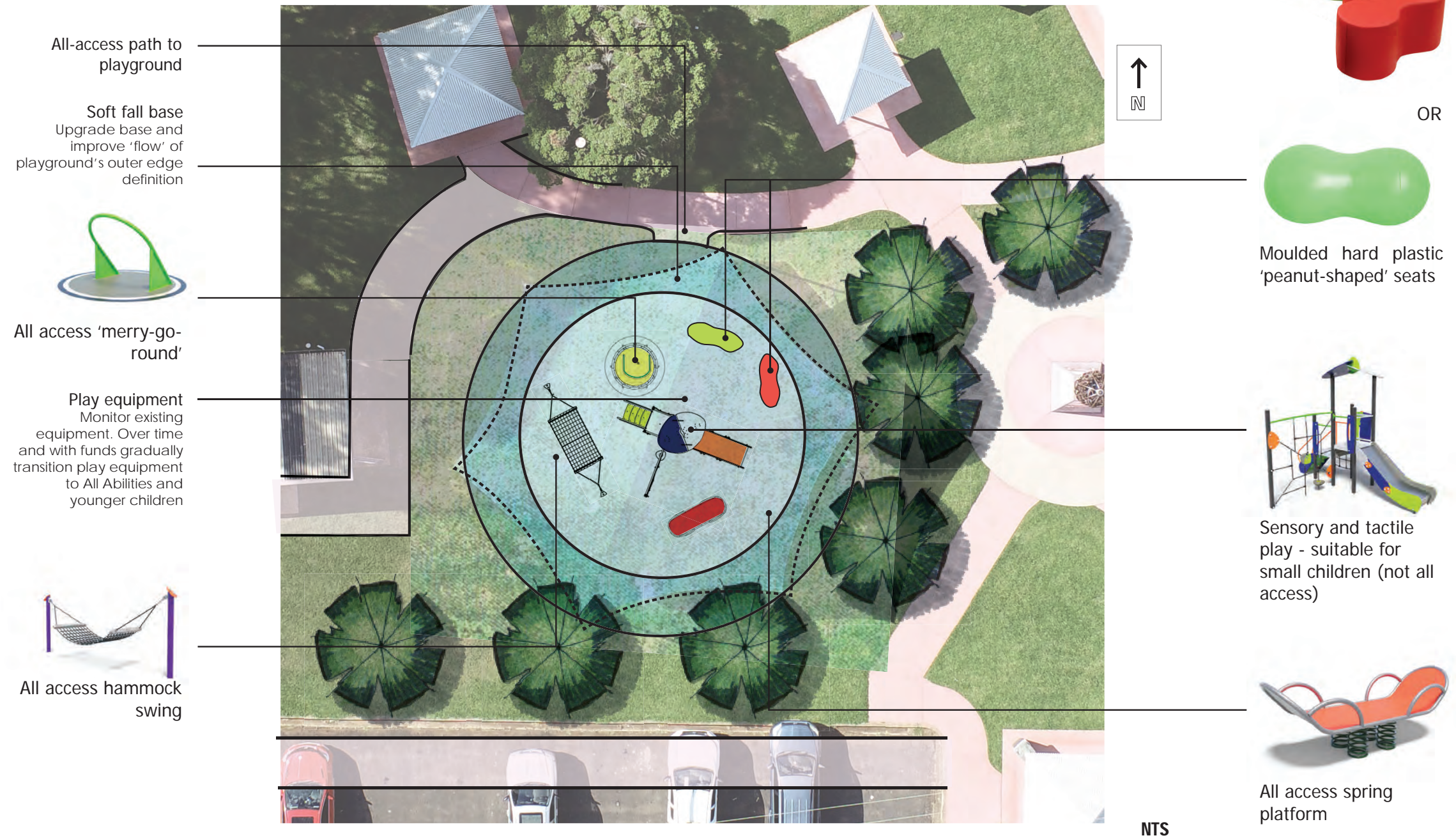
Kingaroy
Park Upgrade Project

Lions Park, Kingaroy

DRAFT FOR COMMENT

Playground Upgrade

Over time improve playground with focus on younger children, all access play equipment and new soft fall base.



Kingaroy
Park Upgrade Project

11.15 ALAN STIRLING MEMORIAL PARK - DESIGN OF CONCEPT PLANS**File Number:** 10/08/2022**Author:** Manager Facilities and Parks**Authoriser:** General Manager Finance and Corporate**PRECIS**

Design a concept plan for Alan Stirling Memorial Park located at the Bunya Mountains.

SUMMARY

Design a concept plan for Alan Stirling Memorial Park located at the Bunya Mountains.

OFFICER'S RECOMMENDATION

1. The committee recommend to Council that;
 - (a) The development of concept plan for Alan Stirling Memorial Park be added to the Operational Plan for 23/24
 - (b) Scope of works and costing for the concept plan be considered in the 23/24 Budget

FINANCIAL AND RESOURCE IMPLICATIONS

No budget allocation in the 22/23 Operational budget for any master planning of parks.

