



TOONDAH HARBOUR

APPENDIX 2 - P NON-INDIGENOUS CULTURAL HERITAGE TECHNICAL REPORT





Redlands Heritage

Fernleigh

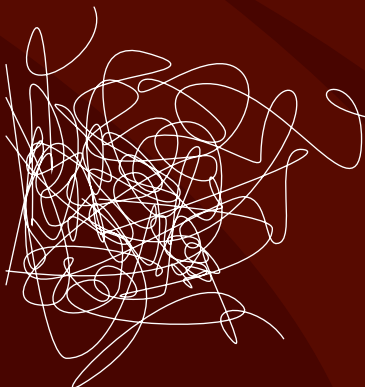
c 1870

Built by William Taylor in approximately 1870. The rear cottage section added in 1873 was the original Cleveland School House previously situated in North Street near St. Pauls.

HISTORIC HERITAGE IMPACT ASSESSMENT

QYAC

TOONDAH HARBOUR, QLD



EVERICK HERITAGE
SEPTEMBER 2019



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EXECUTIVE SUMMARY

Everick Heritage (the 'Consultant') was commissioned by Walker Corporation Pty Ltd (the 'Proponent') to undertake a Historic Impact Statement for the proposed residential, retail and tourism development on lands located in Cleveland, QLD (the 'Project'). The lands subject to assessment is approximately 69.58 ha in area and comprises 56 Lots as shown in Table 1 and Figure 2 (the 'Project Area'). Toondah Harbour is located on the southern shores of Moreton Bay in Cleveland, QLD.

This report presents a historic assessment of the proposed Toondah Harbour development area's potential heritage values. The assessment of such values will allow for suitable historic heritage management strategies to be implemented during the design and construction stages of the Project. All potential historic heritage aspects of the site have been researched and analysed against the significance criteria outlined in the *Burra Charter* (see Section 2.1 below). The approach used for this study was to undertake a desktop review and site inspection, involving:

- a) brief legislative review;
- b) background research of existing site reports, online database library references and archival research;
- c) interviews with community, stakeholders to discuss potential social heritage values for the site;
- d) targeted site survey and recording;
- e) mapping of any archaeologically/culturally sensitive areas; and
- f) assessment of potential heritage values against the criteria and Australian Historic Themes.

RESULTS:

- This study was undertaken using historic information, oral history and local knowledge, aerial photographs and field observations for identifying sites.
- There are two (2) listed historic place within the Project Area, the Fernleigh Homestead and G. J. Walter Park. A further four (4) historic places within close proximity to the Project Area. These places include:
 - Fernleigh Homestead (State Heritage Register ID 601374);
 - St Paul's Anglican Church (State Heritage Register ID 600769);
 - Grand View Hotel (State Heritage Register ID 600771);



- Toondah shipwreck (Shipwreck Id number 2422);
 - Cleveland Banyan Tree (Local); and
 - G. J. Walter Park (Local).
- A site inspection was conducted on 15 March 2019.

CONCLUSIONS

As a result of the desktop study and field inspection of the Project Area, it can be concluded that the Project Activities will not directly impact the significant heritage values of these six (6) historic places. Four (4) of the places are outside the Project Area. These include Grand View Hotel (600771), St Pauls Anglican Church (600769), the Cleveland Banyan Tree, and the Toondah Shipwreck (2422). Two (2) historic places are located within the Project Area, including Fernleigh Homestead (601374) and G. J. Walter Park. The proposed master plan (see Figure 1) illustrates that both of these historic places will be untouched by the Project Activities and their current use will be retained.

The Historic Impact Assessment of each historic place is as follows:

The **Grand View Hotel** is located outside the Project Area and will not be subjected to adverse impact as a result of Project Activities, according to the current design plans (Figure 1). The hotel will remain open and continue operate as normal. The potential impacts to this place by the Project Activities include noise and sightlines. The view from the front of the building second storey balcony currently overlooks Raby Bay (Figure 32), which is the opposite direction of the proposed development. However, the views of Moreton Bay from the rear of the building will be obstructed by the construction of multi-storeyed buildings. Under Criterion E of QHA section 35, the hotel building has aesthetic significance and its position in the Cleveland township. The views from the hotel is not regarded as having aesthetic significance under Criteria E.

The **Fernleigh Homestead** is located within the Project Area but will not be subjected to adverse impact as a result of Project Activities, according to the current design plans (Figure 1). The current design plans (Figure 1) incorporate this historic building and preserve its significant historic values. The house is privately occupied and is not open to the public. The potential impacts to this property by the Project Activities include noise and sightlines. Under Criterion E of QHA section 35, the building and gardens have aesthetic significance and its position in the Cleveland township. The views from the house is not regarded as having aesthetic significance under Criteria E.



St Pauls Anglican Church is located outside of the current Project Area and will not be subjected to adverse impact as a result of Project Activities. The potential impacts to this property by the Project Activities include noise and sightlines. The church has minimal sightlines towards G. J. Walter Park (Figure 25) and the Moreton Bay, due to the construction of a newer church to the south. Under Criterion E of QHA section 35, the building and gardens have aesthetic significance and its position in the Cleveland township. The views from the church is not regarded as having aesthetic significance under Criteria E.

G. J. Walter Park is located within the Project Area but will not be subjected to adverse impact as a result of Project Activities, according to the current design plans (Figure 1). The park is to remain accessible and open to the public. The park will retain its current function as a location for recreation and sporting activities. The potential impacts are aesthetics, with the possibility of multi-storeyed buildings directly constructed to the east, impacting on the connection of the park to the bay (Criterion G).

The **Cleveland Banyan Tree** is located outside of the current Project Area and will not be subjected to adverse impact as a result of Project Activities. Under Criterion E of QHA section 35, the tree has aesthetic significance for its extensive root system and attractive street features. These aesthetic characteristics will not be impacted by the Project Activities.

The **Toondah Shipwreck** is located outside of the current Project Area and will not be subjected to adverse impact as a result of Project Activities. However, the shipwreck and any potential indirect impacts, in particular, will need to be monitored closely throughout all stages of Project Activities.

RECOMMENDATIONS

Having regard to the heritage impact assessment noted above, the Project will result in an adverse impact to only one heritage listed place, the locally listed G. J. Walter Park.

Recommendation 1: Impact Mitigation Planning for G. J. Walter Park

It is recommended Walker Corporation seek to investigate potential heritage impact mitigation strategies that will maintain the connection of the park to the bay, and increase its aesthetic appeal in order to offset other visual impacts.



Recommendation 2: Find Procedure

In the event that suspected significant historic archaeological evidence is uncovered, work should stop immediately, and a suitably qualified archaeologist should be consulted. Consistent with Section 89 of the QHA, should the archaeological discovery be of potential importance to the State of Queensland, the DES should be notified immediately in the prescribed form. Works should only recommence in the immediate area following approval of the DES. This information should be included in the generic site induction for the Project.



DEFINITIONS

Consultant means qualified archaeological staff of Everick Heritage Pty Ltd.

EPBC Act means the *Environment Protection and Biodiversity Conservation Act 1999* (Cth)

ICOMOS means the International Council on Monuments and Sites.

The Project means the proposed residential, retail and tourism development (see Figure 1) on lands located in Cleveland, QLD.

Project Activities means all development, construction and maintenance activities associated with the Project.

Project Area the lands and section of Moreton Bay identified in Table 1 and Figure 2 in Cleveland, Qld.

Proponent means Walker Corporation Pty Ltd.

QHA means the *Queensland Heritage Act 1992*.

QHC means the Queensland Heritage Council.

RNE means Register of the National Estate.

UHCA means the *Underwater Cultural Heritage Act 2018* (Cth).



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1. INTRODUCTION

1.1 Project Overview

Everick Heritage (the 'Consultant') was commissioned by Walker Corporation Pty Ltd (the 'Proponent') to undertake a Historic Impact Statement for the proposed residential, retail and tourism development on lands located in Cleveland, QLD (the 'Project'). The lands subject to assessment is approximately 69.58 ha in area and comprises 56 Lots as shown in Table 1 and Figure 2 (the 'Project Area'). Toondah Harbour is located on the southern shores of Moreton Bay in Cleveland, QLD. This report presents a historic assessment of the proposed Toondah Harbour development area's potential heritage values.

The proposed plan includes opportunities for mixed use and medium density residential development as well as tourism and retail-based development, dedicated ferry terminals, public open space and the potential for a private berth marina.

Table 1: List of Land Parcels located within the Project Area.

Lot	Plan	Lot	Plan
4	SP137694	12	SP137694
5	SP137694	7	SP137694
6	SP137694	8	SP137694
1	SP137694	9	SP137694
2	SP137694	10	SP137694
3	SP137694	22	SP153278
11	SP137694	20	SP153278
11	RP159272	0	BUP5925
00000	BUP5925	0	SP137694
1	AP7144	0	SP137694
00000	BUP5925	0	BUP5925
00000	BUP5925		ARP96819
35	C618	33	C618
34	C618	80	SL9713
119	SL9713	79	SL7088
16	C14563	15	C14563
14	C14563	13	C14563
12	C14563	10	C14563
9	C14563	8	C14563
7	C14563	6	C14563
115	SL9166	00000	BUP5925
1	RP145396	2	RP145396
4	SL12281	19	SP115544
	ASP115544	21	SP125288
1	PER200521	58	SP115554
66	SP115554		ASP115554



Lot	Plan	Lot	Plan
1	AP7166	1	AP7143
	AAP22252		BAP22252

1.2 Assessment Methodology

The assessment of heritage values will allow for suitable heritage management strategies to be implemented during the design and construction stages of the Project. All potential heritage aspects of the site, including natural, Aboriginal and historic, have been researched and analysed against the significance criteria outlined in the *Burra Charter* (see Section 2.1 below). The approach used for this study was to undertake a desktop review and site inspection, including:

- a) a brief legislative review;
- b) searches of all historic heritage databases and registers including the World, Commonwealth, National, State, Local heritage registers, in addition to the Register of the National Estate and Australasian Underwater Cultural Heritage Database.
- c) Undertaking a targeted site survey and recording to assess potential impact to known heritage sites and identify any unrecorded significant historic heritage within the Project Area;
- d) mapping of relevant sites of historic heritage significance to inform an assessment of Project Activities impact;
- e) assessment of potential heritage values against the criteria and Australian Historic Themes; and
- f) a concluding assessment of potential impacts of the Project to heritage values and identified historic heritage sites, including ongoing management recommendations.

1.3 Limitations

The historical overview provided is not an exhaustive history of the site. It is intended to provide an understanding of the place in order to assess the significance and provide relevant recommendations if required. The site survey completed by Everick Heritage in March 2019 was undertaken as a visual inspection of the Project Area only.



