

Attachment 2 – Local Heritage Register Report on Submissions Received by Division




General Submissions


Item No.	DM5 No.	Submitter Details	Address Details	Summary of the Grounds of Submission	Officer Comment	Recommendation
1	3441824	National trust Submission	General	<p>National Trust wishes to place on record its congratulations and support for the way in which the process of identification of places of local significance has been undertaken by Cairns Regional Council.</p> <p>Some members of the National Trust were involved at advisory committee level and the opportunity for input in the process and consequently the trust wishes to make no specific reference to a particular place.</p>	Support for the nomination process is noted.	Council notes the submission.
2	3415258	Babinda Chamber of Commerce	General	<p>Objects to the proposal to enter building in Babinda in the LHR.</p> <p>The Babinda Chamber of Commerce and Babinda community members in general express displeasure at the selection of buildings that have been listed on the LHR for Babinda.</p> <p>Babinda is a town struggling after two cyclones and a sugar mill closure, however all involved are extremely keen to move on and move forward. This will be most difficult if the option to modernise or change the façade of listed buildings is taken away. An amount of fairness will also prevail having unlisted buildings being able to modernise or change while listed buildings are restricted. Babinda residents are keen preservers of historical and cultural memorabilia and plans are in motion for the long term preservation of such. Feel better outcome if local input was observed and more information on consequences of listing was forthcoming.</p>	<p>Thirty places in Babinda were proposed for entry in the Local Heritage Register. Of these, 19 are currently identified in the CairnsPlan and already have statutory controls in place. Only 11 new places were identified.</p> <p>It is not proposed to proceed with the entry of the places not already identified in the CairnsPlan in Babinda.</p> <p>A Babinda Precinct is identified in the Cairns Heritage Study and will be investigated further as part of the preparation of the new Cairns Region Planning Scheme. This will include consultation with the property owners in Munro Street and the Chamber of Commerce. A character precinct designation is considered to be an appropriate mechanism to manage the façade and streetscape qualities of the Babinda Precinct.</p> <p>For the places that are proposed to be entered on the Local Heritage Register, Heritage listing does not prevent buildings from being able to be changed or modernised to meet current standards.</p> <p>The continued use of a local heritage place is encouraged and adaptive reuse of the premises can be accommodated providing the significance of the place is retained.</p> <p>There is no obligation to carry out additional, increased or special maintenance works for heritage listed places.</p> <p>If a heritage building is proposed to be demolished,</p>	Council notes the submission.



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					<p>listing provides an opportunity to undertake archival reporting about a place and in some circumstances an opportunity to continue to collect and preserve heritage memorabilia. Another opportunity is to have signage and interpretation of the history of a place to continue to tell the story of a place.</p> <p>The opportunity for property owners or interested members of the community to talk with a Council officer about the consequences of listing was made available.</p>	
3	3422307	Gordonvale Chamber of Commerce	General submission	<p>As the leading business organisation our chamber's position is that the township of Gordonvale should be recognised as a heritage sugar town within the greater CRC region. We believe it is prudent and important that any heritage listing of buildings be undertaken in consideration of the Gordonvale Local Area Plan and as it sits within the CRC master plan. Most importantly, any heritage listing of buildings should not have onerous or burdensome impacts or obligations imposed on building owners such that they suffer loss of enjoyment of their property and improvements or face financial hardships.</p>	<p>Support for Gordonvale to be recognised as a heritage sugar town is acknowledged.</p> <p>Local heritage will be taken into consideration in the development of a local plan as part of the preparation of the new Cairns Region Planning Scheme. Efficient planning controls will be developed as part of the new planning scheme and will include ongoing consultation with the community.</p> <p>The continued use of a local heritage place is encouraged and adaptive reuse of a place can be accommodated providing the significance of the place is retained.</p>	Council notes the submission.
4	3422533	Babinda	General with specific reference to the Babinda Mill.	<p>Objects to the proposal to enter building in Babinda in the LHR, especially the Mill.</p> <p>Real consultation needs to occur. Real consideration to the economic future needs to occur. Listing the Mill is ridiculous it is an eyesore. The land needs to be redeveloped into a real economic enterprise. The town needs life and real jobs. Need to improve the beautiful town not hold it back. I can not believe anyone would want to keep a mill unless it was being used. Some places may be of genuine value to list however the mill is not one of them. Want opportunity to have a say in what will happen in our town.</p>	<p>The Babinda Mill has been included in a character precinct in the CairnsPlan since 2005. The establishment and history of the Babinda Mill is very important to the town of Babinda. The nomination to the Local Heritage Register recognised this significance.</p> <p>The inclusion of the mill in a character precinct or heritage register does not prohibit demolition. It does provide an opportunity to undertake archival and historical reporting prior to any demolition.</p> <p>Another benefit of heritage listing is the opportunity to have signage and interpretation on site to continue to tell the story of the mill and the important role it played in the development of Babinda.</p> <p>It has been recommended that the Babinda Mill remain in a character precinct and not proceed to the Local Heritage Register.</p>	Council notes the submission.

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5		Babinda	General with specific reference to the shops in Munro Street	<p>Objects to the proposal to enter buildings in Munro Street in the LHR.</p> <p>Although we do not own one of these buildings, we rent one. We have been informed that if the listing goes ahead, the insurance of the building will increase significantly. Our landlady has been very generous by keeping the rent as low as possible, encouraging the community to shop local. I'm sure that if the insurance rises, our landlady will have no choice but to raise our rent accordingly. This will in turn force us to close our doors, as we are at the moment only just keeping our heads above water, along with others in the town. We believe as a whole, that a Heritage listing of the main street of Babinda will financially cripple many businesses, and in turn the community. It seems to be the general feel of the community that we should not be "forced" into this situation, and be given the choice of listing.</p>	<p>Thirty places in Babinda were proposed for entry in the Local Heritage Register. Of these, 19 are currently identified in the CairnsPlan and already have statutory controls in place. Only 11 new places were identified.</p> <p>It is not proposed to proceed with the entry of the places not already identified in the CairnsPlan in Babinda.</p> <p>A Babinda Precinct is identified in the Cairns Heritage Study and will be investigated further as part of the preparation of the new Cairns Region Planning Scheme. This will include consultation with the property owners in Munro Street and the Chamber of Commerce.</p> <p>A character precinct designation is considered to be an appropriate mechanism to manage the façade and streetscape qualities of the Babinda Precinct.</p> <p>Heritage listing alone should not affect insurance premiums. Establishing the replacement value of a heritage listed place is in principle the same as for any other place. There is no requirement by Council that a heritage listed building be rebuilt using the same materials or replicating original features. Insurance premiums are calculated on the risk of claims so the age, construction and condition of the building will primarily determine the premium. Insurance premiums can vary depending on the insurance company and it is recommended the owner contact a number of insurance companies to compare quotes.</p>	Council notes the submission.


## DIVISION 1


Item No.	DM5 No.	Place Name	Address Details	Title Details	Photograph	Summary of the Grounds of Submission	Officer Comment	Recommendation
6	3403706	Babinda Railway Station	Howard Kennedy Drive, Babinda	214SP108330		Supports the proposal to enter the Babinda Railway Station in the LHR and welcomes the additional recognition and protection of the local heritage significance.	The place is currently identified as a Local Heritage Site in the CairnsPlan.  Entry is supported and no changes are proposed.	Proceed with the entry of the place in the Local Heritage Register.
7	3410666	Babinda Post Office	94 - 96 Munro Street, Babinda	11SP121912		Objects to the proposal to enter the building in the LHR.  The aesthetic significance is clear to the owners but they do not feel that is significant to anyone else. Owners see no advantages. Owners wish to preserve it as close to original without the cost of seeking permission or employing tradespeople.  Owners object to Council imposing restrictions on the property which may adversely affect the value of the property. Place is currently being proposed for sale.	The place is currently identified as a Local Heritage Site in the CairnsPlan.  Owners are currently required to obtain Council approval to undertake development. This is the same process required for places entered in the Local Heritage Register.  Although the land is freehold, the planning scheme contains a number of provisions that regulate how land can be developed. Heritage provisions are one element of the planning scheme.  No approval is required for routine maintenance.  There is no obligation to employ special tradespeople to undertake building works.  The value of the property will remain unchanged as the property is already identified as a local heritage place in planning scheme.	Proceed with the entry of the place in the Local Heritage Register.
8	3407075	Noi Baan Thai Restaurant	47 Munro Street, Babinda	2RP717935		Objects to the proposal to enter the building in the LHR.  The property has been extensively renovated and is not in original condition. Owner also feels that Art Deco buildings are common	The place is currently identified as a Local Heritage Site in the CairnsPlan.  The significance of the building is that is one of a pair of buildings which contribute to the	Not proceed with the entry of the place in the Local Heritage Register.  A Babinda Precinct is identified in the Cairns Heritage Study and will be investigated further as part of


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						and therefore should not all be listed. Owner does not plan to change the look of the building.	<p>streetscape. The other half of the building is not currently listed and is not proposed to proceed with the listing at this stage.</p> <p>A Babinda Precinct is identified in the Cairns Heritage Study and will be investigated further as part of the preparation of the new Cairns Region Planning Scheme. This will include consultation with the property owners.</p> <p>A character precinct designation is considered to be an appropriate mechanism to manage the façade and streetscape qualities of the Babinda Precinct.</p>	the preparation of the new Cairns Region Planning Scheme.
9	3415259	Cootharinga (half of pair with Noi Baan Thai)	45 Munro Street, Babinda	1RP717935		<p>Objects to the proposal to enter the building in the LHR.</p> <p>Adjacent shop is not owned by the submitter and no reference to it should be made in the place report. There is no evidence to justify the grounds set out in the place report. The fact that some buildings in Munro Street have been built before 1950's do not establish Munro Street as an historic streetscape, nor does the fact that some of the buildings have been architecturally designed. None of these factors give Munro Street and specifically 45 Munro Street cultural heritage significance. The façade of the shop contains certain interesting features, the balance of the shop is architecturally unremarkable and contain modern additions to the rear. The building is not "important" in demonstrating the evolution or pattern of the region's history and only relatively rate</p>	<p>The place is not currently identified in the CairnsPlan.</p> <p>The significance of the building is that is one of a pair of buildings which contribute to the streetscape.</p> <p>A Babinda Precinct is identified in the Cairns Heritage Study and will be investigated further as part of the preparation of the new Cairns Region Planning Scheme. This will include consultation with the property owners.</p> <p>A character precinct designation is considered to be an appropriate mechanism to manage the façade and streetscape qualities of the Babinda Precinct.</p>	<p>Not proceed with the entry of the place in the Local Heritage Register.</p> <p>A Babinda Precinct is identified in the Cairns Heritage Study and will be investigated further as part of the preparation of the new Cairns Region Planning Scheme.</p>


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						buildings or places which meet the high standards should be listed. IF Council decides to list the building then a further submission that only those elements of the façade of the shop which have been specifically mentioned in the place report be listed. Currently the heritage boundary is the building and the title land.		
10	3390134	Bartle Frere Lodge	142 Munro Street, Babinda	31N157585		Objects to the proposal to enter the building in the LHR due to restrictions being placed on heritage places.	<p>The place is currently identified as a Local Heritage Site in the CairnsPlan.</p> <p>Owners are currently required to obtain Council approval to undertake development. This is the same process required for places entered in the Local Heritage Register.</p> <p>Entry of the place in the Local Heritage Register will not impose any greater restrictions.</p>	Proceed with the entry of the place in the Local Heritage Register.
11	3410667	Arts and Craft	13 - 15 Munro Street, Babinda	803NR7392		<p>Objects to the proposal to enter the building in the LHR.</p> <p>Building is not yet 50 years old. The current building has always been owned by the submitter's family. The submitter's parents built the place as a factory/ residence/ shop known as Babinda Bedding Co. To the submitters knowledge the previous building on the site was demolished and the current building erected in 1964. It has had much renovation and change due to three cyclones that have hit in the past 25 years and a fire in 1971 that destroyed 70% of the building the business.</p> <p>Heritage boundary is all the building and the title land –</p>	<p>The place is currently not identified in the CairnsPlan.</p> <p>Submitter identifies that only the shopfront entrance is original with much of the building being replaced over time.</p> <p>It is proposed to not proceed with the entry of places along Munro Street that are not already identified in the CairnsPlan.</p> <p>A Babinda Precinct is identified in the Cairns Heritage Study and will be investigated further as part of the preparation of the new Cairns Region Planning Scheme. This will include consultation with the property owners in Munro Street.</p>	<p>Not proceed with the entry of the place in the Local Heritage Register.</p> <p>A Babinda Precinct is identified in the Cairns Heritage Study and will be investigated further as part of the preparation of the new Cairns Region Planning Scheme.</p>


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						<p>question if this is illegal. If Council wants to this extent of heritage entitlement then it should purchase the building at its current sale price.</p> <p>Current financial hardship and stress with the loss of the mill and jobs, it is difficult to run a business and pay high permit fees to Council when renovating. Insurance premiums will rise again and there will be delays in red tape. Submitter has tried to be sympathetic to the heritage of the building in the renovations carried out to date.</p> <p>Cultural heritage of the building has been lost due to 80% of the building being replaced over 25 years due to fire and cyclone damage therefore not original building only the shop front entrance is original to 1963.</p>	<p>A character precinct designation is considered to be an appropriate mechanism to manage the façade and streetscape qualities of the Babinda Precinct.</p>	
						<p>Have been informed that if listing goes ahead, insurance of the building will increase significantly. If insurance rises, rent will rise and will force the shop to close its doors.</p> <p>Heritage listing the main street of Babinda will financially cripple many businesses, and in turn the community. Should be given a choice of listing and not 'forced' into it.</p>	<p>Heritage listing alone should not affect insurance premiums. Establishing the replacement value of a heritage listed place is in principle the same as for any other place. There is no requirement by Council that a heritage listed building be rebuilt using the same materials or replicating original features. Insurance premiums are calculated on the risk of claims so the age, construction and condition of the building will primarily determine the premium. Insurance premiums can vary depending on the insurance company and it is recommended the owner contact a number of insurance companies to compare quotes.</p>	


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							<p>It is proposed to not proceed with the entry of places along Munro Street that are not already identified in the CairnsPlan.</p> <p>A Babinda Precinct is identified in the Cairns Heritage Study and will be investigated further as part of the preparation of the new Cairns Region Planning Scheme. This will include consultation with the property owners in Munro Street.</p> <p>A character precinct designation is considered to be an appropriate mechanism to manage the façade and streetscape qualities of the Babinda Precinct.</p>	
12	3407028	Post office Residence	25 School Street, Babinda	10SP121912		<p>Objects to the proposal to enter the building in the LHR.</p> <p>The house is a very common and ordinary Queensland. Having the house on the register would require half of Cairns district on the same register.</p> <p>Submitters have applied for heritage grants from the State in the past and have been unsuccessful and do not intent to take up their time or tradesman's time making futile applications in the future.</p> <p>The house is unimportant to the people of Babinda/ Cairns except for the tradesmen who the owners engage for essential work.</p> <p>The aesthetic significance of the house is clear to the owners because of the proximity to shops, church, school and other businesses. The same</p>	<p>The place is currently identified as a Local Heritage Site in the CairnsPlan.</p> <p>Owners are currently required to obtain Council approval to undertake development. This is the same process required for places entered in the Local Heritage Register.</p> <p>In general property values for both heritage and non heritage buildings are determined by a number of factors such as the location and condition of the property, its inherent features, upkeep and maintenance, other planning controls and prevailing market conditions. A recent study examining heritage listing and the effect on property valuation found that these factors may provide more of a variation than just its heritage listing.</p> <p>Heritage listing alone should not</p>	Proceed with the entry of the place in the Local Heritage Register.


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						<p>significance if not clear for “others” without them proving their interest.</p> <p>Object to Council imposing restrictions which may adversely affect the value or insurance costs. If Council wants repairs done in a particular manner then they should meet the costs.</p> <p>Do not want our house on the heritage list as we see no advantage to it.</p>	<p>affect insurance premiums. Establishing the replacement value of a heritage listed place is in principle the same as for any other place. There is no requirement by Council that a heritage listed building be rebuilt using the same materials or replicating original features. Insurance premiums are calculated on the risk of claims so the age, construction and condition of the building will primarily determine the premium. Insurance premiums can vary depending on the insurance company and it is recommended the owner contact a number of insurance companies to compare quotes.</p> <p>Places listed on a local heritage register are eligible for heritage grants; however it is acknowledged that these grants are often very competitive.</p>	
13	3418503	Babinda General Store	177 Howard Kennedy Drive, Babinda	1SP208305		<p>Objects to the proposal to enter the building in the LHR.</p> <p>This building has a house built in about 1987/89 joined to it that is not heritage.</p> <p>As sale of this property has fallen through because of this proposed heritage listing which is anti progressive. Babinda needs a lift of optimism about it this certainly will not help. Modern methods need to be used with cyclone damage which has happened twice.</p>	<p>The place is currently not identified in the CairnsPlan.</p> <p>The heritage boundary identified in the place report is all of the timber building and the title land.</p> <p>The heritage significance relates to the original timber building. The adjoining house and other elements on the land are not considered significant. The heritage boundary has been amended to include only the timber building at the front.</p> <p>Heritage listing does not prevent modern development methods from being used.</p> <p>The continued use of a local</p>	Proceed with the entry of the place in the Local Heritage Register as amended.



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							<p>heritage place is encouraged and adaptive reuse of the premises can be accommodated providing the significance of the place is retained.</p>	
						<p>Objects to the proposal to enter the building in the LHR.</p> <p>Submitter recently purchased the business that is housed at the location and plans to do some renovations. Did not plan to alter the main structure but the building needs some work. The business is important to the town as it is the only fuel stop and it caters to the elderly that struggle with the basics. The business needs the freedom to be able to meet legal obligations and Council requirements so to keep the petrol bowser which makes it a viable 7 day business. The listing is impractical for the future of the business. Submitter is a believer in preserving history but objects to someone having a say on how to refurbish the business. Town has struggled in the last few years due to two natural disasters and the mill closure but everyone is a believer in the town and are finding ways to move forward. The heritage listing proposed will be a step back in time.</p>	<p>Heritage listing is not a step back in time. It does not require that a place can not be changed or redeveloped.</p> <p>The continued use of a local heritage place is encouraged and adaptive reuse of the premises can be accommodated providing the significance of the place is retained.</p> <p>Approval is required from Council to undertake development on a local heritage place (building work, changing the uses of a place, subdivision). The ability to meet legal obligations and Council requirements will not be compromised.</p> <p>The planning scheme contains a number of provisions that regulate how land can be developed. Heritage provisions are one element of the planning scheme.</p>	
14	3418504	Babinda Pharmacy	78 - 80 Munro Street, Babinda	1RP707832		<p>Objects to the proposal to enter the building in the LHR.</p> <p>Information on the Chinese cultural background of the roof is incorrect.</p> <p>Initially the side walls extended beyond the roof on both sides creating a parapet on each side and the front fascia extended</p>	<p>The place is not currently identified in the CairnsPlan.</p> <p>The points raised in the submission regarding the history of the building are noted.</p> <p>It is proposed to not proceed with the entry of places along Munro Street that are not already</p>	<p>Not proceed with the entry of the place in the Local Heritage Register.</p> <p>A Babinda Precinct is identified in the Cairns Heritage Study and will be investigated further as part of the preparation of the new Cairns Region Planning Scheme.</p>


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						beyond the line of the side walls. The roof was a hip roof within the confines of the box construction and not visible from the street level. This required the roof guttering to be box guttering and during a heavy shower the shop would flood. HJ Ling the then owner had the roof reconstructed to span over the top of the parapet walls – however has no intentional relationship or relevance to Chinese traditions. Hence the building has no heritage value.	<p>identified in the CairnsPlan.</p> <p>A Babinda Precinct is identified in the Cairns Heritage Study and will be investigated further as part of the preparation of the new Cairns Region Planning Scheme. This will include consultation with the property owner.</p> <p>A character precinct designation is considered to be an appropriate mechanism to manage the façade and streetscape qualities of the Babinda Precinct.</p>	
15	3418505	Munro Theatre	97 - 101 Munro Street, Babinda	710NR7392		<p>Objects to the proposal to enter the building in the LHR.</p> <p>Owner is not anti-heritage however believes the listing will place the facility at risk to viably function and believes exemptions should apply.</p> <p>The Munro Theatre has been restored in the most economical way and has been run as a community service for the last 40 years providing entertainment that families can enjoy.</p> <p>A compromise had to be reached in the restoration after cyclone Larry both in infrastructure and the maintenance and a general heritage look was chosen to depict theatres of the 1950's.</p> <p>The heritage list would result in consequential increases in all costs especially maintenance and insurance and would threaten the viability of the theatre and increase the risk of its closure. The theatre was built in 1956 on the same land as a truly heritage theatre existed</p>	<p>The place is currently identified as a Local Heritage Site in the CairnsPlan.</p> <p>The owner is currently required to obtain Council approval to undertake development. This is the same process required for places entered in the Local Heritage Register.</p> <p>The operating costs and insurance premiums of the theatre should remain unchanged as the property is already identified as a local heritage place in planning scheme. The viability of the theatre should remain the same.</p> <p>Heritage listing does not impose any greater maintenance requirements.</p> <p>The Building is significance as it was built in 1954 and there is a continuing and ongoing use of the site as a theatre from 1942.</p> <p>Heritage listing of the theatre will not prevent the medical centre</p>	Proceed with the entry of the place in the Local Heritage Register.



