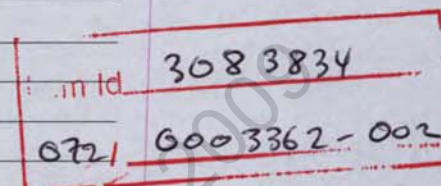


QUEENSLAND HERITAGE ACT 1992

Entry in the Heritage Register
State Heritage



Place ID	601708
Name	Operations and Signals Bunker (former)
Former name(s) / other	James Cook University RAAF No.3 Fighter Sector Headquarters (3FSHQ) Stuart Immigration Hostel
Location	Off Stuart Drive STUART 4811
RPD	Lot 1 SP233941
Local authority	TOWNSVILLE CITY COUNCIL
Map Sheet	TOWNSVILLE
Map Projection	55
Grid	Easting: 481570 Northing: 7862108
Boundary Description	See attached map
Other Listings	



Heritage Significance

Operations and Signals Bunker (former) is a place that satisfies one or more of the criteria specified in s.35(1) of the Queensland Heritage Act 1992 as evidenced by, but not exclusive to, the following statement of cultural heritage significance, based on criteria A, C, D and G.

Criterion A	The Former Operations and Signals Bunker at Stuart, constructed in 1942-3, is significant as the former Headquarters of the Operations Section of No 3 Fighter Sector Headquarters (3FSHQ), who controlled fighter operations and anti-aircraft defences through North Queensland and New Guinea. Occupied by the Royal Australian Air Force (RAAF) in January 1945, the Former Operations and Signals Bunker played a pivotal role as the key communications centre for Allied Air Forces, operating out of Townsville during the final months of the Pacific War. The Former Operations and Signals Bunker is one of a number of WWII structures and complexes which survive in the Townsville area, demonstrating the substantial role the region, and particularly Townsville, played in the war in the Pacific.
Criterion C	Surrounding the bunker are remnants and material scatter from other structures of the complex, which have the potential to yield further information which will contribute to the understanding of the site.
Criterion D	The exterior of the concrete bunker is a substantially intact example of its type and retains evidence of the camouflage paint scheme. Part of the fuse and telephone cable board is the only internal equipment to survive.
Criterion G	The Former Operations and Signals Bunker During has special association for the numbers of European migrants who were accommodated in the complex after WWII, many of whom have remained in North Queensland. The Former Operations and Signals Bunker is also associated with James Cook University, when, during the 1960s, in the foundation years of University, the complex was used as temporary halls of residence for students.

QUEENSLAND HERITAGE ACT 1992

Entry in the Heritage Register
State Heritage



History

The Former Operations and Signals Bunker(3FSHQ) was constructed between 1942 and 1944 for No 3 Fighter Sector Headquarters. Soon after moving to the site in late 1944 the operations of No 3 Fighter Sector Headquarters was subsumed into Air Defence Headquarters operations.

The increase in Japanese military activity in Asia in the late 1930s led the Australian Government to establish air bases in the north of Australia. The Department of Defence began negotiations with the Townsville City Council to transfer the Garbutt aerodrome to the Commonwealth in early 1939. The acquisition was completed on 12 December 1940 and construction of three, 5000 ft, sealed runways began in 1941.

Japanese military activity in the Pacific region increased after the bombing of Pearl Harbour on 7 December, 1941. Faced with the threat of invasion the Australian and American Governments began to develop a major military base in the Townsville Region.

The Garbutt runways, designed for B17 bombers, were completed in February 1942, just prior to the arrival of units of the 5th Air Force, United States Army Air Force. Additional bomber bases were established at Charters Towers and Cloncurry and a number of airstrips for fighter aircraft were constructed between Townsville and Charters Towers.

3FSHQ was first established in temporary accommodation at Townsville Grammar School on 25 February 1942. 3FSHQ Townsville was formed to support airborne units located in the North Queensland area. As the war extended to the islands north of New Guinea, its operational area enlarged to cover the area stretching from Rockhampton in the south to Mount Isa in the west and New Guinea in the north. 3FSHQ controlled fighter squadron operations and coordinated anti-aircraft defences. Radio watches for bomber and reconnaissance aircraft were also maintained from the Operations Centre.

3FSHQ was also connected by telephone and radio to anti-aircraft guns and searchlights, and with RDF stations and high frequency direction finding (HF/DF) stations in the Townsville and Charters Towers area. The role of high frequency directional radio stations was to assist fighter pilots to get their bearings during airborne patrols. The station was linked by telephone to RAAF Headquarters in Melbourne and was responsible for keeping the RAAF Command informed of all developments. The Operations Centre was also responsible for activating air raid warnings. It also provided position plots for courier and civil aircraft operating between Brisbane and New Guinea.

While 3FSHQ was located at the Grammar School from 1942 to 1944 the location was not ideal because it was vulnerable to air attack. Planning for the construction of a new Fighter Sector Headquarters began in 1942. The new complex was constructed on the lower, eastern slopes of Mt Stuart on 68 acres of land requisitioned by the Commonwealth in August 1942. The site was regarded as ideal as it was some distance from the main airfields and the public eye, but still close enough to the various other installations it liaised with. In the event of an enemy raid, its position was such that it would have been difficult to attack, and the area's natural camouflage would have made it difficult to locate.

Construction of the complex began in late 1942 with the Operations and Signals Bunker ready by early 1943. However, by November 1943 the bunker, identified as a semi-underground building because all cabling was laid underground, was not yet occupied because associated accommodation facilities had not been completed. The delay related to the fact that the complex was located some distance from the airfield and there was some question as to whether the facility could provide briefing to air crews in an adequate time frame. Eventually the site became operational in late 1944.

QUEENSLAND HERITAGE ACT 1992

Entry in the Heritage Register State Heritage



The bunker itself was fully airconditioned and housed its own power plant. The interior had a steel mezzanine floor splitting it into two levels and was divided into 32 rooms and passage ways by caneite partitions. Located within the building was the Operations Room, Engine Room, RDF Filter Room, Voluntary Air Observer Corp (VAOC) Liaison Room, Main Operations Room Dais, Aircraft Movements Section, RDF Supervisors Room, Signal Officers Room, W/T Workshop and PMG Switch Room.

The Administration Section was also moved to the Stuart site and commenced functioning on 29 December 1944. On 25 January 1945 the Royal Australian Airforce established their Air Defence Headquarters in the Stuart complex; from where they operated until 1947.

The complex, except for the bunker, was utilised after the war as an immigration depot and migrant hostel. Additional huts were placed on the site to provide more accommodation for migrants who arrived in large numbers after the war. Many of these migrants have made their homes in North Queensland.

In 1961 James Cook University of North Queensland purchased the site for student accommodation while the residential halls at Douglas were under construction. The bunker was still partially furnished at the time the property was purchased by the university. There was a large mapping table in the main room complete with maps and maps on the wall still had marker pins in them. The switchboards and other communication equipment were still largely intact. Photographs, taken at the time, were deposited with the university.

Soon after, in 1962 or 1963, the interior of the bunker was destroyed by fire. In the early 1970s the site was vacated and the barracks either demolished or removed. The property is still under the control of the university although the bunker is the only remaining structure on the site.

Released by EHP under the OIA 2009

QUEENSLAND HERITAGE ACT 1992

Entry in the Heritage Register

State Heritage



Description

The Former Operations and Signals Bunker is a rectangular two-storeyed concrete bunker set into the hillside at the base of Mt Stuart. The site is set back from Stuart Drive, which becomes the highway west to Charters Towers, and is about ten kilometres south-west of Townsville's city centre.

The bunker, measuring about 18 x 13 metres, has a flat concrete roof, engaged piers to the side walls and a boarded formwork finish. Remnants of its external camouflage colour scheme, chosen to blend with the pink granite of the hill, are still evident.

The bunker consists of a main room which is two-stories in height, with smaller separate rooms attached to the front. The main room retains evidence of the mezzanine floor, air-conditioning ducts and wc's.

The front section contains some six separate smaller rooms of two levels. Access to the four rooms at the centre is from the exterior and access to the two rooms at the western end is from the main room. The lower of the two western rooms contains the large metal frame of the fuse and telephone cable board with some fuses still visible, which is the only surviving piece of equipment in the structure. Part of the floor of this room appears to be rubble, filling a small tunnel for cables.

To either side of the bunker are two circular structures, possibly bases for communication aerials or anchors for the camouflage net for the bunker. They are some four metre wide and constructed of low stone walls with a conical concrete cap.

Between the bunker, the creek to the north-west and the road to the north-east are several concrete slabs, concrete steps and scatters of building material and other artefacts. These are remnants of other structures of the complex, possibly ablutions blocks and hot water boiler stands.

Released by EHP under the Queensland Heritage Act 2009

QUEENSLAND HERITAGE ACT 1992

Entry in the Heritage Register
State Heritage



Images



1. Former Operations and Signals Bunker (1996)



2. Former Operations and Signals Bunker (1996)

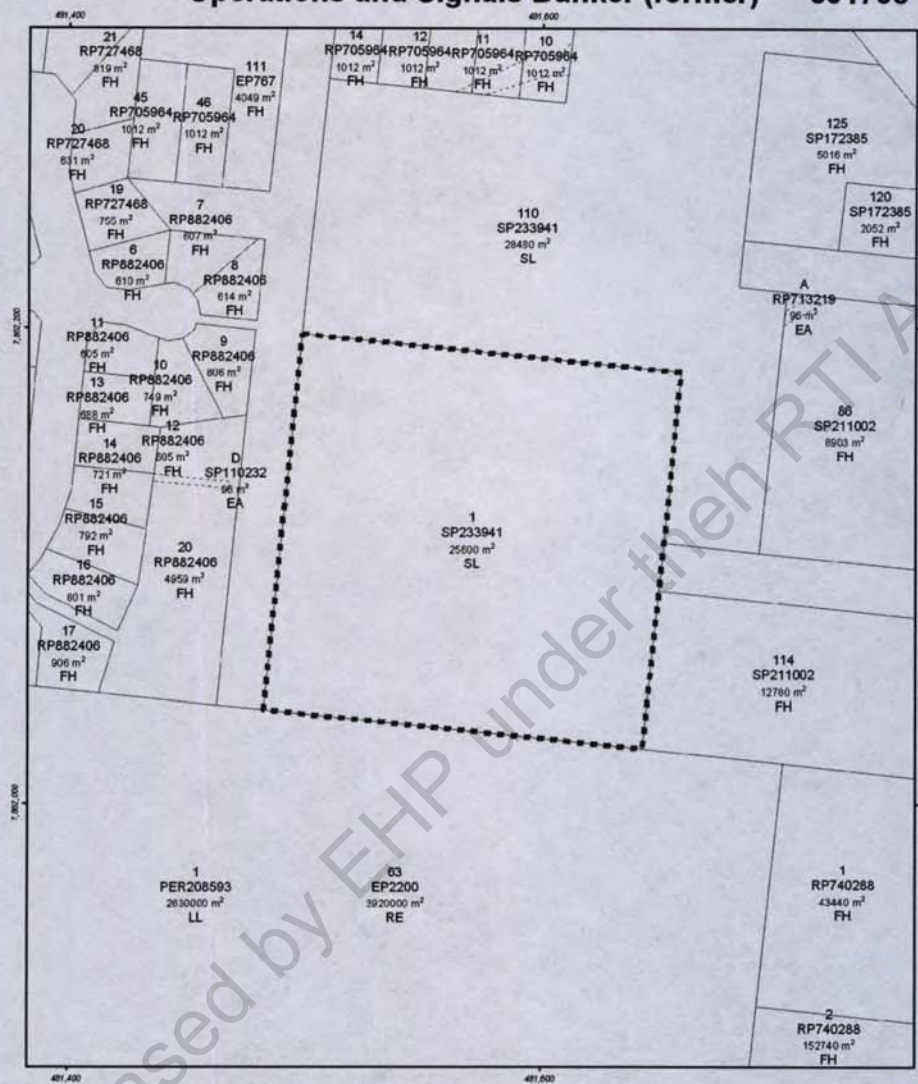
QUEENSLAND HERITAGE ACT 1992

Entry in the Heritage Register
State Heritage



Heritage Register Boundary

Operations and Signals Bunker (former) 601708



0 25 50 100
Meters

1:2,000

Map 1

Heritage boundary
overview

Map Projection: Transverse Mercator (MGA) zone 55
Horizontal datum: Geocentric Datum of Australia 1994 (GDA94)

Map Production:
Heritage, Natural Resources and Environment
Department of Environment and Resource Management
14 February 2012

Accuracy Statement:
Due to varying source, accuracy or currency of data layers used in this map, the spatial locations of features may not coincide when overlaid.

Disclaimer:
This map has been produced for the purposes of information and discussion. While the map has been prepared with care, neither the Queensland Government nor the Department of Environment and Resource Management or its officers or its staff, accept any liability for any decisions or actions taken by individuals or organisations on the basis of this map.



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Legend

- Heritage Register Boundary
- Cadastral
- Parcel
- Easement

QUEENSLAND HERITAGE ACT 1992

Entry in the Heritage Register State Heritage



Process Statement: Pursuant to the provisions of the Queensland Heritage Act 1992, the Heritage Council has formed the opinion that this is a place of cultural significance which satisfies one or more of the criteria for provisional entry in the Heritage Register and that it is possible for the cultural heritage significance of the place to be conserved.

The decision of the Heritage Council is recorded in the minutes of the Council meeting of 28 August 1998.

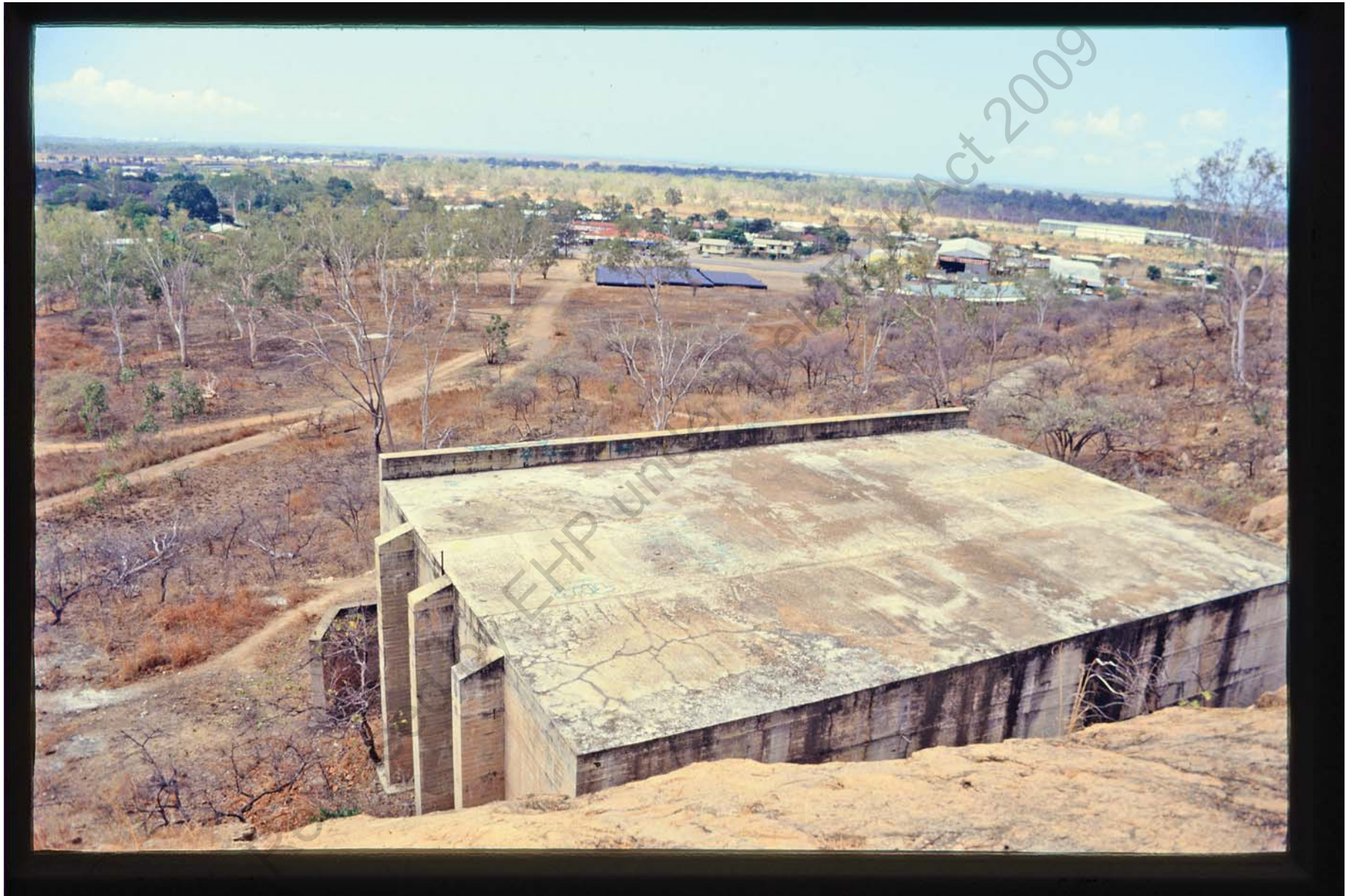
The Heritage Council reduced the heritage register boundary of the place and this decision is recorded in the minutes of the Heritage Council meeting of 23 July 1999.

Note: This document has been prepared on the basis of current information, and assessed under the criteria in the Queensland Heritage Act. This document may be reassessed if further evidence becomes available. The statement of significance specifies the most important heritage values of the place. The purpose of this document is to provide an informed evaluation for heritage registration. This does not negate the need for a thorough conservation study by a qualified practitioner, or Cultural Heritage Branch consultation, before any action is taken which may affect the significance of the place.

Released by EHP under the RTI Act 2009













From: Ken Ellett [Ken.Ellett@dnrm.qld.gov.au]
Sent: Wednesday, 14 April 2010 3:23 PM
To: Leigh Preston
CC: Peter Lawrence
Subject: HRN: 601708 - Operations & Signals Bunker (former)
Attachments: Operations & Signals Bunker HRN 601708.pdf

Leigh,

Our recent telephone conversation refers.

North Region Property Services Unit are investigating potential projects with regard to preparing unallocated State land for future management/allocation.

Lot 110 on EP767 located at Wulguru has been identified as one such property due to the location, management issues and interest displayed in the property.

As you are aware there are structures of historical significance located on the property listed under Heritage Register Number: 601708, being the former defence operations and signals bunker that would appear to require conservation for heritage purposes.

Prior to any further dealing with Lot 110 on EP767, it may be necessary to excise the area required to conserve these built artifacts.

Queensland Heritage Register Map (see document attached) depicts the "Listing Boundary Outline" of HRN: 601708.

Property Services are proposing to engage a licensed surveyor to reconfigure Lot 110 on EP767 into 2 lots, one lot as shown coloured red! on the QHR Map to subsequently be allocated as a community purpose tenure to protect the heritage values of the site, with the balance area to be disposed of in accordance with Government Land Policy.

Your views with regard to the suitability of the area depicted on the QHR Map to contain the items of heritage value would be appreciated.

In addition, your views with regard to the allocation of an appropriate tenure and future trustees would also be appreciated.

Should you require further information please do not hesitate to contact me.

Regards

Ken Ellett

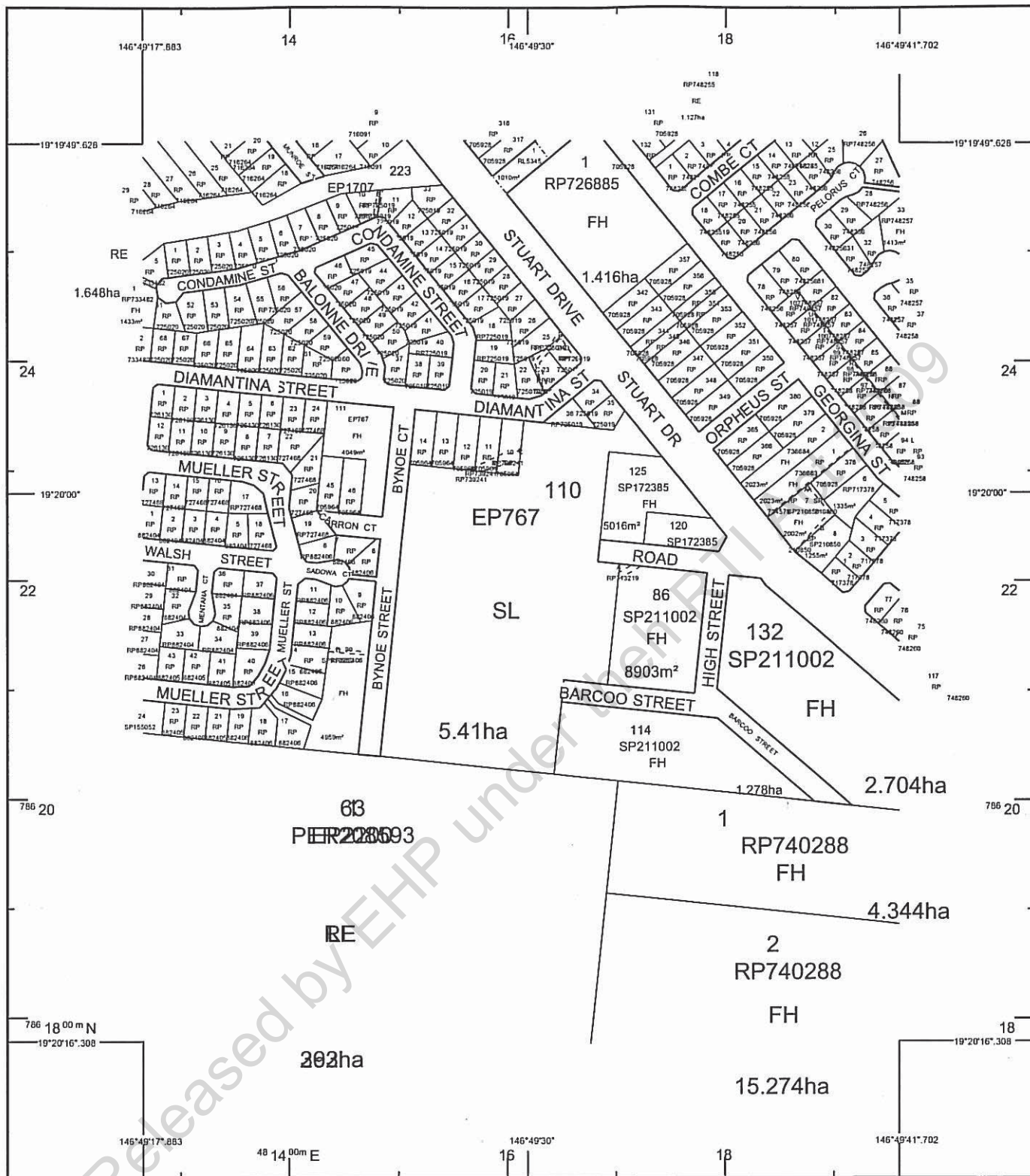
Land Administration Officer, Property Services

Telephone: 07 4039 8384 **Facsimile:** 07 4057 3365

Email: ken.ellett@dnrm.qld.gov.au

www.dnrm.qld.gov.au

Department of Environment and Resource Management
Level 3, William McCormack Place
5b Sheridan Street, Cairns Q 4870
PO Box 937, Cairns Q 4870



STANDARD MAP NUMBER
8259-24243

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB
Lot/Plan 110/EP767
Area/Volume 5.41ha
Tenure STATE LAND
Local Government TOWNSVILLE CITY
Locality WULGURU
Parish STUART
County ELPHINSTONE
Segment/Parcel 51261/9

CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy) 14/04/2010

DCDB 13/04/2010

Users of the information recorded in this document (the Information) accept all responsibility and risk associated with the use of the Information and should seek independent professional advice in relation to dealings with property.