1.4 Project Description

The Proponent has proposed a redevelopment of the Project Area, including opportunities for mixed use and medium density residential development as well as tourism and retail-based development, dedicated ferry terminals, public open space and the potential for a private berth marina

Toondah Harbour was declared by the State Government in 2013 as a Priority Development Area (PDA) at the request of Redland City Council (Walker Corporation 2015). The Proponent secured the rights to develop the government land at Toondah Harbour and is responsible for designing, financing and constructing the Project (Walker Corporation 2015). According to the Proponent, the stated aim of the Project is to:

“...see Toondah Harbour transform into a destination that works in harmony with Cleveland’s CBD, better connecting the heart of the city with the harbour and Moreton Bay Islands. Our intention is to create a vibrant waterfront location that creates opportunities for tourism, and enhances the lives of local residents with new jobs, improved amenities, public transport, public realm and range of housing options.” (Walker Corporation 2015).

The proposed development (See Figure 1) largely maintains the existing shoreline, performing a process of land reclamation to construct canal and harbour infrastructure into the bay, over the intertidal banks. It also involves a redevelopment and extension of the existing ferry car parking and passenger terminal facilities. New proposed infrastructure includes a marina, boat ramps, a Wetland and Cultural Centre, various parklands (including a lagoon pool), commercial infrastructure and conservation reserve. G. J. Walker Park is maintained but there will be some impact to the view lines across the bay with the construction of the new marina infrastructure.



Figure 1: Proposed Master Plan 2018 (Walker Corporation).

1.5 Report Authorship

The desktop analysis was undertaken by Principal Research Archaeologist Dr Serena Love, Senior Archaeologist Angus Crawford and Archaeologists Natalie Hart and Tony Miscamble. A site inspection was conducted by Everick Senior Archaeologist Ian Scott. This report was prepared by Dr Serena Love, Emma Baird, Natalie Hart and Tony Miscamble and reviewed by Tim Robins.

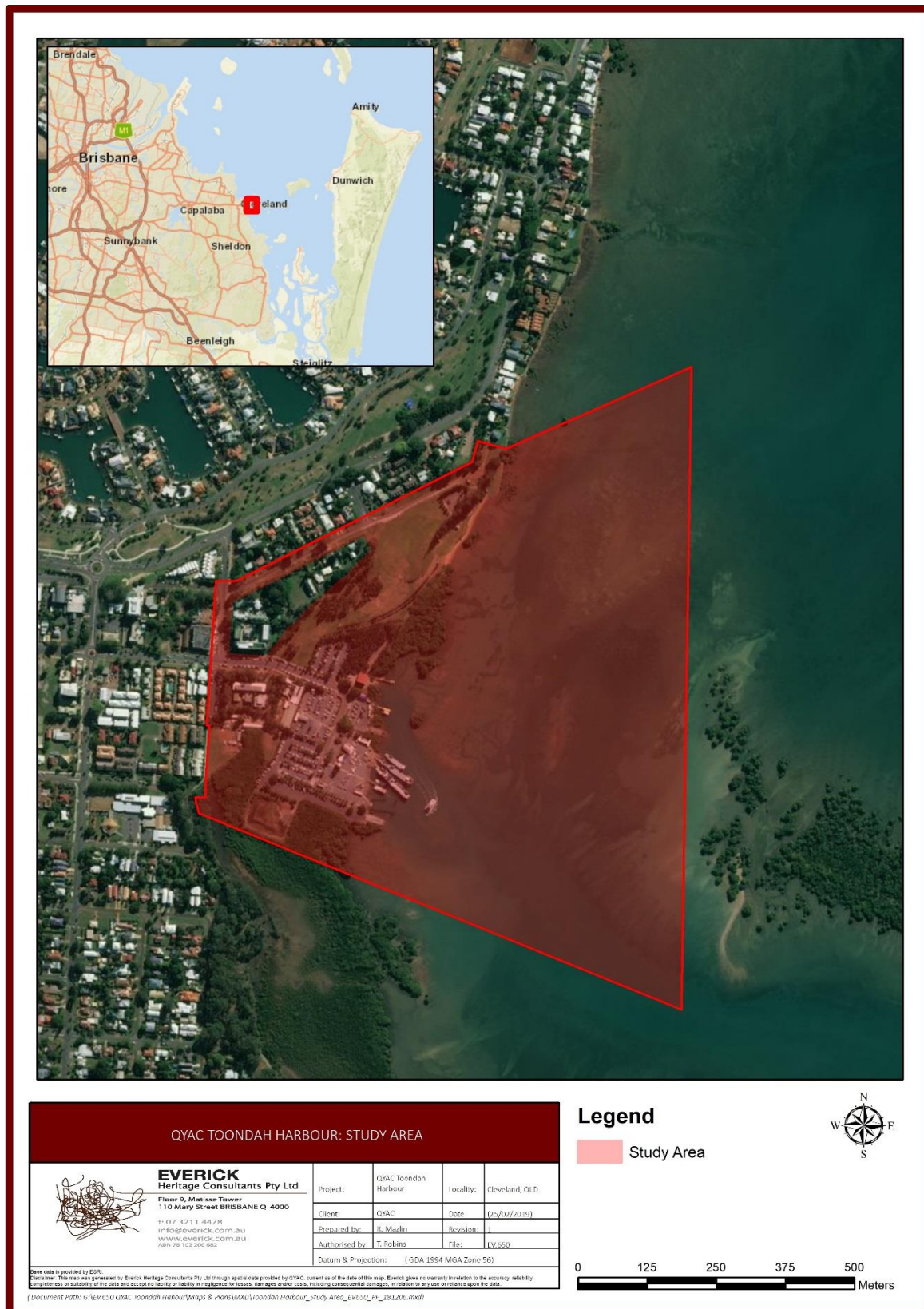


Figure 2: Project Area.



2. RELEVANT HERITAGE LEGISLATION

Historic cultural heritage significance relates to people's perspective of place and sense of value, within the context of history, environment, aesthetics and social organisation. A range of standards and criteria are available to assist with determining cultural heritage significance.

Assessing historic cultural heritage significance against set criteria is a widely recognised method of achieving consistent, rational and unbiased assessments. Various authorities and bodies involved in heritage conservation adopt assessment criteria including the Australian Heritage Council, the National Trust of Australia, ICOMOS, the Queensland Environmental Protection Agency and the Queensland Heritage Council ('QHC').

Every place has a history, aesthetic value or a social meaning to some member of a community. Most places therefore meet some of the criteria prescribed above. It is, however, neither possible nor desirable to conserve every place. Some measures must be applied to these broad criteria in order to determine the degree of significance. The degree to which a place is significant will determine the appropriate forms of conservation management for that place.

The following sections discuss the Burra Charter (2013) and incorporate aspects from the recognised legislative frameworks, such as the *Queensland Heritage Act 1992* (Qld) (and subsequent amendments) providing an insight into the process used to assess significance levels for the historic features in the Project Area.

2.1 *The Burra Charter*

The Australia ICOMOS ('International Council on Monuments and Sites') - the peak body of professionals working in heritage conservation - has adopted the Burra Charter (2013) as a guide to standards of practice for a range of parties; including heritage consultants who provide advice, make decisions about or undertake works to places of cultural significance. While the Burra Charter has no effect on Queensland or Commonwealth Law, it has been adopted by the QHC as a best practice guide to assessing and managing heritage places, and as such has been followed in this assessment.

Under the Burra Charter, cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. The central principle of the Burra Charter (2013) is that assessment of the significance of any potential heritage items must come before any management decisions are made (Article 6). In assessing a given place or objects significance, it requires not just an assessment of the item itself, but also the item's setting (Article 8) and location (Article 9) and an understanding of how it may be linked to any related items



(Article 11). This should all be documented in a written statement on the item's significance. Once the significance of an item has been established, the Burra Charter (2013) process provides for acceptable standards on the conservation, preservation, maintenance, change, restoration, reconstruction and/or alteration of an item based on this significance. Importantly, those to whom the item is significant should be involved in the decision-making process.

The Burra Charter (2013) advises that the process for undertaking works in an area identified as culturally significant should:

- understand the significance;
- assess the cultural significance;
- develop a statement of cultural significance;
- identify all factors and issues relating to the significance;
- develop a policy managing cultural significance;
- prepare a management plan;
- implement the management plan; and
- periodically review the management plan.

A 'place' is considered significant if it possesses aesthetic, historic, scientific or social and spiritual values for past, present or future generations (Article 1.2). Each of these terms may have tangible or intangible aspects, and the Burra Charter (2013) views both aspects as equally important.

Aesthetic Values are the sensory and perceptual experience of a place which can include concepts of beauty and formal aesthetic ideals.

Historic Values relate to all aspects of history which means this value can underlie other values. A place may have historic value through its involvement in historic events, phases, movement or activity and can be linked to art, architecture, science, spirituality and society.

Scientific Value relates to the ability of the place to reveal more about an aspect of the past through examination or investigation of the place. This includes archaeological techniques. The scientific value usually depends on the importance of the information or data generated by further research and its rarity, quality or representativeness.



Social Value is the intangible values and meanings embodied in or evoked by a place. This can include spiritual identity, traditional knowledge, art and practices of a cultural group. Spiritual values may be interdependent on the social values and physical properties of a place.

A common theme of all the principle tenets of the Burra Charter (2013) involves engaging in open minded dialogue with those parties that hold knowledge of any of the values described above.

2.2 *Queensland Heritage Act 1992 (Qld)*

The purpose of the *Queensland Heritage Act 1992 (Qld)* ('QHA') is 'to provide for the conservation of Queensland's cultural heritage for the benefit of the community and future generations' (Section 2.1). The primary protection for places of state heritage significance is provided through nomination and registration for entry on the Queensland Heritage Register. The statutory body formed under the QHC have a range of decision-making powers over development applications with regards to sites entered onto the register. The specific criteria for inclusion of Cultural Heritage places on these lists are specified in section 35 of the QHA:

- Criterion A: The place is important in demonstrating the evolution or pattern of history.
- Criterion B: The place demonstrates rare, uncommon or endangered aspects of cultural heritage.
- Criterion C: The place has the potential to yield information that will contribute to an understanding of history.
- Criterion D: The place is important in demonstrating the principle characteristics of a particular class of cultural places.
- Criterion E: The place is aesthetically significant.
- Criterion F: The place is important in demonstrating a high degree of creative or technical achievement at a particular period.
- Criterion G: The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.
- Criterion H: The place has special association with the life or work of a particular person, group or organization of importance in history.