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						<p>Beatties Theatre which was destroyed by fire in 1942.</p> <p>There is the prospect of a medical centre being built next door to the theatre and to do this a legal easement will need to be made from the back of the theatre. It is the submitters understanding that if the theatre is listed such an easement would not be permissible thereby preventing the medical centre being built. The heritage listing of the theatre will not add any value to the community.</p>	being built.	
16	3417525	Kingsbury Building	57-63 Munro Street, Babinda	703NR7392		<p>Objects to the proposal to enter the building in the LHR.</p> <p>Submitter reinforces that there is a large amount of angst in the town over the decision to try to list almost half of the main street in the register.</p> <p>The town is smarting from the closure of the mill and suffering financial hardship. Need progress in the town and if listing goes ahead Babinda will end up being un-financially viable and a ghost town.</p> <p>Council claims insurances will not be increased and that owners should quote around. Our quoting has indicated that our insurance may or may not be able to be renewed and if it was renewed it would go up to approx \$6,000 to \$8,000 per annum to cover the additional cost of rebuilding this building to current specifications.</p> <p>Correspondence from Council</p>	<p>The place is not currently identified in the CairnsPlan.</p> <p>It is proposed to not proceed with the entry of places along Munro Street that are not already identified in the CairnsPlan.</p> <p>A Babinda Precinct is identified in the Cairns Heritage Study and will be investigated further as part of the preparation of the new Cairns Region Planning Scheme. This will include consultation with the property owner.</p> <p>A character precinct designation is considered to be an appropriate mechanism to manage the façade and streetscape qualities of the Babinda Precinct.</p> <p>Only the places which are currently identified in the CairnsPlan and have current statutory controls are proceeding to be entered in the register. There will be no noticeable change for these places and no change in operating costs</p>	<p>Not proceed with the entry of the place in the Local Heritage Register.</p> <p>A Babinda Precinct is identified in the Cairns Heritage Study and will be investigated further as part of the preparation of the new Cairns Region Planning Scheme.</p>

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						<p>seems to take the attitude that this is state legislation which the Council is only enforcing and don't blame us. There is no legislation requiring every building that was built pre-1930 to be on the list and most of the buildings in Babinda are not original. The only truly historic building in Babinda is the State Hotel which is already on the QLD Heritage Register.</p> <p>In one week a Council officer visits to say that Council understands that Babinda is suffering under the weight of losing its only industrial business and another department is telling us they are going to implement more rules that will stop development.</p> <p>When we started to restore the property we made enquiries regarding re-building the caretakers residence which was destroyed by fire and was advised it does not comply with town planning legislation as there is no vehicular easement access to the backyard. If the Council really wants the true heritage nature of the property to be reserved then this should be an offer as being able to be done if the property is listed.</p> <p>We will seek financial compensation and the Council can purchase the property if it wishes.</p>	<p>so financial viability will remain the same.</p> <p>Heritage listing alone should not affect insurance premiums. Establishing the replacement value of a heritage listed place is in principle the same as for any other place. There is no requirement by Council that a heritage listed building be rebuilt using the same materials or replicating original features.</p> <p>Council has identified places of local heritage significance in the CairnsPlan since 2005, this includes several places in Babinda. These places currently require planning approval to undertake development.</p> <p>Council is now implementing the requirements of the Queensland Heritage Act to compile a local heritage register. The places recommended for entry have been derived from a heritage survey of the region.</p>	
17	3423830	(Part) Smiths Automotive	36-38 Munro Street, Babinda	2RP711818		<p>Objects to the proposal to enter the building in the LHR.</p> <p>This building is not a place of cultural heritage significance. The Cairns Yacht Club was and you</p>	<p>The place is not currently identified in the CairnsPlan.</p> <p>It is proposed to not proceed with the entry of places along Munro Street that are not already</p>	<p>Not proceed with the entry of the place in the Local Heritage Register.</p> <p>A Babinda Precinct is identified in the Cairns Heritage Study and will</p>



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						<p>failed the people. Your so called experts have recommended Criteria A which includes all buildings and title land. The only original part of the building is the parapet. All the rest of the building was replaced after cyclone Winifred hit Babinda. Even you experts admit "Divided into two shops which have been somewhat altered". It appears your experts started at one end of Munro Street and listed almost every building.</p> <p>At the best, the parapet may hold some significance of the regions history.</p>	<p>identified in the CairnsPlan.</p> <p>A Babinda Precinct is identified in the Cairns Heritage Study and will be investigated further as part of the preparation of the new Cairns Region Planning Scheme. This will include consultation with the property owner.</p> <p>A character precinct designation is considered to be an appropriate mechanism to manage the façade and streetscape qualities of the Babinda Precinct.</p>	<p>be investigated further as part of the preparation of the new Cairns Region Planning Scheme.</p>
18	3423828	Babinda Automotive	34 Munro Street, Babinda	1RP711818		<p>Objects to the proposal to enter the building in the LHR.</p> <p>Purchased the building in 2000 in its current state to operate a business and eventually sell for retirement. Believe the building has little cultural significance as it has been split from its original building next door and the rear of the building is mostly constructed of clip lock and corrugated iron.</p> <p>Heritage listing would create an extra burden for extra insurance premiums and potential of significantly lower selling prices due to the fact that our building could not be later redeveloped if sold to an investor for its prime location in Babinda, would impact on our economical futures both now and later.</p>	<p>The place is not currently identified in the CairnsPlan.</p> <p>It is proposed to not proceed with the entry of places along Munro Street that are not already identified in the CairnsPlan.</p> <p>A Babinda Precinct is identified in the Cairns Heritage Study and will be investigated further as part of the preparation of the new Cairns Region Planning Scheme. This will include consultation with the property owner.</p> <p>A character precinct designation is considered to be an appropriate mechanism to manage the façade and streetscape qualities of the Babinda Precinct.</p>	<p>Not proceed with the entry of the place in the Local Heritage Register.</p> <p>A Babinda Precinct is identified in the Cairns Heritage Study and will be investigated further as part of the preparation of the new Cairns Region Planning Scheme.</p>



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19	3423186	Former Ambulance Depot	26-28 Munro Street, Babinda	105NR7392		<p>Objects to the proposal to enter the building in the LHR.</p> <p>Bought the property for an investment purpose and before doing so carried out the appropriate search to ensure that it was not listed on the Queensland Heritage Register.</p> <p>If it is now listed it will increase the expenses and decrease the value of the property. Feel this is extremely unfair as owners are the ones paying the mortgage, rates, insurance etc.</p> <p>May we ask why we have not been given a real choice in regards to this matter as we are going to be greatly affected by this decision?</p>	<p>The place is not currently identified in the CairnsPlan.</p> <p>It is proposed to not proceed with the entry of places along Munro Street that are not already identified in the CairnsPlan.</p> <p>A Babinda Precinct is identified in the Cairns Heritage Study and will be investigated further as part of the preparation of the new Cairns Region Planning Scheme. This will include consultation with the property owner.</p> <p>A character precinct designation is considered to be an appropriate mechanism to manage the façade and streetscape qualities of the Babinda Precinct.</p>	<p>Not proceed with the entry of the place in the Local Heritage Register.</p> <p>A Babinda Precinct is identified in the Cairns Heritage Study and will be investigated further as part of the preparation of the new Cairns Region Planning Scheme.</p>
20	3423208	Hardware Shop	17-23 Munro Street, Babinda	804NR7392		<p>Objects to the proposal to enter the building in the LHR.</p> <p>Do not class the shop as a significant heritage streetscape with a total of 7.24sq m of glazed tiles with only 5.96sqm of tiles showing after taking in the amount of rainwater downpipes covering the outer walls.</p> <p>The shop front is a work in progress with modern glass plate windows and modern aluminium cantilever awning.</p> <p>We agree that some heritage buildings should be placed on a register like the Boland Centre, Babinda Railway Station and the Babinda Police Station but not a common concrete construction building.</p>	<p>The place is not currently identified in the CairnsPlan.</p> <p>It is proposed to not proceed with the entry of places along Munro Street that are not already identified in the CairnsPlan.</p> <p>A Babinda Precinct is identified in the Cairns Heritage Study and will be investigated further as part of the preparation of the new Cairns Region Planning Scheme. This will include consultation with the property owner.</p> <p>A character precinct designation is considered to be an appropriate mechanism to manage the façade and streetscape qualities of the Babinda Precinct.</p> <p>A heritage advisory committee consisting of members of the FNQ</p>	<p>Not proceed with the entry of the place in the Local Heritage Register.</p> <p>A Babinda Precinct is identified in the Cairns Heritage Study and will be investigated further as part of the preparation of the new Cairns Region Planning Scheme.</p>


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						<p>I ask if the committee has asked for any input from local historians towards what buildings have significant heritage or historic value for this register.</p> <p>We have no intention of changing the look of the traditional hardware store as we get people and travellers coming back years after.</p>	<p>National Trust, Cairns Historical Society, Mulgrave Historical Society and James Cook University provided input into the Cairns Heritage Study. Consultation with community members was also undertaken to identify places of heritage value.</p>	
21	3420493	Babinda Meat Mart	66-68 Munro Street, Babinda	2RP715107		<p>Objects to the proposal to enter the building in the LHR.</p> <p>Owners understand that the shop's façade was heritage listed. Understanding that the façade was just the concrete structure on the top of the building/ awning that was not to be changed. At the meeting on the 17/11/11 Council officers informed that that the whole shop front was listed in the heritage register. If the listing can change from the concrete design to the whole front of the building without our knowledge what else might happen.</p> <p>Opposed to listing all of the building and the title land. If listed all of the land then Council may as well list all of Babinda or Australia.</p> <p>Listing could propose a setback if owners decided to sell. Aware changes would be made to the insurance cover because of the necessity to replace everything to the same specification which will incur a higher fee.</p> <p>Not original building – original building had wooden posts and wooden parapet. Rear of the building is modern and not built</p>	<p>The place is currently identified as a Local Heritage Site in the CairnsPlan.</p> <p>The building is significant for the contribution it makes to the streetscape. Currently the heritage boundary includes all of the building and the title land.</p> <p>Amend the heritage boundary to only include the façade and front of the building. This acknowledges the rear and interior of the building have no heritage significance.</p> <p>Heritage listing alone should not affect insurance premiums. Establishing the replacement value of a heritage listed place is in principle the same as for any other place. There is no requirement by Council that a heritage listed building be rebuilt using the same materials or replicating original features. Insurance premiums are calculated on the risk of claims so the age, construction and condition of the building will primarily determine the premium. Insurance premiums can vary depending on the insurance company and it is recommended the owner contact a number of insurance companies to compare quotes.</p>	<p>Proceed with the entry of the place in the Local Heritage Register.</p>


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						<p>before 1950. There have been many changes to the original building.</p> <p>After cyclone Larry had to rebuild the whole of the front awning – fought the engineers to retain the concrete posts and lengthened the process. Babinda has faced hardship over the last couple of years. Voice displeasure in the timing of the proposal.</p>		
22	3420440	House	200-252 Boulders Road, Babinda	2RP749253		<p>Objects to the proposal to enter the building in the LHR.</p> <p>There is no record of this house ever being of any historical importance to the town. The house has been extensively altered over the years in an unsympathetic manner that makes it no longer worthy of listing. The house is not unique as there are numerous example of this style of building throughout the local region. The building is no longer original in appearance and was not worthy of QLD Heritage grants. With the addition of planned gardens the house will soon not be visible from Boulders Road and will not be a feature of the streetscape. The current local heritage listing is for the whole of the lot and this coverage cost additional time and money when applying for a MCU that did not affect the house.</p>	<p>The place is currently identified as a Local Heritage Site in the CairnsPlan.</p> <p>The building retains its overall form and it is still possible to recognise the design elements of the original building.</p> <p>The place report will be amended to note the alterations identified in the submission.</p> <p>The heritage boundary in the place report now only applies to the building, and not the whole of the title land.</p>	Proceed with the entry of the place in the Local Heritage Register as amended.
23	3424515	Babinda Sugar Mill	Bruce Highway, Babinda	3RP814126		<p>Objects to the proposal to enter the building in the LHR.</p> <p>The Mill site does not warrant inclusion on the register and listing of the site will be an impractical outcome which will impede progress and redevelopment on</p>	<p>The place is currently located within a Character Precinct.</p> <p>The mill is no longer operational and planning for the redevelopment of the site is currently underway.</p>	Not proceed with the entry of the place in the Local Heritage Register.

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						<p>the site to create new employment opportunities and economic activity for the local community.</p> <p>Understand that the site was nominated as a result of its designation within a character precinct. Noted that Character Precincts are typically reserved for residential areas containing Queenslander style homes. The worker housing and office building on the lot demonstrate the type of features which may warrant a character precinct of heritage listing and may have influenced the decision to include the lot in this overlay. Subject to future Development approval the homes are intended to be retained but subdivided on individual titles.</p> <p>Mill has little to no aesthetic value and is a dominant marker on the landscape. Central mill is a shell and many changes have occurred inside. There is little evidence of structural cohesion given that the mill has been expanded, replaced and added to over its lifespan.</p> <p>The design of the complex is specific and unlikely to find a viable alternative use for the complex. Ongoing disuse would incur maintenance and expenses to remain safe and limit future development for economic stimulus of the town.</p> <p>The submission was accompanied but a Heritage Report prepared by a qualified Heritage Professional.</p>	<p>Council has received an application for demolition of the building which is currently in a character precinct.</p> <p>Council has received a development Application seeking to obtain a Preliminary Approval for Building Works, to facilitate demolition of the structures comprising the Industrial component of the wider Mill.</p> <p>There is an opportunity to request archival reporting under the current character precinct designation. The current planning scheme provisions are considered to be appropriate.</p>	

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24	3408993	Great Northern Hotel (former Queens Hotel)	100 - 106 Gordon Street, Gordonvale	2RP717315	 Historical Photograph 	<p>Objects to the proposal to enter the building in the LHR.</p> <p>Small business with changes to the town in recent years causing changes the business. Hotel no longer offer meals or accommodation with majority of customers only using the drive through.</p> <p>Business is located near the sugar mill which causes damage to the building. Have previously changed the timber hand rails to aluminium as well as all the bar doors as it is more practical and long lasting.</p> <p>Maybe interested in selling the property one day or may want to make changes upstairs and the addition to the register could cause hardship.</p> <p>Business is freehold and owners want the choice to make changes if they are needed.</p>	<p>The place is currently located within a character precinct in the CairnsPlan.</p> <p>The building retains its overall form and it is still possible to recognise the design elements of the original building. This is supported by photographic evidence.</p> <p>The continued use of a local heritage place is encouraged and adaptive reuse of the premises can be accommodated providing the significance of the place is retained.</p> <p>The continuing use of the site as a hotel since circa 1912 contributes to the significance of the place.</p> <p>Approval is required from Council to undertake development on a local heritage place (building work, changing the uses of a place, subdivision). This is a similar process that is currently required as the place is within a character precinct.</p> <p>There is no obligation to carry out additional, increased or special maintenance works for heritage listed places. General building maintenance is recommended to protect property value and avoid costly remedial works.</p> <p>Although the land is freehold, the planning scheme contains a number of provisions that regulate how land can be developed. Heritage provisions are one element of the planning scheme.</p>	Proceed with the entry of the place in the Local Heritage Register.



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25	3421279	House	31 Templeton Street, Gordonvale	61G47811		<p>Objects to the proposal to enter the building in the LHR.</p> <p>The owners do not consider the house suitable for heritage listing. Since the study has been undertaken, considerable work has been done due to termite damage including:</p> <ul style="list-style-type: none"> <li>-all exterior wooden stumps replaced with concrete stumps</li> <li>-all under house wooden stumps replace with galvanised steel posts</li> <li>- house is proposed for listing due to "four full timber trunks which extend from below ground level to the roof framing in the centre section of the house". Due to termite damage these poles no longer extend below ground level.</li> </ul>	<p>The place is not currently identified in the CairnsPlan.</p> <p>The exterior timber stumps have been removed due to termite damage. There is no longer significant heritage fabric remaining to justify entry in the local heritage register.</p>	Not proceed with the entry of the place in the Local Heritage Register.
26	3413631	Soft drink/ Cordial Factory	2 Riverstone Road, Gordonvale	39G47811		<p>Objects to the proposal to enter building in the LHR.</p> <p>Property would rank low on the list of 240 places as demonstrating heritage potential. No evidence that the property meets Criteria B.</p> <p>Brought the property for its future commercial value and any listing would diminish the commercial potential of the property. Wish to develop the property into a convenience shopping centre.</p> <p>The property and building have no obvious indicators to link them to the history. No graphic indicators, land marks, structural signs or anything if historical nature or significance left on the property. No longer any machinery or unique remnants of its original purpose.</p> <p>The building is in a very poor state</p>	<p>The place is not currently identified in the CairnsPlan.</p> <p>The submission identifies that there is little early evidence of the original use apart from the shed remaining. The significance of the site is in the early manufacturing in the Gordonvale area and there is little evidence of this.</p> <p>Interpretation on site would be encouraged as part of any future redevelopment of the site.</p>	Not proceed with the entry of the place in the Local Heritage Register.


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						<p>and needs substantial maintenance and repair.</p> <p>Building presents no architectural significance and its style is not specific to the area or the industry.</p> <p>Will incorporate elements of historical significance into a future development such as a historical display or even naming rights.</p>		
27	3411845	Mulgrave Mill & Memorial Gates	Gordon Street, Gordonvale	2RP704110		<p>Draper Memorial Gates – have no objection to their listing.</p> <p>Proposed listing of trees on ex-managers residence site causes some concern. Vast majority are of common variety and not particularly old. Trees are positioned around perimeter of ex-manager's residence site but enclosed area is clear. Parcel features in strategic plans of the company as the only remaining site close to the mill suitable for further development.</p> <p>Proposal to list mill buildings (excluding processing equipment and admin office) is of particular concern. During survey of the site for the study heritage officers commented that they didn't see heritage value in the existing buildings since they had been changed so much. Statements in the site report support this.</p> <p>The need to reconfigure process building to accommodate new/modified equipment will continue. View that listing mill buildings does not serve and purpose in retaining heritage value.</p>	<p>The mill is currently located within a character precinct in the CairnsPlan.</p> <p>Industrial sites such as mills are complex sites. It is acknowledged that one of the limitations of the Cairns and Douglas Heritage Studies was the ability to dedicated the time needed to fully understand and document complex sites such as the sugar mills.</p> <p>The management recommendation for the Mulgrave Mill and Mossman Central Mill is to undertake a management plan for the site.</p> <p>It is recommended that Council continues to work with and assist the Mulgrave Mill and Mossman Central Mill to prepare the heritage management plans to better define the significance, undertake archival reporting and develop management strategies in relation to future changes.</p> <p>The Mulgrave Mill is already in a character precinct and this will ensure ongoing management in the interim until the plan is prepared and the mill is nominated to the local heritage register in a</p>	<p>Not proceed with the entry of the place in the Local Heritage Register.</p> <p>Council will work with the Mulgrave Mill to prepare a heritage management plan for the site.</p>


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						<p>Understanding that listing on a local register is a pathway to State Register. Listing adds additional layer of regulatory control, costing and time delays to proposals and can affect feasibility.</p> <p>If intent of listing is based on a desire to preserve the presence of being an integral part of the town centre of a historic sugar town, this is only a threat if Mulgrave Mill ceases operations. At present has no intention of closing down in the foreseeable future.</p> <p>Understanding that if listed it will be a requirement for the business to engage a heritage consultant to develop a heritage management plan at a significant cost due to size, long history and complex nature of the site. Do not believe this is a reasonable impost.</p>	future round.	
28	3424520 3420436 3424517	CWA Hall Gordonvale	92 Norman Street, Gordonvale	9G47827		<p>Objects to the proposal to enter the building in the LHR.</p> <p>Members of the QCWA are concerned with the proposed listing of the building. The hall has contributed to meeting the needs in local communities and will continue to do so on a social basis is no reason to put restrictions on physical changes to the buildings should they be needed.</p> <p>The changing needs of the community can only be met by physically changing or upgrading the buildings.</p> <p>The halls are only used by members and some of the information is incorrect.</p>	<p>The place is currently located within a Character Precinct.</p> <p>The continuing use of the site as a community hall since 1930 contributes to the significance of the place.</p> <p>It is acknowledged that buildings need to extend and change to meeting the changing needs of the user group and the continued use of the building.</p> <p>The existing Character Precinct designation is considered to be sufficient to ensure the significance of the building is retained.</p> <p>Approval by Council to undertake development of place within a</p>	Not proceed with the entry of the place in the Local Heritage Register.