Despite Department of Environment and Resource Management (DERM)'s best efforts, DERM makes no representations or warranties in relation to the Information, and to the extent permitted by law, exclude or limit all warranties relating to correctness, accuracy, reliability, completeness or currency and all liability for any direct, indirect and consequential costs, losses, damages and expenses incurred in any way (including but not limited to that arising from negligence) in connection with any use of or reliance on the Information.

For further information on SmartMap products visit <http://mww.qld.gov.au/property/mapping/blinmap>

SmartMap

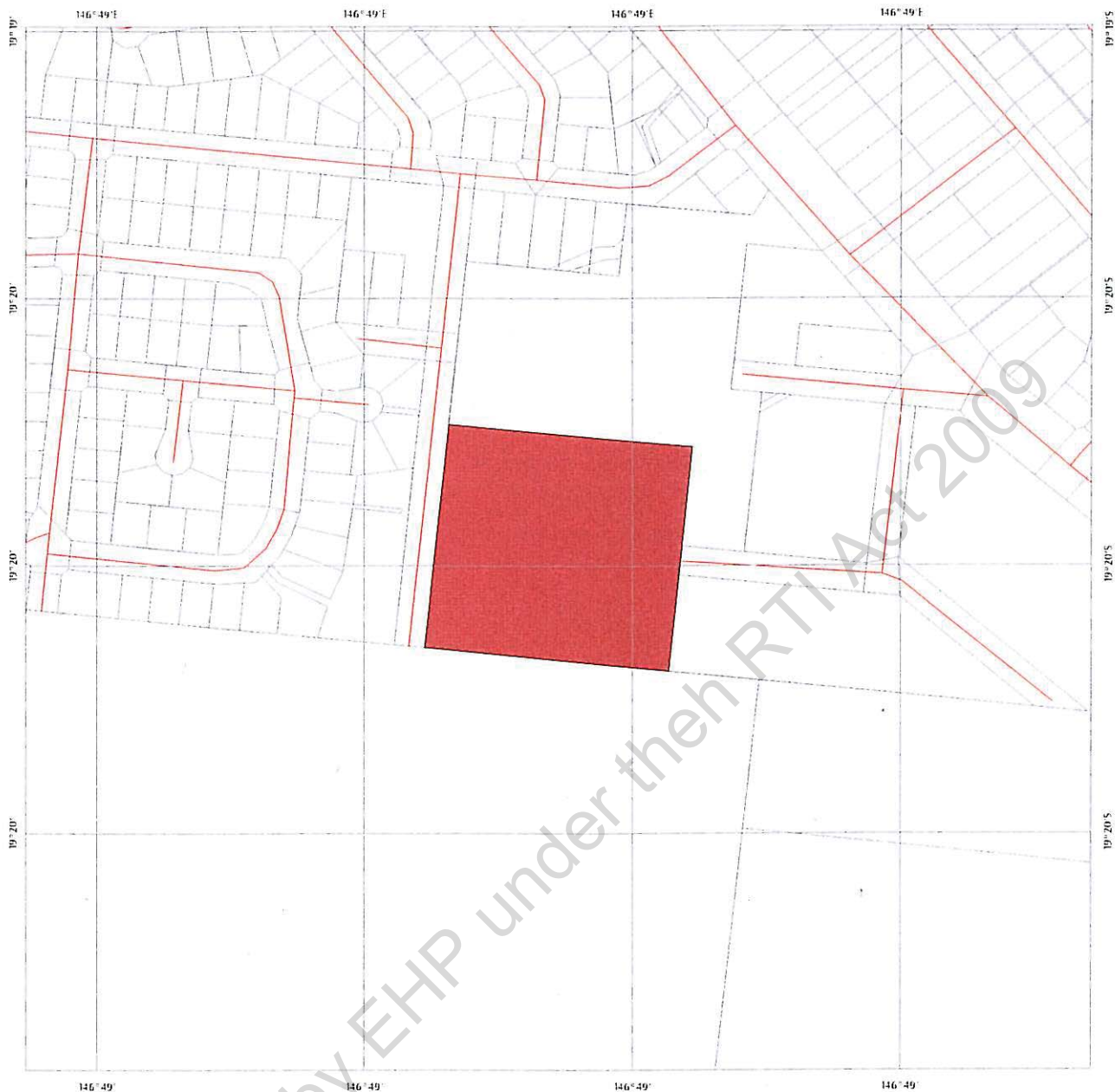
An External Product of
SmartMap Information Services

Based upon an extraction from the
Digital Cadastral Data Base



**Queensland
Government**

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(Department of Environment and
Resource Management) 2010.



Queensland Heritage Register Map

- Listing Boundary Outline -

Requested By: KEN.ELLETT@NRW.QLD.GOV.AU

Date: 06 Nov 08 Time: 15.33.49

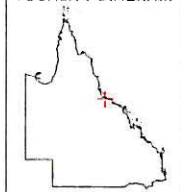
Heritage Register Number: 601708

Place Name: Operations and Signals Bunker (former)



Queensland
Government

LOCALITY DIAGRAM



Queensland Heritage Register Places (Boundary Accuracy)

- Actual
- Estimated
- Location Only

Roads

MapInfo Australia Pty Ltd 2006

Cadastral Boundaries

The maximum spatial error of parcels extracted for this map from the Digital Cadastral Data Base (DCDB) range from: 14m to 251m at a 95% confidence level. Property boundaries shown are provided as a locational aid only.

- Towns

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

Disclaimer:

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

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Official extracts from the Queensland Heritage Register are available from the Environmental Protection Agency in accordance with s32 of the Queensland Heritage Act 1992. Application forms are downloadable from the Agency website www.epa.qld.gov.au/ecoaccess.

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800 0 800 m

This scale bar is approximate only
Horizontal Datum: Geocentric Datum of Australia 1994 (GDA94)
This product is unprojected and is not suitable for measuring distances



Operations and Signals Bunker (former)

Place Details

Place ID	601708
Place Name	Operations and Signals Bunker (former)
Alternative Name	James Cook University RAAF No.3 Fighter Sector Headquarters (3FSHQ) Stuart Immigration Hostel
Place Classification	Built Archaeological
Place Category	Defence
Place Type	Signals Post
Place Components	Machinery/Plant/Equipment - communications Bunker - concrete Slab/s - concrete Camouflage net securing points

Location

Address	Off Stuart Drive
Property Name	
Town / Suburb	STUART
Post Code	4811
LGA	TOWNSVILLE CITY COUNCIL
Context Study Region	North Region

Cultural Significance

Principle Period of Significance	1942-1943 (fabric) 1940s (historical)
Criterion A	The Former Operations and Signals Bunker at Stuart, constructed in 1942-3, is significant as the former Headquarters of the Operations Section of No 3 Fighter Sector Headquarters (3FSHQ), who controlled fighter operations and anti-aircraft defences through North Queensland and New Guinea. Occupied by the Royal Australian Air Force (RAAF) in January 1945, the Former Operations and Signals Bunker played a pivotal role as the key communications centre for Allied Air Forces, operating out of Townsville during the final months of the Pacific War. The Former Operations and Signals Bunker is one of a number of WWII structures and complexes which survive in the Townsville area, demonstrating the substantial role the region, and particularly Townsville, played in the war in the Pacific.
Criterion C	Surrounding the bunker are remnants and material scatter from other structures of the complex, which have the potential to yield further information which will contribute to the understanding of the site.
Criterion D	The exterior of the concrete bunker is a substantially intact example of its type and retains evidence of the camouflage paint scheme. Part of the fuse and telephone cable board is the only

Criterion G

internal equipment to survive.

The Former Operations and Signals Bunker During has special association for the numbers of European migrants who were accommodated in the complex after WWII, many of whom have remained in North Queensland. The Former Operations and Signals Bunker is also associated with James Cook University, when, during the 1960s, in the foundation years of University, the complex was used as temporary halls of residence for students.

History

History

The Former Operations and Signals Bunker(3FSHQ) was constructed between 1942 and 1944 for No 3 Fighter Sector Headquarters. Soon after moving to the site in late 1944 the operations of No 3 Fighter Sector Headquarters was subsumed into Air Defence Headquarters operations. The increase in Japanese military activity in Asia in the late 1930s led the Australian Government to establish air bases in the north of Australia. The Department of Defence began negotiations with the Townsville City Council to transfer the Garbutt aerodrome to the Commonwealth in early 1939. The acquisition was completed on 12 December 1940 and construction of three, 5000 ft, sealed runways began in 1941. Japanese military activity in the Pacific region increased after the bombing of Pearl Harbour on 7 December, 1941. Faced with the threat of invasion the Australian and American Governments began to develop a major military base in the Townsville Region. The Garbutt runways, designed for B17 bombers, were completed in February 1942, just prior to the arrival of units of the 5th Air Force, United States Army Air Force. Additional bomber bases were established at Charters Towers and Cloncurry and a number of airstrips for fighter aircraft were constructed between Townsville and Charters Towers. 3FSHQ was first established in temporary accommodation at Townsville Grammar School on 25 February 1942. 3FSHQ Townsville was formed to support airborne units located in the North Queensland area. As the war extended to the islands north of New Guinea, its operational area enlarged to cover the area stretching from Rockhampton in the south to Mount Isa in the west and New Guinea in the north. 3FSHQ controlled fighter squadron operations and coordinated anti-aircraft defences. Radio watches for bomber and reconnaissance aircraft were also maintained from the Operations Centre. 3FSHQ was also connected by telephone and radio to anti-aircraft guns and searchlights, and with RDF stations and high frequency direction finding (HF/DF) stations in the Townsville and Charters Towers area. The role of high frequency directional radio stations was to assist fighter pilots to get their bearings during airborne patrols. The station was linked by telephone to RAAF Headquarters in Melbourne and was responsible for keeping the RAAF Command informed of all developments. The Operations Centre was also responsible for activating air raid warnings. It also provided position plots for courier and civil aircraft operating between Brisbane and New Guinea. While 3FSHQ was located at the Grammar School from 1942 to 1944 the location was not ideal because it was vulnerable to air attack. Planning for the construction of a new Fighter Sector Headquarters began in 1942. The new complex was constructed on the lower, eastern slopes of Mt Stuart on 68 acres of land requisitioned by the Commonwealth in August 1942. The site was regarded as ideal as it was some distance from the main airfields and the public eye, but still close enough to the various other installations it liaised with. In the event of an enemy raid, its position was such that it would have been difficult to attack, and the area's natural camouflage would have made it difficult to locate. Construction of the complex began in late 1942 with the

Operations and Signals Bunker ready by early 1943. However, by November 1943 the bunker, identified as a semi-underground building because all cabling was laid underground, was not yet occupied because associated accommodation facilities had not been completed. The delay related to the fact that the complex was located some distance from the airfield and there was some question as to whether the facility could provide briefing to air crews in an adequate time frame. Eventually the site became operational in late 1944. The bunker itself was fully airconditioned and housed its own power plant. The interior had a steel mezzanine floor splitting it into two levels and was divided into 32 rooms and passage ways by caneite partitions. Located within the building was the Operations Room, Engine Room, RDF Filter Room, Voluntary Air Observer Corp (VAOC) Liaison Room, Main Operations Room Dais, Aircraft Movements Section, RDF Supervisors Room, Signal Officers Room, W/T Workshop and PMG Switch Room. The Administration Section was also moved to the Stuart site and commenced functioning on 29 December 1944. On 25 January 1945 the Royal Australian Airforce established their Air Defence Headquarters in the Stuart complex; from where they operated until 1947. The complex, except for the bunker, was utilised after the war as an immigration depot and migrant hostel. Additional huts were placed on the site to provide more accommodation for migrants who arrived in large numbers after the war. Many of these migrants have made their homes in North Queensland. In 1961 James Cook University of North Queensland purchased the site for student accommodation while the residential halls at Douglas were under construction. The bunker was still partially furnished at the time the property was purchased by the university. There was a large mapping table in the main room complete with maps and maps on the wall still had marker pins in them. The switchboards and other communication equipment were still largely intact. Photographs, taken at the time, were deposited with the university. Soon after, in 1962 or 1963, the interior of the bunker was destroyed by fire. In the early 1970s the site was vacated and the barracks either demolished or removed. The property is still under the control of the university although the bunker is the only remaining structure on the site.

Description

Designer Name

Style

Period World War II (1940 - 1945)

Builder Name

Construction Date 1942 - 1944

Construction Method Poured in situ

Fabric (Exterior Structure) Concrete

Fabric (Roof) Concrete

Roof Form Flat

Description

The Former Operations and Signals Bunker is a rectangular two-storeyed concrete bunker set into the hillside at the base of Mt Stuart. The site is set back from Stuart Drive, which becomes the highway west to Charters Towers, and is about ten kilometres south-west of Townsville's city centre. The bunker, measuring about 18 x 13 metres, has a flat concrete roof, engaged piers to the side walls and a boarded formwork finish. Remnants of its external camouflage colour scheme, chosen to blend with the pink

granite of the hill, are still evident. The bunker consists of a main room which is two-stories in height, with smaller separate rooms attached to the front. The main room retains evidence of the mezzanine floor, air-conditioning ducts and wc's. The front section contains some six separate smaller rooms of two levels. Access to the four rooms at the centre is from the exterior and access to the two rooms at the western end is from the main room. The lower of the two western rooms contains the large metal frame of the fuse and telephone cable board with some fuses still visible, which is the only surviving piece of equipment in the structure. Part of the floor of this room appears to be rubble, filling a small tunnel for cables. To either side of the bunker are two circular structures, possibly bases for communication aerials or anchors for the camouflage net for the bunker. They are some four metre wide and constructed of low stone walls with a conical concrete cap. Between the bunker, the creek to the north-west and the road to the north-east are several concrete slabs, concrete steps and scatters of building material and other artefacts. These are remnants of other structures of the complex, possibly ablutions blocks and hot water boiler stands.

Keywords

Keywords

Images

Description	2. Former Operations and Signals Bunker (1996)
Media Author	
Media Date	03/10/1996
Copyright	EPA/QPWS



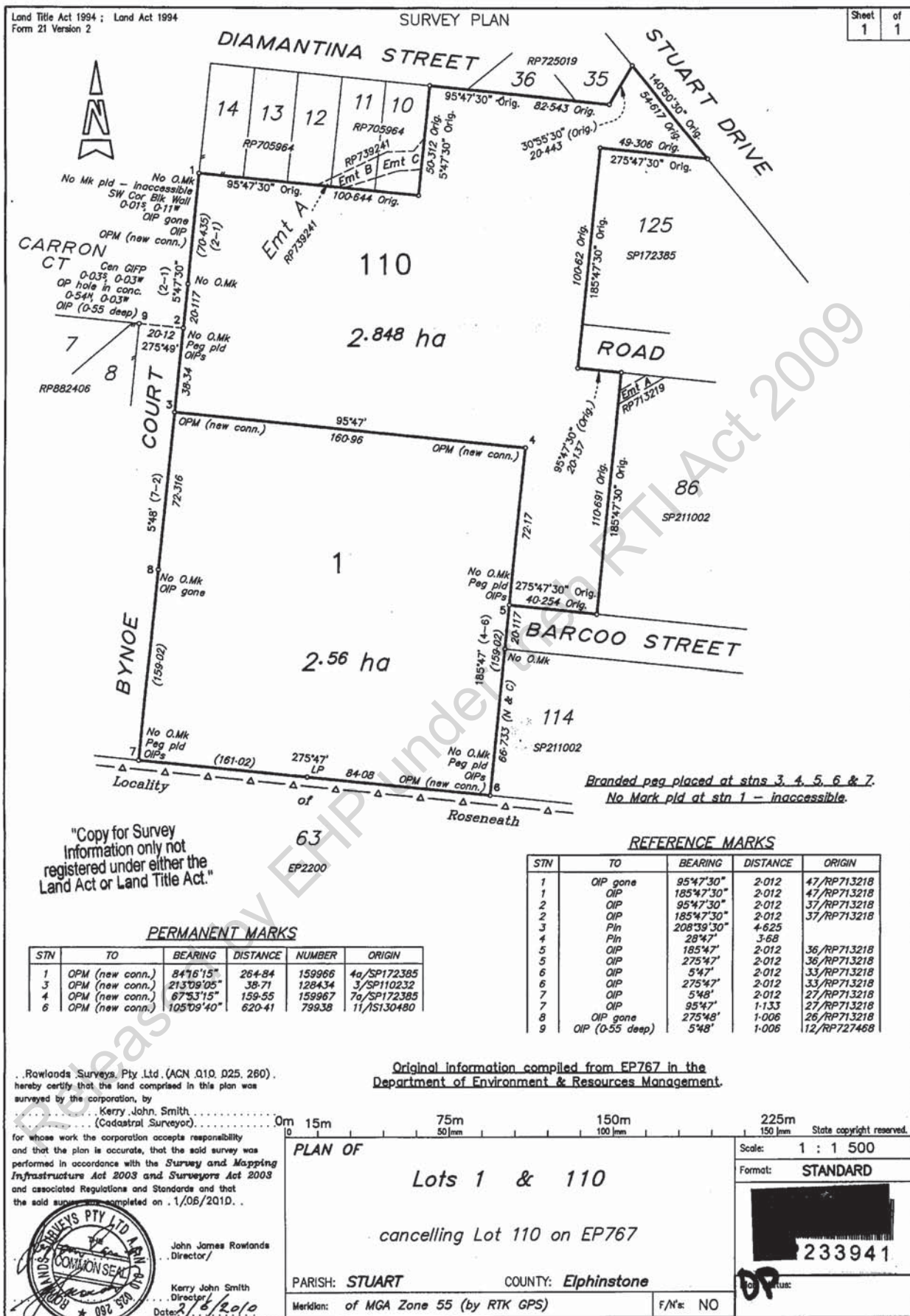
Description	1. Former Operations and Signals Bunker (1996)
Media Author	
Media Date	03/10/1996
Copyright	EPA/QPWS

Information about places in the Queensland Heritage Register is maintained by the Environmental Protection Agency under the Queensland Heritage Act 1992. Information available here is only part of the full Register entry and should not be taken as an official entry. Absence does not mean a particular place is not in the Register.

[Certified copies](#) of the full entries in the Register are available for a fee.

You can also [search the full Register](#) for a fee to find out if a place or parcel of land is listed or otherwise affected by the Act.

Last updated: 04 April 2006



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From: BUSHING Victor [Victor.Bushing@ehp.qld.gov.au]
Sent: Wednesday, 5 March 2014 9:56 AM
To: Robb Sandi
Subject: RE: assistance please
Attachments: 601708.pdf

Hi Gorgeous,

How's this?

Sad to c u all alone.

Someone down here cares though.

Moi

From: Robb Sandi
Sent: Wednesday, 5 March 2014 9:48 AM
To: BUSHING Victor
Subject: assistance please
Importance: High

Hi Vic

Could you please do something for me. I need quickly an overlay of the existing heritage boundary for the Signals and Operation bunker at Stuart QHR 601708 on top of a google earth so that I can see all of the heritage elements within the heritage boundary.

Are you able to help this lonesome officer now that Im a pack of 1.

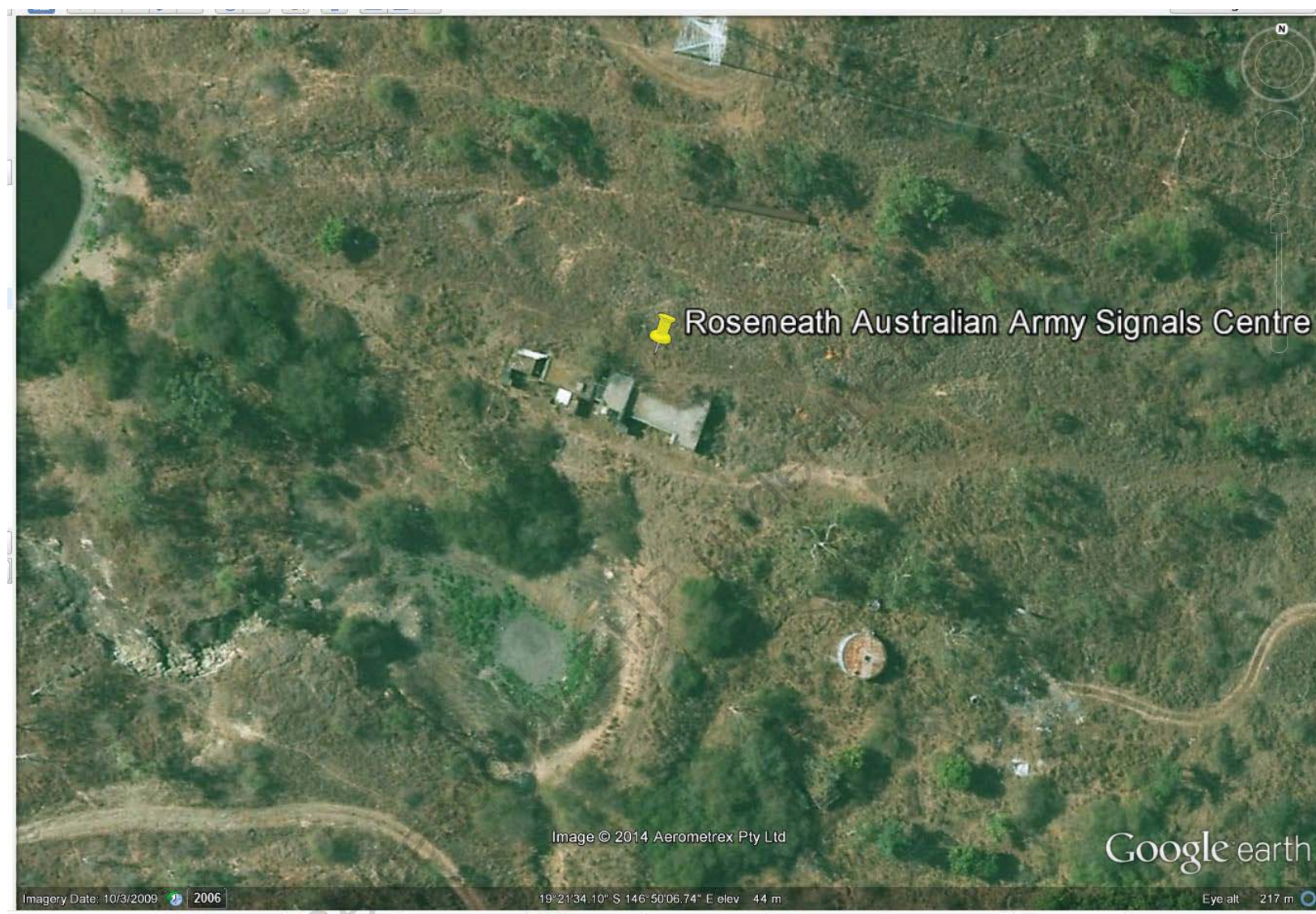
Sandi Robb
Senior Conservation Officer (Heritage)
North Region
Environment and Heritage Protection