Assessing cultural heritage significance against set criteria is a widely recognised method of achieving consistent, rational and unbiased assessments. Various authorities and bodies involved in heritage conservation adopt



assessment criteria including the Australian Heritage Council, the National Trust of Australia, the Australian arm of ICOMOS, the QHC and the Toowoomba Regional Council.

The QHA applies to land based and underwater cultural heritage. An underwater cultural heritage artefact is defined QHA dictionary as:

- an historic aircraft wreck; or
- an historic shipwreck; or
- an historic underwater article.

Historic shipwreck means the remains of a ship or part of the remains of a ship that:

- is in Queensland waters; and
- has been in the waters for at least 75 years.

Therefore, the QHA provides for the conservation of Queensland's underwater cultural heritage for the benefit of the community and future generations. Under **Section 91** of the QHA, it further specifies that a person must not, without the Chief Executive's written consent, or unless the person has a reasonable excuse, interfere with an underwater cultural heritage artefact.

2.3 *Underwater Cultural Heritage Act 2018 (Cth)*

The *Underwater Cultural Heritage Act 2018 (Cth)* ('UCHA'), came into effect on 1 July 2019, replacing the *Historic Shipwrecks Act 1976 (Cth)*. The stated objectives of the UCHA (s 3) are:

- a. to provide for the identification, protection and conservation of Australia's underwater cultural heritage; and
- b. to enable the cooperative implementation of national and international maritime heritage responsibilities; and
- c. to promote public awareness, understanding, appreciation and appropriate use of Australia's underwater cultural heritage.

Under section 15(1) of the UCHA, underwater cultural heritage is defined as any trace of human existence that:

- a. has a cultural, historical or archaeological character; and
- b. is located under water.



For the purposes of subsection (1), a trace of human existence includes:

- a. sites, structures, buildings, artefacts and human and animal remains, together with their archaeological and natural context;
- b. vessels, aircraft and other vehicles or any part thereof, together with their archaeological and natural context; and
- c. articles associated with vessels, aircraft or other vehicles, together with their archaeological and natural context.

For the purposes of paragraph (1)(b), a trace of human existence is located underwater:

- a. whether partially or totally under water; and
- b. whether under water periodically or continuously.

However, pipelines or cables on the seabed or any other underwater installations are not categorised as underwater cultural heritage. The UCHA (s 16) further defines protected underwater cultural heritage that is automatically protected. The following articles are protected underwater cultural heritage:

- a. all remains of vessels that have been in Australian waters for at least 75 years;
- b. every article that is associated with a vessel, or the remains of a vessel, and that has been in Australian waters for at least 75 years;
- c. all remains of aircraft that have been in Commonwealth waters for at least 75 years; or
- d. every article that is associated with an aircraft, or the remains of an aircraft, and that has been in Commonwealth waters for at least 75 years.

Practically, section 48 of the UCHA necessitates the establishment and maintenance of a register of Underwater Cultural Heritage, known as the Australasian National Shipwreck Database, which has been consulted in Section 3.1. However, s 16 of the UCHA discussed above defines protected underwater cultural heritage that is automatically protected, regardless if it is known and/or listed on the register. New underwater cultural heritage finds must be treated with the same care as terrestrial new finds until they can be assessed to determine age (for the purposes of automatic protection under s 16) and cultural significance.

Section 30 of the UCHA prohibits adverse impact on protected underwater cultural heritage. Conduct has an adverse impact if the conduct:



- a. Directly or indirectly physically disturbs or otherwise damages the protected underwater cultural heritage;
- b. Or causes the removal of the protected underwater cultural heritage from waters or from its archaeological context.

Section 40 of the UCHA also requires the discovery of new underwater cultural heritage within Australian waters and of apparent archaeological character to be notified to the Minister in writing, with a description of the article and place where it is situated, within 21 days of discovery.

3. HISTORIC ASSESSMENT

3.1 Heritage Register Searches

The following heritage registers were accessed on 07 February 2019 for historic places within the Cleveland area:

- **The World Heritage List:** contains no places within close proximity to the Project Area.
- **Commonwealth Heritage List:** contains no places within close proximity to the Project Area.
- **The National Heritage List:** contains no places within close proximity to the Project Area.
- **The Australian National Shipwreck Database:** lists the Toondah (Shipwreck Id number 2422), from which the harbour derives its name, as abandoned on the southern side of Cassim Island since at least 1927.
- **Register of the National Estate:** Three (3) places are listed for Cleveland:
 - The Cleveland Hotel (former) at 105 – 107 Shore St North, immediately north of the Project Area;
 - The Cleveland Lighthouse is located approximately 1.3 km north of the Project Area; and
 - A listing for the Southern and Eastern Moreton Bay, Moreton Bay via Cleveland is also included as a natural heritage listing, rather than historical.
- **The State Heritage Register (QLD Heritage Office):** contains eight (8) historic places listings that are in proximity the Project Area, which are outlined in Table 2.
- **Redland City Plan 2018:** identifies the G. J. Walter Park as being of local heritage significance. The park is within the Project Area. A “Large Banyan Street Tree” is also listed in North St, approximately 50 m north of the Project Area, near the Grand View Hotel, which will not be impacted. There is also a “Large Ficus Street Tree in Middle Street” (180 m west of the Project Area) and a War Memorial (100 m west of the Project), which will similarly not be impacted by the Project.



- **Australasian Underwater Cultural Heritage Database:** identifies the Toondah Shipwreck approximately 200 m east of the Project Area, on the south west side of Cassim Island.

Considering the proximity of the places outlined of State and Local historic significance to the Project Area (Figure 3), the following listed places have been identified as being at risk of impact by Project Activities:

- Fernleigh Homestead (State Heritage Register ID 601374);
- St Paul's Anglican Church (State Heritage Register ID 600769);
- Grand View Hotel (State Heritage Register ID 600771);
- Toondah Shipwreck (Shipwreck Id number 2422);
- Cleveland Banyan Tree (Local); and
- G. J. Walter Park (Local).

The potential impact to these places and the implications to the Project are discussed further in Section 5.2.

Table 2: State Heritage Listed Places in Proximity to the Project Area.

Place	Address	Proximity to Project Area
Fernleigh Homestead (1850s)	73 Shore St East, Cleveland	Within excised section of Project Area (shared boundaries).
Grand View Hotel	49 North St, Cleveland	Immediately north of Project Area.
St Paul's Anglican Church	Cross St, Cleveland	Immediately north of Project Area (shared boundary).
Cleveland Hotel (former)	105 – 107 Shore St North, Cleveland	Approximately 100 m north of Project Area
Cleveland Police Station & Court House (former)	Corner of Passage and North Streets	150 m west of Project Area.
Norfolk Island Pine Trees	127 Shore St North, Cleveland	250 m north of Project Area.
Cleveland Court House & Lockup (now Ye Olde Court House Restaurant)	1 Paxton St, Cleveland	400 m north of Project Area.
Cleveland Lighthouse (former)	Shore St North, Cleveland Point	1.3 km north of the Project Area.



Figure 3: State Heritage Register Listings in Proximity to Project Area.



3.2 History of Cleveland

Lieutenant James Cook charted the outside of Moreton Bay in 1770 but did not enter the bay itself (Redlands City Council n.d.a). The first European to describe the area around Cleveland Point was Matthew Flinders, who explored Moreton Bay in 1799. A detailed survey of Moreton Bay was conducted by John Oxley in 1823 in preparation for the establishment of a penal colony. Cleveland Point was within the fifty-mile exclusion zone of the Moreton Bay penal colony. Following the closure of the penal colony in 1839, the area became available to free settlement, was surveyed in the 1840's and first settled by Europeans in 1851.

In 1828, Cunningham and Fraser travelled overland from "Cowper's Plain to Emu Point", as Coopers Plain and Cleveland Point would later become known. Until 1839, the area around Cleveland was largely disregarded, with explorers more focused on investigating large rivers and inland potential for timber and grazing land. By the 1840s, Cleveland was being considered as the possible capital of Queensland rather than Brisbane. However, in 1842, Governor Sir George Gipps landed at Cleveland and sank up to his waist in the muddy tidal flats and decided that this area was unsuitable for a port (Brien 2001). A plaque was erected in G. J. Walter Park to commemorate the event (Figure 4). This humorous event was recorded by Henry Stuart Russell in 1888, in *The Genesis of Queensland*, where the Governor is recorded in a diary entry by Captain Gilmore:

"'Well,' said Sir George, 'I should like to see Cleveland before proceeding to Brisbane, Captain Gilmore.' So to Cleveland we headed and anchored at low tide about a mile from it on the afternoon of the 24th, having entered the Bay by the Amity Point passage. Moreton Bay mud and I had once made acquaintance: I sought no renewal. His Excellency and suite were boated to the ooze as far as the depth admitted; there was no help for it. Too heavy to be carried, they all had to take to the water, which was more in conformity with their tastes, it appeared through the Captain's glass, than the mud proved to be. Floundering and flopping through such a hundred yards of deep nastiness was quite enough to settle the question between Brisbane and its rival." (Aussie Towns 2019).



Figure 4: Commemorative plaque for Governor Gipps in G. J. Walter Park.

There are conflicting accounts regarding the naming of Cleveland. According to the Queensland Place Names register, Cleveland Bay was named by Lieutenant James Cook on 6 June 1770, in honour of John Cleveland, Secretary to the Admiralty 1751-63 (DRNM 2019a). Note also that the Cleveland Hills are located close to Cook's birthplace of Marton in Yorkshire. A second account suggests that Cleveland was named by surveyor, James Warner on 28 April 1840 (DNRM 2019b) after the Duke of Cleveland, also known as Baron Raby. Prior to this, Cleveland was known briefly as Pumpkin Point and Emu Point. The township of Cleveland was proclaimed on 13 December 1850 (Brien 2001) and, in 1851 the first land went on sale in Cleveland amid high hopes that Cleveland would become the main port of Brisbane.

By 1852, the first large buildings in Cleveland were built. This included the Grand View Hotel, the Old Courthouse, sawmills, wool store and a brickworks. The area had several fruit farms, including pineapples, passion fruit (Figure 5), strawberries and banana, although sugar cane was the popular crop. The first school appeared in 1861, the same year that the mail service to Cleveland began. The completion of the railroad in 1889 connected Cleveland to Brisbane, which brought tourists to the area and saw the population gradually increase. Residential subdivisions grew and there was an increase in farming.



Figure 5: Pineapple farm, Cleveland, c.1920.