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						<p>The branches will not survive if restrictions on changes are put in place that will make it financially impossible to modify. The cost of repairs or alterations would be unable to be met by the branches. If this happens the only choice will be to sell or remove the buildings in the case of our lease obligations.</p>	Character Precinct is still required.	
						<p>Objects to the proposal to enter the building in the LHR.</p> <p>Built in 1930 the building has belonged to the QCWA since. The hall is used by the community and all users are wary of the hall being heritage listed.</p> <p>The Benevolent Society is intending to use part of the hall for their Childcare and Mother's Clinic. They want to carry out some building on the back of the hall and considering lowering it. Would you interfere with that? Were told that being heritage listed would make no difference to how we carry out our business.</p> <p>The History contains a lot of mistruths. Never have we had a tennis court or been challenged by the RSSAILA for ownership.</p> <p>It is not the original building but has an extension built onto it at the back when it was considered too small. The windows have been replaced and downstairs windows have been replaced with lattice. The front steps have been replaced two times as they are uncovered and are in the direction</p>	<p>The place is currently located within a Character Precinct.</p> <p>The continuing use of the site as a community hall since 1930 contributes to the significance of the place.</p> <p>It is acknowledged that buildings need to extend and change to meeting the changing needs of the user group and the continued use of the building.</p> <p>The existing Character Precinct designation is considered to be sufficient to ensure the significance of the building is retained.</p> <p>Approval by Council to undertake development of place within a Character Precinct is still required.</p>	


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						<p>of the rain. Have repaired the floor and recovered it in the kitchen and toilet area.</p>		
						<p>Objects to the proposal to enter the building in the LHR.</p> <p>QCWA has experience with halls being heritage listed in other areas and none of the experiences have been good.</p> <p>QCWA put many hours into fundraising to help people in need and keep halls well maintained. Do not want to be forced to extra expense to comply with heritage requirements. Some branches have only 2 members who live in the locality and others who travel many miles to keep the branch alive.</p> <p>Deeral hall has not been used by community in a long time and has no significance to people in the area. Some consider it unsightly.</p> <p>Gordonvale has plans to enter partnership with Benevolent Society who wish to make changes and improvements to the hall but the partnership will not go ahead if the building is heritage listed because of extra costs.</p> <p>If listing goes ahead all three branches will close within a few years, will be cheaper and easier to start fresh elsewhere.</p>	<p>The place is currently located within a Character Precinct.</p> <p>The continuing use of the site as a community hall since 1930 contributes to the significance of the place.</p> <p>It is acknowledged that buildings need to extend and change to meeting the changing needs of the user group and the continued use of the building.</p> <p>The existing Character Precinct designation is considered to be sufficient to ensure the significance of the building is retained.</p> <p>Approval by Council to undertake development of place within a Character Precinct is still required.</p>	


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29	3423833	Gordonvale Boy Scouts	George Street, Gordonvale	164NR4596		<p>Objects to the proposal to enter the building in the LHR.</p> <p>Property does not meet the threshold for listing. Building is not of cultural significance for its members, used as a meeting location and base but building itself is not significant.</p> <p>Doubtful that the Gordonvale community would consider the building as having and cultural significance. Many wouldn't be aware of its use as a scout den.</p> <p>Building does not reflect or contain anything of Scouting historical significance. Style of construction is very common in the area. Shape dimension and appearance have been changed significantly over the years, extension on two sides have altered original design. Parts of the building have been repainted at least 4 times in last 20 years.</p> <p>In the last two years the roof and guttering have been replaced, changing the colour and profile. Building has been extended and with forecast growth in the southern corridor, ongoing need for expansion will continue. Already planning and raising funds to extend and modify the building late next year.</p>	<p>The place is currently not identified in the CairnsPlan.</p> <p>The continuing use of the site as a meeting place for the Boy Scouts since 1922 contributes to the significance of the place.</p> <p>It is acknowledged that buildings need to extend and change to meeting the changing needs of the user group and the continued use of the building as a meeting place for the scouts.</p> <p>The building is also significant as there are few purpose built buildings of this type remaining.</p>	Proceed with the entry of the place in the Local Heritage Register.
30	3423832	House: Alley St Gordonvale	16 Alley Street, Gordonvale	27G47820		<p>Objects to the proposal to enter the building in the LHR.</p> <p>Property is not regarded by submitter and other long term local residents as having any cultural significance to the region. Residence has been modified and</p>	<p>The place is not currently identified in the CairnsPlan.</p> <p>It is acknowledged that the building has been modified and added to, however, the building retains its overall form and it is still possible to recognise the design elements</p>	Proceed with the entry of the place in the Local Heritage Register.


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						<p>added to over the past 30 years and are not in keeping with the aesthetics of the original building style.</p> <p>Parts of the property are in need of maintenance and the building materials required to repair certain components are not readily available and not economical. Any past and future repairs have and will use modern building materials.</p> <p>Do not intend to make the structure a permanent fixture on the land and have intentions of demolishing it to build a new house. If it was listed the value of the property would decrease because the structure could not be removed. The structure is a very small single bedroom cottage with minimal market value.</p>	<p>of the original building.</p> <p>There is no obligation to carry out additional, increased or special maintenance works for heritage listed places. General building maintenance is recommended to protect property value and avoid costly remedial works.</p> <p>The continued use of a local heritage place is encouraged and adaptive reuse of the premises can be accommodated providing the significance of the place is retained. This can involve the use of modern materials.</p> <p>Heritage listing does not prohibit demolition, however approval from Council would be required and archival recording undertaken.</p> <p>In general property values for both heritage and non heritage buildings are determined by a number of factors such as the location and condition of the property, its inherent features, upkeep and maintenance, other planning controls and prevailing market conditions. A recent study examining heritage listing and the effect on property valuation found that these factors may provide more of a variation than just its heritage listing.</p>	
31	3424522	RSL (former Lyric Theatre)	94 Gordon Street, Gordonvale	4RP714831		<p>Objects to the proposal to enter the building in the LHR.</p> <p>The building may have some historical significance in the Gordonvale area, but it does not hold any 'cultural' heritage significance.</p>	<p>The place is currently located within a character precinct in CairnsPlan.</p> <p>The building retains its overall form and it is still possible to recognise the design elements of the original building.</p>	Proceed with the entry of the place in the Local Heritage Register as amended.


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						<p>It is no longer used as a picture theatre and it would be remiss of the Council to place a patched up building which requires constant repairs on any heritage list.</p> <p>The side walls were listed as significant but can't be seen from the centre of town. Façade has been changed many times and is not relevant to the cultural heritage of the centre area of Gordonvale.</p>	<p>The modifications have been recorded in the architectural condition.</p> <p>There is no obligation to carry out additional, increased or special maintenance works for heritage listed places.</p> <p>Approval is required from Council to undertake development on a local heritage place (building work, changing the uses of a place, subdivision). This is similar to the process required for a place located in a character precinct.</p> <p>Reference to the stone work in the building has been removed.</p>	
32	3424641	Shop: Member for Mulgrave Office	94-96 Norman Street, Gordonvale	2RP709059		<p>Objects to the proposal to enter the building in the LHR.</p> <p>The building is incorrectly described, has an awning covering the footpath not a verandah. The age of the building has not been properly confirmed. Window frames have been replaced, there are no chamfer boards exposed on the front of the building and all the interesting detail was done on the posts when the timber posts were replaced in 1999 renovations.</p> <p>If there is already a character precinct why do they need the added burden of State Heritage Listing? Where is the local history in writing and photographs for this building? Are we allowed to paint the building whatever colour we choose? How will this effect building valuation? Government should pay for a valuer and if there</p>	<p>The place is currently located within a character precinct.</p> <p>The identified values relate primarily to the façade and can be appropriately managed through the existing character provisions.</p>	Not proceed with the entry of the place in the Local Heritage Register.


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						<p>is a loss of value owners should be compensated. If the building is damaged beyond repair does the owner have to replace the building to its original state?</p> <p>Does listing affect the owners insurance? Government should buy the buildings so it can do what it likes with them</p>		
33	3424641	Shop: Mulgrave Landcare and Catchment Group Inc.	98 Norman Street, Gordonvale	1RP709059		<p>Objects to the proposal to enter the building in the LHR.</p> <p>The building is incorrectly described; it has an awning covering the footpath not a verandah. The age of the building has not been properly confirmed, know from personal research that it was built close to 1938. The walls of the building are double brick rendered at the rear and stud work only at the front. Glass in the shop is original and was kept to honour owner/builder Vincenzo Messina. Interesting detail was done on posts during 1999 renovations in an old look. There is very little of the interior front part of the building that is original.</p> <p>If there is already a character precinct why do they need the added burden of State Heritage Listing? Where is the local history in writing and photographs for this building? Are we allowed to paint the building whatever colour we choose? How will this effect building valuation? Government should pay for a valuer and if there is a loss of value owners should be compensated. If the building is damaged beyond repair does the owner have to replace the building</p>	<p>The place is currently located within a character precinct.</p> <p>The identified values relate primarily to the façade and can be appropriately managed through the existing character provisions.</p>	Not proceed with the entry of the place in the Local Heritage Register.


Item No.	DM5 No.	Place Name	Address Details	Title Details	Photograph	Summary of the Grounds of Submission	Officer Comment	Recommendation
						<p>to its original state?</p> <p>Does listing affect the owners insurance? Government should buy the buildings so it can do what it likes with them</p>		
34	3422308	All Saints Anglican Church	5-7 Church Street, Gordonvale	604G4782		<p>Objects to the proposal to enter the building in the LHR.</p> <p>Criteria E – The aesthetic significance of the building has been overstated, while functional the building is not a striking example of a particular architectural style or theme. The study reveals some doubts regarding distinctiveness of the buildings appearance and the description of ‘post-WWII style’ is unconvincing as it is very generalised and not a true architectural theme. Also states ‘ A number of new Anglican churches were developed primarily in the expanding suburbs of Cairns in the post-war period’ this shouldn’t be used to support any view of heritage significance for All Saints as it could be used as justification for all extant public and private buildings built in the same period.</p> <p>Criteria G – Of the view that the special association criterion has been used too loosely. The stated justification is ‘The place is of significance at the local level as a place of worship to the Anglican Community at Gordonvale’. If this criterion is to be used the place needs to be of significance beyond the group that uses the place and/or beyond the locality. Applying the criteria loosely imposes conditions upon the group</p>	<p>The place is currently located within a character precinct in CairnsPlan.</p> <p>The church was designed by Cairns architects S.G. Barnes &amp; Edwin Oribin and this contributes to the significance of the church.</p> <p>Development approval is currently required as the place is located within a character precinct. The process will not change if the place is included in the heritage register.</p> <p>The policy and management recommendations have been removed from the place report and included in a non statutory guidance note</p> <p>The heritage boundary has been amended to include the church building only.</p>	Proceed with the entry of the place in the Local Heritage Register as amended.

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						<p>to whom the place is special to keep it special yet they would have maintained an ongoing care of the place anyway. Conditions will be applied by those with less connection to the property. No evidence or understanding that a wider attachment exists.</p> <p>The building has a young age for a heritage place.</p> <ul style="list-style-type: none"> <li>-Churches are run and supported locally by volunteer groups with limited resources. Extra conditions being applied on the use or management of a property create extra burden.</li> <li>-Church communities tend to be conservative with regards to property changes.</li> <li>- The proposed listings tend to be ambiguous in terms of what is included. Buildings and land areas should not be listed unless there is strong justification.</li> <li>-The study contains a number of inaccuracies.</li> <li>- The Management Recommendations are poor quality advice and should be deleted.</li> </ul>		
35	3423195	Riverstone Hotel (former Commercial Hotel)	64-72 Norman Street, Gordonvale	2RP700350		<p>Objects to the proposal to enter the building in the LHR.</p> <p>Submission requirements seem to be quite restrictive and in particular restrict a range of reasonable arguments. View that the listing is unnecessary and the management recommendations are unrealistic and overly restrictive. They are superficial, not well considered and impractical and broad statements such as “essentially the buildings should be maintained as is” can</p>	<p>The place is currently located within a character precinct in the CairnsPlan.</p> <p>The Queensland Heritage Act states that submissions must be made on the basis that the place is or is not a place of cultural heritage significance. This is not a specific Council requirement.</p> <p>The policy and management recommendations have been removed from the place report and</p>	Proceed with the entry of the place in the Local Heritage Register.

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						<p>quickly become an inflexible ruling that is impossible to challenge.</p> <p>Fully agree that the buildings should not be allowed to be demolished, cannot agree with a heritage listing that freezes it in time and stops owner from sympathetic future development.</p> <p>Building already has protection of a Character Precinct which makes building work Code Assessable. Demolition is not allowed. Character Precinct allows appropriate adaptive reuse, heritage registers are restrictive and discriminatory.</p> <p>Heritage adds significant costs and red tape to future development.</p> <p>Agree with the criteria but cannot agree with the proposed controls.</p>	<p>included in a non statutory guidance note</p> <p>The continued use of a local heritage place is encouraged and adaptive reuse of the premises can be accommodated providing the significance of the place is retained. There are no restrictions on maintenance.</p> <p>Approval is required from Council to undertake development on a local heritage place (building work, changing the uses of a place, subdivision).</p>	
36	3423115	Shop/Arcade	56 Norman Street, Gordonvale	1RP732715		<p>Objects to the proposal to enter the building in the LHR.</p> <p>Submission requirements seem to be quite restrictive and in particular restrict a range of reasonable arguments. View that the listing is unnecessary and the management recommendations are unrealistic and overly restrictive. They are superficial, not well considered and impractical and broad statements such as "essentially the buildings should be maintained as is" can quickly become an inflexible ruling that is impossible to challenge.</p> <p>Fully agree that the buildings should not be allowed to be demolished, cannot agree with a heritage listing that freezes it in</p>	<p>The place is currently located within a character precinct in the CairnsPlan.</p> <p>The Queensland Heritage Act states that submissions must be made on the basis that the place is or is not a place of cultural heritage significance. This is not a specific Council requirement.</p> <p>The policy and management recommendations have been removed from the place report and included in a non statutory guidance note</p> <p>The continued use of a local heritage place is encouraged and adaptive reuse of the premises can be accommodated providing the</p>	Proceed with the entry of the place in the Local Heritage Register.



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						<p>time and stops owner from sympathetic future development.</p> <p>Building already has protection of a Character Precinct which makes building work Code Assessable. Demolition is not allowed. Character Precinct allows appropriate adaptive reuse, heritage registers are restrictive and discriminatory.</p> <p>Heritage adds significant costs and red tape to future development.</p> <p>Agree with the criteria but cannot agree with the proposed controls.</p>	<p>significance of the place is retained. There are no restrictions on maintenance.</p> <p>Approval is required from Council to undertake development on a local heritage place (building work, changing the uses of a place, subdivision).</p> <p>The heritage boundary was not defined in the place report and has been included. The boundary is all of the building and title land.</p>	
37	3423118	Shop: Marino Moller Lawyers	58-62 Norman Street, Gordonvale	3G4783		<p>Objects to the proposal to enter the building in the LHR.</p> <p>Submission requirements seem to be quite restrictive and in particular restrict a range of reasonable arguments. View that the listing is unnecessary and the management recommendations are unrealistic and overly restrictive. They are superficial, not well considered and impractical and broad statements such as “essentially the buildings should be maintained as is” can quickly become an inflexible ruling that is impossible to challenge.</p> <p>Fully agree that the buildings should not be allowed to be demolished, cannot agree with a heritage listing that freezes it in time and stops owner from sympathetic future development.</p> <p>Building already has protection of a Character Precinct which makes building work Code Assessable. Demolition is not allowed.</p>	<p>The place is currently located within a character precinct in the CairnsPlan.</p> <p>The Queensland Heritage Act states that submissions must be made on the basis that the place is or is not a place of cultural heritage significance. This is not a specific Council requirement.</p> <p>The policy and management recommendations have been removed from the place report and included in a non statutory guidance note</p> <p>The continued use of a local heritage place is encouraged and adaptive reuse of the premises can be accommodated providing the significance of the place is retained. There are no restrictions on maintenance.</p> <p>Approval is required from Council to undertake development on a local heritage place (building work,</p>	Proceed with the entry of the place in the Local Heritage Register.

Item No.	DM5 No.	Place Name	Address Details	Title Details	Photograph	Summary of the Grounds of Submission	Officer Comment	Recommendation
						<p>Character Precinct allows appropriate adaptive reuse, heritage registers are restrictive and discriminatory.</p> <p>Heritage adds significant costs and red tape to future development.</p> <p>Agree with the criteria but cannot agree with the proposed controls.</p>	changing the uses of a place, subdivision).	
37	3407673	Fishery Falls Hotel	Bruce Highway, Fishery Falls	1RP724509		<p>Objects to the proposal to enter building in Babinda in the LHR.</p> <p>States that in 1927 tenders were called to erect a timber and concrete hotel. This hotel burnt down in 1939 taking with it the timber detailing that you suggest is hidden under the verandah facings.</p> <p>Photos prove that these are two totally different buildings on two different sites. The site was moved to its current position in 1939 and major renovations were carried out in the 1980s installing cladding and aluminium windows.</p> <p>There are no distinctive heritage features in this building.</p> <ul style="list-style-type: none"> <li>- The photo from the CHS is the building that burnt down</li> <li>- there is no timber detailing hidden under the verandah facing</li> <li>- There is no detailing on the building to be reinstated.</li> <li>- Strained wire fencing around the lower verandah was suggested by liquor licensing.</li> <li>- have recently spent money to refurbish the property and will not consider any of the recommendations.</li> </ul>	<p>The place is not currently identified in the CairnsPlan.</p> <p>Further research is required in relation to the points raised in the submission.</p> <p>It is proposed to not proceed with the listing at this stage, pending further research.</p>	<p>Not proceed with the entry of the place in the Local Heritage Register.</p> <p>Undertake further research to determine the significance of the place and consider as part of a future nomination round.</p>