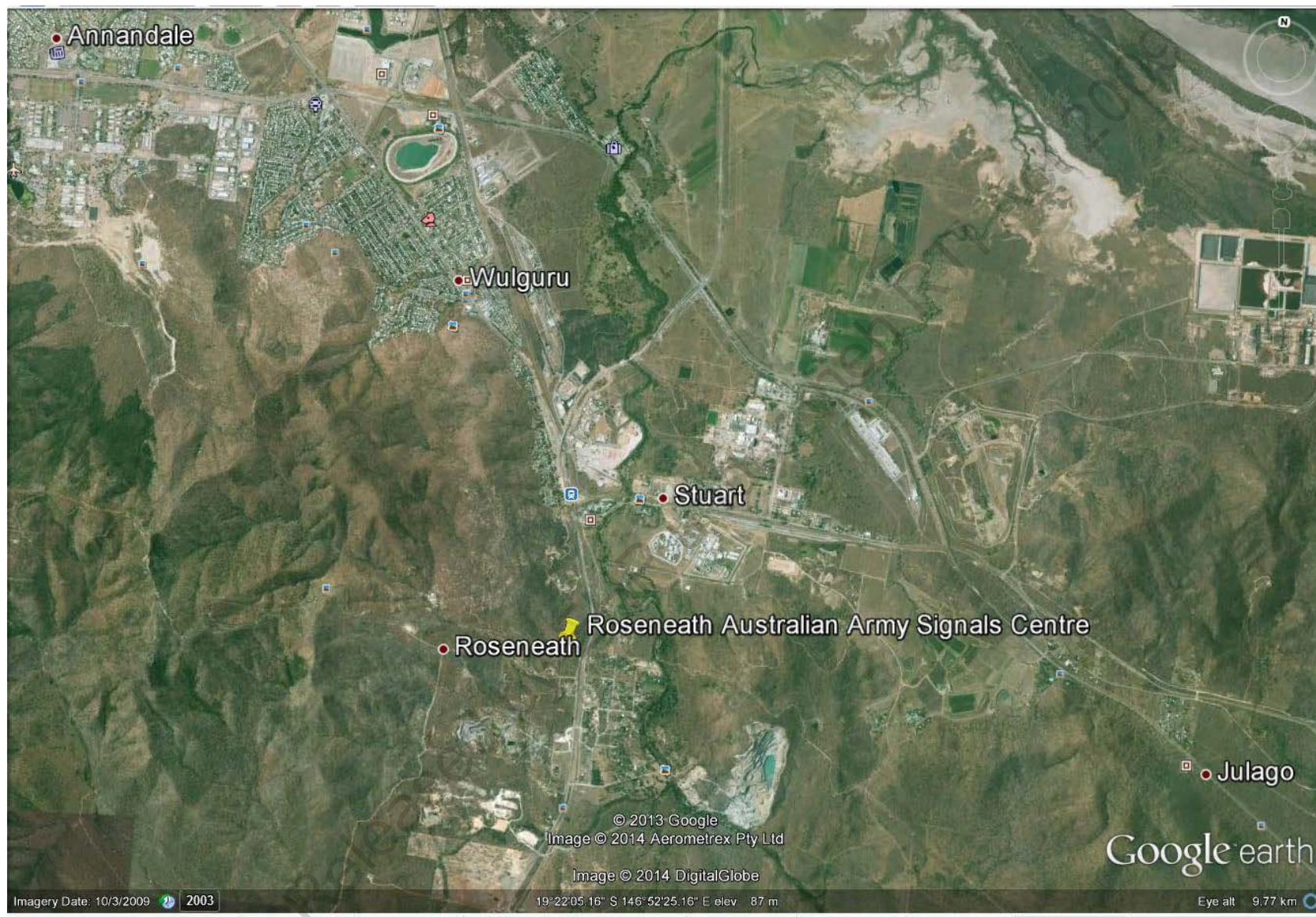
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Fax: 07 47 225 351

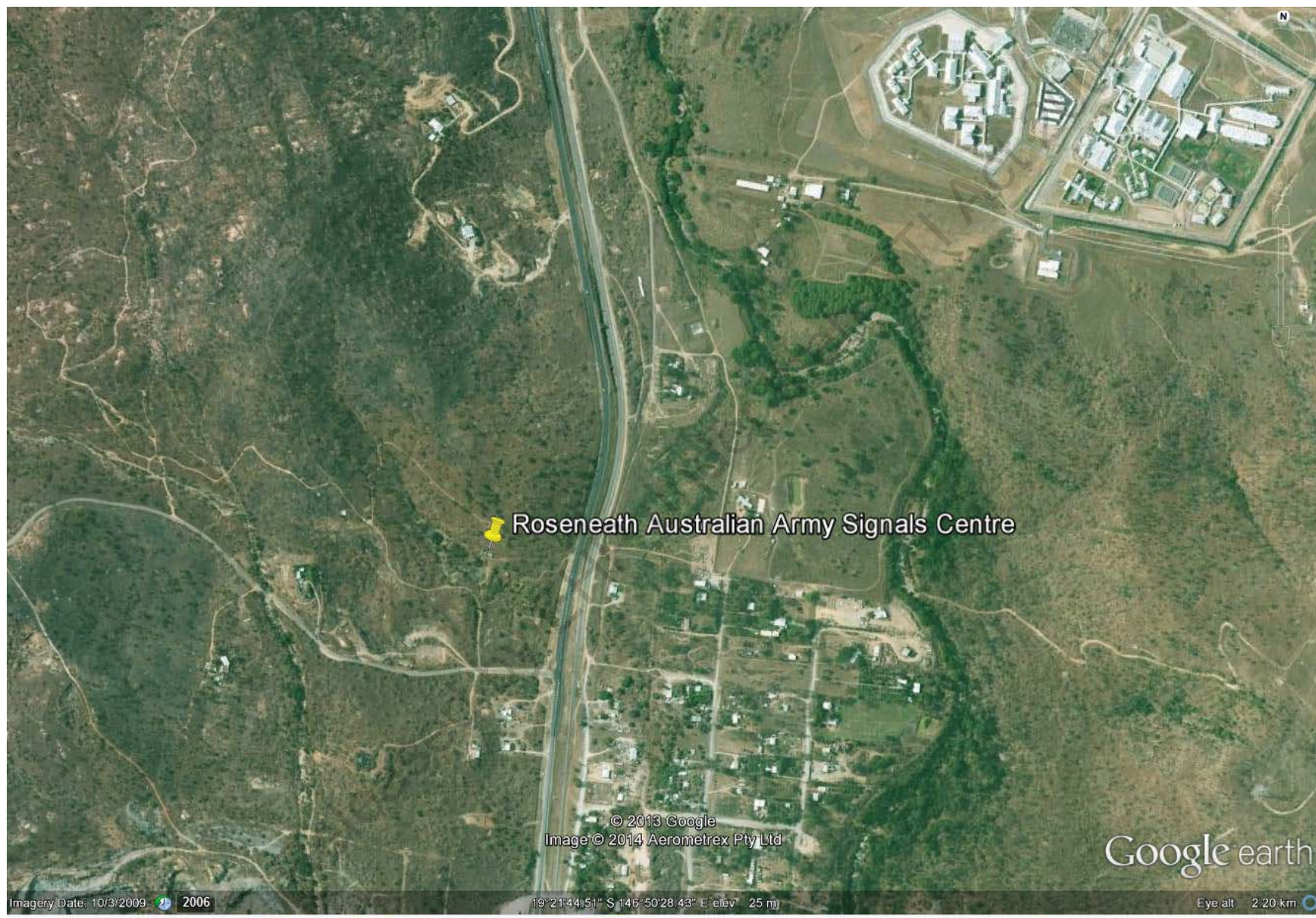
sandi.robbs@ehp.qld.gov.au

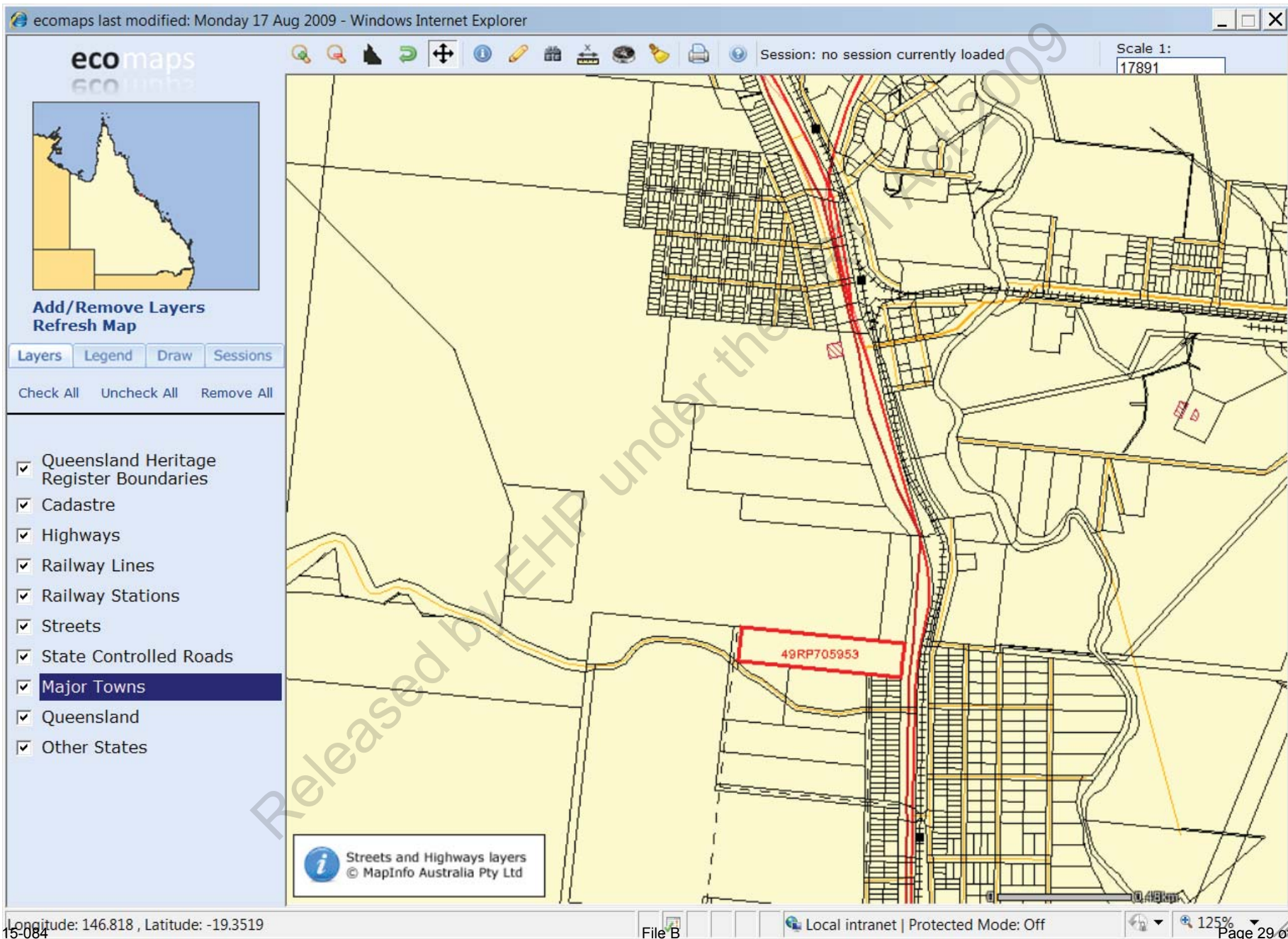












Heritage Asset Management

This guideline describes the best practice processes to enable agencies to recognise, manage and conserve government building assets with [cultural heritage significance](#) during all stages of the asset life-cycle (planning, investment/procurement, management-in-use and disposal).

In this guideline, the term ‘agencies’ is equivalent to ‘departments’ (as defined in s8 of the [Financial Accountability Act 2009](#)).

The objective of heritage asset management is to use heritage assets to facilitate the delivery of services to the community in an efficient, cost-effective way while conserving their cultural heritage significance for present and future generations.

The Queensland Government owns a wide range of buildings with cultural heritage significance. These State-owned heritage assets are primarily useful physical assets but also enrich the community by conserving Queensland’s cultural heritage. They record elements of the community’s identity, by providing physical evidence of the history and development. Through careful management they can be used and appreciated now and in the future. They can provide an interesting and enjoyable environment in which to work, potentially richer than that provided by more recently constructed buildings and many have been successfully adapted to suit contemporary working conditions.

The responsibility for managing Government-owned heritage assets lies with the respective agencies which control and administer them. In order to achieve the Government’s objective to conserve Queensland’s cultural heritage, agencies should be aware of the heritage they hold in trust for the benefit of present and future generations.

Agencies must manage assets to comply with the requirements in the following legislation and whole-of-Government policies:

- [Queensland Heritage Act 1992](#)
- [Sustainable Planning Act 2009](#)
- [Maintenance Management Framework](#)
- [Non-Current Asset Policies for the Queensland Public Sector](#)

Heritage Asset Management

Agencies should also take into consideration:

- the principles and elements necessary for achieving effective management of buildings established in the [Building Asset Performance Framework](#)
- community expectations
- the strategy for managing Queensland's heritage to allow for growth and development of the State while also conserving its valuable heritage places and the guiding principles outlined in the [Queensland Heritage Strategy: a ten year plan](#) (<http://www.ehp.qld.gov.au/heritage/heritage-in-qld/protecting-heritage.html>).

A best practice process for heritage asset management will entail the following key stages:

1. identifying assets with cultural heritage significance
2. recording heritage assets in agency asset registers and giving consideration to the nomination of heritage assets of State significance to the Queensland Heritage Register (the QH Register) following advice from the Department of Environment and Heritage Protection (DEHP)
3. managing heritage assets to retain cultural heritage significance while achieving agency asset objectives
4. identifying and planning for the disposal of surplus or under-utilised building assets
5. monitoring and reviewing outcomes to inform future management processes.

While most State-owned heritage assets managed by agencies are buildings, cultural heritage values may also extend to features related to government buildings e.g. artefacts, the contents of a building and to the setting and associated landscape on a defined area of land associated with a heritage place. **Attachment 1** explains some of the more commonly used heritage management terms.

Benefits

Effective heritage asset management may result in the following benefits:

- compliance with statutory obligations
- retention of the heritage value of government assets
- improved user and occupant satisfaction
- enhanced community satisfaction
- enrichment to the quality of the urban environment
- extended asset life
- minimised service delivery disruptions.

Risks

Consequences of ineffective heritage asset management could include:

- breaches of statutory obligations
- delays to project delivery
- lack of integration of heritage value in planning
- decrease of heritage value of government assets
- loss of civic esteem
- community dissatisfaction
- reduced asset life
- functional inefficiencies due to existing assets being used inappropriately or ineffectively
- unscheduled or unexpected major expenditure.

The heritage asset management process

The management of heritage assets is not a discrete process, but rather an integral part of a total asset management approach. In order to achieve best practice heritage asset management, agencies which own such assets should develop a heritage strategy and incorporate this into their planning processes.

Good heritage management does not require special expenditure, nor does it preclude maintaining an existing use or making appropriate changes to facilitate a new use.

However, it does require recognition of the heritage value of the building or place¹ and a process to ensure that this value is not compromised when alterations or maintenance to the place are undertaken. The best practice process for managing portfolios which include heritage assets is described in detail in the following sections.

1. Identifying heritage assets

To successfully manage an asset with cultural heritage significance it is essential to understand the values that make the asset significant before any intervention is made which could compromise the values.

Cultural heritage significance of a place includes the aesthetic, architectural, historical, scientific, social or other significance to the present, past or future generations. Section 35 of the *Queensland Heritage Act 1992* (the QH Act) lists eight criteria for identifying cultural heritage places in Queensland (refer to Attachment 2). Any place that satisfies one or more of the criteria has cultural heritage significance; however, the level of significance must also be determined to recognise places that meet the thresholds of places of local or State significance.

The DEHP's heritage conservation website (<http://www.ehp.qld.gov.au/heritage/index.html>) provides further guidance in using the criteria and thresholds.

¹ A place means a defined or readily identifiable area of land. It can include any feature on land and any part of the immediate surrounds of a feature that may be required for its conservation.

Heritage Asset Management

Assessing heritage significance will usually require the assistance of a person with appropriate skills and experience, such as a heritage consultant. The assessment will typically involve:

- collecting information on the place and its context from documentary sources and from inspection of the fabric of the place
- recording, analysing and assessing this information to determine the aesthetic, historic, scientific and social values of the place
- preparing a concise written statement of the cultural heritage significance of the place.

2. Recording heritage assets

2.1 Agency asset register

It is recommended that the results of the heritage survey be incorporated into the agency asset register. This will provide a useful snapshot of all the heritage assets an agency controls. For these assets, the asset register should note the extent of the site recorded in the Queensland Heritage Register. Development of all buildings within this area is controlled by the QH Act. To ensure that the information in the register remains complete, any assets acquired by the agency after a heritage survey is completed should be reviewed for heritage value.

A comprehensive register incorporating heritage information will facilitate:

- establishing the heritage significance of government assets
- identifying items subject to heritage controls which can guide the establishment of suitable levels of management
- developing maintenance programs
- determining funding and management priorities to facilitate programming and cost efficiencies

This register should be readily available for staff carrying out planning or physical work on sites with heritage assets.

2.2 Queensland Heritage Register

The formal recognition of the heritage significance of assets is important to provide certainty in planning and development processes and to ensure sound decisions are made regarding those assets. A number of places owned by the State are already entered in the Queensland Heritage Register (QH Register). Agencies should consider nominating any additional places that satisfy the cultural heritage significance criteria for State heritage places in the QH Act (refer to Attachment 2) for entry in the QH Register.

Heritage Asset Management

Adding these places to the QH Register has the following benefits:

- standardises the management of heritage assets across government
- ensures a complete record of heritage assets
- reduces duplication of recording and monitoring systems
- makes the inventory of Government heritage assets publicly accessible.

3. Managing heritage assets

Agencies should ensure that heritage asset management needs are adequately addressed during strategic asset planning to ensure the best fit between these assets and the agency objectives and business service strategies.

3.1 Conservation management plans

A conservation management plan can assist agencies to make good decisions on the management or use of heritage assets. Agencies should consider preparing a conservation management plan for each asset assessed to be of State significance. The plan should be completed before any decisions are made that could have an adverse effect on its significance.

A conservation management plan will:

- provide clear direction, a consistent approach and identify management objectives and responsibilities
- identify the appropriate actions to manage a heritage place, specific to the asset and to the level of detail needed
- establish policies and mechanisms for decision-making about the future use of an asset with cultural heritage significance
- define conservation objectives, management responsibilities and appropriate management techniques.

A conservation management plan should be:

- prepared in accordance with nationally accepted practices as described in the Burra Charter
- prepared with the expectation that it will be a public document (except where the information could be considered exempt or contrary to public interest under the [Right to Information Act 2009](#))
- regularly reviewed and updated
- available for use by asset managers, building occupants and users.

For State-owned heritage places (entered in the QH Register), lodgement of conservation management plans with DEHP can facilitate the development assessment process which is discussed in detail in section 3.4).

3.2 Asset maintenance planning

Maintenance, in respect to heritage places, is defined in the [Burra Charter](#) as “the continuous protective care of the fabric and setting of a place”. It is crucial to the conservation of heritage buildings to prevent deterioration through neglect or inappropriate action. The maintenance objective for heritage buildings is to make their fabric last as long as possible by restricting the process of decay without damaging the character of the building.

Heritage assets require a specific and regular maintenance program to avoid ad hoc repairs that, over time, can result in a loss of cultural heritage significance. It is best practice to prepare a maintenance plan for each heritage asset to show the work proposed in each of the next five years at least. Appropriate and prompt maintenance and repair is an important part of any cost-effective conservation program.

For Queensland Government buildings, the management, planning and delivery of building maintenance must be undertaken in accordance with the [Maintenance Management Framework](#) (MMF). The MMF requires departments to adopt a maintenance strategy (which incorporates a balance of planned and unplanned maintenance) and produce an internal maintenance policy that incorporates their service delivery objectives and community obligations. This includes the allocation of sufficient funding in the maintenance budget to enable the buildings in their portfolio (including heritage buildings) to be maintained to the condition standards identified and documented in the maintenance policy.

Inappropriate maintenance practices can cause damage that is expensive to repair. Good quality information is a prerequisite to sound decision-making. Regular inspections should ensure problems are identified early and help asset managers gain an understanding of the likely cost implications of present and future maintenance requirements. As a general principle, maintenance and repairs should, as far as possible, use the same materials and techniques as the original work.

3.3 Management of use

The use of a heritage building contributes to its cultural heritage significance when it:

- is the use for which the building was designed and constructed
- continues over a long period of time
- continues without interruption.

Over time, a heritage building may become less able to support a significant use. The reasons for this may be due to changes to the:

- type of service delivered
- technology used to deliver a service
- legislation setting workspace and fitout standards and/or access standards
- population to be served.

There may also be internal factors where change is determined by the amount or type of accommodation available.

Heritage Asset Management

As far as possible, agencies should aim to retain the significant use of a heritage building. This may require sympathetic adaptation from time to time to meet the changing service delivery environment. Where this is not possible, a compatible new use should be considered, ideally within government ownership. A compatible new use can be identified by assessing the impact of a proposed new use and any associated adaptations on the cultural heritage significance of the place. Careful evaluation of the total accommodation requirements for an agency on a site may support strategies for consideration by government, such as adding a new building to accommodate the most demanding new requirements and allowing existing heritage buildings to accommodate more flexible requirements. This will minimise the impact of adaptation on the heritage building.

When a heritage building is surplus to the needs of an agency, the existence of a conservation management plan should help to determine the most appropriate course of action to follow. If the current situation is not covered by the conservation management plan, specific advice should be sought from a heritage consultant or consideration should be given to updating the plan.

Agencies should aim to occupy heritage buildings. The cost of retaining a heritage asset in everyday use may be less than the ongoing cost of caring for a vacant asset because unoccupied properties can quickly become vandalised or subject to arson attack and maintenance problems may go unrecognised without occupants to report them. This risk can be negated by identifying and planning for a future use for a heritage building before a current use is discontinued. As an interim solution, a building surplus to requirements may fulfil a temporary use. If no alternative or temporary use is arranged before a heritage asset is vacated, it should be secured by 'mothballing' until a new occupant, owner or custodian is found. Regular inspections should be carried out for maintenance and security purposes.

3.4 Alterations to heritage assets

Queensland's heritage legislation establishes a development approval process to control alterations which may diminish the cultural heritage significance of a State heritage place (definition in Attachment 1). Together with other State building controls, heritage compliance has been incorporated into an Integrated Development Assessment System (IDAS) established under the *Sustainable Planning Act 2009* (SPA).

Agencies must obtain approval when proposed alterations are on a site entered in one or more of the registers established under the QH Act and within the SPA definition of 'development' (refer to Attachment 1 for more details).

There are two categories of registers under the QH Act:

- the Queensland Heritage Register for State heritage places (administered by DEHP)
- local government registers for places of local cultural heritage significance (Refer to Attachment 1).

The SPA definition of 'development' in sections 7 and 10 is broad and includes the majority of activities that an agency could undertake at a heritage place.

