

HERITAGE PLACES & NEIGHBOURHOOD CHARACTER



Development Guidance Factsheet

Bundaberg Regional Council has developed a series of factsheets to provide guidance on development.

An important first step is finding out your site's zoning and overlay information as this will help you determine the requirements that will apply. To do this, please visit bundaberg.qld.gov.au/interactive-mapping-system or contact Council on the details below. Our staff are more than happy to provide further assistance on mapping, and are also available to discuss your development further.

What are zones?

A zone is a way of putting land into 'categories' about where certain uses can be established.

What are overlays?

Overlays are maps that show important site features and constraints, for example flooding, bushfire, steep land, areas for coastal protection or with good quality agricultural land.

Contact Council

1300 883 699

between 8.15am to 4.45pm Monday to Friday

duty.planner@bundaberg.qld.gov.au

Level 6 Auswide Building

16 - 20 Barolin Street, Bundaberg

(see website for other office locations)

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To help ensure development maintains and enhances identified places and areas of cultural heritage significance and neighbourhood character in the Bundaberg Region, the planning scheme includes a Heritage and Neighbourhood Character Overlay.

Local Heritage Places

The Bundaberg Regional Council Planning Scheme Heritage and Neighbourhood Character Overlay includes, in part, places of local heritage significance in the Bundaberg local government area. The places were selected following detailed heritage studies based on an examination of the historical themes that characterise the region, previous heritage studies, inventories of places and existing heritage registers and consultation with a range of stakeholders. Each place is represented by a place card that includes important information such as its name, location, history, description, photos and a statement about its significance.

The Heritage and Neighbourhood Character Overlay currently identifies 79 local heritage places. A place card for each place is included in Appendix SC6.2A of the Planning Scheme Policy for the Heritage and Neighbourhood Character Overlay Code. These places are also listed in Appendix 1 of this fact sheet.

State and National Heritage Places

The Bundaberg region also contains a number of heritage places included in the Queensland Heritage Register and the Australian Heritage Database. Council is not seeking to duplicate these registers. The current list of Queensland Heritage Places and Commonwealth Heritage Places is detailed in Appendix 2 to this fact sheet.

How is 'local heritage significance' defined?

Heritage is the recognition that some things from the past are important to people in the present and should be conserved for future generations. Heritage generally includes buildings, archaeological places, landscapes, views and objects, although it can also include traditions, ideas and cultural practices. Heritage is bound to time, but not always a particular time. Some things are important due to their age, but other things are recognised for their association with particular historical processes or events, regardless of the distance in time.

Heritage is fundamentally shaped by the idea of significance, regardless of its form. Like history, many things occurred in the past, but we only choose to remember certain things at particular times. The idea of what is significant changes over time and in different cultures, but significance nonetheless remains the essential, defining feature of heritage and determines its value. Places of local heritage significance are therefore places that are significant to the 'local area', which generally refers to the local government area, or 'region'.

How is the significance of places determined?

The significance of a place is determined through the application of heritage criteria. The best-practice framework for the conservation of tangible cultural heritage in Australia is the Burra Charter (2013).

According to the Burra Charter, a place is considered significant if it possesses aesthetic, historic, scientific or social value for past, present or future generations (Article 1.2). These values are reflected in established heritage criteria that are used by all heritage agencies and statutory heritage Acts in Australia.

The criteria used to assess the significance of places identified as a local heritage place in the Heritage and Neighbourhood Character overlay are drawn from the Queensland Heritage Act 1992:

- › **A** The place is important in demonstrating the evolution or pattern of the region's history.
- › **B** The place demonstrates rare, uncommon or endangered aspects of the region's cultural heritage.
- › **C** The place has potential to yield information that will contribute to an understanding of the region's history.
- › **D** The place is important in demonstrating the principal characteristics of a particular class of cultural places important to the region.
- › **E** The place is important to the region because of its aesthetic significance.
- › **F** The place is important in demonstrating a high degree of creative or technical achievement at a particular period for the region.
- › **G** The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons important to the region.
- › **H** The place has a special association with the life or work of a particular person, group or organisation of importance in the region's history. Each place is unique and only the relevant criteria are used to generate a statement of significance for a place.