Item No.	DM5 No.	Place Name	Address Details	Title Details	Photograph	Summary of the Grounds of Submission	Officer Comment	Recommendation
39	3424650	Aloomba Hotel	27-29 Fixter Road, Aloomba	1RP715349		<p>Objects to the proposal to enter the building in the LHR.</p> <p>Bought these premises as a freehold establishment. We have taken 23 years paying for the hotel and now spending money to make it more presentable and pleasant to be in.</p> <p>We pay the full rates and any expenses to keep it and the hotel should be ours to do, within reason, what we wish to.</p> <p>The hotel belongs to us and it shouldn't be for anyone else to tell us how we should have our hotel.</p>	<p>The place is not currently identified in the CairnsPlan.</p> <p>The continuing use of a pub on the site contributes greatly to the significance of the pub. The recent works undertaken are acknowledged and the heritage listing will not impact on any of these works.</p> <p>Although the land is freehold, the planning scheme contains a number of provisions that regulate how land can be developed. Heritage provisions are one element of the planning scheme.</p> <p>Heritage listing will not impact on the day to day operation of the pub and the requirements will only be triggered when any further development is proposed. In these circumstances approval will be required by Council.</p>	Proceed with the entry of the place in the Local Heritage Register.
	3424658				<p>Objects to the proposal to enter the building in the LHR.</p> <p>Please leave our pub alone, everything Cairns City Council touches it ruins.</p>	<p>Grounds of the submission do not relate to the heritage significance.</p> <p>Heritage listing will not impact on the day to day operation of the pub and the heritage requirements are only applicable when development is proposed.</p>		
	3424645				<p>Objects to the proposal to enter the building in the LHR.</p> <p>What need does the Council see fit to heritage list the hotel and further impact potential business for the publicans and limit our comfortness at our recreational meeting places. If you heritage list this hotel you should heritage list all other hotels in your LGA. If you are not going to do this then don't bother listing this</p>	<p>A hotel has operated on the site since 1929, with the current hotel being the third on the site. A number of hotels across the region have been proposed for entry in the Local Heritage Register.</p> <p>Heritage listing will not impact on the day to day operation of the pub and the heritage requirements are only applicable when development is proposed.</p>		
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Item No.	DM5 No.	Place Name	Address Details	Title Details	Photograph	Summary of the Grounds of Submission	Officer Comment	Recommendation
						<p>one. You will destroy the publican's livelihood by this Council's ludicrous decision. Get back to running this city properly.</p>	<p>The heritage listing will not impact on any of the recent changes to the pub.</p>	
						<p>Objects to the proposal to enter the building in the LHR.</p> <p>The Aloomba Hotel is a small town pub. It is old and historic but has recently had some much needed repairs, and I can not support to have it heritage listed. It needs to have freedom to have whatever repairs/improvements the owners deem necessary and the community need. If listed, the facilities would be restricted on what can be done (repair wise). The hotel has a wonderful rural feel, laid back and relaxed – just the way we like it out here. The bureaucrats need to pay more attention and put more effort into other things e.g. fix roads. Leave the pub to owners and patrons.</p>	<p>Heritage listing does not restrict the ongoing maintenance of the pub.</p> <p>Heritage listing will not impact on the day to day operation of the pub and the heritage requirements are only applicable when development is proposed. It does not prevent the owner from undertaking repairs and improvements.</p> <p>The heritage listing will not impact on any of the recent changes to the pub.</p>	
						<p>Objects to the proposal to enter the building in the LHR.</p> <p>Leave Aloomba pub alone. Why would you want it to look old and daggy for? The owners have done a wonderful job doing it up with their hard earned cash. Plus it brings more money to the community. Go forwards not backwards.</p>	<p>Heritage listing will not impact on the day to day operation of the pub and the heritage requirements are only applicable when development is proposed.</p> <p>The heritage listing will not impact on any of the recent changes to the pub and there is no requirement to return the pub back to the previous condition.</p>	
						<p>Objects to the proposal to enter the building in the LHR.</p> <p>The building is no longer true to historical and has been improved to attract clientele. Would the Council have all buildings in decline or being closed up and</p>	<p>Heritage listing will not impact on the day to day operation of the pub and the heritage requirements are only applicable when development is proposed.</p> <p>The heritage listing will not impact on any of the recent changes to</p>	

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						<p>business persons unable to develop taking advantage of the meagre opportunities that do exist.</p> <p>Will the Council pay for alterations and continue to assist owner in which case the community is paying. This is totally inappropriate.</p>	<p>the pub.</p> <p>The continued use of a local heritage place is encouraged and adaptive reuse of the premises can be accommodated providing the significance of the place is retained. There are no restrictions on maintenance.</p> <p>Opportunities for grants to undertake repair and alterations are available and places listed on a local heritage register have been eligible in previous grant rounds.</p>	
						<p>Objects to the proposal to enter the building in the LHR.</p> <p>The current atmosphere at the hotel is more inviting with the more open feeling whilst inside the establishment. The new appearance at the front of the hotel is more appealing than its previous look.</p>	<p>Heritage listing will not impact on the day to day operation of the pub and the heritage requirements are only applicable when development is proposed.</p> <p>The heritage listing will not impact on any of the recent changes to the pub. There is no requirement to return the pub to the previous condition or look.</p>	
						<p>Objects to the proposal to enter the building in the LHR.</p> <p>The way the pub is now is fine. Why would you want to kill the open atmosphere that the pub has now by building walls around the pub. Leave the pub the way it is so people keep going there. They go there for how it is now and if you change it there will be no one there.</p>	<p>Heritage listing will not impact on the day to day operation of the pub and the heritage requirements are only applicable when development is proposed.</p> <p>The heritage listing will not impact on any of the recent changes to the pub. There is no requirement to return the pub to the previous condition.</p>	
						<p>Objects to the proposal to enter the building in the LHR.</p> <p>The Aloomba pub may well be old and worth listing but you must also consider the time, money and hard</p>	<p>Heritage listing will not impact on the day to day operation of the pub and the heritage requirements are only applicable when development is proposed.</p>	

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						<p>work that the owners have put into the pub. There is no point in listing it and then make them take down all the good that they have done.</p> <p>Should be a law that if someone wants to list it and make the owners change it back, the Council must pay to change it.</p>	<p>The heritage listing will not impact on any of the recent changes to the pub. There is no requirement to return the pub to the previous condition.</p> <p>Council is requiring that the pub be changed back.</p> <p>Opportunities for grants to undertake repair and alterations are available and places listed on a local heritage register have been eligible in previous grant rounds.</p>	
40	3424403	Aloomba General Store	11 Fixter Road, Aloomba	6RP706023		<p>Only the front of the building is of cultural significance. The rest of the building is not original.</p>	<p>The heritage boundary has been amended to only apply to the original building and not the whole of the title land.</p>	<p>Proceed with the entry of the place in the Local Heritage Register as amended.</p>
41	3424519 3420436 3424517	CWA Hall Deeral	Bruce Highway Deeral	13RP707482		<p>Objects to the proposal to enter the building in the LHR.</p> <p>Members of the QCWA are concerned with the proposed listing of the building. The hall has contributed to meeting the needs in local communities and will continue to do so on a social basis is no reason to put restrictions on physical changes to the buildings should they be needed.</p> <p>The changing needs of the community can only be met by physically changing or upgrading the buildings.</p> <p>The halls are only used by members and some of the information is incorrect.</p> <p>The branches will not survive if restrictions on changes are put in place that will make if financially</p>	<p>The place is not currently identified in the planning scheme.</p> <p>The place has been identified as being significant as the gathering place for the local branch of the Queensland Country Women's Association.</p> <p>Other examples from Gordonvale and Freshwater are included in a character precinct and have statutory controls in place and are representative examples of a CWA Hall and fulfil the significance requirements.</p> <p>It is not proposed to enter the Deeral Hall as a further example.</p>	<p>Not proceed with the entry of the place in the Local Heritage Register.</p>




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						<p>impossible to modify. The cost of repairs or alterations would be unable to be met by the branches. If this happens the only choice will be to sell or remove the buildings in the case of our lease obligations.</p> <p>Objects to the proposal to enter the building in the LHR.</p> <p>QCWA has experience with halls being heritage listed in other areas and none of the experiences have been good.</p> <p>QCWA put many hours into fundraising to help people in need and keep halls well maintained. Do not want to be forced to extra expense to comply with heritage requirements. Some branches have only 2 members who live in the locality and others who travel many miles to keep the branch alive.</p> <p>Deeral hall has not been used by community in a long time and has no significance to people in the area. Some consider it unsightly.</p> <p>Gordonvale has plans to enter partnership with Benevolent Society who wish to make changes and improvements to the hall but the partnership will not go ahead if the building is heritage listed because of extra costs.</p> <p>If listing goes ahead all three branches will close within a few years, will be cheaper and easier to start fresh elsewhere.</p>		

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						<p>Objects to the proposal to enter the building in the LHR.</p> <p>Have no future plans of changing the structure of the building. The building has been upgraded, repaired and maintained. The hall has not been rented publicly for some years. The hall is only used for QCWA activities i.e. QCWA meetings only.</p>		
42	3423202	R A Mayers & C M Mayers Barracks	Menzies Road, Bartle Frere	2RP745892		<p>Objects to the proposal to enter the building in the LHR.</p> <p>This property is in irreparable condition as it has been severely inhabited by white ants. It currently has foliage growing through the main structure. It would be unsafe to even attempt to enter the structure. We have also been greatly affected financially from recent cyclone Yasi as we are on a banana plantation and do not have the finances available to consider repairs to this ruin.</p>	<p>The place is not currently identified in the CairnsPlan.</p> <p>There is no obligation to carry out additional, increased or special maintenance works for heritage listed places. There is no requirement to rebuild the place if it is destroyed.</p> <p>Heritage requirements are only triggered if development is proposed for the place.</p> <p>The continued use of a local heritage place is encouraged and adaptive reuse of the barracks can be accommodated and supported providing the significance of the place is retained.</p>	Proceed with the entry of the place in the Local Heritage Register.
43	3398728	RW & A Ghidella Barracks	Bruce Highway, Mirriwinni	2RP712412		<p>Objects to the proposal to enter the building in the LHR.</p> <p>The barracks are no longer in original condition being modified and reduced to accommodate the tram line.</p> <p>The barracks have a modern garage and amenities. The building is subject to flooding every wet season. Owners state that they do not have the means or want to carry our further repairs or</p>	<p>The place is not currently identified in the CairnsPlan.</p> <p>There is no obligation to carry out additional, increased or special maintenance works for heritage listed places.</p> <p>Heritage requirements are only triggered if development is proposed for the place.</p> <p>The continued use of a local heritage place is encouraged and</p>	Proceed with the entry of the place in the Local Heritage Register.

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						maintenance on the barracks.	continued adaptive reuse of the barracks can be accommodated and supported providing the significance of the place is retained.	
44	3417067	T M Baldi & B E Baldi	Goldsworthy Road, Mirriwinni	1SP106008		<p>Objects to the proposal to enter the building in the LHR.</p> <p>Believe the barracks to be about 56 years old. It was entirely rebuilt, possibly around cyclone Agnus time. Since have had repairs and renovations. Has been lined throughout and the verandah louvered and enclosed. A car garage has been built out the back. Many features replaced including ceilings, walls and floors, and sliding door and windows installed. The laundry was an extension and often flooded. Floor levels have been raised due to flooding. Want to know what this will do to the value of the property.</p>	<p>The place is not currently identified in the CairnsPlan.</p> <p>There is no obligation to carry out additional, increased or special maintenance works for heritage listed places. There is no requirement to rebuild the place if it is destroyed.</p> <p>Heritage requirements are only triggered if development is proposed for the place.</p> <p>The continued use of a local heritage place is encouraged and adaptive reuse of the place can be accommodated and supported providing the significance of the place is retained.</p>	Proceed with the entry of the place in the Local Heritage Register.
45	3422771	Bentley Park House	Bruce Highway, Edmonton	1RP711173		<p>Objects to the proposal to enter the building in the LHR.</p> <p>Property is included in the Industry Planning Area and the inclusion of the house and its surrounds in the Local Heritage Register and the consequent retention of the house is inconsistent with this zoning. The house is too large to be utilised as a Caretaker's Residence for an industrial activity.</p> <p>The land is affected by the Department of Transport and Main Roads proposals for upgrading of the Bruce Highway. Ultimately, the land will be resumed by the Department and the house will</p>	<p>The place is not currently identified in the planning scheme.</p> <p>It is acknowledged that the place is affected by the Department of Transport and Main Roads proposal for upgrading of the Bruce Highway and the use rights associated with the Industry Planning Area.</p> <p>Heritage listing does not prohibit relocation or removal. In this event archival reporting would be required by Council.</p>	Proceed with the entry of the place in the Local Heritage Register.


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						<p>have to be removed to allow for the upgrade. As timeframe for the upgrade is not known, the Department will not proceed with the resumption in the short term which leaves the property owners in an untenable position with a property that cannot be developed or sold. Inclusion on the register will make the property owners position even more tenable.</p> <p>If DTMR proceeds with its proposals, the house will have to be removed and the listing will be meaningless.</p>		



## Division 2


Item No.	DM5 No.	Place Name	Address Details	Title Details	Photograph	Summary of the Grounds of Submission	Officer Comment	Recommendation
46	3411846	House, 46 Queen Street	46 Queen Street, Edmonton	3RP719221		<p>Objects to the management recommendation to re-open the verandah on the basis that it provides security.</p> <p>Suggested Council establish a heritage trail and install a plaque at the places with the history and date of each property.</p> <p>Raised maintenance issues with the road in front of the property.</p>	<p>The place is not currently identified in the CairnsPlan.</p> <p>Place report has been amended to remove the management recommendations.</p> <p>Opportunities for heritage interpretation have been noted.</p> <p>Maintenance issue has been forwarded to the relevant section of Council for action.</p>	Proceed with the entry of the place in the Local Heritage Register.
47	3407038	Barracks - T J Fantin & A S Wilesmith	57-87 Bi-Centennial Road, Bentley Park	3NR2999		<p>Objects to the proposal to enter the building in the LHR.</p> <p>The original barracks were badly destroyed over 20 years ago. It was repaired and not restored to the original condition and has subsequently been remodelled. One of the main support beams is badly damaged by white ants and owners are considering demolishing it.</p>	<p>The place is not currently identified in the CairnsPlan.</p> <p>There is no obligation to carry out additional, increased or special maintenance works for heritage listed places.</p> <p>Heritage requirements are only triggered if development of the barracks is proposed. Heritage listing does not prohibit demolition, however it does require that archival reporting is undertaken prior the place being demolished.</p> <p>There is no requirement to rebuild the place if it is destroyed.</p>	Proceed with the entry of the place in the Local Heritage Register.
48	3423823	The Historic Hambleton Hotel	127-133 Bruce Highway, Edmonton	15SP117280		<p>Objects to the proposal to enter the building in the LHR.</p> <p>1956 cyclone severely damaged the whole building and owners did not replace the balustrade on the verandahs which were subsequently closed in with fibro and timber louvers. Front timber louvers were replaced by sliding</p>	<p>The place is currently not identified in the CairnsPlan.</p> <p>It is acknowledged that the building has been significantly altered from the original hotel that was transported from Cooktown.</p> <p>The place report has been amended to record information</p>	Proceed with the entry of the place in the Local Heritage Register as amended.


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						<p>glass windows in the 1970s.</p> <p>Since purchasing property in 1994, have renovated the interior upstairs and downstairs into the modern style décor now present. Renovations included removal of 80% of the original timber building, replaced with concrete, steel, besser blocks and external cladding. Accommodation upstairs has been removed to facilitate function rooms, offices, staff room.</p> <p>Understand the significance of the name but the building has evolved that much this it is hardly recognisable as the original hotel that was transported from Cooktown in 1920 and erected on the site.</p> <p>Have tried to keep the heritage value of the premises alive by displaying memorabilia of the local area. Wish to continue to develop property with regard to historical significance without hassle of getting permission.</p>	<p>about the changes as raised in the submission.</p> <p>The continued use of a local heritage place is encouraged and adaptive reuse of the premises can be accommodated providing the significance of the place is retained.</p> <p>The continuing use of the site as a hotel contributes to the significance of the place.</p>	



## Division 5



Item No.	DM5 No.	Place Name	Address Details	Title Details	Photograph	Summary of the Grounds of Submission	Officer Comment	Recommendation
49	3399267 3422968	Clauson House	9B-13 Shields Street, Cairns City	2RP714917		<p>Objects to the proposal to enter the building in the LHR.</p> <p>Objects that the place meets Criteria A as it has been recently modernised and modified.</p> <p>Seeks clarification on the exact restrictions and what compensation Council will provide to building owners in the drop in property valuation.</p> <p>Seeks clarification on what financial compensation Council will provide to owners in order to meet all future requirements imposed by Council.</p> <p>Addendum to Original Submission</p> <p>Under the defining criteria for the Heritage Act a place is important in demonstrating the evolution or pattern of local history if the place has made 'a strong, noticeable or influential contribution to the evolution or pattern of development of our society or of our environment'.</p> <p>Do not feel that it has been demonstrated how Clauson House has made a strong, noticeable or influential contribution to the development of Cairns with regard to:</p> <ul style="list-style-type: none"> <li>-Patterns of settlement, regional development, key themes in local history, importance of place in demonstrating historical significance.</li> <li>- Earliness, local importance, representativeness,</li> </ul>	<p>The place is not currently identified in CairnsPlan.</p> <p>A character precinct already exists along part of Shields Street from Sheridan Street to Grafton Street.</p> <p>The existing Height and Impact of Buildings Code recognises the wider Shields Street values through the increased setback (15m) from the Shields Street frontage above 11.5m.</p> <p>It is proposed to investigate the extension of the Shields Street Character Precinct as part of the preparation of the new Cairns Region Planning Scheme. This will include consultation with the property owner.</p> <p>A character precinct designation is considered to be an appropriate mechanism to manage the façade and streetscape qualities of the place.</p>	<p>Not proceed with the entry of the place in the Local Heritage Register.</p> <p>Expansion of the Shields Street Character Precinct will be investigated further as part of the preparation of the new Cairns Region Planning Scheme.</p>


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						<p>distinctiveness/exceptionality or rarity.</p> <p>Council and the heritage consultants have not demonstrated that Clauson House meets any of the required criteria.</p>		
50	3408994	House of Flowers	64 - 64A Shields Street, Cairns City	2RP729138		<p>Objects to the proposal to enter the building in the LHR.</p> <p>Property has no aesthetic significance as it is a 2 storey building with very little architectural heritage or style. It may have been a saddlery at one time but half of the CBD buildings in Cairns would have similar trades at one time.</p> <p>64 Shields borders 66 Shields which is a corner building. Owner expects that one day this building will need to be redeveloped at it is starting to show its age and occupies a significance location in the City.</p> <p>Owning both buildings allows the owner to do the redevelopment and not to be restricted by heritage. If a development were to occur on both sites the owner would not want to retain the façade.</p>	<p>The place is currently located within a character precinct in the CairnsPlan.</p> <p>A character precinct exists along part of Shields Street from Sheridan Street to Grafton Street.</p> <p>The existing Height and Impact of Buildings Code recognises the wider Shields Street values through the increased setback (15m) from the Shields Street frontage above 11.5m.</p> <p>It is proposed to investigate the extension of the Shields Street Character Precinct as part of the preparation of the new Cairns Region Planning Scheme. This will include consultation with the property owner.</p> <p>A character precinct designation is considered to be an appropriate mechanism to manage the façade and streetscape qualities of the place.</p>	<p>Not proceed with the entry of the place in the Local Heritage Register.</p> <p>Expansion of the Shields Street Character Precinct will be investigated further as part of the preparation of the new Cairns Region Planning Scheme.</p>
51	3418733	Former Post Office & Residence	210 Spence Street, Bungalow	4RP710605		<p>Objects to the proposal to enter the building in the LHR.</p> <p>Submitters grandfather was the post master and paid for the building to be built and operated from one of the ground floor rooms. The ground floor also had the</p>	<p>The place is not currently identified in the CairnsPlan.</p> <p>The continued use of a local heritage place is encouraged and adaptive reuse of the premises can be accommodated providing the significance of the place is</p>	<p>Proceed with the entry of the place in the Local Heritage Register as amended.</p>


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						<p>kitchen, store room and laundry. The upper level of the building was accessed via internal stairs which had three bedroom, lounge, bathroom, toilet and outside verandah along the front. The internal stair case was removed in the late 1960's and outside stairs were installed. The building was not designed, built or paid for by the Government or the office of the Post Master General. There are no plans available and the designer is unknown.</p> <p>The original tiled roof was damaged by cyclone Yasi and a new tiled roof has been added. The date stamped on the original tiles indicate the tiles were made on the 19/10/1947. The post office moved around 1990-91.</p> <p>As it is a small block and has a shared driveway heritage listing would devalue the property and make it impossible to sell. The property is currently available for sale awaiting roof repairs. If heritage listed the value would only be the current land valuation.</p>	<p>retained.</p> <p>Heritage listing does not prohibit development or demolition, however approval from Council would be required and archival recording undertaken.</p> <p>The place report has been amended to correct the errors in the place report and include additional information provided in the submission.</p>	
52	3421426	Former Williams Estate Workshop (Siam Lotus)	76 Sheridan Street, Cairns City	21RP745666		<p>Objects to the proposal to enter the building in the LHR.</p> <p>Property shares a common boundary with 101-105 Grafton Street and 76 – 78 Sheridan was purchased to increase the size of the land holding for future development (multi storey Chinese centre with retail, hotel and office space). The vision for the site is in line with the history of the former Chinatown area which is well documented. The proposed listing</p>	<p>The place is currently located within a character precinct in the CairnsPlan.</p> <p>The former car garage and is an industrial building of a now rare type associated with motor car use.</p> <p>The building is also significant as it was designed by SG Barnes, a prominent architect at the time.</p> <p>Heritage listing does not prohibit development or demolition,</p>	Proceed with the entry of the place in the Local Heritage Register.