The QH Act and the SPA provide a range of development approval processes for agencies undertaking projects in heritage buildings. Approval for development in a State heritage place may be obtained under section 71 of the QH Act, or for development which has no impact on the cultural heritage significance of the place, under an exemption certificate described in sections 72-76. There are also a number of general exemptions to cover routine and predictable work which has no impact on the cultural heritage significance of a State heritage place, but which falls within the definition of 'development'. Work which is described in a general exemption and which can be undertaken in accordance with the associated conditions and guidelines may be undertaken without further notification or approval. Additional information about general exemptions and associated guidelines is available on the DEHP website <http://www.ehp.qld.gov.au/heritage/index.html>.

The regulation of development in local heritage places requires agencies to consider the detrimental impact on heritage value of any proposed development and to obtain development approval from the responsible local government unless the development is:

- self-assessable under the SPA (e.g. 'Building work by the State'); or
- for public housing; or
- by the State on designated land; or
- mentioned in the *Sustainable Planning Regulation 2009*, schedule 4.

Ministerial designation of land for community infrastructure (refer to the *Capital Works Management Framework* guideline: [Building Regulatory Requirements](#)) does not exempt a heritage place from the assessment process. The guideline outlines the process that departments must follow to ensure the compliance of their buildings with regulatory requirements and identifies the role of DEHP as a concurrence agency, with a jurisdiction encompassing development on a Queensland heritage place.

Agencies can ensure that heritage development approvals are obtained in a consistent and timely manner by establishing appropriate agency procedures so that all such matters are dealt in accordance with the prevailing legislation and in the most economical manner.

The SPA also provides for agencies to undertake emergency work in relation to a heritage place under certain circumstances.

3.5 Considerations when installing new services

Electrical, data, mechanical and hydraulic services are commonly provided in buildings today. Provision for services continues to change in response to:

- new legislative requirements, such as fire safety or energy consumption
- changes in the way business is conducted, such as access to electronic data
- rising expectations of building users for conditions inside the building to be maintained at a comfortable temperature by using air-conditioning.

Many older assets were constructed at a time when services were minimal, so updating services in building assets is an important and ongoing activity that agencies need to undertake to maintain an effective portfolio.

Heritage Asset Management

Installing new or upgraded services can have a major impact on the cultural heritage significance of heritage buildings. Careful planning and project delivery can minimise the adverse impact of the introduction of new services. For example, installation of air conditioning in a building designed for natural ventilation can have a high impact on interior spaces if concealed ducted air conditioning systems are selected.

Agencies should plan improvements in relation to service upgrades to heritage assets in a coordinated and integrated manner. This approach will encourage careful planning and input from designers with suitable experience and the selection of the most appropriate systems which make use of new technology. Installations should provide ongoing flexibility for future adjustment or addition which should be done with minimal disturbance to the fabric of the building.

3.6 Equitable access

Where practicable, heritage buildings should provide easy and dignified access for everyone with minimum impact to the heritage spaces and fabric of these buildings. An access strategy should be determined for each heritage building to provide accessible entrances, paths of travel, work environments and toilets.

3.7 Interpretation

In some circumstances it may be appropriate to assist people using or visiting a heritage building to understand the cultural heritage significance of the place. This process is termed 'interpretation'. For some heritage assets, such as a building used as a museum, interpretation may be a major activity requiring professional input. However, in most instances, interpretation may include simple measures such as making the conservation management plan easily accessible or having a small permanent display of historic photographs and artefacts with accurate captions.

4. Disposal of heritage assets

4.1 Transfer or sale

Asset disposal is the final step in the asset management life-cycle and normally occurs when an asset can no longer support an agency's program. The management of heritage assets requires consideration to be given to the impact of disposal on the cultural heritage significance of the asset.

Where the use of a heritage asset contributes to its cultural heritage significance, the options for continuing a significant use, finding a compatible new use (refer to section 3.3) and asset disposal should be evaluated and documented to enable government decision-makers (e.g. the Cabinet Budget Review Committee or other Government committees) to make an informed decision regarding whether to approve the proposed asset disposal. If no alternative to disposal is available, transfer within government should be considered as the preferred option to sale.

Agencies can minimise the potential for loss of heritage value during the disposal by sale process by providing heritage information to potential owners to allow them to identify any advantages and constraints before the sale is finalised.

Heritage Asset Management

Once a sale is completed, the new owner should be provided with any additional information on the building that is held by the agency. This could include copies of drawings and other records of the construction, alteration and use of the asset. Heritage assets that are entered on the QH Register or a local heritage register will have continuing legislative protection after disposal. No approval is required to sell a State heritage asset, but the new owner must obtain the required approvals if any development is subsequently undertaken.

It is also recommended that subsequent to the completion of transfer or sale, departments provide the relevant information on the heritage assets to the Queensland State Archives.

4.2 Demolition

Heritage buildings surplus to requirements, after appropriate government approvals are in place, should be reused, transferred or sold in preference to demolition (which should only be considered when there is no prudent and feasible alternative). Agencies should consider the possible involvement of any other agencies when exploring alternatives to demolition. If the site of a heritage asset is of strategic value to the Government, alternatives to demolition could include negotiation with other government agencies about possible land swaps.

Agencies should also seek informed comment from relevant community and government stakeholders. As demolition falls within the definition of 'development', agencies planning to demolish a State heritage place must proceed under section 71 of the QH Act. This section requires that the Chief Executive Officer of the department or agency proposing the development must give the Queensland Heritage Council a report on the proposed development. The Minister proposing the demolition is responsible for making the final decision, after considering a recommendation from the Queensland Heritage Council.

Agencies should note that the Queensland Heritage Council can only recommend that the Minister proceed with a demolition if it is satisfied there is no prudent and feasible alternative.

5. Monitoring and review

To ensure that their heritage management goals are met, it is important that agencies review, and where necessary, adapt and refine the management of their heritage portfolio.

5.1 Documentation requirements

Good records management processes are an essential component of the management of heritage buildings. The storage and retrieval of records related to heritage places (including photographic records) should be undertaken in accordance with the prevailing legislation (including the [Libraries Act 1988](#); and the [Public Records Act 2002](#)). Queensland State Archives, the custodian of the collection of government records, provides policy advice to agencies to help with identifying records, managing access and establishing the appropriate recordkeeping systems. Retention periods for records of heritage assets may be more extensive than for typical public records (refer to Information Standard 31 - Retention and Disposal of Public Records). Copies of heritage plans and approvals should also be retained on site.

Specific documentation requirements for government building projects (i.e. self-assessable development) are outlined in the CWMF guideline: [Building Regulatory Requirements](#).

Attachment 1: Glossary of heritage management terms

Burra Charter

The Australia International Council on Monuments and Sites (ICOMOS) has adopted the Burra Charter which:

- has informed all heritage legislation in Australia
- establishes nationally accepted standard for the conservation of places of cultural significance
- defines appropriate principles and procedures for work on heritage places
- is aimed at all people who care for culturally significant places
- stresses the importance of separating the identification of the significance of a place from decisions about the future management of that place
- is available on the Australia ICOMOS website <http://www.icomos.org/australia/>.

Conservation

Conservation is defined in the Burra Charter to mean “all the processes of looking after a place so as to retain its cultural heritage significance”.

Conservation management plan

A conservation management plan is a document that investigates and establishes the cultural heritage significance of a place. It makes recommendations about appropriate ways of conserving this significance by setting out a conservation policy which:

- identifies the physical condition of the place, along with its history of development
- acts as a record of the decision-making process
- allows for appropriate community consultation
- is adopted by the agency that manages the place
- is reviewed regularly (each five years) or whenever the place is subject to major change.

Cultural heritage significance

Cultural heritage significance is a term used to define heritage value.

The cultural heritage significance of a place or feature of a place, means its aesthetic, architectural, historical, scientific, social or other significance to the present generation or past or future generations (Schedule Dictionary to the *Queensland Heritage Act 1992*).

Heritage Asset Management

Section 10 of the SPA further defines the terms used in section 7 including the following definition of ‘building work’ in relation to a Queensland heritage place:

- “altering, repairing, maintaining or moving a built, natural or landscape feature
- altering, repairing or removing artefacts that contribute to the place’s cultural heritage significance, including for example, furniture and fittings
- altering, repairing or removing building finishes that contribute to the place’s cultural heritage significance including for example, paint, wallpaper and plaster.”

Development in relation to a State heritage place

Development is defined in section 7 of the *Sustainable Planning Act 2009* (SPA) as any of the following:

- “carrying out building work
- carrying out plumbing or drainage work
- carrying out operational work
- reconfiguring a lot
- making a material change of use of premises.”

Fabric

Fabric is defined in the Burra Charter to mean “all the physical material of a place, including components, fixtures, contents and objects”.

Local heritage register

According to section 113 of the *Queensland Heritage Act 1992*, a local government must keep:

- a register (a local heritage register) of places of cultural heritage significance in its area
- its local heritage register in the form (including electronic) it considers appropriate and it must be available for inspection, free of charge, by members of the public.

A local heritage register must include enough information to identify the location and boundaries of the place and a statement about its cultural heritage significance.

Queensland Heritage Council

The Queensland Heritage Council

- is an independent statutory authority established under the *Queensland Heritage Act 1992* to assist in the administration of the Act and provide information on Queensland’s cultural heritage to the community and entities responsible for heritage places
- consists of 12 members representing a wide cross-section of organisations concerned with heritage conservation and property interests throughout the state
- advises the Minister administering the *Queensland Heritage Act 1992* on the conservation of Queensland’s cultural heritage

Heritage Asset Management

- encourages public interest and understanding of heritage issues
- provides a recommendation (under section 71 of the *Queensland Heritage Act 1992*) to any Minister proposing development in a State heritage place.

Queensland Heritage Register

The Queensland Heritage Register:

- is a public register of State heritage places, archaeological places and protected areas with cultural heritage significance
- is established under the QH Act
- maintained and managed by the Department of Environment and Heritage Protection
- records the location, history and description of each place or area
- includes a statement of significance for each place or area, related to the cultural heritage criteria, archaeological criteria or protected area declaration.

State heritage place

State heritage place means a place entered in the Queensland Heritage Register as a State heritage place. Criteria for entry in the Register, as defined in part 4 of the QH Act, are in Attachment 2.

Statement of significance

A statement of significance is a concise written account of the cultural heritage significance of a place; for a State heritage place, it is related to the cultural heritage criteria defined in section 35 of the *Queensland Heritage Act 1992*.

Attachment 2: Criteria for entry in the Queensland Heritage Register as a State heritage place

A place may be entered in the Queensland Heritage Register as a State heritage place if it satisfies one or more of the eight criteria in Section 35 of the *Queensland Heritage Act 1992*:

- (a) the place is important in demonstrating the evolution or pattern of Queensland's history
- (b) the place demonstrates rare, uncommon, or endangered aspects of Queensland's cultural heritage
- (c) the place has potential to yield information that will contribute to the understanding of Queensland's history
- (d) the place is important in demonstrating the principal characteristics of a particular class of cultural places
- (e) the place is important because of its aesthetic significance
- (f) the place is important in demonstrating a high degree of creative or technical achievement at a particular period
- (g) the place has a strong or special association with a particular community or cultural group for social, cultural, or spiritual reasons
- (h) the place has a special association with the life or work of a particular person, group or organisation of importance in Queensland's history.

Heritage Asset Management

The suite of guidelines which comprise the *Strategic Asset Management Framework* (available online at www.hpw.qld.gov.au) is organised under the following categories:

1. **Overview** - explains the principles and concepts of strategic asset management as they apply to buildings.
2. **Guidelines** - expand on key aspects of strategic asset management to inform decisions over the entire life-cycle of the asset.
3. **Decision-making methodologies and guidelines** - support agencies to implement best practice strategic management of buildings.

Heritage Asset Management

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Enquiries should be directed to:

The Principal Policy Manager
Building Policy Unit
Strategic Asset Management
Department of Housing and Public Works

GPO Box 2457
Brisbane Qld 4001

bpu@publicworks.qld.gov.au

Maintenance Management Framework

Policy for the maintenance of
Queensland Government buildings

Released by EHP under the RTI Act 2009



The suite of *Maintenance Management Framework* documents is available online (www.hpw.qld.gov.au):

1. the *Maintenance Management Framework policy document* contains the policy requirements and general information for Queensland Government departments about relevant asset management principles and practices;
2. *Guidelines* complement the policy by giving a more detailed explanation of a subject; and
3. *Policy advice notes* discuss emerging policy issues or topical maintenance matters.

Enquiries should be directed to:

The Principal Policy Manager
Building Policy Unit
Strategic Asset Management
Department of Housing and Public Works

Telephone 07 322 45482
Fax 07 322 45498

GPO Box 2457
Brisbane Qld 4001

Email bpu@publicworks.qld.gov.au

Maintenance Management Framework **Policy for the maintenance of Queensland Government buildings**

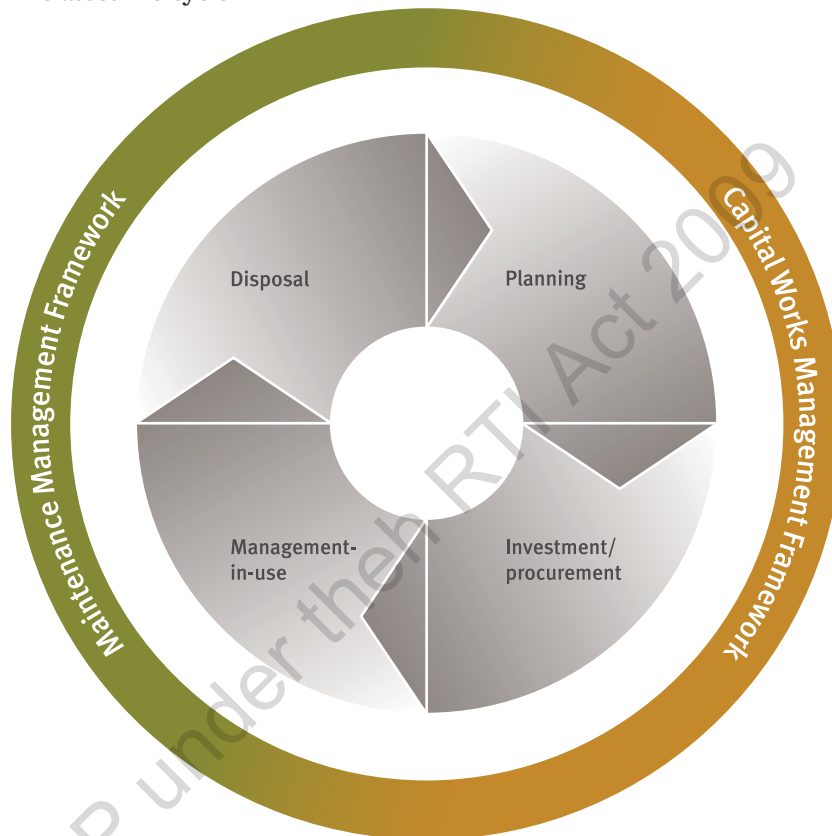
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The concept of the “asset life cycle” (illustrated below), covers the planning, investment/procurement, management-in-use and disposal of assets such that their service delivery potential is maximised and that risks and costs are managed over their entire life. A thorough understanding of this concept and its implications will facilitate good custodianship of a building portfolio, particularly in terms of the management-in-use and disposal phases.

The asset life cycle



There is a close relationship between the *Maintenance Management Framework* and the *Capital Works Management Framework*. The *Maintenance Management Framework* is primarily concerned with the management-in-use phase in which the maintenance of the building asset takes place, whilst the *Capital Works Management Framework* mainly relates to the planning and investment/procurement phases. However both Frameworks interrelate at critical phases.

Complementary to these Frameworks, is a best practice guideline for performance assessment of Queensland Government buildings, the *Building Asset Performance Framework*. The *Building Asset Performance Framework* provides departments with a systematic approach to managing the performance of building assets to meet service delivery requirements. It aims to ensure that there is a rational, performance orientated basis for making decisions about government buildings.

Elements of each of these frameworks have been incorporated into the *Government Employee Housing Management Framework*. The *Government Employee Housing Management Framework* addresses the specific requirements for achieving effective management of residential accommodation for government employees at each phase of the asset life cycle.

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Introduction

The State of Queensland owns and uses billions of dollars worth of building assets. These assets must be properly maintained so that they continue to support the delivery of a wide range of government services which fulfil the social, economic and environmental needs of the community.

The *Maintenance Management Framework* (MMF) is the whole-of-Government policy for managing building maintenance. By adhering to the policy requirements in the MMF, departments will have a consistent approach to the management, planning and delivery of building maintenance.

Terminology

For the purposes of this policy document, the terms “asset”, “building”, “building asset” and “facility” have the same meaning and are used interchangeably. Similarly, the term “building element” is equivalent to “building component”. A detailed definition of these terms is provided in the MMF policy advice note: *Scope of Building Maintenance*.

1.0 Authority

The MMF was approved by Executive Government on 28 June 1999 and came into effect on 1 July 1999. This second edition is the result of a whole-of-Government review which occurred during 2006. The MMF is aligned with, and underpinned by, the maintenance requirements in the *Financial Accountability Act 2009* and the *Financial and Performance Management Standard 2009*. It accompanies the *Capital Works Management Framework* in promoting best practice building asset management in the public sector.

2.0 Scope of application

The MMF applies to all departments (as defined in section 8 of the *Financial Accountability Act 2009*) that control or administer buildings and have responsibility for maintenance as part of the overall asset management of their portfolio.

3.0 What is maintenance?

Within the context of this policy, maintenance is defined as work on existing buildings undertaken with the intention of:

- re-instating physical condition to a specified standard
- preventing further deterioration or failure
- restoring correct operation within specified parameters
- replacing components at the end of their useful/economic life with modern engineering equivalents
- making temporary repairs for immediate health, safety and security reasons (e.g. after a major building failure)
- mitigation of the consequences of a natural disaster
- assessing buildings for maintenance requirements (e.g. to obtain accurate and objective knowledge of physical and operating condition, including risk and financial impact for the purpose of maintenance).

The following are not classified as maintenance:

- improvements and upgrading to provide additional or new service capability or function
- upgrading to meet new statutory requirements
- major refurbishment and replacements to extend the useful life of the building
- restoration of the entire building to operational condition after total or near total failure (e.g. resulting from natural disasters)
- work performed under warranty or defects liability period
- operational tasks to enable occupancy and use (e.g. cleaning, security, waste management)
- supply of utilities (e.g. energy, water and telecommunications).

4.0 Maintenance objectives

The maintenance of Queensland Government building assets should:

- meet departmental service delivery expectations reflected in the standards to which building assets are to be maintained
- focus on the impact of the condition of an asset on service delivery and risk
- minimise whole-of-life costs of building assets
- make the best use of maintenance resources
- facilitate maintaining relevant and up to date building information at departmental and whole-of-Government levels.

The key outcomes to be achieved from undertaking maintenance are:

- the functional and operational needs are realised
- the physical condition of assets is kept up to a standard appropriate for their service function and value to the community
- all statutory and technical requirements to ensure health, safety, security and reliability are met.

Performance of building assets

Maintenance must be viewed in the overall context of the ability of the building asset to support service delivery in terms of physical condition, functionality, capacity, environmental performance and alignment with service demand.

A quality portfolio of building assets should efficiently, effectively and economically sustain delivery of services. Portfolio quality is sustained by the addition or retention of high-performing assets and, in general terms, the disposal or renewal of under-performing assets.

At various points throughout the life of a building, decisions must be made regarding its future in a department's portfolio. Decisions about disposal or retention of building assets must be based on sound evaluations using performance indicators that fully reflect departmental service delivery goals.

Maximum value for maintenance expenditure involves strategic application of funds taking into account the required performance of the assets. Maintenance of ineffective assets should be questioned and options for their future role should be critically evaluated.

The broad scope and application of building asset performance management, and the key principles and elements necessary for achieving effective management of buildings, are outlined in the Queensland Government best practice guideline, the *Building Asset Performance Framework*.

Practical approaches to improve maintenance outcomes

Better maintenance outcomes will result when asset owners and service providers work collaboratively to introduce innovative, cost effective practices.

Operational maintenance decisions should consider how reliability can be improved and future maintenance demand can be reduced. Decision makers should also factor in whole-of-life costs, sustainability and other efficiencies.

Understanding and analysing the reasons for defects is as important as rectifying them. By identifying the causes, action can be taken to avoid a repetition of the problem.

Service providers' first hand knowledge and experience of maintenance issues should be applied to analyse what has happened in the past and how it relates to the current setting. Ongoing maintenance "problems" should be viewed as opportunities to generate creative solutions that reduce costs, improve reliability and increase longevity.

Service providers should be willing to challenge conventional maintenance practices, look outside the usual parameters and proactively pursue alternatives when:

- new or improved components have been developed which are of better quality, more economical or better suited to the purpose or function
- a maintenance issue recurs on a regular basis, further investigation into the cause should be undertaken rather than continually repairing/replacing the faulty component
- the same building elements or parts repeatedly fail
- the pattern of expenditure reveals excessive consumption of funds on a particular maintenance item
- access to building services is difficult or interferes with service delivery.

5.0 Objectives of the Maintenance Management Framework

The main objectives of the MMF are to ensure:

- continuous improvement in asset planning, maintenance procedures and risk management (including the mitigation of the impacts of a natural disaster)
- government buildings are adequately maintained
- the risks to Government are well managed
- departments take a more strategic role in the maintenance of government buildings
- Government has pertinent information for monitoring the maintenance, condition and performance of buildings at a whole-of-Government level
- there is sufficient operational information to perform maintenance, including the ability to review policies and strategies, analyse life-cycle costs, assess environmental impact, plan for replacements and upgrades, mitigate the impact of natural disasters and improve the efficiency and effectiveness of maintenance.

6.0 Roles and responsibilities

All departments (as defined in section 8 of the *Financial Accountability Act 2009*) must comply with the requirements of this policy. Any departure from this policy should only occur after consultation and agreement with the Department of Housing and Public Works.

The Department of Housing and Public Works has a pivotal role from both a policy and operational perspective. This role includes:

- services to departments such as maintenance, condition assessments and planning and program administration on a fee-for-service basis
- monitoring of maintenance outcomes and asset performance on a whole-of-Government basis
- implementation and review of the MMF
- provision of assistance and advice to departments on maintenance and asset management related issues
- coordination of whole-of-Government special maintenance programs and other initiatives.

7.0 Elements of the Maintenance Management Framework

The elements of the MMF are shown in the diagram below. These elements must form part of departmental processes. Departments' management of their building assets (including maintenance) should suit their needs at both a strategic and operational level.

Maintenance planning and development	Maintenance implementation	Maintenance information and systems
Policy requirement 1 Document an internal departmental maintenance policy	Policy requirement 5 Arrange/conduct condition assessments	Policy requirement 11 Collect and retain relevant asset information
Policy requirement 2 Determine condition standard ratings	Policy requirement 6 Assess maintenance demand	Policy requirement 12 Ensure proper capturing of information from commissioning and handover
Policy requirement 3 Prepare a departmental maintenance strategy	Policy requirement 7 Allocate an adequate maintenance budget	Policy requirement 13 Utilise a computerised maintenance management system
Policy requirement 4 Develop a Strategic Maintenance Plan	Policy requirement 8 Develop an annual maintenance works program	Policy requirement 14 Establish maintenance reporting capability
	Policy requirement 9 Arrange provision of maintenance services	
	Policy requirement 10 Monitor and review maintenance performance	

Role of maintenance in implementing sustainable measures

Maintenance activities provide an avenue for departments to assess the environmental impact of their buildings and develop maintenance strategies to minimise this impact wherever possible. Such strategies should aim to:

- increase energy, water and waste efficiency
- provide input to strategic planning to make change
- implement sustainable procurement of services which take into account value for money and the supplier's socially responsible practices
- minimise environmental impacts over the life cycle of products when buying goods and services.