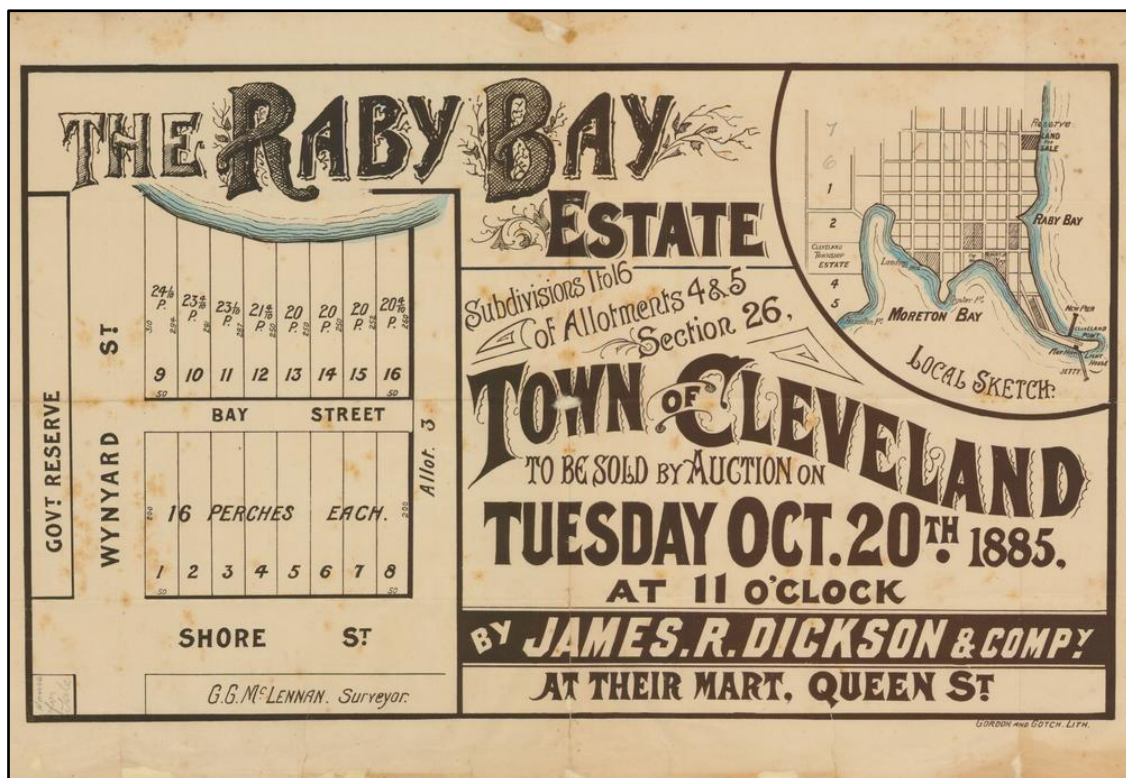


Figure 6: Raby Bay Estate Map, 1885. Image courtesy of John Oxley Library.

Old Cleveland Courthouse, at 1 Paxton Street, was built in 1853 by Commissioner Francis Bigge as a house for his workers, particularly his timber cutters. It was used as a police station and courthouse until around 1880 when it was replaced and sold to a private buyer. Today it is a popular restaurant and wedding venue (Aussie Towns 2019).



Cleveland Point Lighthouse was constructed by the Queensland Government in 1864 to assist ships navigating mudflats, sandbanks and rocks along the coast: “Cleveland Point was a dangerous spot. Before the lighthouse was built, people living in Cleveland put up small lights to make sure the ships didn’t run aground. These small lights kept getting damages, and eventually the Queensland Government decided to build a permanent light” (Redlands Shire Council n.d. b). It is the only remaining timber-structured, timber-clad 19th century lighthouse in Moreton Bay. This lighthouse was crucial to the part Cleveland played in the early shipping of Moreton Bay. It is also the only remaining physical reminder of this role.

There are several jetties in the Cleveland area, which were for commercial and leisure activities, for the transport of agricultural goods as well as bathing, swimming and fishing (Figure 7). North of the Project Area is the Cleveland Point jetty; built c. 1852, it was the second jetty built in the Redlands. This 250 m stone jetty was “built by pastoralists who hoped to build a port at Cleveland Point” (Redland City Council n.d. c: 3). The jetty was badly damaged in a storm and a replacement jetty was built from timber. The largest jetty was built in 1866, stretching from Cleveland 330 m towards Peel Island, and “was used by the small ships travelling between Brisbane and the farming settlements on the Logan and Albert Rivers” (Redland City Council n.d. c: 3). It was damaged in a storm and rebuilt in 1887 on the western side of the Point. It was very popular with the public and had bathing enclosures on the jetty. The Oyster Point jetty was built in the 1920’s and was another popular location for swimming and bathing (Redland City Council n.d. c: 8). ‘Black’s jetty’ was built in 1922 and named after William Black, the owner of Cassim’s Hotel at the time (Redland City Council n.d. c: 8). This jetty was used by boats traveling between North Stradbroke Island, Peel Island and the mainland.



Figure 7: Crowd on Cleveland Jetty, 1908. Image courtesy of Brisbane City Council.



3.3 History of Toondah

The word 'Toondah' is first recorded in 1891, as the local Aboriginal word for a type of whelk found in Moreton Bay. Toondah Harbour derives its name from a 19th century vessel named the Toondah, which was constructed in 1882 for the Queensland Government and abandoned on the southern shore of Cassim Island c. 1927. This documented reference to "Toondah" is in Queensland Parliamentary Proceedings reported by the Brisbane Courier in 1891 (The Brisbane Courier 1891):

"These "bank oysters" might be attached to stones or dead oyster shells known as cultch, or, as still more frequently happened, to the living shells of a peculiar species of whelk, whose name, with the aborigines of Moreton Bay, was that of "Toondah."

It is likely that Toondah Harbour is named after this launch (McLeod 1973: 26; Bell 1984: 52). The harbour is bounded to the north by the Cleveland Point Peninsula, an important location in the history of European settlement of Moreton Bay and Brisbane (Ryan 2000). To the east of the Project Area is Cassim Island, where the wreck of the Toondah lies on the foreshore.

From even before its survey for free settlement, Cleveland Point was considered a contender as the principal maritime port for Moreton Bay and potentially the capital of the Queensland colony itself (McKinnon 1948). At the time, the sandbars at the mouth of the Brisbane River were impassable, requiring ships to anchor beyond the river mouth and use tenders to load and unload their cargo. A less costly and more convenient port was desired and, along with sites at Redcliffe, Moreton, Peel and Stradbroke Islands, Cleveland Point was an option (McKinnon 1948; Endicott 1976; Ryan 2000). In 1842 the Governor of New South Wales, Sir George Gipps, visited Cleveland Point. Gipps's fateful misadventure through Cleveland's mud flats at low tide, as reported first-hand by Russell (1888), argued powerfully against the fledgling township's claim. The rivalry between Brisbane and Cleveland to become the primary "port in the north" is a tale of opportunity lost that persists in the local lore of the Redlands area to the present day.

3.3.1 Grand View Hotel

The Grand View Hotel was built for the Hon. Francis Edward Bigge, MLA (NSW), with the earliest section dating to around 1852 (DES 2016b). Bigge was a grazier from Mount Brisbane Station, and had been counted among the squatters from the Darling Downs and Ipswich, who had urged Cleveland Point's recognition as the port of the Moreton Bay colony in the 1840s and early 1850s.

Bigge invested heavily in Cleveland, in industry and housing, in the early 1850s. However, the Grand View Hotel appears to have remained unoccupied for some years after construction, becoming known colloquially as 'Bigge's



Folly' (DES 2016b). With two sitting rooms, five bedrooms, a kitchen and servants' quarters, it was named Cleveland House and may have been a physical part of the campaign to convince the authorities that Cleveland should be the colony's capital (DES 2016b).

Leased as a boarding house by John Vincent Cassim in 1855, and operating as Cassim's Family Hotel and Boarding House, stabling, a coach house, store and tap were added in mid-1860 (DES 2016b). However, by 1862, a publican named William Rae had leased the property. Re-named the Brighton Hotel, it had its own bathing house, jetty and 10-ton pleasure cruiser. The Queensland Heritage Register notes that the building was the local venue for Anglican services prior to the construction of St Paul's Church of England in nearby Cross Street, in 1874 (DES 2016b).

Andrew and Mary Goodall bought the property in 1878. The hotel was extended in the southeast and the present two-storey form is likely dated to the late 1880s or mid-1890s, stimulated by the rail service reaching Central Cleveland and later Cleveland Point (DES 2016b). From c. 1910, it was known as the Grand View Hotel, remaining in the Goodall-Singh family until 1936.

Further outbuildings have been added since 1940. The wall behind the public bar was decorated with murals in the 1950s. Renovations also occurred in 1982 and 1992 (DES 2016b). Still operating as a hotel, it is noted as one of the oldest continuously operating hotels in Queensland (Figure 10).

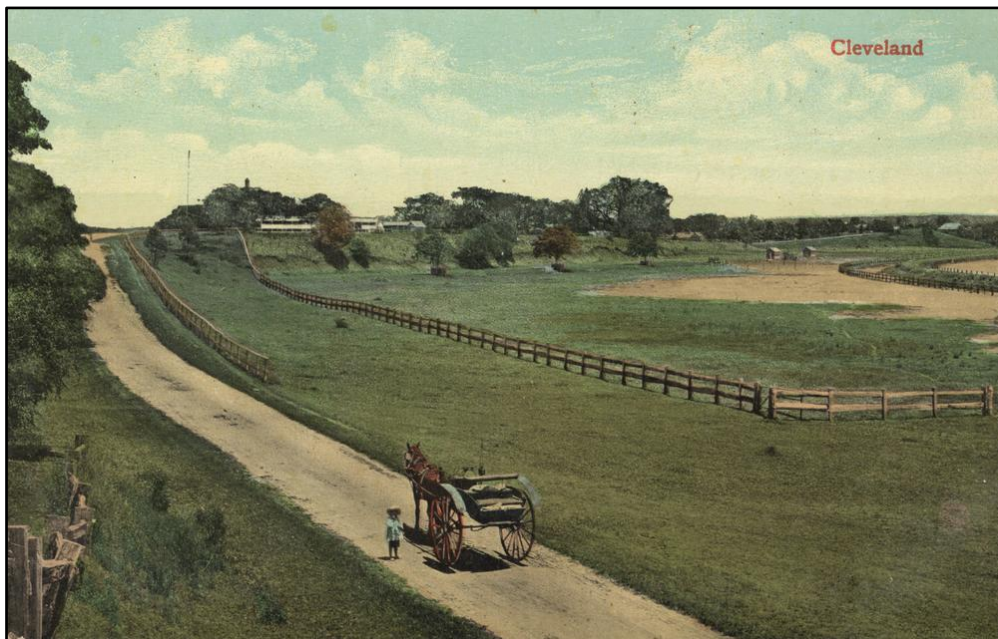


Figure 8: 1907 Postcard of Cleveland of Shore Street, with Grand View Hotel in distance.