What does it mean if a place is identified as a local heritage place on the Heritage and Neighbourhood Character Overlay?

The purpose of entering places of local heritage significance on the Heritage and Neighbourhood Character Overlay is to conserve what makes them significant. Approval may therefore be required by the Bundaberg Regional Council for development to occur at a local heritage place. 'Development' is defined in the Planning Act 2016 and includes building, plumbing and drainage work, operational work, reconfiguring a lot and material change of use.

It is important to note that in most cases, development would require approval under the planning scheme regardless of the heritage significance of the place. Most development is assessed against other parts of the planning scheme and heritage is only a part of this process.

Development is assessed against the Heritage and Neighbourhood Character Overlay code provisions relating to assessable development on a local heritage place in the Bundaberg Regional Council planning scheme. Information relating to the management of the Heritage and Neighbourhood Character Overlay is provided in the Planning scheme policy for the Heritage and Neighbourhood Character Overlay code. Property owners and developers of a local heritage place are encouraged to contact Council in the initial phase of planning for development to determine what their responsibilities are in relation to heritage.

What's the difference between a local and a State heritage place?

Bundaberg Regional Council determines properties of local heritage significance that are added to the Local Heritage register in Schedule 6 of the planning scheme.

The Queensland Heritage Council, based on advice from the Queensland Government Department of Environment and Science, decides whether to add or remove places from the Queensland Heritage Register, for places deemed to be of State heritage significance.

While Council assesses the impacts of development involving a local heritage place, the Department of Environment and Science assesses the impact of development on a Queensland heritage place.

What's the difference between a 'local heritage place' and a place within a 'neighbourhood character area'?

Whilst a local heritage place is unique and of particular significance having regard to the application of heritage criteria, a place identified as being in a neighbourhood character area is significant for its aesthetic qualities and its contribution to the streetscape and sense of place. Different assessment benchmarks apply to the assessment of development in a neighbourhood character area, as opposed to a local heritage place.

Can I nominate additional local heritage places?

The overlay is a 'living document' that reflects community and professional perceptions of what constitutes a heritage place at a specific point in time. Some places will always be significant in any given era, but new places will also be considered significant as time passes. Anyone interested in nominating a place for inclusion as a Local Heritage Place in the planning scheme should contact Council's strategic planning team. Consideration of any nominations received will occur as resources and time allow.

Can I make changes to my property if it is entered on the overlay?

The answer is 'yes', but it may depend on the nature of the change and the impact it will have on the significance of the place. The reason for including places in the overlay is to protect what makes them significant. Nonetheless, the Bundaberg Regional Council recognises that to conserve the significance of local heritage places requires flexibility and a sympathetic approach to development applications.

It is a common misconception that once a place is identified as 'heritage' it cannot be changed or altered. This is not the case, and indeed change is often necessary to ensure continued use, which in turn will mean the place is used and looked after. If a place cannot be changed it will not be cared for and ultimately the significance of the place will be affected. It is generally possible to conserve heritage significance whilst allowing development that ensures the ongoing use and viability of a place.

Does everything I do to, or on, the property require approval from Council?

Owners of places on the local heritage overlay only need approval for work that is defined as 'development' under the Planning Act 2016.

For example, painting and general maintenance are not 'development' and therefore do not require approval. The use of the property at the time of entry to the overlay also remains unaffected; for example, if livestock are run on the property, this can continue without change, if this use has been lawfully established.

Can I demolish or remove my heritage place?

The demolition or removal of a local heritage place is generally not supported. However, if it is demonstrated that there is 'no prudent or feasible alternative' to demolition or removal then Council may approve either of these outcomes. The Heritage and Neighbourhood Character Overlay code and Planning scheme policy provide information regarding Council's requirements to adequately demonstrate this.