7.1 Maintenance planning and development

7.1.1 Departmental maintenance policy

Policy requirement 1—Document an internal departmental maintenance policy

Departments must produce an internal departmental maintenance policy that complies with the MMF.

The MMF provides high level direction to departments. However, in order for full implementation of the MMF to occur, it is essential that individual departments document an internal maintenance policy that incorporates their delivery objectives.

The departmental maintenance policy should explain department-specific processes and practices to enable departmental personnel responsible for building maintenance to successfully manage their maintenance program. Where government employee housing is a component of the building portfolio, the responsibility for implementing the various policy requirements should be also consistent with the *Government Employee Housing Management Framework*.

The policy should also address the handover and retention of technical and asset information, and arrangements for an effective feedback loop to building planners and designers to improve maintainability and minimise maintenance needs associated with future buildings.

For further information on preparing a maintenance policy refer to the MMF guideline: *Building Maintenance Policy, Standards and Strategy Development*.

7.1.2 Condition standard ratings

Policy requirement 2—Determine condition standard ratings

Departments must determine a condition standard rating for each building asset, and periodically review and update the rating.

Departments must specify the level at which their buildings are to be maintained. A condition standard rating for each building must be documented, having regard to the:

- building's physical condition
- functional purpose
- operating environment
- future plans and associated costs in relation to proposed refurbishments, upgrades, replacement or disposal.

Table 1: Condition standards

Departments should use this table to determine the appropriate standard required at facility level or individual building level.

Functional purpose	Specified standard	Rating
Highly sensitive purpose with critical results (e.g. hospital operating theatre) or high profile public building (e.g. Parliament House).	Building to be in the best possible condition. Only minimal deterioration will be allowed.	S5
Good public presentation and a high quality working environment are necessary (e.g. modern multi-storey CBD building).	Building to be in good condition operationally and aesthetically, benchmarked against industry standards for that class of asset.	S4
Functionally-focused building (e.g. laboratory).	Building to be in reasonable condition, fully meeting operational requirements.	S3
Ancillary functions only with no critical operational role (e.g. storage) or building has a limited life.	Building to meet minimum operational requirements only.	S2
Building is no longer operational—it is dormant, pending disposal, demolition, etc.	Building can be allowed to deteriorate, however, must be marginally maintained to meet minimum statutory requirements.	S1

Where standards are specified at overall building level, detailed descriptions of what is meant by the S1 to S5 ratings should be articulated in terms of condition standards of key building elements most critical to delivery of services. This is because more complex and critical building elements will generally have specific performance requirements and these elements therefore may need to be maintained above the standards required for the overall building.

Such descriptions should be used to establish a common understanding and agreement with condition assessors by focusing on building elements most likely to warrant immediate repair or further assessments. These descriptions can also be used to monitor change in general condition over time.

7.1.3 Maintenance strategy

Policy requirement 3—Prepare a departmental maintenance strategy

Departments must adopt a maintenance strategy which incorporates a balance of planned maintenance and unplanned maintenance.

All departments are required to document a strategy for maintenance of their building assets and site improvements which is a combination of the following:

Planned maintenance

Planned work at predetermined intervals to meet statutory, health and safety, technical or operational reliability considerations, and to preserve the asset and prolong its economic life.

Planned maintenance consists of preventative, statutory, and condition-based maintenance.

Preventative maintenance may be applied to building structures, building fabric, services and site improvements but is predominantly used for maintenance of building services. When preparing their maintenance strategy, departments should be aware of the benefits of preventative maintenance practices which minimise the likelihood of building asset failures, health and safety issues and disruptions to service delivery.

Statutory maintenance is maintenance to meet requirements mandated in Acts, Regulations and other statutory instruments.

Condition-based maintenance is identified as a result of a condition assessment or inspection process. The maintenance work is carried out because the physical condition of a building structure, building fabric, service or site improvement is below the acceptable standard.

Unplanned maintenance

Unplanned maintenance (may also be referred to as reactive) occurs when failure of a building component requires immediate attention. It is usually limited to rectification for health, safety or security reasons and may be a consequence of a natural disaster.

Observation

For minor, non-critical buildings and those buildings scheduled for refurbishment, replacement or disposal, the maintenance strategy can incorporate a “minimum maintenance” approach. Under this approach, apart from statutory maintenance requirements, there is no maintenance action until breakdown or the condition is expected to fall below legal requirements.

7.1.4 Strategic maintenance planning

Policy requirement 4—Develop a Strategic Maintenance Plan

Each department must develop a Strategic Maintenance Plan as part of its strategic asset planning process.

When formulating a Strategic Maintenance Plan (SMP) each department should take into account:

- service delivery plans
- the age, condition, value, deferred maintenance and functionality of its buildings
- the performance of its buildings in terms of water and energy consumption
- health, safety and security requirements
- new buildings
- disposal or refurbishment plans
- emerging issues which may impact on service potential.

The SMP should reflect the maintenance needs of the department's portfolio of buildings over the immediate, medium and long term. Modifications may be necessary if/when service delivery priorities change.

The SMP should link to the department's Asset Plan (refer to the *Strategic Asset Management Framework* guideline: *Asset Planning for Buildings*) and consider, amongst other matters, the maintenance of existing and new assets and how this will be dealt with in the longer term.

The SMP should address how departments will:

- manage backlog/deferred maintenance
- fund and sustain future maintenance
- reduce maintenance demand through improved design of new buildings and incorporation of feedback from facility managers and occupants on maintainability and other issues
- gain better value for money in expenditure of maintenance funds
- improve the management of maintenance by utilising better systems and procurement models
- incorporate ecologically sustainable development and environmental impact considerations into maintenance strategies and practices
- mitigate the consequences and impacts of a natural disaster
- maintain or improve the health and safety aspects of their buildings.

Strategic asset management

Strategic asset management is the concept of aligning an organisation's physical assets with its service delivery. It focuses on the outcome or purpose of a building asset and manages all decision making over the entire life of the asset. Informed decisions about the location, number and type of assets that are needed will enable current and future service delivery demands to be met.

The effects of decisions made during any phase of an asset's life cycle will affect performance and costs in a subsequent phase.

Buildings should be designed for ease of maintenance. The level of maintenance is influenced by the incorporation of adequate materials and designs and not over-prescribing performance requirements and specifications.

Best practice asset management is achieved by:

- balancing desired service expectations with investigation of the non-asset and asset alternatives to deliver them (in consultation with the community)
- adopting a life cycle approach which encompasses transparent, informed decision making processes
- managing the risks of asset ownership and operation to ensure service continuity
- providing for present needs while sustaining resources for future generations.

Source: Strategic Asset Management Framework—Best Practice Guidelines for the Management of Queensland Government Buildings (Department of Housing and Public Works)

Importance of maintenance to strategic asset management

Maintenance is a fundamental part of strategic asset management. Building assets must be well maintained in order to support service delivery. There are substantial long-term benefits of good maintenance including:

- assets will perform better
- their life will be extended
- operating costs will be reduced
- users/community members will have a favourable perception of government services.

Over an asset's life, maintenance costs represent a significant proportion of the total cost of owning a facility. In addition to the initial construction outlay, economical whole-of-life costs must also be recognised as a key driver during the design process. Evidence suggests that good design/construction may reduce long-term maintenance issues.

Maintenance planning and expenditure should be guided by value-for-money principles. Departments should ascertain whether it is more economical to upgrade, replace or refurbish buildings rather than continuing to make ongoing repairs.

7.2 Maintenance implementation

7.2.1 Condition assessment

Policy requirement 5—Arrange/conduct condition assessments

As a minimum, all Queensland Government buildings are to be assessed by site inspection at least every three years, depending on the nature of the facility.

A structured condition assessment process must be part of any condition-based maintenance strategy which should be incorporated into the maintenance planning process. The MMF guideline: *Building Condition Assessment*, describes the methodology that should be used in the assessment of building assets.

A condition assessment is a technical inspection by a competent assessor to evaluate the physical state of building elements and services and to assess the maintenance needs of the facility. The assessment should provide sufficient information on the condition of the building to support informed asset management decisions.

Condition assessment generally comprises:

- a physical inspection of buildings
- assessment of the actual condition of individual elements, services and buildings
- comparison of the actual condition with the asset owners' specified condition standard as outlined in Table 1
- identification of maintenance works required to bring the condition of the building up to the specified condition standard
- ranking of maintenance works in order of priority
- determining actions deemed necessary by the assessor to mitigate any immediate risk until remedial works (or other actions) can be taken to address problems.

Frequency of condition assessments

Site inspections must be conducted on all Queensland Government buildings at least every three years, depending on the nature of the building and its building elements and services. All buildings that have been adversely impacted by a natural disaster should be fully assessed as soon as practical after the event.

Departments should decide on the appropriate interval in terms of criticality to service delivery and complexity of the building asset. The more critical and complex an asset is, the more likely it is that condition assessment will be required more often. For example, undertaking annual condition assessments focused on workplace health and safety risk may be more advantageous for building types that may incur a high potential incident.

The following factors should also be taken into account when determining assessment intervals:

- intensity of use (number of occupants and nature of business activities)
- robustness of construction and susceptibility to wear and tear
- number of days and hours of operation
- extent of public use (visitors or users)
- exposure to harsh environmental conditions or malicious damage

- age of the building and its components
- costs, risks and benefits of assessment interval adopted
- likelihood or possibility of health and safety or other environmental issues occurring
- other periodic inspections or monitoring of building assets that may be required such as the inspection of hazardous building materials (e.g. asbestos, lead paint).

Results from condition assessment

The results from the condition assessment should be presented in a report that should include:

- the desired condition standard rating identified for each building (refer to Table 1)
- an assessed condition index for each building (refer to Table 2) which communicates to the asset owner the general state of their buildings
- an itemised, recommended schedule of maintenance work necessary to bring each building up to the condition standard (Table 1) as nominated by the asset owner. A condition assessment priority ranking scale (refer to Table 3) must be used by the assessor in developing the recommended schedule of maintenance work
- cost estimates of the remedial work identified (at a level of detail agreed with individual departments)
- advice about the longer term maintenance needs of the building to assist in planning and decision making (e.g. any anticipated major replacements or upgrades).

The results from condition assessments should be analysed by departments in the context of other building data such as: functionality, utilisation and operational cost efficiency; departmental and government priorities; environmental and social commitments; and budget imperatives.

Competencies and quality of outcomes

Integrity and quality of outcomes from the assessments depends upon, amongst other things, the ability to match, where possible, the appropriate competency of assessors with the building elements being assessed. A competent assessor is a person that has relevant training, qualifications, ability, aptitude, experience and (where required by law), the appropriate licence or registration, to undertake a building condition assessment as defined by the MMF.

Asbestos management

The condition of asbestos containing material in building elements must be assessed and documented in accordance with the requirements in the Queensland Government's *Asbestos Management and Control Policy for Government Buildings*.

Table 2: Condition index

This table sets out the ratings to be used by the assessor to represent the general condition of building assets.

Rating	Status	Definition of rating/condition of building asset
5	Excellent	<ul style="list-style-type: none"> no defects as new condition and appearance
4	Good	<ul style="list-style-type: none"> minor defects superficial wear and tear some deterioration to finishes major maintenance not required
3	Fair	<ul style="list-style-type: none"> average condition significant defects are evident worn finishes require maintenance services are functional but need attention deferred maintenance work exists
2	Poor	<ul style="list-style-type: none"> badly deteriorated potential structural problems inferior appearance major defects components fail frequently
1	Very poor	<ul style="list-style-type: none"> building has failed not operational not viable unfit for occupancy or normal use environmental/contamination/pollution issues exist

Table 3: Condition assessment priority ranking scale

This table sets out the rankings to be used by the assessor undertaking condition assessments to provide an indication of recommended maintenance work.

 Do not program critical maintenance items which require immediate rectification. These items warrant urgent actioning as unplanned maintenance.	
Priority ranking	Definition
1	Works needed to: <ul style="list-style-type: none"> meet maintenance related statutory obligation and due diligence requirements ensure the health and safety of building occupants and users prevent serious disruption of building activities and/or may incur higher costs if not addressed within 1 year.
2	Works that: <ul style="list-style-type: none"> affect the operational capacity of the building are likely to lead to serious deterioration and therefore higher future repair costs if not addressed between 1 to 2 years.
3	Works that: <ul style="list-style-type: none"> have minimal effect on the operational capacity of the building but are desirable to maintain the quality of the workplace are likely to require rectification within 3 years.
4	Works that: <ul style="list-style-type: none"> can be safely and economically deferred beyond 3 years and reassessed at a future date.

7.2.2 Maintenance demand

Policy requirement 6—Assess maintenance demand

Departments must assess and financially quantify the demand for maintenance as the initial step in the planning and delivery of annual maintenance work programs.

Conducting a maintenance demand assessment will ascertain the total maintenance requirements of the building portfolio. The scope of maintenance work in the demand assessment process will be a combination of:

- preventative maintenance which takes into account expert advice and manufacturers' recommendations
- condition-based maintenance works identified in maintenance assessment reports
- deferred (backlog) maintenance
- maintenance to meet mandatory statutory and health and safety requirements
- reactive maintenance estimates based on historical information.

7.2.3 Departmental maintenance budgets

Policy requirement 7—Allocate an adequate maintenance budget

Departments must allocate sufficient funding in their maintenance budget to enable the buildings in their portfolio to be maintained to the condition standard ratings identified and documented in the departmental maintenance policy.

Setting the annual departmental maintenance budget

Departments must formulate an annual maintenance budget which is a realistic calculation of the quantum of funding required to address the department's maintenance needs. This relies upon reliable data extracted from:

- the departmental maintenance strategy
- the Strategic Maintenance Plan
- the maintenance assessment reports
- current state and age of the department's building portfolio
- analysis of maintenance demand
- deferred maintenance levels.

When developing the annual maintenance budget, consideration should also be given to opportunities for cost-effective improvements in building performance through the adoption of innovative technologies such as energy-efficient lighting, products that reduce water use, products that improve air quality, etc.

Where the funding allocated is less than the amount required to undertake the identified maintenance tasks, departments may wish to explore the following options:

- seek more funding from within their funding source
- ensure that maintenance is not considered a discretionary item when funding is being determined
- reviewing the performance of building assets to identify any opportunities for disposal
- with the exception of statutory and health and safety requirements, defer some maintenance works after considering value for money factors and all the risks of doing so.

The MMF recommends a minimum funding benchmark of 1% of the building Asset Replacement Value (ARV) of the department's building portfolio.

The ARV for buildings is the best estimate of the current cost of constructing (for its original use) a new facility providing equivalent service potential as the original asset. It does not include the value of the furnishings or other items not permanently part of the facility, nor does it include design and project management costs.

Departments should view this 1% funding recommendation as the **minimum** threshold for annual maintenance expenditure for their building portfolio, **not** as the optimal funding level.

Example: If a department has a building portfolio with a current ARV of \$800 million then (subject to many variables) it is reasonable to expect a minimum of \$8 million for that year's maintenance budget.

It is likely that a department's maintenance budget will exceed the recommended minimum threshold of 1% of the ARV if the portfolio has:

- unfunded or deferred maintenance projects
- ageing or deteriorating buildings
- heritage or iconic buildings

or

- highly critical or complex facilities.

For more comprehensive advice about how to prepare a maintenance budget refer to the MMF guideline: *Building Maintenance Budget*.

Allocating maintenance funds to individual buildings

Maintenance funding for individual buildings within the portfolio should reflect actual maintenance demand.

Risks associated with underfunding maintenance

In some instances, departments may not have sufficient funds available to allow all identified maintenance tasks to be completed. It is, therefore, important that departments carefully evaluate priorities and risks and focus on condition standards and the most cost-effective solutions to maintain the desired building standards.

Deferred maintenance is defined as maintenance work that is postponed to a future budget cycle, or until funds become available. It does not include work earmarked in anticipation of a level of deterioration which did not occur (e.g. forecast repainting).

Departments need to have a strategy in place to keep deferred maintenance to a manageable level. Some maintenance activities can be postponed without immediately having a noticeable effect on the functionality of the building. However, departments that allow their building portfolios to decline through inadequate maintenance are not only failing to meet their legislative responsibilities, they are potentially exposing themselves and the Queensland Government to risk.

An ongoing policy of deferring maintenance will result in higher costs than if normal maintenance had occurred. Insufficient funding to perform needed repairs will lead to a backlog of maintenance projects which will adversely impact on future maintenance budgets.

7.2.4 Maintenance planning

Policy requirement 8—Develop an annual maintenance works program

Departments must produce an annual maintenance works program based on condition assessments, existing programs, historical data and their strategic Asset Plan.

All departments are required to develop an annual maintenance works program covering all building assets as part of their maintenance planning process. The maintenance works program should support the departmental maintenance strategy and consist of a balance of planned and unplanned maintenance (refer to Table 4: Maintenance work classification and sub-categories). It should focus on service delivery obligations, maintenance priorities, availability of resources and performance management. The scheduling, delivery and control of maintenance work projects should be in accordance with the maintenance works program.

Planning horizons should be at least three years. However, as the aim of the program is to identify maintenance activities for each year in the planning period, the minimum duration of a maintenance works program is one financial year. Formulation of a maintenance works program allows departments to plan, prioritise and allocate sufficient resources and funds for maintenance. Systems and processes should be set up to manage the maintenance works program and monitor its outcomes.

In planning and approving work programs, departments should mitigate, as far as possible, the impact on industry of fluctuating demand on maintenance resources, especially in regional and remote areas. Departments should work closely with their maintenance service provider so that their programs are prepared with due attention to market conditions and reasonable timeframes.

Risk management

Risk management is an important aspect of maintenance. Maintenance planning should manage the risks associated with the custodianship of building assets.

When assessing the risks associated with failure of an asset, departments should take into consideration:

- health, safety and security of the facility
- loss of functionality
- protection of the market value of the asset
- perception of the community.

The process of risk analysis and management is clearly defined in the *Australian/New Zealand Standard AS/NZS ISO 31000:2009 Risk management - Principles and guidelines*.

The engagement between departments and their maintenance provider will contribute to ensuring:

- an adequate standard of environmental measures is implemented (e.g. to assist in increasing water and energy efficiency)
- timely maintenance of buildings, especially for buildings designed to achieve a particular environmental performance (e.g. once a building has achieved an environmental rating—either at the design stage or at completion—it is important to ensure this rating is maintained during operation)
- better coordination of maintenance and inspection activities (including periodic inspections of asbestos containing material) in remote locations, focusing on:
 - optimum use of resources
 - review of opportunities for integrating and leveraging of works with other departments
 - better coordination of purchasing materials.

Table 4: Maintenance work classification and sub-categories

This table illustrates the elements that should be incorporated in a balanced maintenance works program.

Category	Sub-category	Definition
Planned maintenance	Preventative service maintenance	Prevents asset failure by systematic inspection and monitoring to detect and avoid deterioration or failure. It also entails testing to confirm correct operation.
	Condition-based maintenance	Programmed maintenance work, based on condition assessment or other priorities, that returns an asset to an acceptable standard.
	Statutory maintenance	Compulsory maintenance to meet requirements mandated in Acts, Regulations and other statutory instruments. This includes standards and codes referred to in an Act, Regulation or statutory instrument.
Unplanned maintenance	Corrective and breakdown maintenance	Restores an asset to operational condition following an unforeseen failure.
	Incident maintenance	Brings an asset back to an operational or safe condition following damage caused by natural disasters, storms, fire, forced entry or vandals.

7.2.5 Maintenance procurement

Policy requirement 9—Arrange provision of maintenance services

1. Departments are required to enter into appropriate arrangements with the Department of Housing and Public Works or other maintenance service providers for the provision of maintenance services in accordance with government policy.
2. Engagement of appropriately registered maintenance service providers under the Prequalification (PQC) System for building industry contractors (administered by the Department of Housing and Public Works) is required where:
 - the value of individual maintenance work projects exceed the threshold requirements of the *Capital Works Management Framework*, or
 - a total package of maintenance services from demand assessment through to delivery is outsourced to a private sector maintenance or facilities management organisation.

Outsourced maintenance services should be delivered through a Service Level Agreement (SLA) or other suitable instrument which complies with the MMF. The use of an SLA (or other compliant instrument) allows the department to formally instruct its maintenance provider about specifications and expectations.

Procurement of maintenance services must be in accordance with the *State Procurement Policy* and give due regard to:

- opportunities for economy of scale in purchasing
- employment opportunities and impact on regional areas of Queensland
- efficiency and effectiveness
- best practice and innovative use of technology
- retaining adequate departmental capacity to manage maintenance
- achieving maintenance outcomes at the most economical cost to Government
- minimising administrative transactions to enhance transparency and accountability
- new requirements for publishing details of the award of tenders and consultant commissions on the eTender website (administered by the Queensland Government Chief Procurement Office).

7.2.6 Maintenance performance

Policy requirement 10—Monitor and review maintenance performance

Departments must monitor and review maintenance performance in accordance with the provisions of this Framework.

Monitoring and reviewing maintenance performance is crucial to accomplishing maintenance outcomes which are in accordance with government policy and underpin departmental service delivery. The following aspects should also be periodically reviewed by each department:

Maintenance program management

- expenditure against budget
- achievement of planned maintenance program (time, cost and quality)
- unplanned and planned maintenance as percentages of total expenditure
- level of deferred maintenance.

Maintenance service provider

- efficiency and effectiveness of:
 - people
 - processes
 - systems
 - management
- compliance with the MMF
- achievement of key performance indicators in the SLA.

Maintenance outcomes

- total maintenance expenditure as a percentage of building portfolio replacement value
- building occupant satisfaction with overall condition and reliability of building services
- Facility Condition Index.

The Facility Condition Index (FCI) is a complementary measure of performance which is a generally accepted method of comparing relative building condition over a period of time. It can be used at portfolio level to increase understanding of the condition of assets, which can in turn facilitate long-term strategic decision making and potentially give more credibility to requests for increased maintenance funding.

The FCI is calculated by dividing the existing cost of deferred maintenance by the Asset Replacement Value (ARV). It provides a quantitative measure of an asset's condition, stated as a percentage.

$$FCI = \frac{\text{Total Deferred Maintenance (\$)}}{\text{Asset Replacement Value (\$)}} \times 100$$

The higher the percentage, the poorer the condition of the asset.

Interpretation of the FCI

FCI	Condition of building portfolio
0-2%	Excellent
2-5%	Good
5-10%	Fair
10-15%	Poor
> 15%	Very poor

7.3 Maintenance information and systems

7.3.1 Retention of maintenance information

Policy requirement 11—Collect and retain relevant asset information

Departments, or their service providers, must have protocols and processes in place for the proper collection, custodianship, updating and use of technical and asset information.

The MMF requires that departments gather data pertaining to maintenance of their buildings, services and site improvements. Technical and asset information related to maintenance should be retained in a useful format/medium and protected as government intellectual property.

If applicable, relevant information related to changes to a building (such as refurbishment, alteration, extension or improvement) where asbestos containing material has been found to be present it must be recorded in the register of asbestos containing material in accordance with the requirements in the Queensland Government's *Asbestos Management and Control Policy for Government Buildings*.