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						and retention of features built in 1947/48 would hinder future development potential.	<p>however approval from Council would be required and archival recording undertaken.</p> <p>Development approval is currently required as the place is located within a character precinct. The process will not change if the place is included in the heritage register.</p>	
53	3422967	House	25 Minnie Street, Parramatta Park	3RP701284		<p>Objects to the proposal to enter the building in the LHR.</p> <p>House is not a “Campbell &amp; Sons Redicut home”, was constructed in 1932 by submitters great uncle who was a builder. Family has a long history in the timber industry in Cairns and as such it seems quite amazing that the house should be given as an example of a firm sending timber and ready-made parts up from Brisbane.</p> <p>Verandah and louvers were much later additions. Verandah was originally open with wooden slat blinds but was closed in around 1940s for security reasons.</p> <p>Disagree that “scale of land block also identifies the land sizes available for purchase at the time”.</p> <p>Management Recommendations that “The size of the existing building should not be altered and the form of the existing roof should not be changed”. An addition with another roof already added in 1960s. Original roof form no longer exists.</p> <p>Fence was built in 1950 to replace</p>	<p>The place is currently located within a Character Precinct in CairnsPlan.</p> <p>The submission raises doubt about the significance of the place as an example of a “Campbell &amp; Sons Redicut home”. Further research is required to validate the significance of the place.</p> <p>The place is currently located within a character precinct and has existing planning controls in place.</p>	Not proceed with the entry of the place in the Local Heritage Register.


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						<p>original wood fence and is not the same date as the house. A more secure fence may be needed at some stage. Also, the reasons for listing are not clear.</p> <p>Heritage listing adds obligations and restrictions to owner in particular the Policy and Management Recommendations. Implications of listing seem daunting and an unreasonable future source of financial burden.</p>		
54	3421267	Corona Backpackers , Tuba Rose and Lime Homewares	74 Grafton Street, Cairns City	1RP701107		<p>Objects to the proposal to enter the building in the LHR.</p> <p>The submission includes a heritage report prepared by a qualified heritage professional which reviews the nomination report. The heritage report finds that there is insufficient historical evidence or architectural description in the site report to conclude that the place meets the threshold for listing under Criterion A.</p>	<p>The place is currently identified as a Local Heritage Site in the CairnsPlan.</p> <p>It is recommended that an independent peer review of the nomination report and the submission is undertaken. If the peer review finds that there is sufficient grounds to enter the place in the Local Heritage Register, the nomination will be put forward again in a future nomination round.</p> <p>In the interim the place is currently identified in the CairnsPlan and the heritage provisions will apply.</p>	<p>Not proceed with the entry of the place in the Local Heritage Register.</p> <p>Undertake a peer review of the place report and submission to determine if Council should proceed with the entry of the place in the Local Heritage Register in a future round.</p>
55	3418792 3422260	Former Cairns Post Office	14-16 Abbott Street, Cairns City	7RP885828		<p>Objects to the proposal to enter the building in the LHR.</p> <p>Council cannot satisfy the test under Section 116(1)(b) of the QHA that is has reasonably formed an opinion that the property is of cultural heritage significance. The property does not satisfy any of the three proposed criteria.</p> <p>Criteria A – the fact the cairns Post Office was once located at this site is not sufficient to reasonably</p>	<p>The place is currently identified as a Local Heritage Site in the CairnsPlan.</p> <p>The movement of goods, people and information is one of the ten principal themes in Queensland's History. Postal services are an important aspect under this theme.</p> <p>The place was originally constructed in 1938, was the third post office built on the site. The place demonstrates a particular</p>	<p>Proceed with the entry of the place in the Local Heritage Register as amended.</p>


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					<p>Historical Photograph</p> 	<p>conclude that the place is important in demonstrating the evolution or pattern of the regions history. The original post office was not located on this site and neither is the current.</p> <p>Criteria D – the place report says the site is “built to the post office’s M6 design developed by the Commonwealth Department of Works. This is not correct, in 1999 a major reconstruction of the building was undertaken to transform the building into a different premises which merely incorporates minor parts of the facades of the previous building.</p> <p>Criteria E – the new building has undoubted aesthetic value but from a cultural heritage perspective the aesthetics are not significant.</p> <p>Owner engaged a cultural heritage expert and received advice that Council’s proposal is not sustainable.</p>	<p>class of places in relation to postal services.</p> <p>There is no suggesting the current site of the Cairns Post Office should be listed.</p> <p>It is acknowledged that the building has undergone alterations and modifications. The building retains its overall form and it is still possible to recognise the design elements of the original building. This is support by photographic evidence.</p> <p>The place report has been amended to record more details of the alterations and modifications.</p> <p>Heritage listing relates primarily to the exterior of the building.</p> <p>The elements of the original building retain aesthetic significance.</p> <p>A copy of the cultural heritage experts report was not received.</p>	
56	3411827	Hog’s Breath Cafe	64 Spence Street, Cairns City	7RP701340		<p>Objects to the proposal to enter the building in the LHR.</p> <p>Object on the basis that the building in its present form does not reflect the original building. There have been a number of alterations made including: significant changes to the façade, re-modelling and alterations and additions to the interior and rear of the building.</p> <p>Should be realised that this is a commercial premise that can be</p>	<p>The place is currently identified as a Local Heritage Site in the CairnsPlan.</p> <p>The building retains its overall form and it is still possible to recognise the design elements of the original building.</p> <p>The policy and management recommendations have been removed from the place report and included in a guidance note. These recommendations were not mandatory.</p>	Proceed with the entry of the place in the Local Heritage Register.


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						utilised for various uses and as such cannot accept conditions that require us to restrict alterations to the front of the building and removal or amendment of signage. Such restrictions will affect our ability to lease/rent the building on a commercial basis and therefore affect our ability to earn income from future prospective tenants.	Council approval to undertake development is currently required. This is the same process required for places entered in the Local Heritage Register.	
57	3413629	Former Fred Jones Building (Fasta Pasta)	68 Shields Street, Cairns City	1RP701364		<p>Concerned that information and details provided in the Place reports are not factually correct and this may detrimentally impact on future upgrading of the buildings to ensure they remain commercially relevant.</p> <p>Fasta Pasta and Greenwood Solicitors are actually one and the same building and should become one place entry not two. Architectural condition and Management Recommendations need to make specific mention about what parts of the building are original and what is not. Not all the leadlight sections are original; exposed brick of the parapet are not an original feature, painted surface was removed in 1988 therefore should be no requirement to retain the brick work as a parapet feature.</p> <p>There is some inconsistency in the heritage boundary descriptions.</p> <p>Suggest another section to the site report: Existing Architectural Alterations.</p> <p>Any listing needs to facilitate 21<sup>st</sup> Century outcomes to ensure buildings remain usable.</p>	<p>The place is currently identified as a Local Heritage Site in the CairnsPlan.</p> <p>The place reports for the Fasta Pasta and Greenwood Solicitors have been combined into a single report. The heritage boundary will be all of the building and its title land.</p> <p>The policy and management recommendations have been removed and included in a guidance note.</p> <p>The architectural condition section will be amended to include reference to the alterations and additions raised in the submission.</p> <p>In general, local heritage listing relates primarily to the exterior of a building as much of the field work is undertaken from public access areas.</p> <p>The continued use of a local heritage place is encouraged and adaptive reuse of the premises can be accommodated providing the significance of the place is retained.</p> <p>Approval is required from Council</p>	Proceed with the entry of the place in the Local Heritage Register as amended into a single entry for the Former Fred Jones Building.



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							<p>to undertake development on a local heritage place including alterations and extensions.</p> <p>There is no obligation to carry out additional, increased or special maintenance works for heritage listed places.</p> <p>Local heritage place have been eligible for heritage grants offered by the State and Federal Governments in the past. Council does not currently have a grants program available.</p> <p>The opportunity for flexibility of the planning scheme provisions are assessed on a case by case basis, having regard to the proposed development and the retention of the significance of the place.</p> <p>The suggestion of an additional section to the place report to capture alterations is noted and would be beneficial. This will be considered in any future refinement of the template. Alterations are currently being captured under the architectural condition section.</p>	
58	3413629	Former Fred Jones Building (Greenwood Solicitors)	72 Shields Street, Cairns City	2RP701364		<p>Concerned that information and details provided in the Place reports are not factually correct and this may detrimentally impact on future upgrading of the buildings to ensure they remain commercially relevant.</p> <p>Fasta Pasta and Greenwood Solicitors are actually one and the same building and should become one place entry not two.</p>	<p>The place is currently identified as a Local Heritage Site in the CairnsPlan.</p> <p>The place reports for the Fasta Pasta and Greenwood Solicitors have been combined into a single report. The heritage boundary will be all of the building and its title land.</p> <p>The policy and management</p>	Proceed with the entry of the place in the Local Heritage Register as amended into a single entry for the Former Fred Jones Building.


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						<p>Architectural condition and Management Recommendations need to make specific mention about what parts of the building are original and what is not. Not all the leadlight sections are original; exposed brick of the parapet are not an original feature, painted surface was removed in 1988 therefore should be no requirement to retain the brick work as a parapet feature.</p> <p>There is some inconsistency in the heritage boundary descriptions.</p> <p>Suggest another section to the site report: Existing Architectural Alterations.</p> <p>Any listing needs to facilitate 21<sup>st</sup> Century outcomes to ensure buildings remain usable.</p>	<p>recommendations have been removed and included in a guidance note.</p> <p>The architectural condition section will be amended to include reference to the alterations and additions raised in the submission.</p> <p>In general, local heritage listing relates primarily to the exterior of a building as much of the field work is undertaken from public access areas.</p> <p>The continued use of a local heritage place is encouraged and adaptive reuse of the premises can be accommodated providing the significance of the place is retained.</p> <p>Approval is required from Council to undertake development on a local heritage place including alterations and extensions.</p> <p>There is no obligation to carry out additional, increased or special maintenance works for heritage listed places.</p> <p>Local heritage place have been eligible for heritage grants offered by the State and Federal Governments in the past. Council does not currently have a grants program available.</p> <p>The opportunity for flexibility of the planning scheme provisions are assessed on a case by case basis, having regard to the proposed development and the retention of the significance of the place.</p>	




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							The suggestion of an additional section to the place report to capture alterations is noted and would be beneficial. This will be considered in any future refinement of the template. Alterations are currently being captured under the architectural condition section.	
59	3428836	The Green House	55-57 Spence Street, Cairns City	2RP742790		<p>Objects to the proposal to enter the building in the LHR.</p> <p>The submission includes a heritage report prepared by a qualified heritage professional which reviews the nomination report.</p> <p>The review found that the historical facts on which the assessment of significance is based are fundamentally-flawed.</p> <p>The subject building is not the ca. 1910 Hoopers Bakery as per the citation but is a much later development with historical association with the bakery or with Cairns' early commercial development. The subject building did not exist circa 1934 and is most likely built in the 1950s. Even if it was extant in the 1930s mere age of a building is no determinant of its historical significance, it must be able to demonstrate some important aspect of the regions history and cannot. The buildings history is unremarkable and it has been extensively and unsympathetically altered over time such that it not long clearly expresses any particular aspect of the regions historical development.</p>	<p>The place is currently identified as a Local Heritage Site in the CairnsPlan.</p> <p>It is recommended that an independent peer review of the nomination report and the submission is undertaken. If the peer review finds that there is sufficient grounds to enter the place in the Local Heritage Register, the nomination will be put forward again in a future nomination round.</p> <p>In the interim the place is currently identified in the CairnsPlan and the heritage provisions will apply.</p>	<p>Not proceed with the entry of the place in the Local Heritage Register.</p> <p>Undertake a peer review of the place report and submission to determine if Council should proceed with the entry of the place in the Local Heritage Register in a future round.</p>



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						<p>Question the process upon which this property was chosen and assert that it should never have been placed on the original listing.</p> <p>Listing will create financial impost and economic times in Cairns are tough.</p>		
60	3413629	Former Commercial Hotel	56-60 Spence Street, Cairns City	10SP196733		<p>Concerned that information and details provided in the Place reports are not factually correct and this may detrimentally impact on future upgrading of the buildings to ensure they remain commercially relevant.</p> <p>The architectural description and Condition, History and Management Recommendations should be updated to reflect the building work and refurbishment recently undertaken and the change in name to the Union Jack Hotel.</p> <p>There is some inconsistency in the heritage boundary descriptions.</p> <p>Suggest another section to the site report: Existing Architectural Alterations.</p> <p>Any listing needs to facilitate 21<sup>st</sup> Century outcomes to ensure buildings remain usable.</p>	<p>The place is currently identified as a Local Heritage Site in the CairnsPlan.</p> <p>The name and photograph has been updated in the place report.</p> <p>The architectural condition section has been amended to include reference to the recent refurbishment and building works.</p> <p>The policy and management recommendations have been removed and included in a guidance note.</p> <p>In general, local heritage listing relates primarily to the exterior of a building as much of the field work is undertaken from public access areas.</p> <p>The continued use of a local heritage place is encouraged and adaptive reuse of the premises can be accommodated providing the significance of the place is retained.</p> <p>Approval is required from Council to undertake development on a local heritage place including alterations and extensions.</p> <p>There is no obligation to carry out</p>	Proceed with the entry of the place in the Local Heritage Register as amended.


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							<p>additional, increased or special maintenance works for heritage listed places.</p> <p>Local heritage place have been eligible for heritage grants offered by the State and Federal Governments in the past. Council does not currently have a grants program available.</p> <p>The opportunity for flexibility of the planning scheme provisions are assessed on a case by case basis, having regard to the proposed development and the retention of the significance of the place.</p> <p>The suggestion of an additional section to the place report to capture alterations is noted and would be beneficial. This will be considered in any future refinement of the template. Alterations are currently being captured under the architectural condition section.</p>	
61	3410598	Castle Holiday Flats	209 Lake Street, Cairns North	55C1987		<p>Objects to the proposal to enter the building in the LHR.</p> <p>Strongly disagree with this property demonstrating the evolution or pattern of the region's history. It is now a far cry from the original building which started as a Queenslander, then many years later the exterior was encased in red brick.</p> <p>Since construction there have been many various modifications made to the buildings form including the powder coat aluminium fence, 5 year old</p>	<p>The place is currently identified as a Local Heritage Site in the CairnsPlan.</p> <p>The building retains its overall form and it is still possible to recognise the design elements of the original building.</p> <p>The property is currently listed as a local heritage place in the planning scheme and the inclusion of the place in the Local Heritage Register will not affect the continued operation of the property for short term accommodation.</p>	Proceed with the entry of the place in the Local Heritage Register.




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						<p>awning, the original stairwell has been replaced as well as various extensions and internal and external changes. As such it does not reflect a pattern of architecture from any era.</p> <p>If the property is listed its short term accommodation use would be impacted, to comply with the Local Heritage Register there would need to be renovation works and owners will not be able to use the building for its current purpose. The modifications could make it impractical to run a short term accommodation business. Will impact on the overall value of the property and there is costs of keeping the building in compliance with the local heritage register. It would also compromise plans to redevelop the property and strata title the buildings.</p>	<p>The policy and management recommendations have been removed and the Local Heritage Register does not require any renovations or modifications to the place.</p> <p>Approval is required from Council to undertake development on a local heritage place (building work, changing the uses of a place, subdivision).</p> <p>There is no obligation to carry out additional, increased or special maintenance works for heritage listed places. General building maintenance is recommended to protect property value and avoid costly remedial works.</p>	
62	3405310	Former Louis Severin Building	43-49 Abbott Street, Cairns City	5RP850177	 <p>Historical Photograph</p> 	<p>Objects to the proposal to enter the building in the LHR.</p> <p>The place report recognises that very little of the original building subsists. Submitter does not accept that any part of the original building subsists and the current building was constructed in 1990. No part of the building constructed prior to 1890 by Louis Severin continues to exist.</p> <p>Place report states that the building underwent major reconstruction in 1990s and much of the original detail has been lost and the mode of "restoration" has actually meant a loss of heritage significance.</p>	<p>The place is not currently identified in the CairnsPlan.</p> <p>It is acknowledged that the building has been substantially altered.</p> <p>It is still possible to recognise the original parapet and this is supported by photographic evidence.</p> <p>The heritage boundary has been amended to include only the front façade and verandah of the building.</p>	Proceed with the entry of the place in the Local Heritage Register as amended.


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						<p>The buildings mix of retail and commercial uses is well established and no connection remains to the building as used by Louis Severin.</p> <p>There area no records relating to the original building now in existence, it is no longer possible to determine the architectural and aesthetic features of that original building, or whether the current building bears any resemblance to it.</p>		
63	3418506	Retail Shop, Chinese Quarter	350 Draper Street, Parramatta Park	45RP701453		<p>Objects to the proposal to enter the building in the LHR.</p> <p>The history supplied refers to the matter of Chinese settlers. If built between 1910-30, would appear that the shop is not related to Chinese settlement in NQ.1887 owned by George Moody, in 1926 transferred to Alfred Ogden, later in 1926 transferred William Whyte. In 1951 transferred to Charles Woodward and then to Vera Woodward in 1956 until 1962 when purchased by Philip Wu Won. No Chinese connection with property until 1962.</p> <p>Structure hasn't been used as a shop since 1995, now used as kitchen, dining and lounge area. Considerable changes have been made in recent times. Cladding of front and side of the building now modern synthetic material not typical of "demonstrating the evolution and pattern of the region's history". Problems with the building e.g. stumps sinking and floor will need repairs soon.</p>	<p>The place is currently included within a Character Precinct in the CairnsPlan.</p> <p>The significance to the shop is as a tangible element of suburban infrastructure and significant in the association of Chinese ownership and settlement in this area.</p> <p>The submission raises doubt over the association with the Chinese ownership.</p> <p>The existing Character Precinct designation is considered to be an appropriate mechanism to manage the building and the significance of the place as a tangible element of suburban infrastructure.</p>	Not proceed with the entry of the place in the Local Heritage Register.


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64	3422301	Cairns Presbyterian Church (former St Andrew's Presbyterian Church)	85 – 87 Sheridan Street, Cairns City	1RP701217 114C1983		Submitter has identified incorrect information in the place report and has provided correct information.	<p>The place is currently identified as a Local Heritage Site in the CairnsPlan.</p> <p>The place report has been amended to correct the information as supplied in the submission. The name of the place has been changed.</p> <p>The address details and title details have been amended to include the adjoining lot which is part of the place.</p>	Proceed with the entry of the place in the Local Heritage Register as amended.
65	3422304	Global Gossip	125 Abbott Street, Cairns City	717C1981	  Historical Photograph 	<p>Objects to the proposal to enter the building in the LHR.</p> <p>Building has been maintained with pride but historical integrity was changed before current owners took over. Street front of 1970s chemist shop was tiled with a step up into the shop, not wheel chair friendly. The building has been altered over the decades and is now a 'hybrid' of several eras. Only a thread of connection to the criteria cited by Council that 'The place is important in demonstrating the evolution or pattern of the region's history'. Why was it not entered in the 1980s when it retained its original appearance?</p> <p>Lattice work on verandah is cited as being noteworthy but was added as a way of stemming the entry of flocks of birds. Not an integral part of the original building. If the public valued the first floor office space, it would be readily rented but prospective tenants opt for modern spaces elsewhere.</p> <p>The premises do not fulfil the</p>	<p>The place is currently not identified in the CairnsPlan.</p> <p>It is acknowledged that the building has been modified and changed to adapt for continuing use.</p> <p>The building retains its overall form and it is still possible to recognise the design elements of the original building, in particular the original parapet. This is supported by photographic evidence.</p> <p>The heritage boundary included the building and the title land. This has been amended to include only the front façade and verandah of the building.</p>	Proceed with the entry of the place in the Local Heritage Register as amended.