Am I obliged to undertake special maintenance on my local heritage place?

There are no obligations to undertake special maintenance on a local heritage place.

Will insurance premiums be affected if my place is entered on the Local Heritage Overlay?

This may depend on your insurer. However, as a general rule, there is no reason why insurance premiums should be affected if the place is entered on the local heritage overlay. In the case of buildings, insurance premiums typically reflect the age of the premises, materials used in its construction and its condition. It is recommended that property owners seek advice from a range of insurance companies regarding their insurance policies.

Is it necessary to employ qualified professionals or tradespeople to carry out building work?

There are no particular requirements regarding professionals or tradespeople when undertaking work to a local heritage place, beyond the usual requirements under legislation. This is an important point as some insurance companies will claim that insurance costs are higher because specialist tradespeople will be required to undertake work to a place in the case of an insurance claim.

Does the public have the right of access to my property?

The public does not have right of access to your property because it is entered on the Heritage and neighbourhood character overlay. The entry of a place on the overlay does not affect the ownership of the place.

Contact us

Should you wish to find out more about the planning scheme, please contact Council's Strategic Planning team on 1300 883 699.

Council's Strategic Planning team are also available to answer any questions that you may have at Council's Development Counter, Level 6 Auswide Building, 16-20 Barolin Street, Bundaberg.

Bundaberg Regional Council

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APPENDIX 1

List of local heritage places in the planning scheme overlay

1	Adie's House and Site	Adies Road, Isis Central Mill
2	Alexandra Park	Quay Street, Bundaberg
3	Allen Brothers' Slab Hut	Kookaburra Park Eco Village, Gin Gin
4	Apple Tree Creek Cemetery	Drummond Street, Apple Tree Creek
5	Avondale Cemetery	Cnr Avondale and Mullers Roads, Avondale
6	Baldwin Swamp	Off Steindl Street, Bundaberg East
7	Barolin Homestead	105 Barolin Esplanade, Coral Cove
8	Barolin State School and Shelter	Corner Elliott Heads Road and 14 School Lane, Windermere
9	Blaxland and Pegg Brothers Memorial and Rest Area	Bruce Highway, Gin Gin
10	Boolboonda Cemetery	Off Mine Road, Boolboonda
11	Booyal Cemetery	German Charlies Road, Booyal
12	Booyal Hall	Causeway Road, Booyal
13	Bucca Crossing	Bucca Crossing Road, Bucca
14	Bucca Hall	Longs Road, Bucca
15	Bucca Hotel	5 North Bucca Road, Bucca
16	Bullyard Hall	Bucca Road, Bullyard
17	Bundaberg Airport WWII Features	2 Childers Road, Kensington
18	Bundaberg Catholic Cemetery	Fitzgerald Street, Norville
19	Bundaberg Drill Hall	50 Quay Street, Bundaberg Central
20	Bundaberg Ferry Cutting	Maryborough Street, Bundaberg Central
21	Bundaberg General and Lawn Cemetery	Takalvan Street, Millbank
22	Bundaberg Hospital Complex	273 Bourbong Street, Bundaberg
23	Bundaberg Railway Station	Mc Lean Street, Bundaberg Central
24	Buss Park	194 Bourbong Street, Bundaberg Central
25	Christ Church	Cnr Woongarra & Maryborough Streets, Bundaberg Central
26	Commercial Hotel	1 Queen Street, Cordalba
27	Cordalba Cemetery	Irwins Road, Cordalba
28	Cordalba War Memorial	Queen Street, Cordalba
29	Cordalba Water Reserve	Cnr Clayton and Hodges Road, Cordalba
30	CSR Sugar Mill Site	CSR Depot Road & Old Creek Road, Childers
31	Currajong Cemetery	Currajong Farms Road, Currajong
32	Doolbi Horton War Memorial	Goodwood Road, Doolbi
33	Doolbi School Site	204 Goodwood Road, Doolbi
34	Doolbi Sugar Mill Remains	155 Doolbi Dam Road, Doolbi
35	Elliott River Fire Tower	Isis Highway, Elliott
36	Gin Gin Courthouse (former)	Cnr Mulgrave and Walker Streets, Gin Gin
37	Gin Gin General Cemetery	Cemetery Road, Gin Gin
38	Gin Gin Homestead	34593 Bruce Highway, Gin Gin
39	Gin Gin Post Office	Mulgrave Street, Gin Gin
40	Gin Gin War Memorial	Mulgrave Street, Gin Gin
41	Helms Scrub	Isis Highway, Childers
42	Henker Family Graves	Henkers Road, Oakwood
43	Hinkler House	6 Mt Perry Road Bundaberg