Critical to making informed and strategic decisions is departments' ability to view and analyse information about:

- their building portfolio
- the condition of buildings
- maintenance expenditure
- functionality
- compatibility with service delivery objectives
- buildings' environmental performance (e.g. water and energy consumption, and, where relevant, levels of pollutant emissions including CO₂).

7.3.2 Commissioning and handover

Policy requirement 12—Ensure proper capturing of information from commissioning and handover

New buildings being phased into operation or use must be commissioned and handed over in an appropriate manner.

Departments will be better informed about their building assets and generally improve maintenance practices if comprehensive commissioning and handover processes are instituted. This is fundamental to responsible building maintenance and operation. The *Capital Works Management Framework* provides guidance and a specific policy requirement (15) on the commissioning and handover processes.

Handover of technical and asset information (e.g. manuals, warranty information, specifications) is necessary for maintenance and safe operation of buildings. There should also be an emphasis on thorough training and orientation of facility managers, maintenance personnel and plant operators.

Departments must have adequate systems and processes in place for the acceptance and retention of technical and asset information from the building contractors. Such systems must enable ready access to the information for officers responsible for operating and maintaining the facility.

Departments must have adequate systems and processes in place for the acceptance and retention of technical and asset information from the building contractors. Such systems must enable ready access to the information for officers responsible for operating and maintaining the facility.

Details on the responsibilities and procedures related to commissioning and handover are presented in the *Capital Works Management Framework* guideline: *Handover: Guidance for Commissioning and Handover Associated with Government Building Projects*.

7.3.3 Maintenance management systems

Policy requirement 13—Utilise a computerised maintenance management system

Departments must use an effective computerised maintenance management system that adequately facilitates maintenance planning, implementation and reporting.

Departments using the Department of Housing and Public Works as their maintenance service provider may use, or interface with, the computerised maintenance management system it operates. Departments not part of this arrangement may use another system which adequately accommodates the requirements of the MMF.

Such a system should reinforce maintenance and departmental service delivery objectives and facilitate:

- planning
- condition assessments
- operational maintenance work scheduling and control
- resource allocation
- program management
- reporting.

7.3.4 Maintenance reporting

Policy requirement 14—Establish maintenance reporting capability

Departments must be capable of reporting on maintenance and the condition of their building portfolio to promote transparency and accountability.

In addition to promoting transparency and accountability, reporting on maintenance and the condition of a building portfolio facilitates effective management of maintenance and drives improvements.

SLAs (or other suitable instruments for procurement of maintenance services) should clearly specify that service providers must furnish maintenance reports which comply with the minimum reporting requirements of the MMF.

Minimum reporting requirements

For consistency and to facilitate benchmarking, departments should be capable of reporting on:

- the condition of the building portfolio relative to the condition applicable for service delivery
- financial year maintenance expenditure in the following categories:
 - planned maintenance
 - unplanned maintenance
 - maintenance management
- deferred maintenance
- annual maintenance expenditure as a percentage of ARV
- projected future repairs or replacements over the medium to long term to assist departments in undertaking strategic and operational planning processes
- significant maintenance issues that impact on the capability of the building portfolio in relation to service delivery.

8.0 Policy implementation and review

As part of its whole-of-Government policy role in the monitoring of maintenance outcomes and asset performance, the Department of Housing and Public Works will evaluate implementation progress and conduct periodic reviews of the MMF. Departments may be requested to supply the Department of Housing and Public Works with information (described in the minimum reporting requirements) as part of this process.

Departments are responsible for implementing the MMF. The Department of Housing and Public Works will, however, assist departments with advice and additional resource materials (e.g. guidelines and policy advice notes).

By reviewing the MMF and its implementation, the Department of Housing and Public Works will gain a better understanding of departmental maintenance issues, which will lead to a more practical and comprehensive policy and improve whole-of-Government maintenance outcomes.

List of key policies and guidelines

Key policies and guidelines impacting upon the planning and implementation of the maintenance of government buildings are listed below.

Asbestos Management and Control Policy for Government Buildings (Department of Housing and Public Works)

Provides a framework for identifying, documenting, managing and controlling (including the safe removal of) asbestos containing material in a building, when undertaking a government building project such as refurbishment, alteration, extension or improvement.

Building Asset Performance Framework (Department of Housing and Public Works)

is a Queensland Government best practice guideline which provides departments with a systematic approach to managing the performance of building assets to meet service delivery requirements. It establishes the broad scope and application of building asset performance management, and the key principles and elements necessary for achieving effective management of buildings.

Capital Works Management Framework (Department of Housing and Public Works)

is the whole-of-Government policy for managing risks in the planning and delivery of government building projects. It also gives effect to the whole-of-Government Prequalification (PQC) System for building industry contractors and consultants seeking to undertake identified contracts and commissions associated with government building projects.

Government Employee Housing Management Framework (Department of Housing and Public Works)

is the whole-of-Government policy for managing Queensland Government employee housing. It includes mandated roles and responsibilities related to the management of employee housing including the centralisation and coordination of maintenance and capital works delivery by the Department of Housing and Public Works for all government employee housing (the centralisation of capital works relates only to Indigenous communities).

Strategic Asset Management Framework –Best Practice Guidelines for the Management of Queensland Government Buildings (Department of Housing and Public Works)

promotes strategic asset management within the Queensland Government by providing agencies with advice about the best practice management of their building portfolio.

Enquiries should be directed to:

The Principal Policy Manager
Building Policy Unit
Strategic Asset Management
Department of Housing and Public Works

Telephone 07 322 45482
Fax 07 322 45498

GPO Box 2457
Brisbane Qld 4001

Email bpu@publicworks.qld.gov.au

ISBN 978-0-9804717-4-8



Strategic Asset Management Framework

Best practice guidelines for the management
of Queensland Government buildings

Overview

Strategic Asset Management Framework

Best practice guidelines for the management of Queensland Government buildings

Overview

Second Edition incorporating content from the Overview (ISBN 0 7242 6946 0) and the Organisational Framework originally published in the Strategic Asset Management - Best Practice Guidelines First edition

Queensland Department of Housing and Public Works

November 2012

(includes minor updates as at November 2012)

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(Department of Housing and Public Works)

First published in 2010

Enquiries should be directed to:

The Principal Policy Manager

Building Policy Unit

Strategic Asset Management

Department of Housing and Public Works

GPO Box 2457

Brisbane Qld 4001

bpu@publicworks.qld.gov.au

The suite of guidelines which comprise the *Strategic Asset Management Framework* (available online at www.hpw.qld.gov.au) is organised under the following categories:

1. **Overview** - explains the principles and concepts of strategic asset management as they apply to buildings.
2. **Guidelines** - expand on key aspects of strategic asset management to inform decisions over the entire life-cycle of the asset.
3. **Decision-making methodologies and guidelines** - support agencies to implement best practice strategic management of buildings.

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1.0 Introduction

Strategic asset management underpins all activities related to managing government building assets for optimal outcomes. The [*Strategic Asset Management Framework - Best practice guidelines for the management of Queensland Government buildings*](#) (SAMF) promotes strategic asset management within the Queensland Government by providing agencies with advice about the best practice management of their building portfolio.

Attachment 1 provides a list of the suite of guidelines that comprise the SAMF.

The SAMF refers to relevant sections of whole-of-Government policies and frameworks including the:

[*Building Asset Performance Framework*](#)

[*Capital Works Management Framework*](#)

[*Government Employee Housing Management Framework*](#)

[*Maintenance Management Framework*](#)

[*Project Assurance Framework*](#)

[*State Procurement Policy*](#)

while avoiding duplication of information from these documents.

Attachment 2 provides additional information and further references.

Strategic asset management of government buildings is the concept of aligning an organisation's assets with its service delivery needs. It focuses on the outcome or purpose of a building asset and guides decision-making processes over the entire life of the asset (i.e. planning, investment/procurement, management-in-use and disposal phases).

2.0 Purpose

The purpose of the SAMF is to promote best practice in the planning, investment/procurement, management-in-use and disposal of building assets in the Queensland public sector.

3.0 Terminology

In the SAMF, the terms 'asset', 'building asset' and 'building' have the same meaning and are used interchangeably. Similarly the term 'agency' is equivalent to 'department' (as defined in s8 of the [*Financial Accountability Act 2009*](#)).

4.0 Context

The community's needs and expectations of government are becoming more sophisticated and complex. This is manifested by demands for better quality, value for money, environmental awareness and innovative solutions.

The Government's capacity to respond to the demand for services depends largely on its fiscal policy. As part of the State Budget processes, resources are allocated to achieve the objectives and priorities of the Government.

The challenge for government is to balance community expectations with the best use of limited resources. Government is required to maintain a high level of essential services to the community while at the same time being responsive to the changing social, political and economic environment which is characterised by:

- increasing demand for services as a result of population growth and changing demographics
- higher community expectations
- different approaches for delivering services as a result of technological advancements
- more emphasis on probity, accountability and value for money outcomes
- greater focus on efficiency and effectiveness of services.

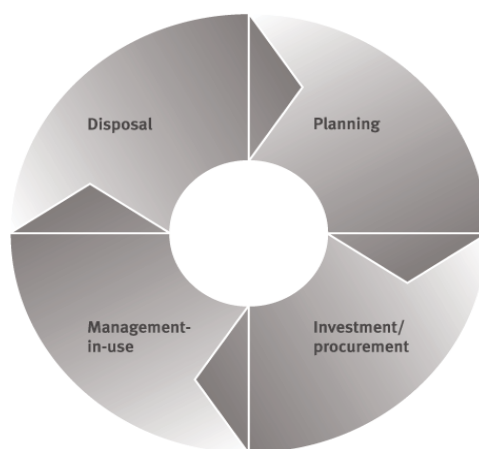
The efficient and effective management of government building assets is essential to the delivery of the Government's obligations to deliver services to the community. This requires departments to demonstrate:

- structured and accountable strategic and operational planning processes
- links between service delivery and resource planning
- relevant planning processes for capital works, maintenance and disposal of assets, which include an assessment of private sector participation in the financing, provision, management and maintenance of such assets
- suitable methodologies which address demand for new assets
- more innovative ways of providing services
- improved coordination of assets from a whole-of-Government perspective.

The asset life-cycle

Building assets have a life-cycle – they are planned, created, used, managed and disposed of when no longer required. Understanding this concept (referred to as the asset life-cycle – see Figure 1) will assist departments to optimise the value, use and benefits derived from the assets they control¹.

Figure 1 - The Asset Life-Cycle



¹ The concept 'control of assets', is demonstrated by the ability of a department to use an asset to achieve its objectives; obtain a benefit from the sale of the asset; charge for the use of the asset or deny use of the asset to others. This term is important for financial and asset management purposes. Specific guidance on determining the control of assets is provided in the [Non-Current Asset Policies for the Queensland Public Sector](#) (Queensland Treasury and Trade).

5.0 Principles and elements of strategic asset management

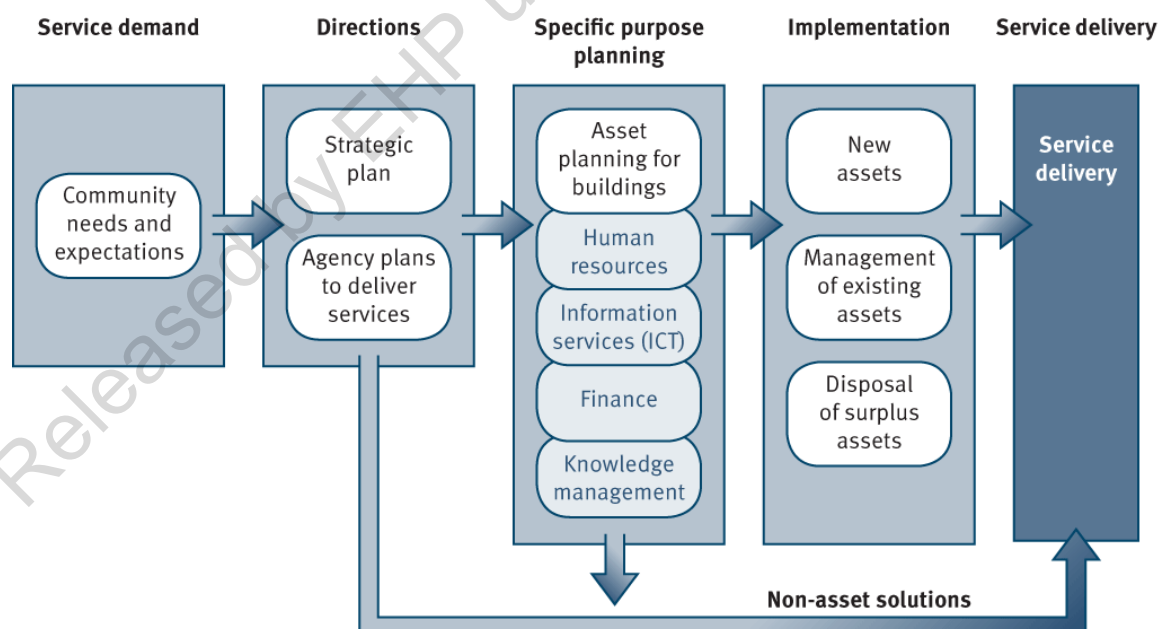
Strategic asset management is facilitated by systematic decision-making processes based on rigorous business case evaluation throughout the life of the building asset. This will ensure that the building portfolio is aligned with departmental service delivery requirements and government priorities and strategies and it is delivering an optimum value for money.

The following fundamental principles underpin the SAMF:

- assets exist to support the delivery of services, consistent with the Government's targets and priorities
- strategic asset management undertaken by departments needs to be consistent with the requirements of whole-of-Government asset management policies and legislation
- asset planning is an important activity that should be interrelated with financial, human resource and information and communication technology planning
- non-asset solutions, full life-cycle costs, risks and options should be considered before investing in new built assets
- responsibility for assets resides with the department that controls and administers them
- the full cost of providing, operating and maintaining assets should be included in departmental budgets.

The elements of strategic asset management, shown in **Diagram 1** each have a role to play in best practice planning, provision, management, maintenance and eventual disposal of assets.

Diagram 1 – Elements of strategic asset management



5.1 Service demand

The identification and analysis of the community's need for government services is regularly undertaken by government and communicated to departments in a range of ways, including emerging policy, legislation, priorities and objectives. These are translated by agencies into specific departmental objectives, performance indicators, services and service standards which are addressed in typical documents such as strategic plans, budget documentation and annual reports.

5.2 Directions

Departments should use a structured planning process to develop service delivery plans and strategies which reflect their objectives, priorities and policies.

An agency strategic plan should be developed for a period of four years and be sufficiently prescriptive for performance to be measured, but broad enough that it can adapt to changing circumstances.

5.3 Specific purpose planning

The availability of adequate and efficient resources impacts on the quality of the services that are delivered. Ideally, agency asset planning decisions will be integrated with and complement the finance, human resource and information and communication technology strategies that support the delivery of departmental services.

Departments should consider the implications of capital investment, the maintenance and use of existing assets and the disposal of surplus assets. Access to relevant, reliable and timely information about building assets is essential in order to:

- assess whether particular building assets are meeting service delivery needs
- determine whether building assets are properly maintained and managed
- evaluate the need for future replacement of assets
- identify and plan for the disposal of surplus or under-utilised building assets
- quantify the cost of the services provided by the department and (if applicable) benchmark against other jurisdictions.

5.4 Implementation

Implementation of effective and efficient asset management involves integration of plans to address building portfolio and building asset management issues, such as capital investment, maintenance and the disposal of surplus assets, with the planning process for human resources, finance, information and communication technologies.

These plans need to address strategies that yield the following benefits:

- a clear understanding of the role the building portfolio plays in supporting agency objectives
- alignment of assets with service delivery strategies
- optimal functionality and utilisation of assets
- economies of scale resulting from better coordination of programs and initiatives and the managing of finite resources
- maintenance and improvement of the health and safety aspects of buildings

- access to current and accurate asset and portfolio valuations and information to enable identification of surplus assets
- effective and efficient use of capital and maintenance funds
- identification and quantification of opportunities and risks.

New investment requires a structured process to demonstrate the need for the delivery of a new facility. This should include a review of service concepts, consideration of non-asset options and alternative asset delivery solutions. The full life-cycle costs and function of the building asset should also be taken into account. Information on capital investment/procurement planning as the foundation for the delivery of government building projects is available in the SAMF guideline: [Capital Investment/Procurement Planning and Project Delivery](#).

Management of existing assets includes monitoring the physical, operational, functional and financial performance to ensure that they fully support the delivery of the agency's services.

Disposal of surplus assets should be undertaken in a structured and prioritised manner in accordance with prevailing market conditions and government priorities (refer to the SAMF guideline: [Asset Disposal](#)).

6.0 Organisational framework for the establishment of strategic asset management

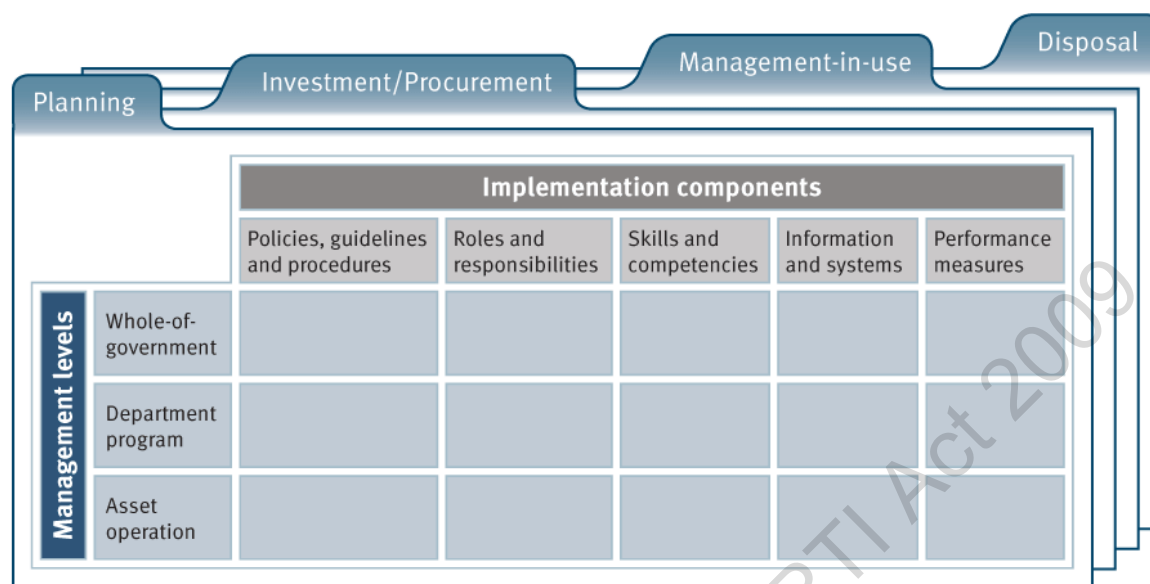
The establishment of strategic asset management is supported by the implementation of an appropriate organisational framework which illustrates the inter-relationships between the key issues and activities involved in strategic asset management. The framework is intended to assist departments to identify their asset management requirements. Figure 2 represents the shell of an organisational framework and highlights the issues and key activities related to asset management decisions in the public sector.

6.1 Management levels

In the public sector, building asset management decisions occur at three functionally hierarchical levels e.g. those that are relevant to:

1. whole-of-Government i.e. not confined to a single department
2. a department or to a program developed in support of the department's objectives
3. operational building management of an individual asset.

Figure 2: Organisational framework for the establishment of strategic asset management



The organisational framework is a multi-layer two dimensional matrix based on the stages of the asset's life-cycle:

Management levels (on the vertical axis) - different levels of management responsibility in the context of each department's role associated with the control of building assets

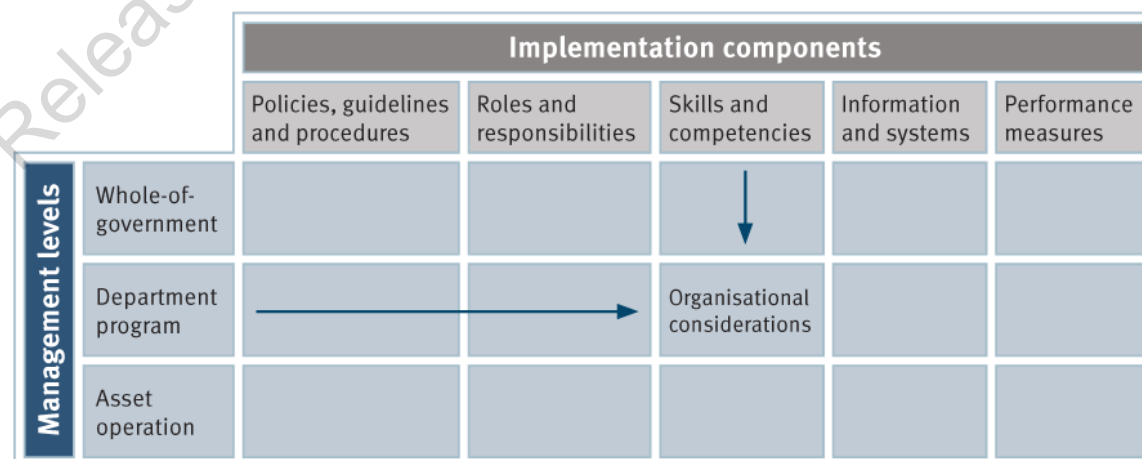
Implementation components (on the horizontal axis) - related organisational management components required to support strategic asset management

Implementation components

The five implementation components described below are organisational essentials which enable the implementation, monitoring and control of building asset management processes.

At each of the management levels and against each group of implementation components, there are different organisational considerations. These are identified in the appropriate intersection box between the two as shown in Figure 3.

Figure 3: Organisational matrix



The organisational considerations outlined above are different for various stages of an asset's life-cycle; however, the key implementation components in the five categories include the following:

6.2 Policies, guidelines and procedures

Policies, guidelines and procedures related to building asset management should reflect the applicable provisions of:

- legislation
- whole-of-Government policies
- agreements (international/State/Commonwealth/local authority level).

Attachment 2 provides a list of resources that will assist agencies undertaking any aspect of strategic asset management.

6.3 Roles and responsibilities

When establishing roles and responsibilities in a strategic asset management context, departments need to address relevant requirements at the strategic and operational level which:

- contribute to the collective achievement of, and accountability for, whole-of-Government direction (objectives for the community, priorities and strategies)
- facilitate the identification of suitable procurement strategies for project delivery (based on risk, economic benefit and affordability assessment, and an appreciation of factors, time, cost, quality, appropriateness and whole-of-life considerations) which minimise the impact of the building on the environment and the long-term demand for maintenance
- identify and improve systems and information available to departments and government (in accordance with government policy) to:
 - effectively and efficiently manage building planning, procurement, building operation, maintenance and disposal
 - support reporting requirements for performance improvement and risk management.

6.4 Skills and competencies

Asset managers (at all levels) should demonstrate that they possess the competency, knowledge, skills and capacity to:

- undertake sustainable procurement practices (at both the operational and strategic level), arrange and disseminate required project reports, establish and manage asset planning, design, and project management services
- manage maintenance planning, delivery and reporting in accordance with government policy
- promote closer alignment of asset holdings with service delivery needs, encouraging the disposal of under-utilised or surplus assets; manage the disposal processes including compliance reporting and provision of disposal information and obtaining approvals.