Figure 9: Grand View Hotel, c.1930.



Figure 10: Commemorative plaque.



Figure 11: Historical plaque for the Grand View Hotel.

3.3.1 Fernleigh Homestead

The first land sale in Cleveland took place in 1851. The State Heritage Register Listing (ID 601374) includes the account that “the competition for the Cleveland lots was very spirited... the results [of the sale] shows considerable confidence” (DES 2016a). As mentioned above, Cleveland was, at the time, still a strong contender for the capital of Queensland, in competition with Ipswich and Brisbane. The lots 14-16 of section 11, where the Fernleigh Homestead stands, were acquired in the 1851 land sale by Jeremiah Scanlan, Robert Cribb and William Augustine Duncan respectively, who played a strong role in the early development of Queensland (DES 2016a). It is uncertain if Cribb or Duncan were responsible for the construction of Fernleigh in the 1860s as a holiday house for William Taylor, who subsequently permanently occupied the residence from the early-mid 1880s after his retirement from business in Brisbane. Fernleigh is significant one of the very few structures to have survived from the early development of Queensland in the 1860s (Figure 12). The detached Kitchen House was also used as the first Cleveland State School prior to its removal from its original site and re-erection at Fernleigh (DES 2016a).



Figure 12: Historic plaque outside Fernleigh Homestead.



3.3.2 *St. Paul's Anglican Church*

The church was designed by Brisbane architect James Furnival and built in 1874. It was consecrated as an Anglican Church in 1876 (Figure 13). The church was the local parish for the early settlers in Cleveland. It was the first Anglican Church in Cleveland. St Andrew's church in Ormiston is an older building, having been constructed in 1868, but it was a private chapel for the Hope family and employees (DES 2016c). The structure was re-roofed in 1908 with slate and the original wooden spire was replaced. Brisbane architect Lange Powell renovated the church in 1924 and added a front porch extension. A newer church was built in the 1980's adjacent to the original church. It was entered onto the State Heritage Register in 1992.

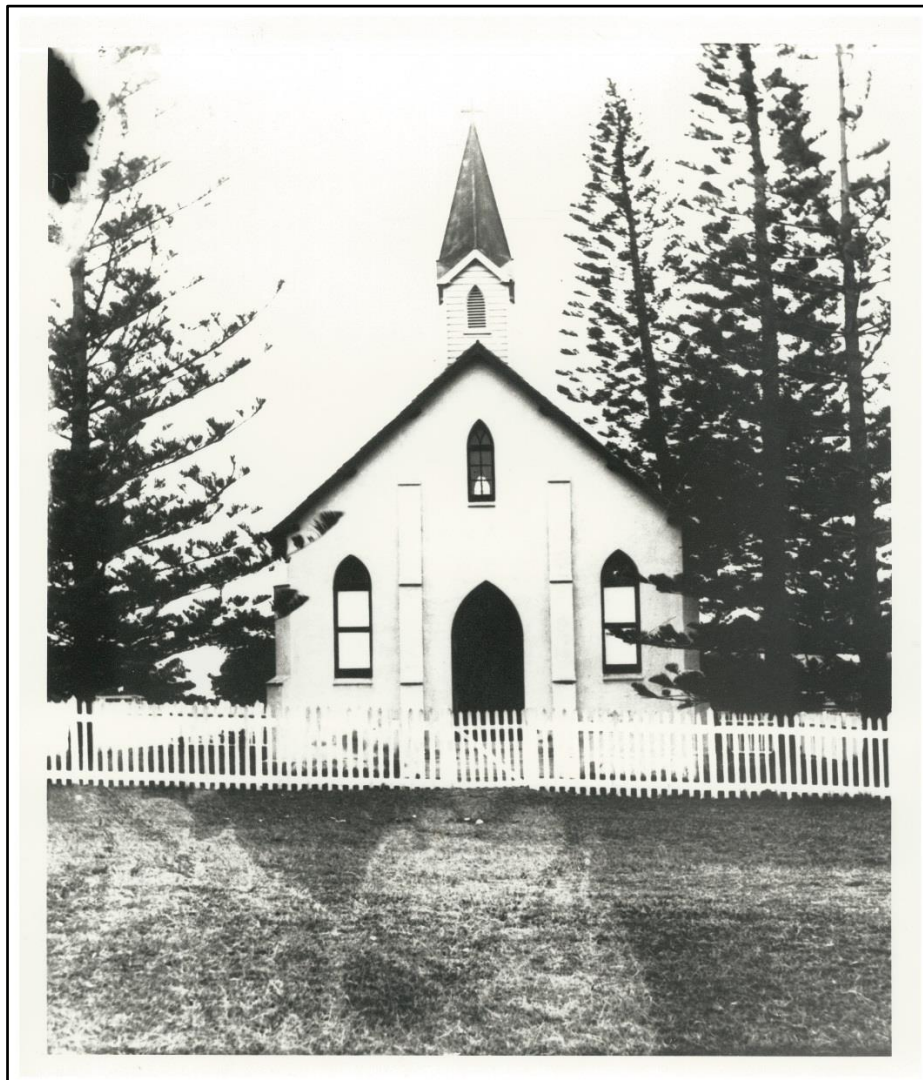


Figure 13: St Pauls Anglican Church, c. 1905.



3.3.1 *G. J. Walter Park*

The park is named after George John Walter, a long serving chairman of the Cleveland Shire Council. The son of a local butcher, successful businessman G. J. Walter was a member of the Council from 1908 until 1944, and also assisted with the establishment of Cleveland's St. Anne's Private Hospital (Ryan 2006: 23). The area was designated as a reserve on 13 March 1889 and has mainly been used by residents and day trippers for swimming, picnicking and general recreational activities. In the late nineteenth and early twentieth centuries, it was popular for recreation with Brisbane and country residents, with some visitors camping overnight in the park (Redland City Council n.d. d). Sir George Gipps, Governor of New South Wales 1837-1846, is recorded as landing at Cleveland in 1842, and it is believed his landing place is located somewhere along the shoreline of the G. J. Walter Park. Intending to survey the suitability of the area as a port, Gipps arrived at low tide and was forced to wade through mud to reach shore. This event is commemorated by an interpretation sign near the Park's pine promenade (Figure 4).

In 1911, a cricket pitch was installed at the reserve, increasing the range of recreational opportunities available to users. It has become Cleveland's main cricket ground, being used as such from at least the 1930's. Precisely when the reserve became known as G. J. Walter Park is unknown but for many years it was referred to as the Cleveland cricket reserve (Redland City Council n.d. d). A stand of Norfolk Pine trees forms a promenade and were planted c. 1930. However, the Park's Moreton Bay figs are probably older, dating to at least the late 1920's (Redland City Council n.d. d).

3.3.2 *Dredging at Toondah Harbour*

Early colonial accounts of Toondah Harbour attest to its silty nature. Captain Owen Stanley R.N. reported on the conditions in the bay to the Colonial Secretary on 1 November 1847:

"... mud flats, dry at low water, extend for a considerable distance, and render landing, except at high water, extremely difficult, and in order to embark or land goods, a pier must be run into sufficiently deep water to afford shelter for boats and small craft while loading or discharging." (The Sydney Morning Herald 1850).

George Holt, an immigrant under the Rev John Dunmore Lang's plan to settle Brisbane in the late 1840s, recalled the attempt to make Cleveland a deep seaport in the mid-19th century (Brisbane History, n.d). He remembered that, in those days when there were no dredging facilities, there was only 3ft of water on the bar whereas now there is 30ft (Brisbane History, n.d.). In the 1850s, it was possible at low water to practically walk across the river at the Eagle Farm flats.



The continuing build-up of silt is one of the reasons proffered for not situating the Moreton Bay settlement's main port at Cleveland (HRA). Nevertheless, the Cleveland was served by vessels and this required dredging of the harbour from an early date. Harbour maps indicate dredging occurring as early as 1915 (Queensland Government 2017: Moreton 2 Mile Map AG1 Map 3, Cadastral map of Moreton 2 Mile (1:126720) map AG1 series sheet 3).

3.3.3 *The Toondah Shipwreck*

The Toondah Shipwreck (DEE n.d.), located on the on the southern side of Cassim Island, is likely the reason the harbour is so named. The Australasian Underwater Cultural Heritage Database entry for the Toondah Shipwreck (DEE n.d.) outlines the following history:

The Toondah was constructed in 1882 by Messrs. Smith, Forrester, and Co. for the Queensland Government (The Queenslander 1882a:502, 1882b:621). The engines and boilers were imported from England and of high quality (The Queenslander 1882a:502). After construction, the vessel was to be assigned to Captain Murray an Oyster Fisheries Inspector (The Queenslander 1882:502; The Week 1882:5). It was later used by Mr Cecil S. Fison, the Inspector of Fisheries and surveyor of many of channels of Morton Bay (Brisbane Courier 1885:6; Pixley 1970:154).

By 1874 Moreton Bay was supplying most of the oysters to the Sydney and Melbourne markets, and by 1886 the oyster bank licences covered 2023 hectares of the bay (Smith 1981:48,50). The role of the vessel was to facilitate surveillance of the oyster beds in Moreton Bay as there were ongoing reports of illegal oyster harvesting (Brisbane Courier 1885:6; The Queenslander 1882a:502). It was also used to suppress illegal netting (The Queenslander 1891:765).

In August 1892 the Toondah was overhauled, cleaned and painted in Brisbane and in March 1893 it was used as a channel beacon (Brisbane Courier 1892a:4, 1892b:3; The Queenslander 1893:475). Since at least 1927 the vessel has been located on the southern side of Cassim Island, near Cleveland (The Brisbane Courier 1927:12; Pixley 1970:154). The date and circumstances of its abandonment is unclear.



Figure 14: Wreck of the Toondah- Cassim Island.

3.3.4 Ramsar Wetlands

Southern and Eastern Moreton Bay, Moreton Bay via Cleveland, QLD. Australia is an archived record on the Register of the National Estate ('RNE'). The RNE was originally established under the *Australian Heritage Commission Act 1975* (Cth), subsequently repealed and replaced by the *Environment Protection and Biodiversity Conservation Act 1999* (Cth) ('EPBC Act'). The objectives of the EPBC Act include enhancing the protection and management of important natural and cultural places; recognising the role of Indigenous people in the conservation and ecologically sustainable use of Australia's biodiversity; and promoting the use of Indigenous peoples' knowledge of biodiversity with the involvement of, and in cooperation with, the owners of the knowledge. Further, amendments to the EPBC Act effective on 22 June 2013 enumerate nine matters of national environmental significance (MNES) including "wetlands of international importance (often called 'Ramsar' wetlands after the international treaty under which such wetlands are listed)." The Department of Environment and Energy lists the Moreton Bay Ramsar area as meeting all nine criteria for the designation of wetlands of international importance.