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44	HM Customs House (former) (BRAG)	1 Barolin Street Bundaberg
45	Holy Rosary Catholic Church	Corner Woongarra and Barolin Streets, Bundaberg Central
46	Invicta Cemetery	Boughtons Road, Invicta
47	Invicta Mill Site & Tram Tracks	Mill Road, Invicta
48	Kirby's Wall	Burnett River, Kalkie
49	Knockroe Sugar Mill Site	155 Knockroe Road, North Isis
50	Methodist Church (former)	Macrossan Street, Childers
51	Missionary John Thompson Memorial	Chews Road, Childers
52	Mon Repos Cable Station Remains	Mon Repos Road, Mon Repos
53	Nielson Park	Fred Courtice Avenue, Bargara
54	Noakes Lookout	Off Rankin Road, Childers
55	North Bundaberg Railway Station	28 Station Street, Bundaberg North
56	Old Burnett Heads Lighthouse	Zunker Street, Burnett Heads
57	Pasturage Reserve	605 Bargara Road, Mon Repos
58	Pemberton Sugar Mill Site	1021B Elliott Heads Road, Innes Park
59	Pine Creek Hall	Pine Creek Road, Pine Creek
60	Queens Park	Off Hope Street, Bundaberg West
61	Queensland National Bank (former)	Quay Street, Bundaberg Central
62	South Head Lighthouse and Pilot Reserve	Off Lighthouse Street, Burnett Heads
63	South Isis Cemetery	Aerodrome Road, South Isis
64	South Kolan Cemetery	Bundaberg Gin Gin Road, South Kolan
65	St John the Divine Anglican Church	Paul Mittelheuser Street, Burnett Heads
66	Submarine Lookout Remains and ANZAC Day Memorial	Esplanade, Elliott Heads
67	The Bundaberg Service Flight Training School (SFTS) Air Gunnery and Bombing Range Shelter No. 1	Parklands Drive, Branyan
68	The Hummock	Off Bowden Street, Qunaba
69	The Hummock Lookout	Turners Way, Qunaba
70	The Linden Clinic (former)	Cnr Woongarra Street and Barolin Street, Bundaberg Central
71	The Old Cran Home	314 Bourbong Street, Bundaberg West
72	The Old Showgrounds Bailey Gate	Burrum Street, Bundaberg West
73	Union Bank (former)	1 Targo Street, Bundaberg Central
74	Waterloo Hall	Waterloo Hall Road, Waterloo
75	Waterview Railway Branch	Perry Street, Bundaberg North
76	Waterview Sawmill Site	Mc Rae Street, Bundaberg North
77	Winfield School	Winfield Road, Winfield
78	Woongarra Street Weeping Figs	Woongarra Street Road Reserve Bundaberg West /Central
79	Zunker Family Memorial Pines	Esplanade Foreshore, Bargara

APPENDIX 2

Queensland State Heritage registered and Commonwealth Heritage registered places in the Bundaberg region