LINK TO CORPORATE/OPERATIONAL PLAN

EC1 – Develop and implement initiatives to enhance community parks, gardens, and recreational facilities, which may include tree planting strategy, botanical gardens, and perennial (drought tolerant) shrubs and flower planting programme.

COMMUNICATION/CONSULTATION (INTERNAL/EXTERNAL)

The Community Liaison Officer from the Bunya Mountains Community Association Inc. has made contact with the Mayor regarding future concept plans for Alan Stirling Memorial Park.

LEGAL IMPLICATIONS (STATUTORY BASIS, LEGAL RISKS)

No direct legal implications.

POLICY/LOCAL LAW DELEGATION IMPLICATIONS

No direct policy/local law delegation implications.

ASSET MANAGEMENT IMPLICATIONS

No direct asset management implications.

REPORT

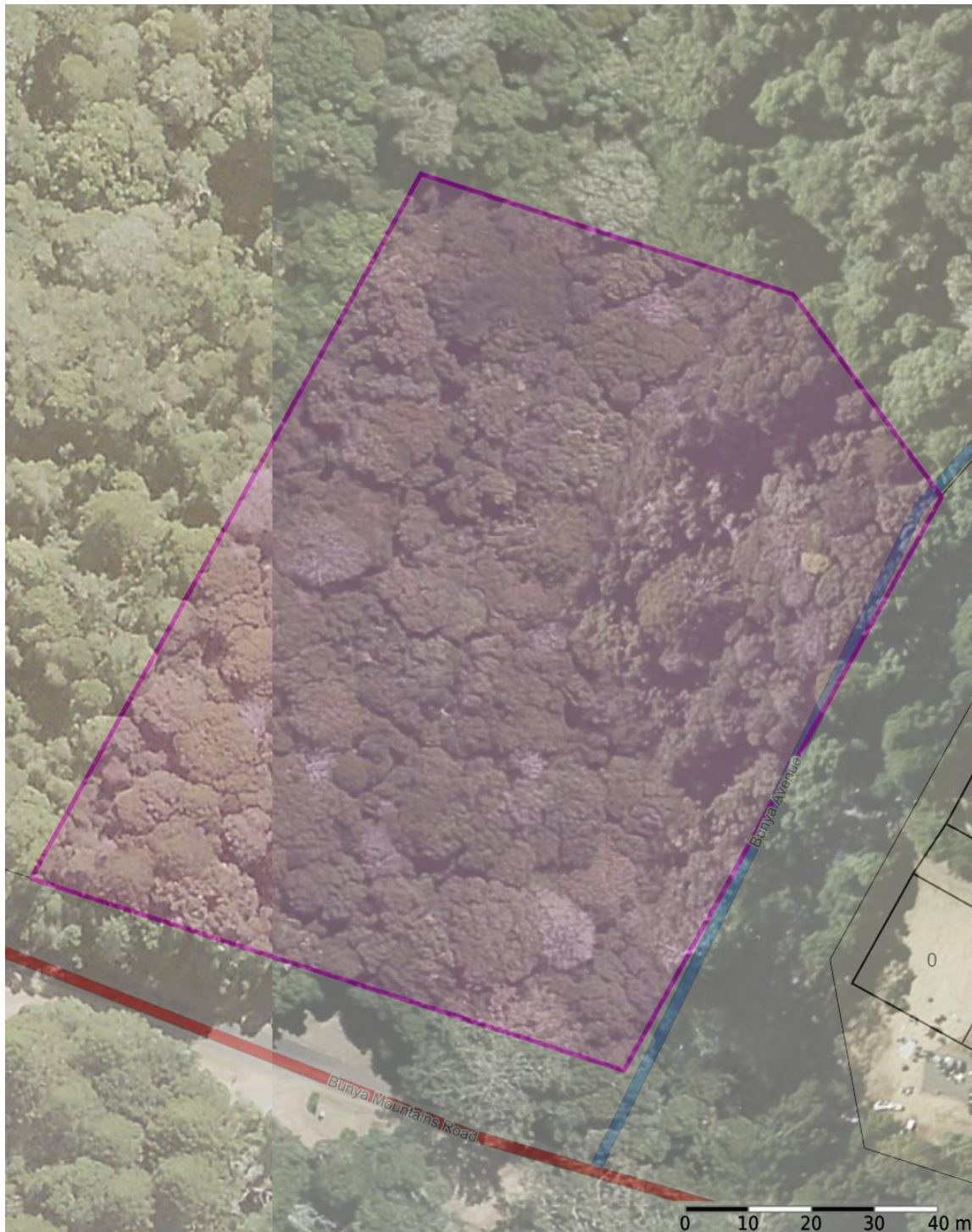
Mayor has requested for consideration to be given for the development of a concept plan for Alan Stirling Memorial Park. The Bunya Mountains is an important tourism destination and a busy residential area.



The concept plan would take into consideration the use and development of other areas in the National Park, open space and parklands, residents' area and in consultation with Queensland National Parks and Wildlife Service, Western Downs Regional Council, Bunya Mountain Community Association Inc, Bunya Mountain Natural History Association Inc, residents, and indigenous groups.