6.5 Information and systems

Agencies need to establish effective processes to manage asset information over the entire life-cycle of the building.

Prior to commencing data collection, departments should clearly identify:

- the purpose for collecting performance information
- the end users
- how the information will be used.

This will ensure that performance information is relevant and targeted at the correct areas so that the benefits of performance measurement are optimised. Service delivery requirements will be best supported by ensuring the integrity, accuracy, currency and completeness of the information.

Management of building assets requires information to be extracted from multiple sources located in various information systems, including:

- asset information registers
- building management and operation systems such as:
 - tenancy management systems
 - maintenance management systems
 - asbestos registers
 - energy and water consumption databases
- financial management systems
- business support systems and project management systems.

Maintaining accurate asset information records is essential to ensure that the government meets its statutory obligations (e.g. duty of care) as a building owner.

The main issues which departments are required to address relate to:

- the cost of building ownership
- progress in departmental efforts towards achieving the Government's priorities (refer to [*Getting Queensland back on track: Statement of objectives for the community*](#));
- asbestos containing material (departments are required to ensure that asbestos-containing material in government buildings is managed and controlled in accordance with the [*Asbestos Management and Control Policy for Government Buildings*](#))

- development of strategies to:
 - meet the need for new assets and for disposing of assets that are no longer required
 - achieve and maintain the required level of operational performance for assets (development of these strategies may be supported by the performance indicators and performance measures in the *Building Asset Performance Framework*)
 - demonstrate probity and accountability for outcomes and the achievement of value for money in government building projects by ensuring consistency of procurement strategy with Government objectives; coordination of building projects and consistency and transparency in the procurement process (i.e. meeting the requirements of the [State Procurement Policy](#) and other related policies, including the *Capital Works Management Framework* and the associated Prequalification (PQC) System for engaging building contractors and consultants).

6.6 Performance management

Performance management practices provide assurance that a department has established processes to determine if its delivery of services is efficient, effective and represents value for money for the Queensland Government. Guidance on setting standards for a department's service delivery is provided in [A Guide to the Queensland Government Performance Management Framework](#). The Government expects from departments a high level of performance and tangible results for the people of Queensland.

Performance indicators and performance measures for building asset management should be linked to service delivery objectives and provide information on the match or gaps between actual performance and the performance required for optimum service delivery outcomes. The *Building Asset Performance Framework* provides guidance on establishing a performance management regime for buildings which includes a consideration of social and environmental aspects as additional dimensions to the traditional functional and financial performance assessment approach.

Consistent and coordinated monitoring, evaluation and reporting practices (within the agency and externally) are important to provide a feedback loop to inform future asset management and associated decision-making processes.

Attachment 1: The suite of Strategic Asset Management Framework documents

The suite of guidelines which comprise the Strategic Asset Management Framework is organised under the following categories:

Overview – explains the principles and concepts of strategic asset management as they apply to buildings.

Guidelines expand on key aspects over the entire life-cycle of the asset (planning, investment/procurement, management-in-use and disposal)

Planning

- **Asset Planning for Buildings** – developing management strategies that will contribute to the best utilisation of assets in the delivery of services to the community in line with strategic plans, operational plans and service delivery strategies.

Investment/procurement

- **Capital investment/procurement planning and project delivery** – defining capital investment projects, preparing budget documentation and formulating investment/acquisition plans.

Management-in-use

- **Building Management** – the process required to achieve and sustain defined levels of building performance during building occupancy, building operation, building maintenance and building upgrades.
- **Heritage Asset Management** – best practice processes to enable agencies to recognise, manage and conserve assets with cultural heritage significance during all stages of the asset life-cycle (planning, investment/procurement, management-in-use and disposal).
- **Maintenance Management** – planning, managing and delivering building maintenance in accordance with the Maintenance Management Framework which will ensure consistency in maintenance outcomes, building performance, risk management and strategic decision-making.
- **Security Management of Government Buildings** – the process of identifying, implementing and monitoring systems and processes for the protection of building assets against loss, misuse, damage or deprivation of use caused by deliberate acts.

Disposal

- **Asset Disposal** – implementing processes and procedures to ensure appropriate asset disposal planning of government buildings which have been identified as surplus to departmental service delivery requirements.

Decision-making methodologies and supporting guidelines

- **Asset Review and Analysis** – establishing suitable processes and procedures to ensure appropriate asset review and analysis which supports strategic asset planning for their building portfolios. Project delivery involves development of a project brief, selecting the procurement strategy and the consultants/contractors, design and construction, and handover.
- **Environmental Sustainability Management** – undertaking life-cycle planning analysis to support strategic management and decision-making processes, integrating sustainability into procurement processes and developing and adopting environmentally sustainable approaches to the design and construction of buildings.
- **Mitigating the Impact of Natural Disasters on Government Buildings** – the key considerations of natural disasters in the planning of new buildings, and refurbishment, retrofitting and maintenance of existing buildings.
- **Life-Cycle Planning** – using transparent, informed decision-making processes that take into account the whole-of-life implications of acquiring, operating, maintaining and disposing of a building asset.
- **Management of Government Building Projects** – selecting and applying tools to plan, organise, manage, procure and control a building project to achieve its objectives.
- **Post Occupancy Evaluation** – a structured approach to conducting a post occupancy evaluation of a new or existing facility when it is fully operational which focuses on the users' interaction with the building, assesses the degree to which the building supports service delivery objectives, assists continuous improvement in the planning process and informs the preparation of defect action plans, at an operational level.
- **Risk Management** – a systematic process which applies at every phase of a building asset life-cycle (e.g. planning, investment/procurement, management-in-use and disposal) to identify, analyse, assess and treat risks that may impact on an organisation's objectives.
- **Value Management** – a structured and analytical process which facilitates good decision-making on the planning, management and use of building assets to achieve best value for money by comparing alternatives based on the relationship between value and total cost.
- **Workplace Health and Safety** – managing building assets throughout each stage of the life-cycle in a way that positively controls the risks to all persons who might be at risk by the operation of the asset and reduces the human and financial cost of workplace injuries to employers, workers and the community.

Attachment 2: List of policies and other relevant resources

[*A Guide to the Queensland Government Performance Management Framework*](#) (Department of the Premier and Cabinet) is designed to improve the analysis and application of performance information to support accountability, policy development and implementation and create value for clients, stakeholders and the Queensland community.

[*Agency Planning Requirements*](#) (Department of the Premier and Cabinet) provides information about:

- the purpose, responsibility and legal requirements of agency planning
- the contents of strategic, operational and specific purpose plans
- establishing regular monitoring and reporting procedures to assess performances against agency plans
- mandatory and discretionary planning.

[*Asbestos Management and Control Policy for Government Buildings*](#) (Department of Housing and Public Works) establishes a framework for identifying, documenting, managing and controlling (including the safe removal of) asbestos containing material in a building, when undertaking a government building project such as refurbishment, alteration, extension or improvement.

[*Building Asset Performance Framework*](#) (Department of Housing and Public Works) is a best practice guideline which describes a systematic approach for departments to managing the performance of building assets to meet their service delivery requirements.

[*Capital Works Management Framework*](#) (Department of Housing and Public Works) is the whole-of-Government policy for managing risks in the planning and delivery of government building projects.

[*Financial Accountability Handbook*](#) (Queensland Treasury and Trade) has been designed to assist accountable officers and statutory bodies discharge their obligations under the *Financial Accountability Act 2009*, the *Financial Accountability Regulation 2009* and the *Financial and Performance Management Standard 2009*.

[*Financial and Performance Management Standard 2009*](#) (Queensland Treasury and Trade) requires departments to efficiently, effectively and economically manage physical assets by establishing asset management systems for:

- (a) identifying, acquiring, managing, disposing of, valuing, recording and writing off assets
- (b) conducting an evaluation before making the acquisition or carrying out the maintenance or improvement, where the accountable officer or statutory body considers the cost of acquiring, maintaining or improving a physical asset is significant (a significant asset²)
- (c) reviewing the performance of completed significant assets to ensure the objectives of the department or statutory body in acquiring, maintaining or improving the assets were met
- (d) regularly maintaining the assets.

² The *Financial Accountability Handbook* defines 'significant' assets' as those assets with a high dollar value, those that provide a key role in the delivery of agency services, or those that bring potential high risk to agency operations in the event of failure.

[Government Employee Housing Management Framework](#) (Department of Housing and Public Works) is the whole-of-Government policy for the procurement, planning and management of government employee housing.

[Maintenance Management Framework](#) (Department of Housing and Public Works) is the whole-of-Government policy for managing, planning and delivering building maintenance to ensure departments have a consistent approach.

[Project Assurance Framework](#) (Queensland Treasury and Trade) is the foundation framework for ensuring that project initiation and development is undertaken effectively across the Queensland public sector and delivers value for money to the government from its significant investment in project activity. The associated [Value for Money Framework](#) is the basis for the implementation of Queensland's Public Private Partnerships Policy. The *Financial and Performance Management Standard 2009* provides that Queensland public sector agencies must have regard to these frameworks in preparing evaluations for significant asset investment.

[State Procurement Policy](#) (Department of Housing and Public Works) is the whole-of-Government policy which delivers benefits for the Government, suppliers and the community through three objectives:

- advancing the priorities of the Government
- achieving value for money
- ensuring probity and accountability for outcomes.





Pallarenda Battery

Defending Townsville

The concrete structures on this headland were built in 1943 during WWII to protect Townsville and its harbour from raiding enemy ships.

The Pallarenda Battery was built at the same time as the Magnetic Island Forts Complex, and a third anti-shipping battery was located at Townsville's port on Magazine Island. All three were decommissioned after the Allied victory in 1945. This site was re-used for training purposes in the 1950s.

Once were soldiers...

While the structures that remain look weary now, they were once a symbol of ready military force, and were the heart of operations at Pallarenda Battery.

A section of a hand drawn map of Pallarenda Battery by Sergeant Morris, dated 21 February 1944.



On 9 July 1943, Army engineers mounted the 4.7 inch gun in the second emplacement (lower on the hill slope). Note the tent in the background, most likely soldiers' sleeping quarters.



The observation post, or command post and ELDS (Electric Light Directing Station), was the nerve centre of Pallarenda Battery. It was connected to the gun emplacements and searchlights by telephone and directed all surveillance and operational tasks. The range chart on the wall inside shows they used a wreck in the bay between here and Magnetic Island as target practice. Photo taken in July 1943.



The first searchlight position with light installed inside. These lights were used to sweep across the ocean at night, not to search the sky for aircraft. Photo taken in July 1943.

What was here?

1 Gun emplacements

Both gun emplacements housed a 4.7 inch Quick Firing Field Gun (Mark IV), re-purposed from the Kissing Point Battery. Although considered outdated in 1943, their range of 9.9km protected the northern entrance channel to Townsville and Magnetic Island.

2 Facilities

Officers, non-commissioned officers and enlisted men and women lived here from 1943 to Sep 1945. They had everything they needed: separate sleeping quarters, kitchens and messes, a recreation hall and even a tennis court!

3 Vickers guns

Two Vickers machine guns were mounted in the stone reinforced pits to prevent entry onto the headland by enemy on foot. These pits still have the steel framing that supported camouflage netting. Commonwealth documents from 1942 reveal a Japanese landing to the north of Townsville was expected, although this did not eventuate.

4 Bofors gun

A Bofors 40mm anti-aircraft gun was on site, located in the horseshoe-shaped stone emplacement west of the observation post.



Stuart Signals Bunker

Legend

 Signals Bunker



FOLIO

160 Ann Street • Brisbane, Queensland • PO Box 155 • BRISBANE ALBERT STREET QLD 4002 • AUSTRALIA
Telephone (07) 3227 7111 • Facsimile (07) 3227 8857 • www.env.qld.gov.au

Enquires
Telephone
Your reference
Our reference

Fiona Gardiner
3227 6494
601708

ENVIRONMENTAL
- 9 OCT 2000
PROTECTION AGENCY

1 October 2000

Mr EA Dews
Director, Central Service
James Cook University
TOWNSVILLE 4101

Dear Mr EA Dews

I write concerning the provisional entry in the Heritage Register of the **RAAF No 3 Fighter Sector Headquarters (former Operations and Signals Bunker)**. I note that resolution of this matter has been outstanding for some considerable time.

The letter from James Cook University 16 June 1999 proposed a curtilage of 10 metres on all sides of the bunker. The Heritage Council considered that this heritage listing boundary was too restrictive and asked that further negotiations be entered into with James Cook University. As the matter presently stands the area entered in the Heritage Register is L63/EP2200: Reserve 433: Parish Stuart. I enclose a map for your information.

In order to finalise this matter I have asked the Northern Region (Townsville), Environmental Protection Agency to recommence negotiations with James Cook University. Mr Rob Disting and Ms Helen Lucas have been briefed on the matter and will be in contact with you in the near future. An extension of time until 21 December 2000 has been granted to allow time for these negotiations.

In the interim, please do not hesitate to contact Ms Fiona Gardiner, Principal Heritage Research Officer on (07) 3227 6494 should you have any queries regarding this matter.

Yours sincerely

49 - Sch 4 - Personal Information

Helen Gregory
Manager, Cultural Heritage

49 - Sch 4 - Personal Information

C/c Mr Andrew Border, Regional Manager, Cultural Heritage, Environmental Protection Agency, Northern Region (Townsville)

Queensland Heritage Act 1992

Proposal for the entry of a place in the Heritage Register
pursuant to Section 24 (1). (see reverse side of form)

OFFICE USE ONLY

601708

Reference

Nomination

DETAILS OF PLACE

Name of place and/or former name: Unknown Stuartholm? 95/16276

Location or address: Area Bounded by Diamantina St. Stuart Dve. & Hill St.
WULGURU, Q

Real Property Description: _____

Zoning: Quarry Reserve

Local Government Authority: Townsville City Council

Ownership: Townsville City Council & James Cook University

INFORMATION REQUIRED

1. HISTORY [Statement of the history of the place - please attach details]

During WWII used as a Communications Centre
After WWII used as a Migrant Hostel

2. DESCRIPTION [Description of the place today - please attach details]

Concrete Bunker has been burnt out but remains. Concrete floors
of Nissan huts and aboulition blocks remain. Evidence of Slit trenches
etc. on Hill. Remains of antenna in some areas

3. SIGNIFICANCE [Statement of heritage significance relating to the criteria in Section 23 (1) - please attach details]

Believed to be central communications centre for Townsville region
during WWII

4. REFERENCES [Sources from which further information may be obtained - please attach details]

5. PHOTOGRAPHS AND DRAWINGS [Photographs and other material showing the place today - please attach]

PARTICULARS OF APPLICANT

Name: Townsville Military Museum Action Group
c/- 6 Condamine Street

Address: WULGURU, Q 4811

Contact telephone number: 784815

Interest in property: Present - Nil Would Like to use area for Museum.

[Where the applicant is not the owner, has the owner been notified of this nomination: YES / NO]

49 - Sch 4 - Personal Information

Date 3/10/95

Signature _____



Queensland
Department of
Environment and Heritage

File B

Send to:

The Director
Cultural Heritage Branch
Department of Environment and Heritage
PO Box 155
BRISBANE ALBERT STREET QLD 4002

Page 89 of 306

25 July 1995

Queensland Heritage Act 1992

Part 4 — Registration of Places

Criteria for entry in the Register

23. (1) A place may be entered in the Heritage Register if it is of cultural heritage significance and satisfies 1 or more of the following criteria —

- (a) the place is important in demonstrating the evolution or pattern of Queensland's history;
- (b) the place demonstrates rare, uncommon or endangered aspects of Queensland's cultural heritage;
- (c) the place has potential to yield information that will contribute to an understanding of Queensland's history;
- (d) the place is important in demonstrating the principal characteristics of a particular class of cultural places;
- (e) the place is important in exhibiting particular aesthetic characteristics valued by the community or a particular cultural group;
- (f) the place is important in demonstrating a high degree of creative or technical achievement at a particular period;
- (g) the place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons;
- ~~(h) the place has a special association with the life or work of a particular person, group or organisation of importance in Queensland's history.~~
- ~~(2) A place is not to be excluded from the Heritage Register on the ground that places with similar characteristics have already been entered in the Register.~~
- (3) A place does not satisfy the criteria for entry in the Heritage Register if there is no prospect of the cultural heritage significance of the place being conserved.

Proposal to make an entry in Register

24. (1) The Council may, on its own initiative or on application by any person, consider whether a particular place should be entered in the Heritage Register.
- (2) The Council may require an applicant who seeks the entry of a particular place in the Heritage Register to give such information as the Council requires to enable it to deal properly with the application.
 - (3) The Council may invite written submissions in relation to a place that it has under consideration for possible entry in the Heritage Register —
 - (a) from any person or body with a special knowledge of, or interest in, the place; or
 - (b) from any person or body with a special interest in Queensland's cultural heritage.
 - (4) If the Council is of the opinion that a place is of cultural heritage significance and satisfies 1 or more of the criteria for entry in the Heritage Register, the Council may provisionally enter the place in the Heritage Register and the Council must then immediately —
 - (a) give the owner of the place, and the local authority for the area in which the place is situated, a written notice —
 - (i) stating that the Council proposes to enter the place in the Heritage Register on a permanent basis; and
 - (ii) stating the reasons on which the proposal is based (including a statement of the relevant criteria); and
 - (iii) explaining the right to object to the proposal; and
 - (b) give public notice that the Council proposes to enter the place in the Heritage Register on a permanent basis.



Queensland Department of Environment and Heritage

160 Ann Street • Brisbane Queensland • PO Box 155 • BRISBANE ALBERT STREET QLD 4002
Telephone (07) 3227 7111 • Facsimile (07) 3227 6534

Enquiries to Ray Osborne
Telephone (07) 3227 6732

Your reference
Our reference 601708

1 December 1995

Townsville Military Museum Action Group
c/- 6 Condamine St
Wulguru Q 4811

Dear Sir/Madam

Thank you for your nomination of the World War II installation bounded by Diamantina and Hill Streets and by Stuart Drive, Wulguru for entry in the Heritage Register, which has been received by the Cultural Heritage Branch of the Department of Environment and Heritage.

I note that the nomination has come with very limited supporting information. To strengthen your nomination, additional information from you is requested. These details are set out as requirements on the nomination form, i.e. statements of history, description, and significance of the place. Supporting evidence such as references; photographs and drawings are also requested as part of the nomination, if available.

I thank you for your interest in conserving Queensland's heritage, and look forward to receiving any further information that you can supply. Should you wish to discuss the matter, Mr Ray Osborne, Manager - Historic Section, can be contacted at the above address and by telephoning (07) 3227 6732.

Yours sincerely

49 - Sch 4 - Personal Information

Greg Wellard
Director
Cultural Heritage

**Memorandum**Northern Regional Centre
Old Quarantine Station
PALLARENDA QLD 4810PO Box 5391
TOVNSVILLE MAIL CENTRE QLD 4810.TO : Ray Osborne
Cultural Heritage
Fax 07-32277803FROM : Penny Cook (Regional Manager)
Cultural Heritage
Phone 077 - 2253318
Date 11/3/97

Fax 077 - 225331

Subject Nominations to the CHR

Notes

After discussions with Helen Gregory in regard to the urgency of dealing with outstanding nominations, I have gone through our list with Helen Lucas and Stewart Armstrong and provide you with the following comments/data:

- The following nominations can have draft entries prepared relatively quickly for preliminary consideration by HRA:

73(2)Irrelevant

- It is recommended that the following nominations require a further regional action, prior to consideration:

73(2)Irrelevant

→ 601142 WWII Bunker, Stuart ← (proposed cancelled)

73(2)Irrelevant

↳ Same as 601706.

- The following nominations require 'tying up' and then we can proceed (or not):

73(2)Irrelevant

Ken,
for your
information
under the
backlog project

49 - Sch 4 - Personal Information

73(2)Irrelevant

Some of the above information may be out of date. However, I am informed that we are working from a relatively old list of nominations. If you have an upgrade that we can assess, which in turn may result in a tidier list than that presented above, please forward same and we will deal with it ASAP.

Please note that for ease of action, a number of separate memos are attached.

49 - Sch 4 - Personal Information



QUEENSLAND GOVERNMENT

Department of Environment

Facsimile cover sheet

Cultural Heritage Branch
PO Box 155
Brisbane Albert Street QLD 4002

160 Ann Street
Brisbane QLD 4350
Telephone (07) 3227 6499
Fax number (07) 3227 7803

Date: 2 April 1997

Time: 6.40 pm

Please deliver the following pages to

Name: Penny Cook, Regional Manager

Business/Section: Northern Region

Fax number: 077 22 5331

From

Name: Ken Horrigan, Senior Conservation Officer

Section: CULTURAL HERITAGE BRANCH

Number of pages: 1 (including facsimile cover sheet)

This fax is to confirm that, as a result of the recent audit of nominations to the Heritage Register, three places have been identified as each having two listing numbers, and these have been corrected as follows:

1

2

3

601142 WWII Bunker etc, Stuart (cancelled- no nomination on file)
601708 Stuartholm, bounded by Diamantina Street, Stuart Drive and Hill Street, Wulguru

Further, 601708 Stuartholm was identified as being incorrectly named, and therefore has been renamed 601708 former WWII installation, bounded by Diamantina Street, Stuart Drive and Hill Street, Wulguru until an Entry in the Heritage Register is prepared, when a more definitive name for this place may be established. If you have any queries, please give me a call.



Facsimile Cover Sheet

Northern Regional Centre
Old Quarantine Station
PALLARENDA QLD 4810

PO Box 5391
TOWNSVILLE MAIL CENTRE QLD 4810

601142.

Sent on Thursday, 3 April 1997 at 12:29 PM

Please deliver to :

Ken Horrigan
Cultural Heritage
Fax 07-32277803

From:

Penny Cook (Regional Manager)
Cultural Heritage
Phone 077 - 225338

Fax 077 -225331

Subject QHR Activity

Number of Pages	(including facsimile cover sheet)	1
Status of Original	Original will NOT be forwarded	
Special Precedence	NIL	

Notes

Ken,

Thank you for your fax advising of the correction to three listing numbers.

Stewart advises me that CO is sending letters to all nominators of places where there is insufficient information provided. Can you please note that we are actively working on the nominations listed below in order to seek advice from HRAC and/or we are aware of on-going issues (that we haven't yet had time to pass on). It may be counter-productive for CO letters to go out in these circumstances. We therefore request that before any letters go out in regard to the following places, there is consultation with us.

73(2) Irrelevant

601708 WWII Bunker Stuart (Stuarholm)

Thanking you in anticipation.

49 - Sch 4 - Personal Information

Penny Cook

**HERITAGE REGISTER REPORT TO HERITAGE COUNCIL
FOR MEETING NO. 77
29 AUGUST 1997**

77.5 HERITAGE REGISTER

77.5.1 NOMINATIONS RECEIVED AND NOT PREVIOUSLY ADVISED TO HERITAGE COUNCIL:

New Nominations Received: (Please keep nominators name confidential)

73(2)Irrelevant

75.5.2 NOMINATIONS EXAMINED BY HRAC MEETING No.23 and No.24

MEETING NO.23 Nil

MEETING NO.24

(1) **601708** **World War II Bunker, Stuart**
HRAC recommended that the nomination proceed.