QUEENSLAND HERITAGE PLACES		
PLACE NAME	GENERAL LOCATION	QLD HERITAGE PLACE ID
4BU Radio Station (former)	55 Woongarra Street, Bundaberg	601284
Apple Tree Creek War Memorial	Bruce Highway, Apple Tree Creek	600607
Bakery	82 Churchill Street, Childers	600626
Boolboonda Railway Tunnel	Tunnel Road, Gin Gin	601516
Boolboonda State Primary School (former)	Boolboonda Tunnel Road, Gin Gin	602172
Bourbong Street Weeping Figs	Bourbong Street, Bundaberg	602065
Branyan Road State School	Branyan Drive, Bundaberg	602852
Bundaberg Central State School	13 Crofton Street, Bundaberg	601533
Bundaberg Police Station Complex (former)	Quay Street, Bundaberg	601762
Bundaberg School of Arts	184 Bourbong Street, Bundaberg	600362
Bundaberg State High School	37 Maryborough Street, Bundaberg South	650046
Bundaberg War Memorial	Bourbong Street, Bundaberg	600364
Bundaberg War Nurses Memorial and Park	Bourbong Street, Bundaberg	600365
Burnett Bridge	Quay Street, Bundaberg	600368
Childers Court House	Churchill Street, Childers	600620
Childers Post Office (former)	Bruce Highway, Childers	600619
Childers QATB (former)	69 Churchill Street, Childers	600621
Childers RSLA Club	55 Churchill Street, Childers	600613
Christ Church, Childers	Macrossan Street, Childers	601994
Commercial Bank of Sydney (former)	191-193 Bourbong Street, Bundaberg	600363
Dittmer's Store/Isis Town and Country	92-94 Churchill Street, Childers	600630
East Water Tower	17 Sussex Street, Bundaberg	600369
Ellwood & Co Drapery (former)	62 Churchill Street, Childers	600617
Fairymead House	Thornhill Street, Bundaberg	601009
Fallon House	1 Maryborough Street, Bundaberg	602814
Federal Hotel	71 Churchill Street, Childers	600622
Gaydon's Buildings	88-90 Churchill Street, Childers	600628
Gin Gin Railway Station and Complex	Mulgrave Street, Gin Gin	601651
Grand Hotel	106-110 Churchill Street, Childers	600608
Hardware Store (former)	74-78 Churchill Street, Childers	600624
Hotel Childers	59 Churchill Street, Childers	600614
Isis District War Memorial and Shire Council Chambers	45 Churchill Street, Childers	601507
Isis Masonic Lodge	18 Macrossan Street, Childers	602123
Jeffery's Building	66-70 Churchill Street, Childers	600609
Kalkie State School	Bargara Road, Kalkie, Bundaberg	600971
Kennedy Bridge	Bourbong Street, Bundaberg	600367
Kerr's Building	84-86 Churchill Street, Childers	600627
Lloyd's Barber Shop (former)	80 Churchill Street, Childers	600625
National Australia Bank	61 Churchill Street, Childers	600616
Palace Hotel	72 Churchill Street, Childers	600623

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Paragon Theatre	75 Churchill Street, Childers	601618
Queensland National Bank (former)	50 Churchill Street, Childers	600610
Saltwater Creek Railway Bridge	Quay Street Woongarra Line, Bundaberg	600370
Shops and Cafe 54-58 Churchill Street	54-58 Churchill Street, Childers	600612
Shops at 102-108 Churchill St	102-108 Churchill Street, Childers	600629
Sir Anthony's Rest	Sir Anthony's Rest Street, Bundaberg	602053
South Sea Islander Church and Hall	46 Johnston Street, Bundaberg	602052
South Sea Islander Wall	Grange Road, Bargara	602230
Splitters Creek Railway Bridge	Bundaberg - Mount Perry Line, Spliters Creek	600529
St Andrews Uniting Church	cnr Maryborough Street, Bundaberg	602489
St John's Lutheran Church, Bundaberg	30 George Street, Bundaberg	602815
Sunnyside Sugar Plantation (former) Remains	94 Windermere Road, Windermere	601700
The Old Butcher's shop complex	6 North Street, Childers	600631

COMMONWEALTH HERITAGE PLACES

PLACE NAME	GENERAL LOCATION	QLD HERITAGE PLACE ID
Bundaberg Post Office	155A Bourbong Street, Bundaberg	106125