3.4 Australian Historical Themes Assessment

The Australian Heritage Commission has produced a set of Historical Themes relevant to Australia that provide a historical context within which the heritage values of a place can be examined (Australian Heritage Commission



2001). The thematic framework facilitates elucidation of significant historical aspects of the place in the Statement of Significance. It provides multiple storylines for a place and assists in understanding all its cultural values (Australian Heritage Commission 2001). National themes relevant to the Project Area include: Tracing the evolution of the Australian environment; Developing local, regional and national economies; Building settlements, towns and cities; Governing, Developing Australia's cultural life; and Marking the phases of life. The themes, sub-themes and their application to local sites are fully summarised below **Error! Reference source not found..**

An understanding of the historic themes of the region is critical when assessing the heritage significance of items and places within it. This provides the framework for understanding the associations between people and places and provides the context for establishing the values of a place. The information below documents the key themes relevant to the Project Area. It is limited to a discussion about the relationships between early European settlement of the Cleveland area and Toondah Harbour in particular.

Table 3: Historical Themes for the Cleveland Area.

National Theme Groups	National and State Sub Themes	Local Application
1. Tracing the evolution of the Australian environment	1.2 Tracing the emergence of Australian plants and animals	Norfolk Island Pine Trees
	1.3 Assessing scientifically diverse environments	Southern and Eastern Moreton Bay, Moreton Bay via Cleveland
	1.4 Appreciating the natural wonders of Australia	Norfolk Island Pine Trees; Southern and Eastern Moreton Bay, Moreton Bay via Cleveland
3. Developing local, regional and national economies	3.4 Utilising natural resources	Southern and Eastern Moreton Bay, Moreton Bay via Cleveland
	3.4.2 Fishing and whaling	
	3.8.3 Developing harbour facilities	Cleveland Lighthouse
	3.11.1 Regulating waterways	Cleveland Lighthouse; Southern and Eastern Moreton Bay, Moreton Bay via Cleveland
	3.12.5 Retailing foods and beverages	Cleveland Hotel (former); Grand View Hotel
	3.16.1 Dealing with hazards and disasters	Cleveland Lighthouse
	3.21 Entertaining for profit	Cleveland Hotel (former); Grand View Hotel
	3.22 Lodging people	
	3.23 Catering for tourists	Norfolk Island Pine Trees; Cleveland Hotel (former); Grand View Hotel
4. Building settlements, towns and cities	4.1 Planning urban settlements	Cleveland Lighthouse; Norfolk Island Pine Trees; Fernleigh
	4.5 Making settlements to serve rural Australia	Cleveland Hotel (former); Grand View Hotel; St Pauls Anglican Church



National Theme Groups	National and State Sub Themes	Local Application
	4.6 Remembering significant phases in the development of settlements, towns and cities	Fernleigh
7. Governing	7.6.1 Developing local government authorities	Cleveland Court House & Lockup
	7.6.3 Policing Australia	
	7.6.4 Dispensing justice	
	7.6.5 Incarcerating people	
	7.6.10 Conserving fragile environments	Southern and Eastern Moreton Bay, Moreton Bay via Cleveland
	7.6.12 Conserving Australia's heritage	Fernleigh
8. Developing Australia's cultural life	8.1 Organising Recreation	G. J. Walter Park
	8.1.1 Playing and watching organised sport	
	8.1.3 Developing public parks and gardens	Norfolk Island Pine Trees; G. J. Walter Park
	8.1.4 Enjoying the natural environment	Norfolk Island Pine Trees; Southern and Eastern Moreton Bay, Moreton Bay via Cleveland
	8.2 Going to the beach	
	8.3 Going on holiday	Cleveland Hotel (former); Grand View Hotel; Southern and Eastern Moreton Bay, Moreton Bay via Cleveland
	8.4 Eating and drinking	Cleveland Hotel (former); Grand View Hotel
	8.5.4 Pursuing common leisure interests	G. J. Walter Park; Southern and Eastern Moreton Bay, Moreton Bay via Cleveland
	8.6 Worshipping	St Pauls Anglican Church
	8.14 Living in the country and rural settlements	Cleveland Hotel (former); Grand View Hotel; St Pauls Anglican Church; Fernleigh; Southern and Eastern Moreton Bay, Moreton Bay via Cleveland
9. Marking the phases of life	9.2.4 Courting	Cleveland Hotel (former)
	9.3 Forming families and partnerships	St Pauls Anglican Church
	9.7 Dying	



3.4.1 Australian Historic Theme 3: Developing Local, Regional and National Economies

There are four sub-themes under Theme 3: Developing local, regional and national economies, which are applicable to the Study Area: 3.12.5 retailing foods and beverages; 3.21 entertaining for profit; 3.22 lodging people; and 3.23 catering for tourists. Each of these sub-themes relate to the Grand View Hotel.

Built in 1852 and operating as a boarding house and subsequently a hotel from at least 1855, the property known as the Grand View Hotel has a long and well documented history of providing foods and beverages, entertainment and lodging for profit. The enterprise in all its iterations, and under various managements, has catered for tourists from its inception and has continued to do so to the present day. Once discounted as Moreton Bay's main port, tourism became a major driver of the local economy, with the town attracting day-trippers and holidaymakers from the local area, Brisbane and beyond.

As a significant landmark hotel, the Grand View Hotel has contributed to developing the local economy over generations, with its economic influence extending into the wider region and beyond through employment and business relationships with suppliers and other service providers. Consequently, the Grand View Hotel is a clear example of Australian Historic Theme 3: Developing local, regional and national economies, and particularly sub-themes 3.12.5 retailing foods and beverages, 3.21 entertaining for profit, 3.22 lodging people and 3.23 catering for tourists.

3.4.2 Australian Historic Theme 4: Building Settlements, Towns and Cities

Under the theme of building settlements, towns and cities there are three relevant sub-themes: 4.1 Planning urban settlements; 4.5 Making settlements to serve rural Australia; and 4.6 Remembering significant phases in the development of settlements, towns and cities.

Located on Shore Street East in the area around Cleveland Point where much of the early development of Cleveland took place, Fernleigh is considered to represent sub-theme 4.1 planning urban settlements. It stands on allotments 14-16 of section 11 of the original 1851 land sale, lots bought by Jeremiah Scanlan, Robert Cribb and William Augustine Duncan respectively. Scanlan was a Brisbane hotel proprietor; Cribb a baker and politician with extensive land interests; and Duncan, formerly a Sydney based journalist, had been appointed as Brisbane's Sub Collector of Customs in 1846. They were important figures in the development of the Moreton Bay settlement and each had an interest in Cleveland's development. Duncan particularly was a vocal supporter of settlement at Cleveland, expressing deep criticisms of Brisbane to bolster his view. Nevertheless, all three men aspired to see Cleveland take on a greater role in the colony and would have keenly followed the mid-nineteenth century debate about the future of Cleveland and its role in Moreton Bay. The association of these men, advocates for the



development of Cleveland and it assuming a greater role in the colony's development with Fernleigh, links it to sub-theme 4.1 Planning urban settlements.

The Grand View Hotel is fundamental to sub-theme 4.5 Making settlements to serve rural Australia. Built for the Hon. F. E. Bigge (MLA) as part of the plan of several prominent graziers to make Cleveland the colonial capital and primary port of Moreton Bay, it was at the epicentre of this movement. For a number of years in the mid nineteenth century, it was the focus of shipping movements for local wool producers, only relinquishing this role in the wake of a series of mishaps. At this time the Grand View Hotel was the primary place of lodging in Cleveland and many prominent figures in the industry would have passed through its doors.

Dating to the early years of settlement, Fernleigh is a reminder in structural form of the early years of Cleveland's development. Through its association with Scanlan, Cribb and Duncan, advocates for Cleveland's expanded role in the colony, the significant phase when it was considered as the colony's main port and one of the main towns of the colony is remembered. Accordingly, Fernleigh is considered to be an example of sub-theme 4.6 Remembering significant phases in the development of settlements, towns and cities.

3.4.3 Australian Historic Theme 8: Developing Australia's Cultural Life

There are two relevant sub-themes under the theme of Australia's Cultural Life: 8.1 Organising Recreation, specifically 8.1.1 Playing and watching organised sport and 8.1.3 Developing public parks and gardens.

With respect to 8.1 Organising Recreation, the G. J. Walter Park is a primary site exemplifying this sub-theme within the Study Area. Since the first fleet arrived, sport and physical pursuits have played a major part in building the cultural life and identity of Australia. As the colonies prospered, the working class were able to find time for recreational activities which provided fun and amusement. It was in this climate that organised sport in Australia began. Cricket is one of the oldest organized sports in Australia, with the first recorded match in 1803. However, a report in the Sydney Gazette on 8 January 1804 suggested that cricket was already well established in the infant colony. Cricket was one of the first sports to be played competitively and, in Sydney in 1826, the first cricket club was established. Cricket has become the nation's favourite summer sport which has traditionally united a nation with divide sporting loyalties in the winter months.

Organised sport more generally, has come to be regarded as an important part of life in rural Australia, contributing to community identity, sense of place, social interaction and promoting good health (Tonts 2005: 137). Involvement in sport provides a significant forum for civic engagement and contributes to social capital that is understood in terms of reciprocity and associational life, providing bonding opportunities and binding communities together (Tonts 2005: 141). Arguably, the establishment of the G. J. Walter Park as a recreation



ground at Cleveland, and later the installation of the cricket pitch, were highly significant in developing Cleveland's cultural life.

In considering sub-theme 8.1.3 Developing public parks and gardens, a number of strands are applicable to G. J. Walter Park. As Bonyhandy notes, colonists felt great affection for places that satisfied their taste for the picturesque and those dwelling in the incipient towns and cities identified with those within easy access to these centres (Bonyhandy 2000: 4).

Moreover, in the 19th century, beauty spots associated with historical incidents were particularly valued by their communities and visitors (Bonyhandy 2000: 142). Therefore, the association of G. J. Walter Park with the landing of Governor Gipps likely enhanced enjoyment of the park for its visitors and this may have intensified over time as the values embodied in the park were built on by subsequent generations of users, particularly those with memories of their parents and grandparents enjoyment of and attachment to the park.

Parks were concrete evidence that colonies were not just seen as dumping grounds for convicts but aspired to refined towns incorporating the latest design elements conceived from the new post-enlightenment philosophies of their day (Bonyhandy 2000: 7). The G. J. Walter Park may therefore be seen to reflect such values, as the aspiration to make Cleveland an important centre in the colony.