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66	3424034	City Liquor Store	28-30 Abbott Street, Cairns City	2RP715691		<p>criteria and should not be entered.</p> <p>Objects to the proposal to enter the building in the LHR.</p> <p>Neither of the 2 criteria is correct. The back building was built in 1905 and used for years as a plumbers workshop. The front section was built in 1906 and leased to accountants or solicitors. There is nothing of heritage in either building. Submitter bought the building in 1955 and as it was close to the old court house.</p> <p>The name BENMELLICK was the submitters telegraphic name for the business combining Bennett and Mellick.</p> <p>There are 3 lessees including the shed.</p> <p>The area is difficult to lease and listing will make it impossible. Will be provided with an engineers report.</p> <p>Reserve right to add to objection.</p>	<p>The place is not currently identified in the CairnsPlan.</p> <p>The building was constructed in 1905/ 06 which is supported by the submission.</p> <p>Only a small number of these early buildings survive in the City and are of importance for their streetscape contribution and the scale of building which portrays conditions of building in the early 20th century.</p> <p>The place report has been amended to include information provided in the submission.</p>	Proceed with the entry of the place in the Local Heritage Register as amended.
67	3424050	Budget Accommodation (former Caltabiano Building)	100-102 Sheridan Street, Cairns City	64C1985		<p>Objects to the proposal to enter the building in the LHR.</p> <p>There is no 'aesthetic significance'. Nothing in the building has beautiful, artistic or tasteful sensibility – as per oxford meaning of 'aesthetic'.</p> <p>The only future of this building is demolition for a high rise complex. This is part of 'Bohemia Central Complex' 100-106 Sheridan St – share accommodation. Certain that no architect was used. Awaiting an engineer's report in building and</p>	<p>The place is currently identified as a Local Heritage Site in the CairnsPlan.</p> <p>The address details included in the place report are incorrect and did not identify the full address details.</p> <p>Further research is required in relation to the points raised in the submission.</p> <p>It is proposed to not proceed with the listing at this stage, pending further research.</p>	<p>Not proceed with the entry of the place in the Local Heritage Register.</p> <p>Undertake further research to determine the significance of the place and consider as part of a future nomination round.</p>

Item No.	DM5 No.	Place Name	Address Details	Title Details	Photograph	Summary of the Grounds of Submission	Officer Comment	Recommendation
						<p>will be provided. Before this building was a two-storey wooden house – see historical society. Perhaps this was historical.</p> <p>Reserve right to add to objection.</p>		
68	3423839	Former Cairns Ambulance Station	135 Grafton Street, Cairns City	2RP903270		<p>Objects to the proposal to enter the building in the LHR.</p> <p>Cultural heritage significance of the building has been compromised because the two criteria stated (a) and (e) have been severely compromised by alterations and additions in recent years.</p> <p>The heritage survey makes scant mention to the considerable number of alterations and additions that the building has undergone. Most can be seen by comparing a photograph “Cairns Ambulance Station 1927” and current photographs.</p> <p>Title area considerably reduced, , ground floor windows to Graton St removed and replaced with glass shop fronts, first floor open balcony replaced with bricks and aluminium framed windows. Casement windows replaced, 2 foundation stones moved, flag pole removed, central ventilating fleche modified, appearance of northern side changed by skillion roof and brick columns, part of northern wall replaced with shop fronts, western side ground floor and 1<sup>st</sup> floor extension, numerous signs, banners affixed to building.</p>	<p>The place is currently identified as a Local Heritage Site in the CairnsPlan.</p> <p>It is acknowledged that the building has undergone alterations and additions.</p> <p>The building retains its overall form and it is still possible to recognise the design elements of the original building.</p> <p>The place report has been amended to record details of the alterations and additions that are documented in the submission.</p>	Proceed with the entry of the place in the Local Heritage Register as amended.


Item No.	DM5 No.	Place Name	Address Details	Title Details	Photograph	Summary of the Grounds of Submission	Officer Comment	Recommendation
69	3430189	Crown Hotel	107 Grafton Street	40RP748723	 Historical Photograph 	<p>Objects to the proposal to enter the building in the LHR.</p> <p>The submitter believes the hotel has been so comprehensively altered and added to in recent years that it is no longer of cultural heritage significance.</p> <p>Garden bar and garden area additions in the 1970's New cold room, office, gaming, bar, lounge. Original windows, doors and floor replaced. Attached bottle shop renovated. Kitchen renovated. Hotel roof replaced. Aluminium balustrade not original. Air conditioning added.</p> <p>The hotel has undergone extensive structural change both internally and externally and is very different to the original building. To make the proposed changes to the building would be cost prohibitive.</p>	<p>The place is currently not identified in the CairnsPlan/ Douglas Planning Scheme.</p> <p>It is acknowledged that the building has undergone alterations and additions.</p> <p>The building retains its overall form and it is still possible to recognise the design elements of the original building. This is supported by photographic evidence.</p> <p>The place report has been amended to record further details of the alterations and additions.</p>	Proceed with the entry of the place in the Local Heritage Register as amended.
70	3433578	In Focus (Former Cane Growers Building)	14A Aplin Street, Cairns City	BUP70542		<p>Objects to the proposal to enter the building in the LHR.</p> <p>(1) The building no longer represents its original architectural style. Significant modifications have been undertaken to the building and it is not capable of representing the evolution or pattern of the regions history. Modifications include: addition of a garage, all original steel windows have been replaced, extensions on the ground floor fronting Grafton St, ground level façade significantly altered, addition of a portico and wrought iron detailing and decorative timber faux</p>	<p>The place is not currently included in the CairnsPlan.</p> <p>The building retains its overall form and it is still possible to recognise the design elements of the original building.</p> <p>The submission raises doubt that the building is a modernist building which is contributes to its significance.</p> <p>Further research is required in relation to the points raised in the submission.</p> <p>It is proposed to not proceed with</p>	<p>Not proceed with the entry of the place in the Local Heritage Register.</p> <p>Undertake further research to determine the significance of the place and consider as part of a future nomination round.</p>



Item No.	DM5 No.	Place Name	Address Details	Title Details	Photograph	Summary of the Grounds of Submission	Officer Comment	Recommendation
						<p>fanlights.</p> <p>Building has no relationship with surrounding buildings and streetscape, no longer represents the original architecture of the building and doesn't contribute to the historic townscape of Cairns as per Place report. Report refers to windows and doors which are not original and changed features reduce any significance of intact modernist architecture. Doesn't satisfy criteria A or E.</p> <p>(2) Building does not represent a Modernist Architectural Style. Analysis of the building suggests it is more accurately an Inter-War Functionalist style and Council has erred in classification. Should undertake further evaluation to determine if its worthy of being listed.</p> <p>(3) The building does not represent a particular style of architecture.</p> <ul style="list-style-type: none"> <li>- impacts on development potential</li> <li>-requirement for further applications, approvals and costs to owner.</li> <li>-insurance premium increases</li> <li>-increased requirement on tenants</li> <li>-impacts on signage on building</li> <li>-prevent owner to undertake general maintenance or improvement.</li> </ul>	the listing at this stage, pending further research.	
71	3423826	So Unforgettable	52-62 Shields Street, Cairns City	2RP715847		<p>Objects to the proposal to enter the building in the LHR.</p> <p>Justification for listing is that it is one of the earlier constructed groups of shops in Shields St, but otherwise no historical significance.</p>	<p>The place is currently located within a character precinct in the CairnsPlan.</p> <p>A character precinct exists along part of Shields Street from Sheridan Street to Grafton Street.</p>	<p>Not proceed with the entry of the place in the Local Heritage Register.</p> <p>Expansion of the Shields Street Character Precinct will be investigated further as part of the</p>

Item No.	DM5 No.	Place Name	Address Details	Title Details	Photograph	Summary of the Grounds of Submission	Officer Comment	Recommendation
						<p>Simply based on age and largely unchanged parapets above shops. Shop fascias are not original so boundary should not include all the building and title land.</p> <p>Internals have no architectural uniqueness or significance. Management recommendations have no relevance to current property and are based on perceived or obsolete characteristics.</p> <p>Parapets on the shop fronts now have multi-storey building immediately behind the shops. Difficult to identify the shops due to ever increasing tree growth in the centre of the street and footpaths.</p> <p>Listing will have negative implications and additional costs for insurance. Heritage listing will add to costs and rents and lead to more vacant shops. Will not add value to the property.</p> <p>Significant changes will be necessary for the property in time, no guarantee that additional costs or financial support will be provided when upgrading is necessary to satisfy heritage constraints.</p>	<p>The existing Height and Impact of Buildings Code recognises the wider Shields Street values through the increased setback (15m) from the Shields Street frontage above 11.5m.</p> <p>It is proposed to investigate the extension of the Shields Street Character Precinct as part of the preparation of the new Cairns Region Planning Scheme. This will include consultation with the property owner.</p> <p>A character precinct designation is considered to be an appropriate mechanism to manage the façade and streetscape qualities of the place.</p>	preparation of the new Cairns Region Planning Scheme.
72	3424513	Church	25 Clare Street, Parramatta Park	1RP740264		<p>Objects to the proposal to enter the building in the LHR.</p> <p>The Criteria for listing is not accurate and may not reflect guidelines for listing.</p> <p>Question the age, rarity, uncommon and endangered criteria of this building. Have strong reason to believe the building was</p>	<p>The place is currently located within a Character Precinct in CairnsPlan.</p> <p>The significance of the building is that it is an uncommon timber framed structure.</p> <p>The existing Character Precinct designation is considered to be sufficient to ensure the significance</p>	Not proceed with the entry of the place in the Local Heritage Register.

Item No.	DM5 No.	Place Name	Address Details	Title Details	Photograph	Summary of the Grounds of Submission	Officer Comment	Recommendation
						<p>built on site around 1935 and was not moved here as suggested.</p> <p>Little left that is original in the building, was built as open stud but weatherboards were added much later. Building has been re-roofed and re-stumped and stained glass was added to front windows in the late 1980s.</p> <p>Only really original aspect is the tiny porch which is barely visible due to a fence. Suggest that the building which is less than 100 years old and no longer original is not rare or endangered.</p> <p>The building has not had continuity as a place of worship and has had several different owners. It was used commercially until 2004 when purchased for current use. Uncertain how it reflects the cultural aspect of the listing as it no longer reflects its original purpose. Building has been significantly transformed inside.</p> <p>Main concern is the strong recommendation put forward which would limit use of the building and future plans for extension.</p>	<p>of the building is retained.</p> <p>The submission identifies that there has not been continuing use of the building as a place of worship, although at least three dominations have used the building.</p> <p>It is acknowledged that buildings need to extend and change to meeting the changing needs of the user group and the continued use of the building.</p> <p>The policy and management recommendations will be removed and included as guidance notes.</p> <p>Under the character precinct designation, approval is required to undertake development of the place.</p>	
73	3422309 3424643	St Margaret's Anglican Church	230 Aumuller Street, Westcourt	13RP701033		<p>Objects to the proposal to enter the building in the LHR.</p> <p>Of the view that this place is not of cultural heritage significance. Proposed listing is based on one criterion only that "The place is important to the region because of its aesthetic significance".</p> <p>Submitter of the view that the aesthetic significance has been</p>	<p>The place is not currently identified in the planning scheme.</p> <p>The significance of the place relates to the aesthetic significance of the building. The overall concept of 1959 is no longer easily discernable from the street and no longer externally intact.</p> <p>The local heritage register contains other examples of this class of</p>	Not proceed with the entry of the place in the Local Heritage Register.

Item No.	DM5 No.	Place Name	Address Details	Title Details	Photograph	Summary of the Grounds of Submission	Officer Comment	Recommendation
						<p>misstated and while pleasant and serviceable the building is not a striking example of a particular architectural style or theme. Study makes most of the justification on the basis of an original design "that is no longer externally intact" and also says "the overall concept of 1959 is no longer easily discernable from the street".</p> <p>The study itself contains strong argument against the proposed listing.</p> <p>-Churches are run and supported locally by volunteer groups with limited resources. Extra conditions being applied on the use or management of a property create extra burden.</p> <p>-Church communities tend to be conservative with regards to property changes.</p> <p>- The proposed listings tend to be ambiguous in terms of what is included. Buildings and land areas should not be listed unless there is strong justification.</p> <p>-The study contains a number of inaccuracies.</p> <p>- The Management Recommendations are poor quality advice and should be deleted.</p>	<p>place.</p>	
						<p>Objects to the proposal to enter the building in the LHR.</p> <p>Should the building be damaged by fire or natural disaster the internal fittings would be prohibitively expensive to reinstate in their original materials. Management recommendations indicates removal of the extensions as desirable.</p>	<p>The place is not currently identified in the planning scheme.</p> <p>The significance of the place relates to the aesthetic significance of the building. The overall concept of 1959 is no longer easily discernable from the street and no longer externally intact.</p> <p>The local heritage register contains</p>	



Item No.	DM5 No.	Place Name	Address Details	Title Details	Photograph	Summary of the Grounds of Submission	Officer Comment	Recommendation
						<p>History in the site report states that 'the present church appearance is somewhat architecturally amoebic-ish and while it is possible to recognise the style elements of the original, the overall concept of 1959 is no longer discernable from the street.</p> <p>This together with that fact that the internal fit out designed by the architect is not subject to this listing, there seems no justification for listing which will add another level of restrictions and constraints to future extensions or use of the site.</p>	other examples of this class of place.	
74	3424524	Julia Macalpine Dance Studio (former West Cairns Community Hall)	7 Reservoir Road, Manoora	119RP703128		<p>Do not object, in principle, to the proposed listing but are concerned by some of the recommendations as they appear to be an unreasonable restraint on the addition of facilities to the site.</p> <p>Greatest concern is recommendation of no new development to the east of the site which is the largest undeveloped area on the site. There is no good reason why the right to develop that area should be fettered, provided any development is in keeping with the aesthetics of the existing building.</p> <p>Would also like the zoning of the land changed from Residential to suit the use of the land since the hall was built in 1953.</p>	<p>The place is currently not identified in the CairnsPlan.</p> <p>The policy and management recommendations are not mandatory requirements and will be removed and included in a guidance note.</p> <p>Council has commenced the preparation of a new planning scheme for the region. The issue in relation to the change in zoning has been incorporated into the issues register and will be considered as part of the wider zoning matters for the area.</p>	Proceed with the entry of the place in the Local Heritage Register.

Item No.	DM5 No.	Place Name	Address Details	Title Details	Photograph	Summary of the Grounds of Submission	Officer Comment	Recommendation
75	3422311	St John's Anglican Church	177 Lake Street, Cairns City	271C1983		<p>Does not disagree with the application of the cultural heritage significance criteria listed.</p> <p>It is not clear whether it is only the church and fence being proposed. Of the view that the heritage listing should not include the hall, toilets, fences, offices and Anglicare offices as the criteria do not apply to those buildings.</p> <p>-Churches are run and supported locally by volunteer groups with limited resources. Extra conditions being applied on the use or management of a property create extra burden.          -Church communities tend to be conservative with regards to property changes.          - The proposed listings tend to be ambiguous in terms of what is included. Buildings and land areas should not be listed unless there is strong justification.          -The study contains a number of inaccuracies.          - The Management Recommendations are poor quality advice and should be deleted.</p>	<p>The place is currently identified as a Local Heritage Site in the CairnsPlan.</p> <p>The continuing use of the site as a church since 1927 contributes to the significance of the place.</p> <p>The building was also designed by notable Cairns architect Richard Hill.</p> <p>The heritage boundary is limited to the church building, vestries and fence.</p>	Proceed with the entry of the place in the Local Heritage Register.
76	3424659	Plaza Theatre	108-110 Mulgrave Road, Parramatta Park	1RP737972		<p>Council allege Vella Plaza is important in demonstrating the evolution or pattern of the region's history as it's "closure demonstrates the decline in cinema patronage initiated by the introduction of television". Courts have determined that the use of the word 'important' in the criteria 'clearly takes the application of the criteria beyond the common place' and the definition of 'important' as defined in the Macquarie Dictionary as meaning 'of much</p>	<p>The place is currently located within a Character Precinct in CairnsPlan.</p> <p>The court determinations have both been in relation to a place proposed for entry in the Queensland Heritage Register, where a place must be of importance at a state level.</p> <p>It is considered that Vella Plaza is important at a local level , as one of four cinemas in Cairns operated</p>	Proceed with the entry of the place in the Local Heritage Register as amended.


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						<p>significance or consequence”.</p> <p>The place itself also has to be important in its demonstration of the cultural heritage significance alleged in the criteria. Submitter believe that Vella Plaza does not satisfy the requisite test of ‘importance as established in Reelaw Pty Ltd v Queensland Heritage Council.</p> <p>There is no doubt that Vella Plaza existed at the time television was introduced however existence in a specific time in history is not sufficient to satisfy the criteria. There is no evidence that the introduction of television had a significant role for the Cairns region in an evolutionary or historical sense. The Thematic History notes that all four of the Far Northern Theatres were sold to Birch Carroll and Coyle who closed them to eliminate competition. Plaza Theatre was closed for commercial and economic reasons. Vella Plaza lacks the requisite connection to time and history that is necessary for it to be culturally significant under this criterion.</p> <p>It is uncontentious that the plaza was originally constructed in the 1940’s with the design being a replica of the 1920s art deco style. It is not a representation in architectural significance of the style. The design was out of sync with the era. No evidence of significance of the architect builder or designer.</p>	<p>by Northern Theatres between 1940 and 1978.</p> <p>It is now one of few surviving examples of this class of place.</p> <p>It is agreed that reference to the closure of the theatre demonstrating the decline in cinema patronage initiated by the introduction of television does not further add to the significance of the place and this statement will be removed from the significance statement .</p> <p>It is acknowledged that the place has undergone redevelopment and alterations which have been in keeping with the original building, and this is not the reason for the proposed listing.</p> <p>The façade of the building retains its overall form and it is still possible to recognise the design elements of the original building.</p> <p>The heritage boundary has been amended to include only the original theatre façade.</p>	


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						<p>Owner acknowledges the Character Precinct however the values that are now being claimed have been ignored by Council until recent redevelopment. Making the building 'prettier' does not improve the architectural values or cultural heritage significance.</p> <p>Council should be satisfied that the Character Precinct adequately protects Vella Plaza.</p>		


## Division 6

Item No.	DM5 No.	Place Name	Address Details	Title Details	Photograph	Summary of the Grounds of Submission	Officer Comment	Recommendation
77	3388071	Redlynch Community Hall	18 Redlynch Intake Road, Redlynch	7RP709165		<p>Supports the proposal to enter the hall in the LHR.</p> <p>Provided additional information on the history of the Redlynch Community Hall and identified anomalies in the place report and provided corrected information.</p>	<p>The place is currently located within a Character Precinct.</p> <p>The place report has been amended to correct the identified errors and include additional information on the history of the hall.</p>	Proceed with the entry of the place in the Local Heritage Register as amended.
78	3413676	Former Barron Gorge Hydro Electric Station	Barron Gorge Road	752NR5189		<p>Supports the recognition of cultural heritage value and agrees that the ruins of the Barron Gorge Power Station demonstrate a high degree of technical achievement.</p> <p>However the title details are for the current operating power station which does not have cultural heritage significance. The ruins are located on a separate title and located further up stream of the Barron River.</p>	<p>The place is currently not identified in the CairnsPlan.</p> <p>The location of the ruins is within National Park and afforded a level of protection.</p> <p>Information about the place will be passed onto DERM as part of the State Wide Heritage Assessment information.</p>	Not proceed with the entry of the place in the Local Heritage Register.

## Division 7



Item No.	DM5 No.	Place Name	Address Details	Title Details	Photograph	Summary of the Grounds of Submission	Officer Comment	Recommendation
79	3408992	Cracker Box Palace	228 Sheridan Street, Cairns North	6RP701236		<p>Objects to the proposal to enter the building in the LHR.</p> <p>Arch Description and Condition – An attached masonry block toilet has been added at the rear and hardi plank sheds also at the rear. Original roof was asbestos and has been replaced with corrugated iron in 02/03. Original frontage at ground level has been replaced with timber framed glass panel screen and internal alterations have been done for multi purpose use of different tenants. None of the construction material is suitable for long term preservation.</p> <p>‘Aesthetic Significance’ – upper storey façade is the only portion of the original frontage which remains unaltered. Ground floor façade has been replaced. Appears to be little to justify the assumption of aesthetic significance as criteria for entry.</p> <p>There is no significant history apart from the apparent building date of 1936/37. Was operated by original owners for 30 years and current owners for 45 years.</p> <p>The heritage boundary is ‘all the building and title land’. This limits potential of the whole property and its value as a commercial property. Restrictions imposed by heritage listing will add to costs and difficulties, as well as ownership rights to do what I wish to the property in the future. Listing will make it harder to sell and the</p>	<p>The place is not currently identified in CairnsPlan.</p> <p>Although the land is freehold, the planning scheme contains a number of provisions that regulate how land can be developed. Heritage provisions are one element of the planning scheme.</p> <p>Heritage listing does not affect the day to day operation of a place. Approval is required from Council to undertake development on a local heritage place (building work, changing the uses of a place, subdivision).</p> <p>In general property values for both heritage and non heritage buildings are determined by a number of factors such as the location and condition of the property, its inherent features, upkeep and maintenance, other planning controls and prevailing market conditions. A recent study examining heritage listing and the effect on property valuation found that these factors may provide more of a variation than just its heritage listing.</p> <p>The heritage boundary has been amended to include the building only and not all of the title land.</p>	<p>Proceed with the entry of the place in the Local Heritage Register as amended.</p>


Item No.	DM5 No.	Place Name	Address Details	Title Details	Photograph	Summary of the Grounds of Submission	Officer Comment	Recommendation
						<p>property value will fall.</p> <p>Policy and Management recommendations require any new shop to conform to Art Deco period. Have no intention of altering the shop front.</p>		
80	3411763	De Jarlais House	289 Lake Street, Cairns North	2RP702070		<p>Objects to the proposal to enter the building in the LHR.</p> <p>The house has no Architectural significance. Charles De Jarlais resided in the house, but there does not appear to be any concrete evidence of the date the house was established. His son has a pavilion at the showgrounds and a street named after him which appears to be more appropriate.</p> <p>Noted in the report that the Architectural Condition is in Good Condition. The house would require significant repairs and its questionable that it could be considered 'good condition'.</p> <p>Heritage listing restricts or reduces the future use density or plot ratio of the land, prejudices the value of the land and the owner financially.</p> <p>The highest and best use of the land and its zoning is for the future accommodation and benefit of the people who will live there. These people will bring culture and benefits to Cairns. Heritage restrictions on plot ratio or density prejudice future of Cairns and its development.</p> <p>Any historical or cultural significance is best documented in an interpretation study or historical</p>	<p>The place is not currently identified in the CairnsPlan.</p> <p>A current development approval is in place for multiple dwellings which was obtained prior to the heritage nomination.</p>	Not proceed with the entry of the place in the Local Heritage Register.