Currently Western Downs are developing the Mountain Bike Trail at Russell Park, which includes 3 levels of mountain bike trails, walking tracks, car parking, picnic area and a long-drop toilet. It would be timely to develop a concept plan for the Alan Stirling Memorial Park once the Mountain Bike Park was completed and operational. This would give the community and Council a greater understanding a future needs, connectivity between parks, preservation of culture and history.



ATTACHMENTS

1. **Area map of Alan Stirling Park - Bunya Mountains** [↓](#) 
2. **Location Map of Alan Stirling Park - Bunya Mountains** [↓](#) 



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			<p>1:5000</p>	

12 QUESTIONS ON NOTICE**12.1 QUESTION ON NOTICE - LOCATION OF NANANGO CHRISTMAS DECORATIONS****File Number:** 10-08-2022**Author:** Manager Facilities and Parks**Authoriser:** General Manager Finance and Corporate

The following question on notice was received from Councillor Erkens.

Question

Location of Nanango Christmas decorations and flags?

Response

Nanango Christmas decorations and flags are stored in the Parks and Garden shed at the Nanango Depot.

The old banners that used to be put up on all the light poles around town are deteriorated and no longer put up. It is noted that the traffic management and lack of room for vehicles and cherry pickers made it difficult/expensive and time consuming to install these banners. Banners are generally installed by a commercial service with elevated work platforms these days.

RECOMMENDATION

That the response to the question regarding Location of Nanango Christmas decorations and flags raised by Councillor Erkens be received and noted.

ATTACHMENTS

Nil

12.2 GREEN WASTE**File Number: 10-08-2022****Author: Coordinator Waste Management****Authoriser: General Manager Finance and Corporate**

The following question on notice was received from Councillor Kirstie Schumacher.

Question

How often does Council burn green waste in Murgon and Wondai?

Response

It has been past practice to burn green waste once a year where mulching was not practical or economic to do. Approximately 3,000 m³ quantity of green waste was burnt at Murgon and Wondai landfills.

RECOMMENDATION

That the response to the question regarding green waste burning raised by Councillor Kirstie Schumacher be received and noted.

ATTACHMENTS

Nil

12.3 MAIDENWELL TRANSFER STATION**File Number: 10-08-2022****Author: Coordinator Waste Management****Authoriser: General Manager Finance and Corporate**

The following question on notice was received from Councillor Brett Otto.

Question

What is the operational cost impact on the Maidenwell transfer station and the impact of a 3rd truck on the entire network?

Response

Construction of new Transfer Station at Maidenwell would not change any operational activities as the general waste collected will still need to be transferred to the Nanango Waste Facility for disposal. One option that will be explored is to self-haul the general waste in place of the existing arrangement in which J. J. Richards services the skip bins. However, this is not expected to have a major impact / change on the operational costs.

Procurement of the new truck is well overdue as it will replace one of the oldest trucks from the fleet. Hence there would not be any changes to the operations. The positive impacts due to the procurement of new vehicles would include reduced break downs resulting in service disruption, and less maintenance expenses and increased reliability.

RECOMMENDATION

That the response to the question regarding Maidenwell transfer station raised by Councillor Brett Otto be received and noted.

ATTACHMENTS**Nil**

12.4 SALEYARD WASHDOWN FACILITIES**File Number: 10-08-2022****Author: Manager Community & Lifestyle****Authoriser: General Manager Finance and Corporate**

The following question on notice was received from Councillor Henschen.

Question

A report to come back to the next Liveability Standing Committee Meeting investigating the costings and implementation for card readers or a token system for the saleyards wash down facilities to eliminate the need to use cash.

Response

Preliminary investigations have indicated that to install a card operated system would cost approximately \$30,000. It is noted that further research into internet connectivity is being investigated to facilitate a card reader.

Previous financial years takings from the dispensing station are:

Financial Year	Revenue
21/22	\$5475
20/21	\$7500
19/20	\$7331
18/19	\$6231

RECOMMENDATION

That the response to the question regarding saleyard washdown facility raised by Councillor Henschen be received and noted.

ATTACHMENTS**Nil**

13 CONFIDENTIAL SECTION

OFFICER'S RECOMMENDATION

That Council considers the confidential report(s) listed below in a meeting closed to the public in accordance with Section 254J of the *Local Government Regulation 2012*:

13.1 Tender Evaluation for the Management and Operation of the Wondai Swimming Pool

This matter is considered to be confidential under Section 254J - g of the Local Government Regulation, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government.

13.2 Tender - SBRCQ2122_75 Lease of Shops - Lamb Street Murgon

This matter is considered to be confidential under Section 254J - g of the Local Government Regulation, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government.

13.3 Lease - 66 & 68 Lamb Street Murgon

This matter is considered to be confidential under Section 254J - g of the Local Government Regulation, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government.

13.4 Approval to accept offers, and enter into to contracts for the sale of land.

This matter is considered to be confidential under Section 254J - g of the Local Government Regulation, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government.

14 CLOSURE OF MEETING