More generally, parks which are highly valued by their communities are those which enhance the positive qualities of life, offering a variety of opportunities and physical settings and provide opportunities for sociability and cultural diversity (Burgess et al 1988: 455; Loukaitou-Sideris 2016: 89). The promenade, open space and sports facilities of G. J. Walter Park engender such opportunities for their community, providing a venue for social interaction, interpersonal connections and cultural manifestations (Stanley et al 2012: 1090). Consequently, sub-theme 8.1.3 Developing public parks and gardens, relates directly to G. J. Walter Park.

Influenced by 19th century romanticism, beaches became popular leisure destinations for locals and tourists who occupied their time in a variety of ways – picnics, games, and paddling in the shallows, while more secluded areas offered opportunities for romance away from Victorian eyes. The social scene was a valued element of the day for the many visitors to seaside entertainments such as the G.J. Walter Park (Ford 2009: 20).

Australian beach culture owes much to the lifting of the bathing bans early in the 20th century, but the romantic appeal of beaches and seascapes also played a role in forging these values (Ford 2009: 30). 19th century tourists were schooled to appreciate the sublime and the beautiful (Ford 2009: 28). Displaying good taste in landscape was a valuable social accomplishment but it became more than a middle-class attribute as aesthetic appreciation



became part of the norm for late Victorians (Ford 2009: 28). These values were uniquely expressed in Australia and can be traced to the early days of colonisation, with both convicts and the Indigenous population condemned by the establishment for their attitude to work (White 2009: 1). The Sydney Morning Herald attested in 1859:

"We are the children of the sunny south and we borrow from the clear skies above us, and from the general clime, much of that lightness of heart and of that vivacity, which so eminently distinguish us as holiday-making people." (Sydney Morning Herald 1859)

By end of the 19th century, the affluent had holiday homes along the coast while others could enjoy cheap guest houses or hotels, like Cleveland's Grand View Hotel, offering indulgence or vigorous exercise (White 2009: 2). With ongoing, fair and reasonable wages, a product of late nineteenth century advances in technology and social thinking, the less well-off in the early 20th century could indulge with cheap excursion fares and long weekends (White 2009: 3). By the 1950s, mass car ownership meant the beach holiday was embedded in Australian culture and by the 1960s, beach holidays were an integral part of the rhythm of the year (White 2009: 4-6). The beach became the preeminent holiday experience, recognised in sub-themes 8.2 Going to the beach, 8.3 Going on holiday, and 8.5.4 Pursuing common leisure interests.

Sub-theme 8.4 Eating and drinking, is also applicable to the site study area and represented by the Grand View Hotel. Alcohol was a mainstay of Australia's frontier colonial towns, with the ubiquitous hotel on every corner. The Grand View Hotel was one of Cleveland's first permanent buildings, built by the Hon. F. E. Bigge (MLC), one of the driving forces behind development of the town. Operated by John Vincent Cassim as a boarding house from 1855, hospitality has been at the core of the establishment since this time. Publicans Andrew and Mary Goodall acquired the property in 1878 and continued to provide hospitality throughout their tenure, as did their descendants until 1936. It is reputedly the longest operating hotel in Queensland, still providing hospitality to visitors and locals. As such, the Grand View Hotel is considered to exemplify subtheme 8.4 Eating and drinking.

4. SURVEY

4.1 Survey Team

A field survey for historic heritage of the Project Area was undertaken on 15 March 2019 by Everick Director Tim Robins and Everick Senior Archaeologist Ian Scott.



4.2 Survey Methods

The field methods aimed to identify features of historic value within the Project Area and assess their significance. A review of available literature into the previous activities was undertaken for the Project Area, which informed the survey methods to allow a focused and efficient use of time on site.

Historic archaeological artefacts / features may typically include structural evidence, or material culture including bottles, ceramics, and metal. When such artefacts / features were identified, their locations were recorded with a GPS (using GDA 2020 datum) via a Samsung Tablet S2. The platform used for this mapping of data is called Avenza, which records the GPS points, track logs, and enables photographs to be taken with the GPS data. The artefacts / features were then described using the platform, Fulcrum: a digital recording sheet. Within Fulcrum, notes were made of artefact / feature types and their numbers. General characteristics of the artefacts are noted including dimensions, material type and condition, including the degree of weathering. Photographs were taken as a record of general features and conditions and to document the degree of surface visibility. Notes were made of the degree of surface visibility, the area of visibility, ground cover, vegetation, land uses and any other relevant features.

To achieve as thorough an archaeological assessment as possible a systematic ground survey of all surfaces is the best method for effective coverage. The historic survey focused on the areas with historic features in G. J. Walter Park, such as the Fernleigh Homestead, and on Shore Street, including the Grand View Hotel and St Paul's Church.

4.3 Survey Results

Current vegetation within the Study Area covers both marine and terrestrial environments. For the most part, the vegetative mosaic consists of floral species within the intertidal zone. This includes stands of mangroves (both *Aegiceras corniculatum* (River mangrove) and *Avicennia marina* (Grey mangrove), seagrasses, and marine algae. Land beyond the regular high tide line supported typical salt marsh species such as Samphire (*Sarcocornia quinqueflora*), Saltwater Couch (*Sporobolus virginicus*) and Creeping Brookweed (*Samolus repens*). Exposed areas behind the intertidal zone are characterised by large grassed areas. G. J. Walter Park also included large grassed areas as well as Moreton Bay fig (*Ficus macrophylla*), Norfolk Pines (*Araucaria heterophylla*) along the foreshore, and a mix of Eucalypts (*Eucalyptus sp.*) and She Oaks (*Casuarina sp.*) in the south western corner of the park.

4.3.1 Grand View Hotel

The two storeyed Hotel is situated on North Street, overlooking Linear Park. It is situated outside the current Project Area. The hotel can be seen clearly from the street and backs to G. J. Walter Park. The hotel is on a slightly



elevated rise such that it is not visible from Shore Street East but can be seen further south, from the park (Figure 16). There are four (4) palm trees directly in front of the building that are nearly as tall as the building itself (Figure 15). The upper storey has a veranda with a green painted cast iron balustrade with a vista towards Raby Bay to the north (Figure 17) and Moreton Bay to the east (Figure 18). There is a view over G. J. Walter Park from the rear fence ().



Figure 15: Front view of Grand View Hotel, from North Street.



Figure 16: View of hotel from G. J. Walter Park, south facing.



Figure 17: View north from second storey towards Raby Bay.



Figure 18: View east from second storey towards Moreton Bay.



Figure 19: View of G. J. Walter Park from the back of the hotel.



4.3.1 *Fernleigh Homestead*

The Fernleigh Homestead is technically outside the Project Area, although surrounded by it on all sides. Part of house is visible from the front (Figure 20) although majority of the house is masked behind vegetation. The gabled window and upper storey of the house is visible from Shore Street. The homestead was originally a single storeyed dwelling with a corrugated iron gable roof. In recent years, an attic space has been enclosed with a large dormer window (DES 2016a). Therefore, the aspects of the house that is visible from the street are windows that were a later addition and not part of the original house.

Only one aspect of the house is visible. This is facing west standing in G. J. Walter Park (Figure 21), where the back veranda and timber posts are visible and less obstructed by vegetation. A wooden paling fence runs along the northwest property boundary, painted to match the house colours. There is a wooden pergola at the entrance gate that matches the paling fence. The northeast and southeast property boundary is marked with a chain-link fence. The southern property is bounded by tall trees that obstructs the view of the house. Part of the State Heritage listing includes the aesthetic quality of the gardens (DES 2016a), which are inside the gates.



Figure 20: Front view of Fernleigh Homestead, from Shore Street E.



Figure 21: Side aspect of Fernleigh Homestead, facing west.



Figure 22: View of Fernleigh Homestead, facing west.

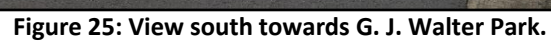


4.3.1 *St Paul's Anglican Church*

The church is located on the corner of North Street and Cross Street, across from Linear Park and is 200+ m from G. J. Walter Park. It is situated outside the current Project Area. The church entrance faces a house on 31 Cross Street. A newer church building is present to the right of the original church. A large fig tree can be seen to the left of the building.



Figure 23: View of St Pauls Church from Cross Street.





4.3.2 *G. J. Walter Park*

The park is situated along the foreshore and is bounded by Shore Street E to the north and the ferry parking lot on Middle Street (Figure 26). There are views of Moreton Bay all along the east. The park is characterised by a row of Norfolk pines, known as the promenade, and has a series of 10 tall Norfolk pines are present in the eastern corner of the park. There is a cricket pitch and oval in the middle of the park (Figure 27) and an off-leash area for dogs (Figure 28). The back of Fernleigh Homestead is hidden behind the trees in Figure 29.



Figure 26: South view of park.



Figure 27: View across G. J. Walter Park, looking east.



Figure 28: Fenced dog run in G. J. Walter Park.



Figure 29: G. J. Walter Park, towards Fernleigh Homestead.

4.3.1 *Cleveland Banyan Tree*

A mature Moreton Bay fig tree is located west of the Grand View Hotel on North Street (Figure 30). The planting date for this tree is unknown but it was known to have been planted before 1924. This tree is distinctive for its extensive root system, which is included as part of its aesthetic heritage value.



Figure 30: Moreton Bay fig tree.



Figure 31: Commemorative plaque for the fig tree.



5. SIGNIFICANCE & IMPACT ASSESSMENT

The only places of potential historic heritage significance identified in this assessment were the previously listed heritage places, either on the State, Local or underwater cultural heritage registers (See Section 3.1). The significance and potential heritage impact to each of these places resulting from the Project are discussed in detail below.

5.1 Queensland Heritage Registered Places

Table 4 outlines the criteria under section 35 of the QHA, and which have been met from the information available about the Grand View Hotel (former Cleveland Hotel former), Fernleigh Homestead, St Paul's Anglican Church on the Queensland State Heritage Register.

Table 4: State Heritage Listings Criteria in Proximity to Project Area.

Criteria	Grand View Hotel	Fernleigh Homestead	St Paul's Anglican Church
A: The place is important in demonstrating the evolution or pattern of Queensland's history.	Yes	Yes	Yes
B: The place demonstrates rare, uncommon or endangered aspects of Queensland's cultural heritage.	Yes	No	No
C: The place has potential to yield information that will contribute to an understanding of Queensland history (eg. archaeological potential).	No	No	No
D: The place is important in demonstrating the principal characteristics of a particular class of cultural places.	No	Yes	Yes
E: The place is important because of its aesthetic significance.	Yes	Yes	Yes
F: The place is important in demonstrating a high degree of creative or technical achievement at a particular period.	No	No	No
G: The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.	No	Yes	No



H: The place has a special association with the life or work of a particular person, group or organisation of importance in Queensland's history.	Yes	No	No
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5.1.1 Grand View Hotel

The following assessment of the significance criteria has been extracted directly from the State Heritage Register listing for the Grand View Hotel (DES 2016b).