Item No.	DM5 No.	Place Name	Address Details	Title Details	Photograph	Summary of the Grounds of Submission	Officer Comment	Recommendation
						display. Owner has been given no prior indication that there was any significant heritage value. Any listing diminishes the development potential of the land and future employment in Cairns.		
81	3422310 3420438	The Good Shepherd Anglican Church	115-117 Collins Avenue, Edge Hill	1RP860927		<p>Objects to the proposal to enter the building in the LHR.</p> <p>Do not consider that the property meets threshold for either of the criteria.</p> <p>Criterion E – the main church building on the site fails the threshold indicators of intactness and integrity, lies in an unremarkable setting and is of limited aesthetic or evocative quality. Since the original building was completed in 1961, numerous modifications have occurred to the building and its surrounds.</p> <p>Criterion G – The Anglican community who worship at the site does not have a strong cultural, social or spiritual association with the site or building. Majority of people have less than 5 years attachment to the congregation and even less to the physical place. Original Christian concept of “church” is a gathering of people who meet to honour God. Idea that the building should be retained as a priority over the needs of the people is offensive to the spiritual values. No evidence that the wider community has a special attachment to the place.</p>	<p>The place is not currently identified in the planning scheme.</p> <p>It is acknowledged that the building has been substantially changed and in 2007 the building was rearranged and the external appearance changed.</p> <p>The submission challenges the significance of the place in relation to the special association with the Anglican community stating that the association is limited.</p> <p>The church has been a continuous place of worship for the Anglican community since the 1960s</p> <p>The local heritage register contains other examples of this class of place.</p>	Not proceed with the entry of the place in the Local Heritage Register.
					<p>Objects to the proposal to enter the building in the LHR.</p> <p>The place is not of cultural heritage significance. The buildings on the site have been substantially</p>	<p>The place is not currently identified in the planning scheme.</p> <p>It is acknowledged that the building has been substantially changed and in 2007 the building was</p>		


Item No.	DM5 No.	Place Name	Address Details	Title Details	Photograph	Summary of the Grounds of Submission	Officer Comment	Recommendation
						<p>changed over the years including in 2007 when significantly rearranged the building and dramatically changed external appearance. Listing is aiming to list a contemporary building, albeit with site history, with very little of that history discernable from external appearance. On this basis listing cannot be justified.</p> <p>Criterion "The place has a strong or special association with a particular community or cultural group for social cultural or spiritual reasons important to the region". Believe that the special association criterion has been applied too loosely. View that if this criterion is to be used as a justification for heritage listing, the place needs to be of significance beyond the group that uses the place and/or beyond the locality where the property is located. Applying the heritage criteria loosely as proposed imposes conditions upon the group to whom the place is special, to keep it special. Yet, they would have maintained an ongoing sensitive care of the place anyway.</p> <p>There is no evidence or understanding that a wider form of attachment exists.</p> <p>With progressive redevelopment of the property, special association should not be attributed to the property or building. Special association has been related to worship of God and within a community of the people of faith.</p> <p>Criteria E – Of a view that the</p>	<p>rearranged and the external appearance changed.</p> <p>The submission challenges the significance of the place in relation to the special association with the Anglican community stating that the association is limited.</p> <p>The church has been a continuous place of worship for the Anglican community since the 1960s</p> <p>The local heritage register contains other examples of this class of place.</p>	



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						<p>aesthetic significance has been overstated. The building while functional is not a striking example of a particular architectural style or theme. The aesthetic significance does not relate to the current building but its predecessors. Site report makes a point of the architectural firms involved on the design but their work has been replaced by progressive redevelopments.</p> <p>The present building is a contemporary building of young appearance and cannot be considered a heritage place with any credibility. Also object to the listing including 'the title land' as this has the consequence of including ancillary buildings that are also of no heritage significance.</p> <ul style="list-style-type: none"> <li>-Churches are run and supported locally by volunteer groups with limited resources. Extra conditions being applied on the use or management of a property create extra burden.</li> <li>-Church communities tend to be conservative with regards to property changes.</li> <li>- The proposed listings tend to be ambiguous in terms of what is included. Buildings and land areas should not be listed unless there is strong justification.</li> <li>-The study contains a number of inaccuracies.</li> <li>- The Management Recommendations are poor quality advice and should be deleted.</li> </ul>		


Item No.	DM5 No.	Place Name	Address Details	Title Details	Photograph	Summary of the Grounds of Submission	Officer Comment	Recommendation
82	3424526	Shop	457 Draper Street, Parramatta Park	39RP701435		<p>Objects to the proposal to enter the building in the LHR.</p> <p>Submission requirements are restrictive and designed to stifle discussion. It precludes a range of reasonable arguments. Hard for submitter, as a proponent of the preservation of heritage buildings to argue a lack of heritage significance, but maintain that the listing is unnecessary and the management recommendations are unrealistic, discriminatory and overly restrictive.</p> <p>Acknowledge the shop should not be able to be demolished but can't agree to freezing it in time and stopping sympathetic future development. It already has protection of Character Precinct. Heritage is restrictive and discriminatory and adds significant costs and red tape to future development and building approvals.</p> <p>Submitter agrees with the criteria but can't agree with the controls.</p>	<p>The place is currently located within a character precinct in the CairnsPlan.</p> <p>The Queensland Heritage Act states that submissions must be made on the basis that the place is or is not a place of cultural heritage significance. This is not a specific Council requirement.</p> <p>The policy and management recommendations have been removed from the place report and included in a non statutory guidance note</p> <p>The continued use of a local heritage place is encouraged and adaptive reuse of the premises can be accommodated providing the significance of the place is retained. It is not intended that the place is frozen in time.</p> <p>Approval is required from Council to undertake development on a local heritage place (building work, changing the uses of a place, subdivision). This is a similar process for a place within a Character Precinct.</p>	Proceed with the entry of the place in the Local Heritage Register.
83	3423238	Rex Theatre	302-304 Sheridan Street, Cairns North	2RP709490		<p>Objects to the proposal to enter the building in the LHR.</p> <p>Have undertaken investigation into both heritage value and structural integrity of building and have found that it is not feasible to preserve the Rex Theatre. Recent CRC decision has approved demolition of the building except the façade.</p>	<p>The place is currently identified as a Local Heritage Site in the CairnsPlan.</p> <p>Rex Theatre is important at a local level , as one of four cinemas in Cairns operated by Northern Theatres between 1940 and 1978.</p> <p>There is still evidence of original</p>	Proceed with the entry of the place in the Local Heritage Register as amended.


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					<p>Historical Photograph</p> 	<p>(1) The structure and façade is unsound and dangerous; Various studies have found that it is not prudent and feasible to retain and conserve the site. Asbestos removal alone would have large impacts on the heritage</p> <p>(2) values and process for categorising it as heritage has no sound objective basis;</p> <p>(3) The majority of “aesthetic” values have long been removed;</p> <p>(4) The reasoning put forward by the Council for listing in insubstantial and imposes an unfair burden on the property owner.</p> <p>Listing has potential to have a major negative impact on value of the property. Demolition application negates the basis that it is a fully intact cinema.</p>	<p>fabric that is associated with the use of the place as a cinema. It is still possible to recognise the design elements of the front façade of the building. This is supported by photographic evidence.</p> <p>At the time the heritage survey was undertaken the building was described as a relatively intact cinema building. This is reflected in the heritage boundary designation which is all of the building.</p> <p>A development permit has been approved which requires the front façade to be retained. The heritage boundary will be amended to only include the front façade of the original theatre.</p> <p>Reference to the Renegades Motor Cycle Club is cited under the history and intended to capture the change in use of the building. It is not intended to justify the heritage listing. The reference has been removed as suggested.</p>	

## Division 8

Item No.	DM5 No.	Place Name	Address Details	Title Details	Photograph	Summary of the Grounds of Submission	Officer Comment	Recommendation
84	3426405	Oribin Studio	16 Heavey Crescent, Whitfield	3RP725542		<p>Objects to the proposal to enter the building in the LHR.</p> <p>Criteria A – (1) the original concept of the precinct of Oribin House, Oribin Studio and vacant land no longer exists due to subdivision of the area. (2) Removal of the raised walkway over the creek which linked the house to the studio (3) an unsympathetic dwelling on the vacant block (4) use of the studio has changed from business to residential.</p> <p>Criteria E – (1) painted ‘spider legs’ which spanned the entry have been removed replaced by inappropriate timber post and beam construction with an iron roof. (2) undercroft has been infilled (3) unsympathetic addition of a kitchen and deck has added to the rear of the building. (4) removal of the original drawing desk/bench (5) sun blades/shades have deteriorated and need replacement.</p> <p>Present use is residential and extensions must be made, Report says a suitable extension will not be permitted that “is visible from Heavey Crescent” only area available is to the rear of the building which is subject to a drainage easement.</p> <p>Unclear from the proposal as to which period in time the listing applies? To the original construction or its present form?</p>	<p>The place is currently identified as a Local Heritage Site in the CairnsPlan.</p> <p>The relationship of the house and the studio still exists as the buildings remain in situ. It is acknowledged that the physical link between the buildings has been removed.</p> <p>The building retains its overall form and it is still possible to recognise the design elements of the original building. This is supported by photographic evidence.</p> <p>Additional information regarding the additions and modifications has been included in the architectural condition section of the place report.</p> <p>The policy and management recommendations have been removed from the place report and included in a non statutory guidance note.</p> <p>The proposal relates to the building as it currently is.</p>	Proceed with the entry of the place in the Local Heritage Register as amended.

Item No.	DM5 No.	Place Name	Address Details	Title Details	Photograph	Summary of the Grounds of Submission	Officer Comment	Recommendation
						<p>Report states “the building is in good condition” which is not the case. Some architectural elements have been removed and there is was previously a tree pushing against the house and growing around the roofing iron. Iron roofing is in need of replacement due to age and rust, and it leaks during rain periods.</p> <p>Have issues with the management recommendations. Intend to extend the building and return the building to its former glory.</p>		
85	3410596	Machans Beach Community Hall	82 Tucker Street, Machans Beach	34RP712255		<p>Objects to the proposal to enter the building in the LHR.</p> <p>Hall was built by the community and members of the association who manage the hall on a largely voluntary basis.</p> <p>Association feels this arrangement has worked well to the present day and the listing on the LHR will add no benefit.</p>	<p>The place is currently located within a Character Precinct.</p> <p>The continuing use of the site as a community hall since 1960 contributes to the significance of the place.</p> <p>It is acknowledged that buildings need to extend and change to meeting the changing needs of the user group and the continued use of the building as a meeting place for the Machans Beach Community.</p> <p>The existing Character Precinct designation is considered to be sufficient to ensure the significance of the building is retained.</p>	Not proceed with the entry of the place in the Local Heritage Register.
86	3415203	Old Smithfield Town Site	Redford Road, Barron	301S1992		<p>Objects to the proposal to enter the building in the LHR.</p> <p>Township as shown in plans is made up of 80 lots with separate titles with adjoining road easements from end of Redford Rd to the Barron River. PNQ hold a Development Permit and ERA for extractive industry on all titles and</p>	<p>The place is currently identified as a Local Heritage Site in the CairnsPlan.</p> <p>The heritage listing will not restrict access to traverse over the site or the continued cultivation of sugar cane. The viability of the site will remain unchanged.</p>	Proceed with the entry of the place in the Local Heritage Register.


Item No.	DM5 No.	Place Name	Address Details	Title Details	Photograph	Summary of the Grounds of Submission	Officer Comment	Recommendation
						<p>some adjoining lots. Did not apply to extract sand from the Township area but is still subject of the overall DA. Need to traverse across the Township area to access the sand resource.</p> <p>A heritage boundary with a 10m buffer of the township site will effectively exclude the ability to traverse the land for access. Will result in the sterilisation of half the available sand resource. Need the Township are not to be 'locked up'. May need to find a new site or cause the operation to close.</p> <p>Area is also under sugar cane cultivation. Heritage Boundary will prevent the farmer to grow cane on this area and will make the whole parcel unviable.</p>	Heritage considerations are only triggered when development is proposed for the site.	
87	3400457	Rankine Timber	60-70 Magazine Street, Stratford	3SP222322		<p>Are quite conscious and take pride in being part of the significant contribution the business on this site have made. Have significant reservations about the proposal.</p> <p>The magazine and detonator shed are already heritage listed on the State Register. Also note the comments "just a small company" and was "once a large thriving business" and thought that acknowledgement could be made that the cause of this change is due to the World Heritage Listing of the rainforest in 1985.</p> <p>Appears to be significant errors in the description and a number of the buildings referred to have been built since 1967. Office complex was not moved to the site but was constructed as an office in the</p>	<p>The place is not currently identified in the planning scheme.</p> <p>Industrial sites are complex sites. It is acknowledged that one of the limitations of the Cairns Study was the ability to dedicate the time needed to fully understand and document complex sites.</p> <p>Further research is required in relation to the points raised in the submission.</p> <p>It is proposed to not proceed with the listing at this stage, pending further research.</p>	<p>Not proceed with the entry of the place in the Local Heritage Register.</p> <p>Undertake further research to determine the significance of the place and consider as part of a future nomination round.</p>



Item No.	DM5 No.	Place Name	Address Details	Title Details	Photograph	Summary of the Grounds of Submission	Officer Comment	Recommendation
						<p>1930s with the only major alteration being the inclusion of a strong room in the 1950s.</p> <p>Believe that Criteria C as noted is not appropriate to the items and an independent assessment should be provided qualifying the likely financial impact of such heritage registration on the future development of the site.</p>		
88	3424518 3420436 3424517	Freshwater CWA	Kamerunga Road, Freshwater	1NR808187		<p>Objects to the proposal to enter the building in the LHR.</p> <p>Members of the QCWA are concerned with the proposed listing of the building. The hall has contributed to meeting the needs in local communities and will continue to do so on a social basis is no reason to put restrictions on physical changes to the buildings should they be needed.</p> <p>The changing needs of the community can only be met by physically changing or upgrading the buildings.</p> <p>The halls are only used by members and some of the information is incorrect.</p> <p>The branches will not survive if restrictions on changes are put in place that will make it financially impossible to modify. The cost of repairs or alterations would be unable to be met by the branches. If this happens the only choice will be to sell or remove the buildings in the case of our lease obligations.</p>	<p>The place is currently located within a Character Precinct.</p> <p>The continuing use of the site as a community hall since 1955 contributes to the significance of the place.</p> <p>It is acknowledged that buildings need to extend and change to meeting the changing needs of the user group and the continued use of the building.</p> <p>The existing Character Precinct designation is considered to be sufficient to ensure the significance of the building is retained.</p> <p>There is no obligation to carry out additional, increased or special maintenance works for heritage listed places or places within a character precinct.</p>	Not proceed with the entry of the place in the Local Heritage Register.



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						<p>Objects to the proposal to enter the building in the LHR.</p> <p>Do not agree to have our hall entered onto the local heritage ledger. The hall has no significance to the people in the area as they do not attend any of our functions or support us in any way. We like the hall as it is but if we decide to change it we want the right to decide how we will change it and not be restricted by 'heritage' guidelines. We battle to keep the hall well maintained at all times. We do not need to have to cover extra costs that will be involved if it is on the heritage register.</p>	<p>The place is currently located within a Character Precinct.</p> <p>The continuing use of the site as a community hall since 1955 contributes to the significance of the place.</p> <p>It is acknowledged that buildings need to extend and change to meeting the changing needs of the user group and the continued use of the building.</p> <p>The existing Character Precinct designation is considered to be sufficient to ensure the significance of the building is retained.</p> <p>Approval by Council to undertake development of place within a Character Precinct is still required.</p>	
						<p>Objects to the proposal to enter the building in the LHR.</p> <p>QCWA has experience with halls being heritage listed in other areas and none of the experiences have been good.</p> <p>QCWA put many hours into fundraising to help people in need and keep halls well maintained. Do not want to be forced to extra expense to comply with heritage requirements. Some branches have only 2 members who live in the locality and others who travel many miles to keep the branch alive.</p> <p>Deeral hall has not been used by community in a long time and has no significance to people in the</p>	<p>The place is currently located within a Character Precinct.</p> <p>The continuing use of the site as a community hall since 1955 contributes to the significance of the place.</p> <p>It is acknowledged that buildings need to extend and change to meeting the changing needs of the user group and the continued use of the building.</p> <p>The existing Character Precinct designation is considered to be sufficient to ensure the significance of the building is retained.</p> <p>Approval by Council to undertake development of place within a Character Precinct is still required.</p>	

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						<p>area. Some consider it unsightly.</p> <p>Gordonvale has plans to enter partnership with Benevolent Society who wish to make changes and improvements to the hall but the partnership will not go ahead if the building is heritage listed because of extra costs.</p> <p>If listing goes ahead all three branches will close within a few years, will be cheaper and easier to start fresh elsewhere.</p>		


## Division 10


Item No.	DM5 No.	Place Name	Address Details	Title Details	Photograph	Summary of the Grounds of Submission	Officer Comment	Recommendation
89	3420439 3400456	Green Island Underwater Observatory	Green Island	188SP113640		<p>Objects to the proposal to enter the building in the LHR.</p> <p>The owners hold a 30 year sub lease from Ports North over the site where the underwater observatory is situated. The sub lease is due to expire on 26 October 2017. The observatory is located within the Great Barrier Reef Marine Park and subject to permits. The marine park permit is due to expire on 31 May 2016. The underwater observatory is further sublet with the sublease due to expire on 23 January 2012. Under the tenure arrangements the owner is required to remove the structure should they no longer wish to maintain the permit and sublease. To date the owner has already provided preliminary advice to GBRMPA and Ports North that it does not wish to continue the operation of the underwater observatory beyond the current permit/ lease terms.</p>	<p>The place is currently identified as a Local Heritage Site in the CairnsPlan.</p> <p>Further investigation into the implications of the lease arrangements needs to be undertaken and time did not permit this to be undertaken prior to the finalisation of this report.</p> <p>The place is currently identified as a local heritage place in the CairnsPlan and has a level of protection pending the outcome of further discussions between the owner, Ports North, GBRMPA and DERM.</p> <p>It is recommended that the place not proceed at this stage.</p>	<p>Not proceed with the entry of the place in the Local Heritage Register.</p> <p>Undertake further investigation and consultation into the lease arrangements and consider as part of a future nomination round.</p>
						<p>Objects to the proposal to enter the building in the LHR.</p> <p>The site is held under perpetual lease with a 30 year sub lease in place over the area on which the observatory is located. The lease is due to expire on 26 October 2017. The structure has been significantly altered since its initial construction. The site is located in a marine environment which causes corrosion of the structure and requires ongoing maintenance which is not economically or technically feasibility.</p>	<p>The place is currently identified as a Local Heritage Site in the CairnsPlan.</p> <p>Further investigation into the implications of the lease arrangements needs to be undertaken and time did not permit this to be undertaken prior to the finalisation of this report.</p> <p>The place is currently identified as a local heritage place in the CairnsPlan and has a level of protection pending the outcome of further discussions between the</p>	




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						<p>Its location adjacent to the Green Island Jetty which is a DTMR asset will impact on any future expansion, upgrade and operation of the jetty.</p> <p>The potential unsustainable impost on the owner and potentially Ports North if the structure is required to be retained beyond the existing lease term.</p>	<p>owner, Ports North, GBRMPA and DERM.</p> <p>It is recommended that the place not proceed at this stage.</p>	
90	3410049	Red Mill House	11 – 15 Steward Street, Daintree	301RP804930		<p>Submission provided additional information on the history and development of the house as a bed and breakfast accommodation.</p>	<p>The place is currently identified as a Valuable Conservation Feature and Valuable Site in the Douglas Planning Scheme and PSP 4.</p> <p>Place report has been amended to include additional information on the history and development of the bed and breakfast and link to local tourism</p>	Proceed with the entry of the place in the Local Heritage Register as amended.
91	3402640	Dixies Shed (Boating and Fisheries Patrol Shed	9 Ashford Avenue, Port Douglas	126SR868, 149SR868		<p>Objects to the proposal to enter the building in the LHR.</p> <p>Only original parts of the structure are the wooden walls which have rot due to poor drainage. Boat shed has been removed from its original position.</p> <p>Has a new concrete floor and original door replaced with a roller door.</p> <p>Shed to be replaced in the future with a suitable shed for government purposes.</p>	<p>The place is currently identified as a Valuable Conservation Feature and Valuable Site in the Douglas Planning Scheme and PSP 4.</p> <p>The shed is a rare link to the old use of the port waterfront area.</p> <p>Works undertaken by the State or on behalf of the State are Self Assessable.</p> <p>Opportunity to undertake archival reporting before the shed is replaced.</p>	Proceed with the entry of the place in the Local Heritage Register.