Criterion A: The place is important in demonstrating the evolution or pattern of Queensland's history.

The Grand View Hotel at Cleveland, the core of which was erected in the early 1850s, is important in demonstrating the evolution and pattern of early European settlement in Queensland, its construction illustrating the diverse forces operating within that pattern.

Criterion B: The place demonstrates rare, uncommon or endangered aspects of Queensland's cultural heritage.

It contains surviving evidence of one of the earliest buildings in Cleveland. The Grand View Hotel demonstrates a rare aspect of Queensland's history, as one of the oldest extant hotels in Queensland in continuous use.

Criterion E: The place is important because of its aesthetic significance.

The building is important in exhibiting a landmark quality and contribution to the Cleveland Point townscape, which is valued by the Cleveland community.

Criterion H: The place has a special association with the life or work of a particular person, group or organisation of importance in Queensland's history.

The place has a special association with F. E. Bigge and the movement to establish Cleveland as the port for Moreton Bay, and Ipswich as the capital. The historical context of the park is also outlined further in Section 3.3.1 above.

Impact: The Grand View Hotel is located outside the Project Area and will see minimal impact as a result of Project Activities, according to the current design plans (Figure 1). The hotel will remain open and continue operate as normal. The potential impacts to this place by the Project Activities include noise and sightlines. The view from the front of the building second storey balcony currently overlooks Raby Bay (Figure 32), which is the opposite direction of the proposed development. However, the views of Moreton Bay from the rear of the building will be



partially obstructed by the construction of multi-storeyed buildings to the right of the view, as looking towards the bay. Under Criterion E of QHA section 35, the hotel building has aesthetic significance and is significant for its position in the Cleveland township. The views from the township towards the hotel will not be obstructed by the project. The views from the hotel is not regarded as having aesthetic significance under Criteria E.



Figure 32: Looking east across the carpark from the second storey balcony of the Grand View Hotel.

5.1.2 *Fernleigh Homestead*

The following assessment of the significance criteria has been extracted directly from the State Heritage Register listing for the Fernleigh Homestead (DES 2016a).

Criterion A: The place is important in demonstrating the evolution or pattern of Queensland's history.

Originally a cottage, the kitchen house was used as the first Cleveland State School prior to its removal and re-erection at Fernleigh. Fernleigh is located on the land which was part of the first survey and sale at Cleveland in 1851 and demonstrates the pattern of subdivision and development of Cleveland along the peninsula.



Criterion D: The place is important in demonstrating the principal characteristics of a particular class of cultural places.

Fernleigh is characteristic of a modest 1860s timber dwelling, having a four-room core and detached kitchen house.

Criterion E: The place is important because of its aesthetic significance.

The timber buildings and established garden have aesthetic quality and form an integral part of the mature townscape of Cleveland Point.

Criterion G: The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.

These structures remain as two of few surviving buildings associated with the development of Cleveland from the 1860s, and as such maintain a special association with the community.

Impact: The Fernleigh Homestead is located within the Project Area but will not be subjected to adverse impact as a result of Project Activities, according to the current design plans (Figure 1). The current design plans incorporate this historic building and preserve its significant historic values. The house is privately occupied and is not open to the public. The potential impacts to this property by the Project Activities include noise and sightlines. Under Criterion E of QHA section 35, the building and gardens have aesthetic significance and its position in the Cleveland township. The views from the house are not regarded as having aesthetic significance under Criteria E.

5.1.3 St Paul's Anglican Church

The following assessment of the significance criteria has been extracted directly from the State Heritage Register listing for the St Paul's Anglican Church (DES 2016c).

Criterion A: The place is important in demonstrating the evolution or pattern of Queensland's history.

St Paul's Anglican Church, Cleveland, erected in 1873-74, is important in demonstrating the pattern of Queensland's history, being associated with early European settlement at Cleveland, and with post-separation expansion of the Anglican Church in Queensland.

Criterion D: The place is important in demonstrating the principal characteristics of a particular class of cultural places.

It is important in demonstrating the principal characteristics of a small, gothic-styled brick church of the 1870s.



Criterion E: The place is important because of its aesthetic significance.

It exhibits aesthetic characteristics valued by the community, including its picturesque form and its setting in the streetscape.

Impact: St Pauls Anglican Church is located outside of the current Project Area and will not be subjected to adverse impact as a result of Project Activities. The potential impacts to this property by the Project Activities include noise and sightlines. The church has minimal sightlines towards G. J. Walter Park (Figure 25) and the Moreton Bay, due to the construction of a newer church to the south. Under Criterion E of QHA section 35, the building and gardens have aesthetic significance and its position in the Cleveland township. The views from the church is not regarded as having aesthetic significance under Criteria E.

5.2 Local Heritage Listed Places

5.2.1 G. J. Walter Park

The G. J. Walter Park is a locally heritage listed place on the Redland City Plan (Redland City Council 2018: Schedule 7) that is within the boundaries of the Project Area. The Heritage Card for G. J. Walter Park (Redland City Council n.d. d) cites the following statement of significance:

"G. J. Walter Park and the pine promenade is a locally significant place embodying historical and community heritage values. It was first created as a reserve in 1889 and has continues to provide a valuable recreational resource for local residents and visitors.

Criteria A: Having been created as a reserve in 1889, the park is significant for its long association with the development of Cleveland, and its continued contribution to the Redlands district as a public recreation reserve.

Criteria G: The park has long been associated with the recreational and sporting activities of the local community and is regularly utilised by locals and visitors alike for recreation, having impressive views across Moreton Bay and Islands to the north, south and east."

The historical context of the park is also outlined further in Section 3.3.1 above.

Impact: G. J. Walter Park is located within the Project Area but will not be subjected to adverse impact as a result of Project Activities, according to the current design plans (Figure 1). The park is to remain



accessible and open to the public. The park will retain its current function as a location for recreation and sporting activities. The potential impacts are aesthetics, with the possibility of multi-storeyed buildings constructed to the east and south, whilst the park will lose some of its visual connection to the Bay. This will have a direct impact on the values listed in Criterion G of the heritage register. Recommendations for potential mitigation are included in Section 6 below.

5.2.2 *Cleveland Banyan Tree*

Criteria E: The scale of the tree with its extensive root system creates a distinctive and attractive street feature of aesthetic value and promotes a positive amenity to North Street and to Cleveland.

Impact: The Cleveland Banyan Tree is located outside of the current Project Area and will not be subjected to adverse impact as a result of Project Activities. Under Criterion E of QHA section 35, the tree has aesthetic significance for its extensive root system and attractive street features. These aesthetic characteristics will not be impacted by the Project Activities.

5.3 Australasian Underwater Cultural Heritage Database Listings

The Australasian Underwater Cultural Heritage Database identifies the Toondah Shipwreck approximately 200 m east of the Project Area, on the south west side of Cassim Island. The general history and significance of the Toondah Shipwreck is outlined in detail in Section 3.3.3. In summary, it was constructed in 1882 for the Queensland Government, and assigned to Captain Murray, an Oyster Fisheries Inspector, and later by Mt Cecil S. Fison, the Inspector of Fisheries and surveyor of many channels of Moreton Bay (DEE n.d.). Oyster trade was a significant part of early commerce in the Moreton Bay, supplying most of the Sydney and Melbourne markets by 1874. The Toondah was also overhauled in 1893 and used as a channel beacon (DEE n.d.). The date and circumstances of the abandonment of the Toondah in its current location are unclear (DEE n.d.).

As a significant early ship, wrecked since at least 1927, the Toondah is automatically protected under s 16(1)(a) of the UCHA as the remains of a vessel that have been in Australian waters for at least 75 years.

Impact: Section 30 of the UCHA prohibits adverse impact on protected underwater cultural heritage. Conduct has an adverse impact if the conduct:

- a. Directly or indirectly physically disturbs or otherwise damages the protected underwater cultural heritage;



- b. Or causes the removal of the protected underwater cultural heritage from waters or from its archaeological context.

The Toondah Shipwreck is located outside of the current Project Area and will not be subjected to adverse impact as a result of Project Activities. However, the shipwreck and any potential indirect impacts, in particular, will need to be monitored closely throughout all stages of Project Activities.

6. SUMMARY AND RECOMMENDATIONS

Having regard to the heritage impact assessment noted above, the Project will result in an adverse impact to only one heritage listed place, the locally listed G. J. Walter Park.

Recommendation 1: Impact Mitigation

It is recommended Walker Corporation seek to investigate potential heritage impact mitigation strategies that will maintain the connection of the park to the bay, and increase its aesthetic appeal in order to offset other visual impacts.

Recommendation 2: Find Procedure

In the event that suspected significant historic archaeological evidence is uncovered, work should stop immediately, and a suitably qualified archaeologist should be consulted. Consistent with Section 89 of the QHA, should the archaeological discovery be of potential importance to the State of Queensland, the DES should be notified immediately in the prescribed form. Works should only recommence in the immediate area following approval of the DES. This information should be included in the generic site induction for the Project.



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FIGURE SOURCES

Figure 1: Proposed Master Plan 2018 (Walker Corporation).

Figure 4: Commemorative plaque for Governor Gipps in G. J. Walter Park. Image courtesy of Everick Heritage.

Figure 5: Pineapple farm, Cleveland, c.1920. Retrieved from https://redlands2030.net/wp-content/uploads/2014/06/800px-StateLibQld_1_40467_Fruit_farm_in_Cleveland_ca._1920.jpg.

Figure 6: Raby Bay Estate Map, 1885. Image courtesy of John Oxley Library.

Figure 7: Crowd on Cleveland Jetty, 1908. Image courtesy of Brisbane City Council.

Figure 8: 1907 Postcard of Cleveland of Shore Street, with Grand View Hotel in distance. Retrieved from <https://www.queenslandplaces.com.au/cleveland-and-cleveland-shire>.

Figure 9: Grand View Hotel, c.1930. John Oxley Library #36418.

Figure 13: St Pauls Anglican Church, c. 1905. John Oxley Library #141595.

Figure 14: Wreck of the Toondah- Cassim Island. Image courtesy of Everick Heritage.

Figure 32: Looking east across the carpark from the second storey balcony of the Grand View Hotel. Image courtesy of Everick Heritage.