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92	3416954	Bump Track	Mowbray	1USL8615, 122NPW911		Supports the proposal to enter the bump track in the LHR.	The place is currently identified as a Valuable Conservation Feature and Valuable Site in the Douglas Planning Scheme and PSP 4.  Entry is supported and no changes are proposed.	Proceed with the entry of the place in the Local Heritage Register.
93	3418507	Murphy Street Schoolhouse	49 Murphy Street, Port Douglas	1RP861025		<p>Objects to the proposal to enter the building in the LHR.</p> <p>The description for inclusion is incorrect in the following points: The existing built form does not comprise school buildings as specified but only a portion of one building with numerous changes and alterations.</p> <p>Historical inaccuracies – stated that ‘a single room with verandahs on both long sides’ and later ‘on either side’. This is incorrect. Photographs show verandahs to three sides. No record of building being purchased by ‘a Canadian business man who transformed the place into a luxury bed and breakfast’.</p> <p>Physical description inaccuracies – not located on corner of Murphy and Grant St but corner of Murphy and Owen Streets. Gables are not original, dated 1989 and lush gardens planted around 1990. Flagstaff Hill was originally hillside with little vegetation. Most of the timber sash windows have been replaced or renewed. Original school was only ever one room and never had iron window shades, were added in 1990. Less than 50% of the current building contains any original structure and the portion that does has been</p>	<p>The place is currently identified as a Valuable Conservation Feature and Valuable Site in the Douglas Planning Scheme and PSP 4.</p> <p>The building retains its overall form and it is still possible to recognise the design elements of the original building.</p> <p>The place report does acknowledge the building has been changed, however further details have been provided in the place report to record the information provided in the submission.</p> <p>The location of the property has been amended to the corner of Murphy and Owen Streets. Reference to a garage has been changed to carport.</p> <p>Reference to the building being purchased by a Canadian business man has been removed.</p> <p>Heritage listing alone should not affect insurance premiums. Establishing the replacement value of a heritage listed place is in principle the same as for any other place. There is no requirement by Council that a heritage listed building be rebuilt using the same materials or replicating original features. Insurance premiums are calculated on the risk of claims so</p>	Proceed with the entry of the place in the Local Heritage Register as amended.

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						<p>substantially modified or altered. There is no garage on the property. Iron school bell added in the 1990s.</p> <p>Highly debatable that integrity is 'fair' rather than 'poor'. Listing should not preclude the building from being relocated as qualities specified would be preserved irrespective of siting.</p> <p>Detrimental impact of heritage listing –  Insurance – companies refuse to insure heritage building or increase premiums due to costs to repair.  Changes to land or building – future alterations or changes will be subject to additional Council scrutiny.  Demolition – can't be demolished.  Maintenance – seems that degree of maintenance required would exceed that normally required.  Relocation – restriction on relocation reduces value of land.  Land Valuation – always reduces value of the property and increases expense.  Value – value and saleability impacted. Value reduced up to 50%.</p> <p>Council should be proposing to provide grants, government insurance cover, lower rates and funds for maintenance. Douglas Shire gave plot ratio bonuses. Council could be flexible with zoning and use. QLD has tradition of relocated houses, many heritage buildings have been relocated.</p>	<p>the age, construction and condition of the building will primarily determine the premium. Insurance premiums can vary depending on the insurance company and it is recommended the owner contact a number of insurance companies to compare quotes.</p> <p>Heritage listing does not prohibit demolition; however approval from Council is required.</p> <p>There is no obligation to carry out additional, increased or special maintenance works for heritage listed places. General building maintenance is recommended to protect property value and avoid costly remedial works.</p> <p>The location does contribute to the significance of the place and it is rare for a building of this age to remain in situ in Port Douglas.</p> <p>In general property values for both heritage and non heritage buildings are determined by a number of factors such as the location and condition of the property, its inherent features, upkeep and maintenance, other planning controls and prevailing market conditions. A recent study examining heritage listing and the effect on property valuation found that these factors may provide more of a variation than just its heritage listing.</p> <p>Local heritage places have been eligible for State and Federal Government Grants in the past.</p> <p>Development involving the</p>	


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							retention and adaptive reuse of a heritage place is supported and opportunities for flexibility with the planning scheme provisions is available.	
94	3421303	Former Jack & Newell Building	2 Mill Street, Mossman	51SP113404		<p>Objects to the proposal to enter the building in the LHR.</p> <p>Whole of property is not of sufficient cultural heritage significance.</p> <p>Criteria a – may demonstrate change in retail structure in early 20<sup>th</sup> century but wasn't only building to do so and shouldn't be singled out. Property continued to evolve and change to remain useful and viable. Ability to progress needs to remain an option. Need to be able to take advantage of changing times and if necessary reconfigure structures on the site. At some point redevelopment may be necessary. Ability to evolve should continue unhindered by additional planning requirements, costs or restrictions. Work to date has already had an impact on the heritage value and don't want further changes curtailed to maintain integrity as 'fair'.</p> <p>Criteria E – mentions parapet and awning that are very visible due to position of the property but are not the only ones in town and the property shouldn't be singled out because of its position or these features. Shop front entrance has been significantly changed, additions to the rear of the building, side nursery and storage sheds all</p>	<p>The place is not currently identified in the Douglas Planning Scheme.</p> <p>The building retains its overall form and it is still possible to recognise the design elements of the original building.</p> <p>The place is also important because of the association with Jack and Newell, an important retail business in far north Queensland, and contributes to our understanding of their influence in the region between 1900 and 1975.</p> <p>A Precinct along Mill Street and Front Street is identified in the Douglas Heritage Study and will be investigated further as part of the preparation of the new Cairns Region Planning Scheme. This will include further consultation with property owners.</p> <p>The heritage boundary has been amended to only include the original building and awning.</p>	Proceed with the entry of the place in the Local Heritage Register as amended.


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						<p>suggest why heritage integrity in only 'fair'. Some of these structures should not be considered perpetual and do not meet any criteria and have no significance and should not be included in the heritage site boundary on the map.</p> <p>Criteria H – special association is to the Jack &amp; Newell name and this remains whether property is listed or not and in itself should not be a criterion to determine if a property is listed as many buildings in a rural community may be linked with pioneering families.</p> <p>Main concerns – cost of insurance, insurer cant guarantee that their re-insurer will continue to offer insurance if building is listed. Potential effect on re-sale, repairs and maintenance, additional requirements for major redevelopment works. Heritage boundary should only encompass original former Jack &amp; Newell structure.</p>		
95	3420324	John Verri & Co. Building	6 Front Street, Mossman	1SR489		<p>Objects to the proposal to enter the building in the LHR.</p> <p>The building has been in the ownership of the Verri family since it was constructed in 1953. The building was constructed by a local builder, it was not designed by an architect and the type of construction was based on the selection of cost effective materials rather than architectural intent.</p> <p>Over the years it has undergone many adhoc transformations. The uses and the buildings style are well removed from the architectural merits of 1950's design and have</p>	<p>The place is not currently identified in the Douglas Planning Scheme.</p> <p>The significance of the building relates to the building's parapet and concrete pillars which provide evidence of the increased use of concrete during this period. These features are still evident.</p> <p>The place report has been amended to include details of the alterations identified in the submission. Reference to the statement about the confidence in the district has been removed from the significance statement.</p>	Proceed with the entry of the place in the Local Heritage Register as amended.

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						taken the building design from the 1980's to the mid to late 1990's. Submitter can see the need to recognise architectural styles, merit and history in buildings, this building has none of these and there are other examples in the street that have more original fabric. The integrity of the building is poor nor fair as indicated in the place report.	The heritage boundary has been amended to include only the front façade of the building.	
96	3415190	Clink Theatre	18-20 Mowbray Street, Port Douglas	1RP836116		Supports the proposal to enter the building on the LHR.  The management committee is delighted the building is being listed and is keen to maintain the theatre as a place of interest for the community and as a historical site of interest.	The place is currently identified as a Valuable Conservation Feature and Valuable Site in the Douglas Planning Scheme and PSP 4.  Entry is supported and no changes are proposed.	Proceed with the entry of the place in the Local Heritage Register.
97	3389054	St. Augustine's Church School & Convent	24-42 Grogan Street, Mossman	21SP121806		Submitter raised a number of inconsistencies with the site report and provided an amended history.	The place is not currently identified in the Douglas Planning Scheme.  The place report has been amended to address the inconsistencies and reflect the information provided by the submitter.	Proceed with the entry of the place in the Local Heritage Register as amended.
98	3417758	Mossman Central Mill	Thomas Street, Mossman	27RP804231, 1RP706243		Submitter has no argument regarding historical significance and heritage value of the Mill Office and railway lines extending from the mill, through Mossman via Mill and to the Mossman River but not tracks outside of this immediate vicinity.  Not satisfied that it is necessary to specifically identify four items of the mill plant when the mill is already generally listed. - Factory Milling Train - No.4 Mill - Mill chimney stack	The place is currently identified as a Valuable Conservation Feature and Valuable Site in the Douglas Planning Scheme and PSP 4.  Industrial sites such as mills are complex sites. It is acknowledged that one of the limitations of the Cairns and Douglas Heritage Studies was the ability to dedicated the time needed to fully understand and document complex sites such as the sugar mills.  The management recommendation for the Mulgrave Mill and Mossman	Not proceed with the entry of the place in the Local Heritage Register.  Council will work with the Mossman Central Mill to prepare a heritage management plan for the site.


Item No.	DM5 No.	Place Name	Address Details	Title Details	Photograph	Summary of the Grounds of Submission	Officer Comment	Recommendation
						<p>- Railway lines external to the immediate town of Mossman.</p> <p>These are working plant items requiring regular maintenance, upgrades and moving. As single stand-alone components they have no heritage value and should not be included or mentioned specifically in heritage documentation.</p>	<p>Central Mill is to undertake a management plan for the site.</p> <p>It is recommended that Council continues to work with and assist the Mulgrave Mill and Mossman Central Mill to prepare the heritage management plans to better define the significance, undertake archival reporting and develop management strategies in relation to future changes.</p> <p>The Mossman Central Mill is already identified as a valuable place under the Douglas Planning Scheme and this will ensure ongoing management in the interim until the plan is prepared and the mill is nominated to the local heritage register in a future round.</p>	
99	3424514	Brie Brie Barracks	12-36 Alchera Drive, Mossman	1RP851435		<p>Objects to the proposal to enter the building on the LHR.</p> <p>Owner is concerned that any future development, in particular further modifications to the existing family dwelling, will be unnecessarily constrained through future applications.</p> <p>Strongly opposed to the proposed heritage listing because subject buildings are not places of cultural heritage significance. Believe that Council proposed listing based on studies by heritage consultants rather than understanding the past historical activities undertaken over the site but the current generation of residents of the site. Insufficient detailed site analysis has been undertaken to warrant the</p>	<p>The place is currently identified as a Valuable Conservation Feature and Valuable Site in the Douglas Planning Scheme and PSP 4.</p> <p>It is acknowledged that the homestead has been significantly altered from its original form.</p> <p>The place report has been amended to remove reference to the homestead in the significance statements and only reference the barracks. The heritage boundary has been amended to only include the barracks.</p> <p>There is no obligation to carry out additional, increased or special maintenance works for heritage listed places.</p>	Proceed with the entry of the place in the Local Heritage Register as amended.

Item No.	DM5 No.	Place Name	Address Details	Title Details	Photograph	Summary of the Grounds of Submission	Officer Comment	Recommendation
						<p>inclusion.</p> <p>The existing homestead has been significantly altered from its original construction and is not the original homestead. Existing homestead constructed after irreparable destruction of the original by cyclone in 1911. 1956 cyclone cause damage to the homestead and roof was significantly restored in a different style. Many changes have been made to the façade.</p> <p>There are no historical remains of the original sugarcane mill on the site. As there is no structural or material remains this is not a reason to list the homestead or barracks.</p> <p>The existing barracks is rundown and rectification would be cost prohibitive. Listing would pose as a significant liability as future applications for modification of the homestead may result in the imposition of a requirement to rectify the barracks.</p> <p>The Historical significance seems to relate to the original settlers rather than the built structures. Historical context description in the site report discusses the details of the past inhabitants rather than specific detailed information about the historical nature of the proposed buildings. Description concedes that detailed information isn't available and that the homestead is modified. The nomination is misguided and will misrepresent the true historical significance of the property.</p>		

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						<p>The buildings proposed to be included on the local heritage register are isolated and cannot be viewed by the public.</p> <p>There is sufficient acknowledgement of the historical past constructed upon the site. Landowners have placed a steel and marble monument with interpretive plaque that was created utilising a steel water trough positioned there during the original establishment of the Brie Brie Estate. Suggest that Council rather than impose a general heritage listing, only make reference to this monument upon the local heritage register.</p>		
100	3422314	Central Hotel	9 Macrossan Street, Port Douglas	204PTD2091		<p>Do not object to the proposal to enter the building on the LHR.</p> <p>Extensive refurbishment of the Hotel was undertaken from June 2007-April 2008.</p> <p>No objection on the basis of the following :</p> <ul style="list-style-type: none"> <li>-general operational management arrangements of the building and adjoining building activities as a contemporary hotel are not impeded or constrained.</li> <li>- while the retention of these historical elements of the building including external walls to street frontage and verandah is acknowledged and intended, listing should not impede or constrain undertaking of general maintenance or building repairs or a structural nature.</li> <li>- replacement of existing building materials with contemporary</li> </ul>	<p>The place is currently not identified in the Douglas Planning Scheme or Planning Scheme Policy 4.</p> <p>The general operation and management arrangements of the building on Lot 204 and the adjoining buildings activities are not constrained. Heritage considerations are only triggered when development is proposed.</p> <p>There is no obligation to carry out additional, increased or special maintenance works for heritage listed places. General building maintenance is recommended to protect property value and avoid costly remedial works.</p> <p>The continued use of a local heritage place is encouraged and adaptive reuse of the premises can be accommodated providing the significance of the place is</p>	Proceed with the entry of the place in the Local Heritage Register as amended.

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						<p>materials and finishes should not be impeded by the listing. - works can be undertaken without the requirement to prepare a Conservation Management Plan as noted in the Code in the QHA Regulation.</p> <p>Requested that the citation be updated to record the ownership and works undertaken since the purchase of the building in 2006.</p>	<p>retained.</p> <p>The use of contemporary building materials is acceptable providing the significance of the place is retained. Any development application will be assessed on its merits on a case by case basis.</p> <p>A conservation management plan is a useful document to help guide the future development of a place, however it is not mandatory for a local heritage place.</p> <p>The place report has been amended to record the ownership and alterations and additions to the place.</p>	
101	3429949	Lemura Building	8 Front Street, Mossman	11RP707231		<p>Objects to the proposal to enter the building on the LHR.</p> <p>Unhappy that this is the only opportunity to make a representation. Different process in SA where informal representation initially and then formal submission. Believe they have not been given enough time or opportunity to adequately brief and engage a planning consultant and/or heritage advisor to advise and make representation on the matter.</p> <p>Bought the property with no encumbrances, with the intention of undertaking significant refurbishment works and alterations. Believe any listing will limit the capacity and ability to refurbish and upgrade to meet current market demands. Believe any listing will have a detrimental effect on property valuation.</p>	<p>The place is not currently identified in the Douglas Planning Scheme.</p> <p>The process for nominating a place to the Local Heritage Register is set out in the Queensland Heritage Act and has been followed by Cairns Regional Council.</p> <p>It is acknowledged that the building has been altered, however it retains its overall form and it is still possible to recognise the design elements of the original building. In particular, the building's stepped parapet and casement windows. These are specifically mentioned in the significance statement.</p> <p>The continued use of a local heritage place is encouraged and adaptive reuse of the premises can be accommodated providing the significance of the place is retained. In this case it relates</p>	Proceed with the entry of the place in the Local Heritage Register.

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						<p>Building has already been significantly altered in the past. All commercial property needs ability to keep re-generating itself to suit market demands. Limitation and restrictions applied to this process will result negative growth of the property and tenants.</p> <p>Insufficient material available to justify the merits of the proposal either way. One would normally receive 20-30 page report prepared by qualified specialist that would adequately make assessment of the merits. Believe the half page commentary provided is inadequate. The commentary is merely commentary which is subjective and limited. Much more research and reporting required before definitive conclusions can be made. Some of the commentary is factually incorrect. The building is less than 60 years old.</p> <p>The property is not qualified to be classified local heritage. Building has been 'substantially altered' and in only of 'fair' integrity. Correspondence supplied is largely based on reference material, have not been supplied with this information, thus it is impossible to offer feedback on this. In addition, both publications are prior to the actual construction of the building.</p> <p>Building is not appropriate, adequate research not undertaken by specialists, insufficient consultation, due process not occurred if further consultation does not proceed, any listing will</p>	<p>primarily to the façade of the building.</p> <p>The place report has been prepared by a qualified heritage consultant and the material is sufficient to meet the requirements of the Queensland Heritage Act.</p>	

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						limit scope of refurbishment works proposed. Significance of any encumbrance imposed will need/result in financial compensation package.		
102	3431422	Cedars Cemetery	Mossman-Daintree Road, Mossman	1RP706294		<p>Submitter supports the proposal.</p> <ul style="list-style-type: none"> <li>-The proposal does not interfere with the Jones/Rex families in continuing to use the family cemetery.</li> <li>-Acknowledge that only new building works or development proposals will be the only things affected by this proposal.</li> <li>-Jones/Rex family members can continue to be buried at this cemetery and that new graves and or memorials can be erected, in keeping with its historical importance.</li> <li>- Need for whole allotment to be reclaimed as a cemetery or for the purposes of such.</li> </ul> <p>The submitter also provided additional historical information to add to the site report.</p>	<p>The place is currently identified as a Valuable Conservation Feature and Valuable Site in the Douglas Planning Scheme and PSP 4.</p> <p>The heritage boundary only covers part of the cemetery. The heritage boundary is not intended to change. This will not affect the ongoing use of the site as a cemetery.</p> <p>The place report has been amended to include the additional information outlined in the submission.</p>	Proceed with the entry of the place in the Local Heritage Register as amended.

## Return to Sender or Not Collected

Item No.	Place Name	Address Details	Title Details	Officer Comment	Recommendation
103	Lennon's Residence	0/163-165 Lake Street, Cairns City	0SP134291	It is proposed to not proceed with the places where Council can not be satisfied the owner was notified. These places will be put up again in a future nomination round.	Not proceed with the entry of the place in the Local Heritage Register. Include in a future nomination round.
104	Former Cairns Brewery	186-196 Draper Street, Portsmith	1CP907324	It is proposed to not proceed with the places where Council can not be satisfied the owner was notified. These places will be put up again in a future nomination round.	Not proceed with the entry of the place in the Local Heritage Register. Include in a future nomination round.
105	Floriana Flats	187-189 Esplanade, Cairns North	0SP196698	It is proposed to not proceed with the places where Council can not be satisfied the owner was notified. These places will be put up again in a future nomination round.	Not proceed with the entry of the place in the Local Heritage Register. Include in a future nomination round.
106	Pie-fection Bakery	78-80 Norman Street, Gordonvale	2RP716086	It is proposed to not proceed with the places where Council can not be satisfied the owner was notified. These places will be put up again in a future nomination round.	Not proceed with the entry of the place in the Local Heritage Register. Include in a future nomination round.
107	Visitor Information Centre and Booking Office	100 Abbott Street, Cairns City	1C198158	It is proposed to not proceed with the places where Council can not be satisfied the owner was notified. These places will be put up again in a future nomination round.	Not proceed with the entry of the place in the Local Heritage Register. Include in a future nomination round.