73(2)Irrelevant

**HERITAGE REGISTER REPORT TO HERITAGE COUNCIL
FOR MEETING NO. 77
29 AUGUST 1997**

73(2)Irrelevant

77.5.3 NOMINATIONS TO PROVISIONAL REGISTER FOR PERIOD:

73(2)Irrelevant

77.5.4 NOMINATIONS NOT RECOMMENDED FOR PROVISIONAL ENTRY:

73(2)Irrelevant

77.5.5 NOMINATIONS FOR REVIEW BY HERITAGE COUNCIL

73(2)Irrelevant

77.5.6 PROPOSAL FOR REMOVAL FROM HERITAGE REGISTER UNDER S.25: Nil.

**HERITAGE REGISTER REPORT TO HERITAGE COUNCIL
FOR MEETING NO. 77
29 AUGUST 1997**

77.5.7 PROPOSED AMENDMENTS TO PROVISIONAL ENTRY IN THE HERITAGE REGISTER: Nil.

77.5.8 OBJECTIONS TO PROVISIONAL REGISTRATION FOR PERIOD: Nil.

77.5.9 OBJECTIONS TO PROPOSED REMOVAL FROM THE HERITAGE REGISTER: Nil

77.5.10 APPOINTMENT OF ASSESSOR:

73(2)Irrelevant

77.5.11 ASSESSOR REPORT RECEIVED FOR THE PERIOD: Nil.

77.5.12 CERTIFICATE OF IMMUNITY RECEIVED FOR PERIOD: Nil.

**77.5.13 APPEAL AND / OR REPORT / PLANNING AND ENVIRONMENT COURT:
(Verbal Updates)**

73(2)Irrelevant



JAMES COOK UNIVERSITY OF NORTH QUEENSLAND

TOWNSVILLE Queensland 4811 Australia Telephone: (077) 81 4111

Mr Ted Dews
Deputy President (Community Liaison) and
Director, Central Services

Telephone: 07 47 81 4471
International: 61 07 47 81 4471
Facsimile: 07 47 81 6999
E-mail: Ted.Dews@jcu.edu.au

6 August 1998

Mr Ray Osborne
Acting Director, Cultural Heritage
Department of Environment
PO Box 155
BRISBANE ALBERT STREET QLD 4002

Dear Mr Osborne

QUEENSLAND HERITAGE REGISTER NOMINATION (YOUR REF. 601708)

I refer to your letter of 29 July and our telephone discussion of 6 August.

As indicated, the property is held by JCU under a Deed of Grant in Trust from the Crown (State) for use for educational purposes.

Would this affect your approach to Heritage listing?

There is a fairly large (several ha) parcel of land with concrete bunkers built into the hills at the back of it. There are now no other improvements on the site.

While I have not yet consulted others about our formal response my impression is that we would be neutral, on the assumption that we would not be faced with any costs.

In the very long term it is possible that the land would be used for University purposes but we would not see the bunker as a problem. It is out of the way.

We have no knowledge of how it (the bunker) was actually used, or what other buildings formerly on the site were used for.

I have heard of other buildings in Townsville being designated as military headquarters during World War 2.

Yours sincerely

49 - Sch 4 - Personal Information

E.A. Dews
Director, Central Services

601708

(2)

98/08791



49 - Sch 4 - Personal Information

10.8.98



Greg Hallam
(07) 3227 8542

601708

29 July 1998

Mr Hugh Crowther
Secretary Townsville Military
Museum Action Group
51 St Jarvis Drive
BELGIAN GARDENS
TOWNSVILLE QLD 4810

Dear Mr Crowther

Thank you for your nomination of the former '*Area Command Headquarters, Wulguru*' for entry in the Heritage Register, which has been received by the Cultural Heritage Branch of the Department of Environment and Heritage.

The nomination is to be scheduled for appraisal and an officer from the Department will be in contact with you regarding the nominated place. Please be aware that because of the significant number of nominations to the Heritage Register received to date, it may be some time before the assessment process is completed.

Thank you for your interest in conserving Queensland's heritage. Should you need to discuss the progress of the nomination, Mr Ray Osborne can be contacted on telephone (07) 3227 6732.

Yours sincerely

49 - Sch 4 - Personal Information

Ray Osborne
Acting Director, Cultural Heritage

b/c Mr Andrew Border, Acting Regional Manager, Cultural Heritage, Northern Region,
Department of Environment and Heritage

Greg Hallam
(07) 3227 8542 / fax: (07) 3227 7803

601708

29 July 1998

Mr Ted Dews
Central Services Office
James Cook University
of North Queensland
TOWNSVILLE QLD 4810

Dear Mr Dews

Queensland Heritage Register Nomination

I write to inform you that the Department of Environment and Heritage has received a nomination to the Queensland Heritage Register for the former '*Area Command Headquarters, (area bounded by Moonie Street, Stuart Drive and Diamantina Street), Wulguru*'. The Department understands that the James Cook University of North Queensland owns this property, which comprises Lot 110 on Registered Plan EP767, Parish of Stuart, County of Elphinstone.

In writing to you, I am seeking some indication of your attitude toward the nomination. I hope also to avoid any misunderstanding concerning the *Queensland Heritage Act 1992*, should the Heritage Council proceed with entering the former '*Area Command Headquarters, Wulguru*' in the Heritage Register. I enclose four pamphlets prepared by this Department for owners of heritage places, which may answer some of your questions and possible concerns about heritage legislation.

If you would like to discuss the nomination further, please contact Mr Ray Osborne on (07) 3227 6732.

Yours sincerely

49 - Sch 4 - Personal Information

Ray Osborne
Acting Director, Cultural Heritage

.../2

Enc. *What is a Heritage Place?*
What's in it for me? Advantages of owning a Heritage Property
Heritage Listing - What does it mean?
Heritage Places - your questions answered

b/c Mr Andrew Border, Acting Regional Manager, Cultural Heritage, Northern Region,
Department of Environment and Heritage

Released by EHP under the RTI Act 2009

Greg Hallam
(07) 3227 8542 / fax: (07) 3227 7803

601708

29 July 1998

Mr Brian Guthrie
Chief Executive Officer
Townsville City Council
PO Box 1268
TOWNSVILLE MAIL CENTRE
TOWNSVILLE QLD 4810

Dear Mr Guthrie

Application under s.24 of the *Queensland Heritage Act 1992* proposing the entry in the Heritage Register of former Area Command Headquarters, (area bounded by Stuart Drive, Moonie Street and Diamantina Street) , Wulguru

I would advise that the Queensland Heritage Council has received the above application for the place described as Lot 110 on Registered Plan EP 767 , Parish of Stuart, County of Elphinstone.

To assist the Queensland Heritage Council in the consideration of the application, I would be most grateful if you could please advise if:

- there is a valid Development and/or Building Approval for the place; or,
- there is a Development and/or Building Application currently before your Council for this place; or,
- any discussions are taking place concerning the future development of this place.

Furthermore, the Queensland Heritage Council would be pleased to receive any comments your Council may wish to make in relation to this proposal.

To allow this matter to be progressed I would be grateful if you could respond within 28 days of receipt of this letter.

.../2

If you have any queries concerning this matter please contact Mr Ray Osborne on (07) 3227 6732.

Yours sincerely

49 - Sch 4 - Personal Information

Ray Osborne
Acting Director, Cultural Heritage

b/c Mr Andrew Border, Acting Regional Manager, Cultural Heritage, Northern Region,
Department of Environment and Heritage

LA/Div : 800 TOWNSVILLE
Valn No : 20669/00000

Property Address : 343 STUART DVE, WULGURU, 4811
Frontage : 0.000 metres Depth : 0.000 metre

Owners : JAMES COOK UNIVERSITY OF NORTH QUEENSLAND

Tenants in Common : N
Exempt from Rating: Y

Service Address :

RPD : L110/EP767:PAR STUART

Tenure : VC STATE LAND
Area : 5.41HA

Rental Value Required : N

Valuation Information-:

Date of Effect	Date of Valn.	Unimproved Value	Sect Code	Date of Issue
30/06/97	01/10/96	\$202,500	28	01/04/97

Land Use Information-:

L/Use Type : AV	L/Use Code : 01	VACANT URBAN LAND
L/Use Type : P	L/Use Code : 01	VACANT URBAN LAND
L/Use Type : S	L/Use Code : 53	COMMONWEALTH (SECONDARY LANDUS

Number of Lots : 1 Business Indicator : N

Property Type : U URBAN
Issuing Status : I ISSUING
Services : WS WATER & SEWERAGE
Zoning : 01 RESIDENTIAL 1

Map Nos : 0180000000

SMA : 31 Financial Div : 0
Benefitted Area ID :

Cancelled Property : N

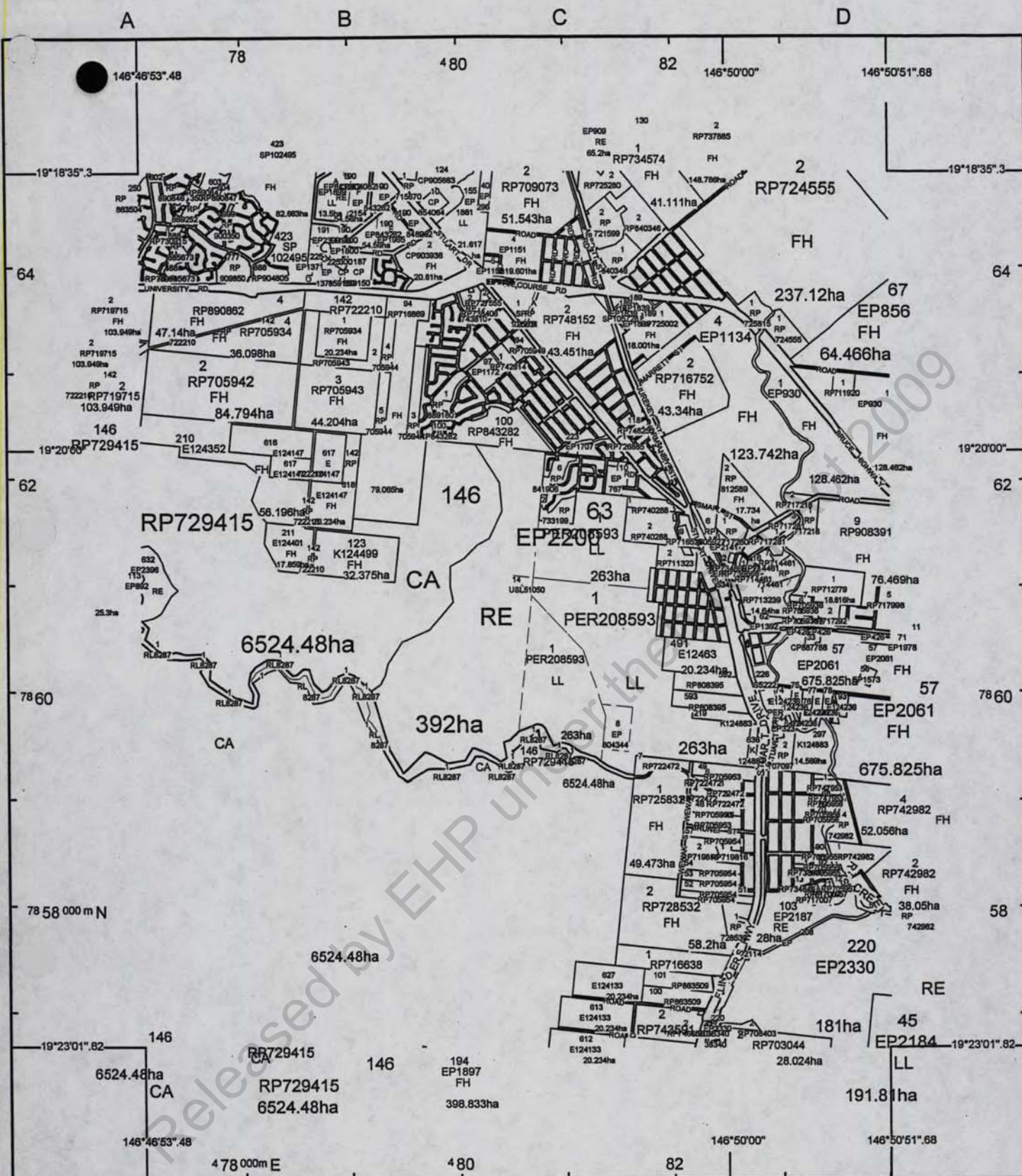
End of Report
--oo0000oo--

0747814111

Mr Ted Dews.

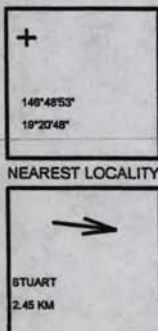
Central Services Office.

James Cook University of
North Queensland.
Townsville. Qld. 4810.



STANDARD MAP NUMBER
8259-24234

MAP WINDOW POSITION



SUBJECT PARCEL DESCRIPTION

DCDB
Lot/Plan 63/EP2200
Area 392ha
Tenure RESERVE
Local Government TOWNSVILLE
Locality ROSENEATH
Parish STUART
County ELPHINSTONE
Parcel/Segment 13/51050

PRINTED (y/m/d) 1998/7/24
(Important Notice: The information hereon is NOT an OFFICIAL RECORD and its ACCURACY is NOT GUARANTEED)
DCDB 1998/7/13
(Lots with an area less than 10000 square metres are not shown)
For symbology see the BLIN Abbreviations Sheet.

LEGEND

BLINMAP

An External Product of the
Basic Land Information Network
Based upon an extraction from the
Digital Cadastral Data Base



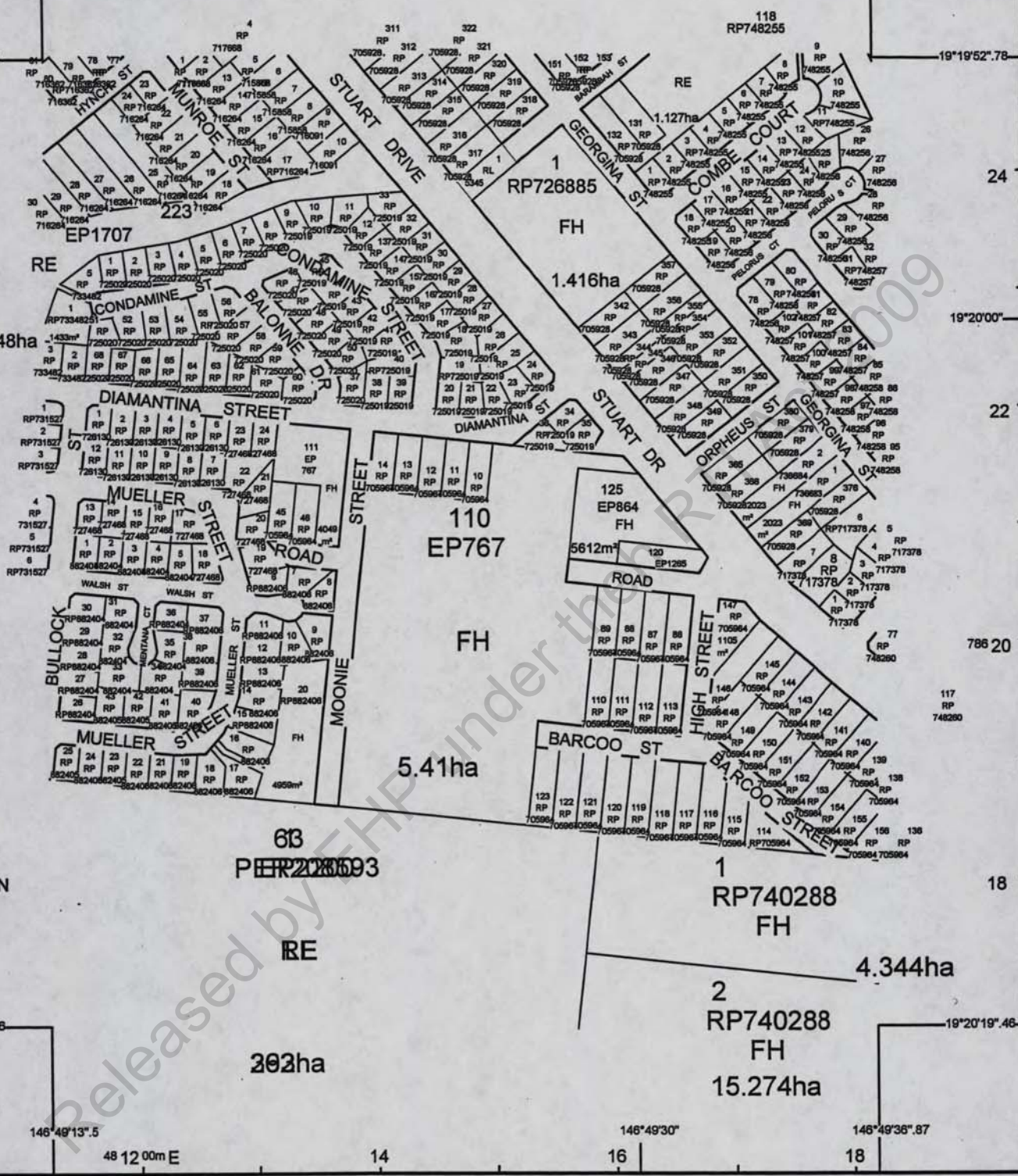
**NATURAL
RESOURCES**

Page 106 of 306
(c) The State of Queensland,
Department of Natural Resources, 1998.

15-084

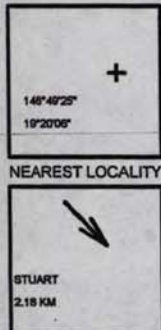
File B

A B C D E
12 14 16 18
146°49'13".5 146°49'30" 146°49'36".87



STANDARD MAP NUMBER
8259-24243

MAP WINDOW POSITION



DCDB
Lot/Plan
Area
Tenure
Local Government
Locality
Parish
County
Parcel/Segment

No Lot/Plan Selected.
No Lot/Plan Selected.
No Lot/Plan Selected.
No Lot/Plan Selected.
No Lot/Plan Selected.
No Lot/Plan Selected.
No Lot/Plan Selected.

15-084

PRINTED (y/m/d) 1998/7/23
(Important Notice: The Information
hereon is NOT an OFFICIAL RECORD and
its ACCURACY is NOT GUARANTEED)
DCDB 1998/7/12
For symbology see the BLIN Abbreviations
Sheet.

File B

LEGEND

BLINMAP

An External Product of the
Basic Land Information Network
Based upon an extraction from the
Digital Cadastral Data Base



**NATURAL
RESOURCES**

Page 107 of 306
(c) The State of Queensland,
Department of Natural Resources, 1998.

Hugh Cranther

49 - Sch 4 - Personal Information

-> Secretary Tannsville Military
Museum Action group

Tannsville 4810

MemorandumNorthern Regional Centre
Old Quarantine Station
PALLAREnda QLD 4810PO Box 5391
TO VNSVILLE MAIL CENTRE QLD 481014.3.97
601708.**TO :** Ray Osborne
Cultural Heritage
Fax 07-32277803**FROM :** Penny Cook (Regional Manager)
Cultural Heritage
Phone 077 - 2253318
Date 11/3/97

Fax 077 - 225331

FAKED**Subject** Nominations to the CHR**Notes**

After discussions with Helen Gregory in regard to the urgency of dealing with outstanding nominations, I have gone through our list with Helen Lucas and Stewart Armstrong and provide you with the following comments/data:

- The following nominations can have draft entries prepared relatively quickly for preliminary consideration by HRA:

73(2)Irrelevant

- It is recommended that the following nominations require a further regional action, prior to consideration:

73(2)Irrelevant

→ 601141: WWII Bunker, Stuart ← Not action cancelled
Same as 601708.

73(2)Irrelevant

- The following nominations require 'tying up' and then we can proceed (or not):

73(2)Irrelevant

Ken,
for your
information
with the
back log project

49 - Sch 4 - Personal Information

73(2)Irrelevant

Some of the above information may be out of date. However, I am informed that we are working from a relatively old list of nominations. If you have an upgrade that we can assess, which in turn may result in a tidier list than that presented above, please forward same and we will deal with it ASAP.

Please note that for ease of action, a number of separate memos are attached.

49 - Sch 4 - Personal Information



Facsimile Cover Sheet

Northern Regional Centre
Old Quarantine Station
PALLARENDA QLD 4810

PO Box 5391
TOWNSVILLE MAIL CENTRE QLD 4810

Sent on Thursday, 27 February 1997 at 11:32 AM

Please deliver to :

Ken Horrigan
Cultural Heritage
Fax 07 32277803

From:

Helen Lucas (Heritage Research Officer)
Cultural Heritage
Phone 077 225 339 Fax 077 225 331

Subject

Work Program, Northern Region

Number of Pages (including facsimile cover sheet) 12
Status of Original Original will NOT be forwarded
Special Precedence NIL

Notes

Ken,

We have finally got everyone together to discuss our work schedule with regard to the Heritage Register.

Listed below are the places to be submitted to the Heritage Council/HRAC for the period 1 April - 1 week July.

73(2)Irrelevant

1 July mail out

Transitionals

73(2)Irrelevant

Nominations

601142 No 3 Fighter Sector Headquarters

St [REDACTED] is very busy with development applications, conservation plans for Greenmount, local heritage committee meetings, etc, etc, etc.

My work commitments are similar. As well as my involvement with the Charters Towers Heritage Committee and other day to day issues, I will be working on a context study of the sugar towns of Ayr and Ingham during the next twelve months.

I hope this work plan is sufficient for now .

Cheers,

[REDACTED]
49 - Sch 4 - Personal Information

HERITAGE REGISTER ADVISORY COMMITTEE
AGENDA NO. 36

Meeting to be held Friday, 7 August 1998

at Floor 9 Conference Room

160 Ann Street, Brisbane - 3.30pm

TIME TABLE

3.30pm - 3.40pm Attendance

Apologies

36.1 Nominations

3.40pm - 4.10pm

(1) 602011

4.10pm - 4.25pm

(2) 601096

4.25pm - 4.40pm

(3) 601710

4.40pm - 4.55pm

(4) 602049

4.55pm - 5.05pm

(5) 601708 Former RAAF Air Defence Headquarters, cnr Diamantina Street, Stuart Drive & Hill Street, Townsville

73(2) Irrelevant

HERITAGE REGISTER ADVISORY COMMITTEE
AGENDA NO. 36

36.1 Nominations (cont)

5.05pm - 5.35pm

73(2)Irrelevant

36.2 Review of Nominations Received for the Period (3/7/98 - 6/8/98)

73(2)Irrelevant

***HRAC will receive this EHR on Friday at the meeting.**



Queensland Department of Environment and Heritage

Northern Regional Centre - Pallaranda - Queensland

PO Box 5391 - Carrville Mail Centre Qld 4810 - Telephone 077 74 1211 - Facsimile (077) 31 1746

601708 f

602049

CULTURAL HERITAGE SECTION

Facsimile Cover Sheet

Date 24 Aug 1998.

Time Sent

Please deliver the following pages to:

Name

Business Section

Fax number

Marraine Moss
Cultural Heritage

From

Stewart

Name

Business Section

CH Northern

Number of Pages

5

(including facsimile cover sheet)

Special precedence

UrgentConfidential

by 12.45.

Comments

Marvaine, Fiona.

Our computers are down at present.

Please find following sketch proposals for heritage boundaries for [redacted] + Stuart Bunker.

73(2)Irrelevant

I will have another site visit this week to check these boundaries before the meeting on Friday. If these boundaries are adopted we can prepare nicer drawings.

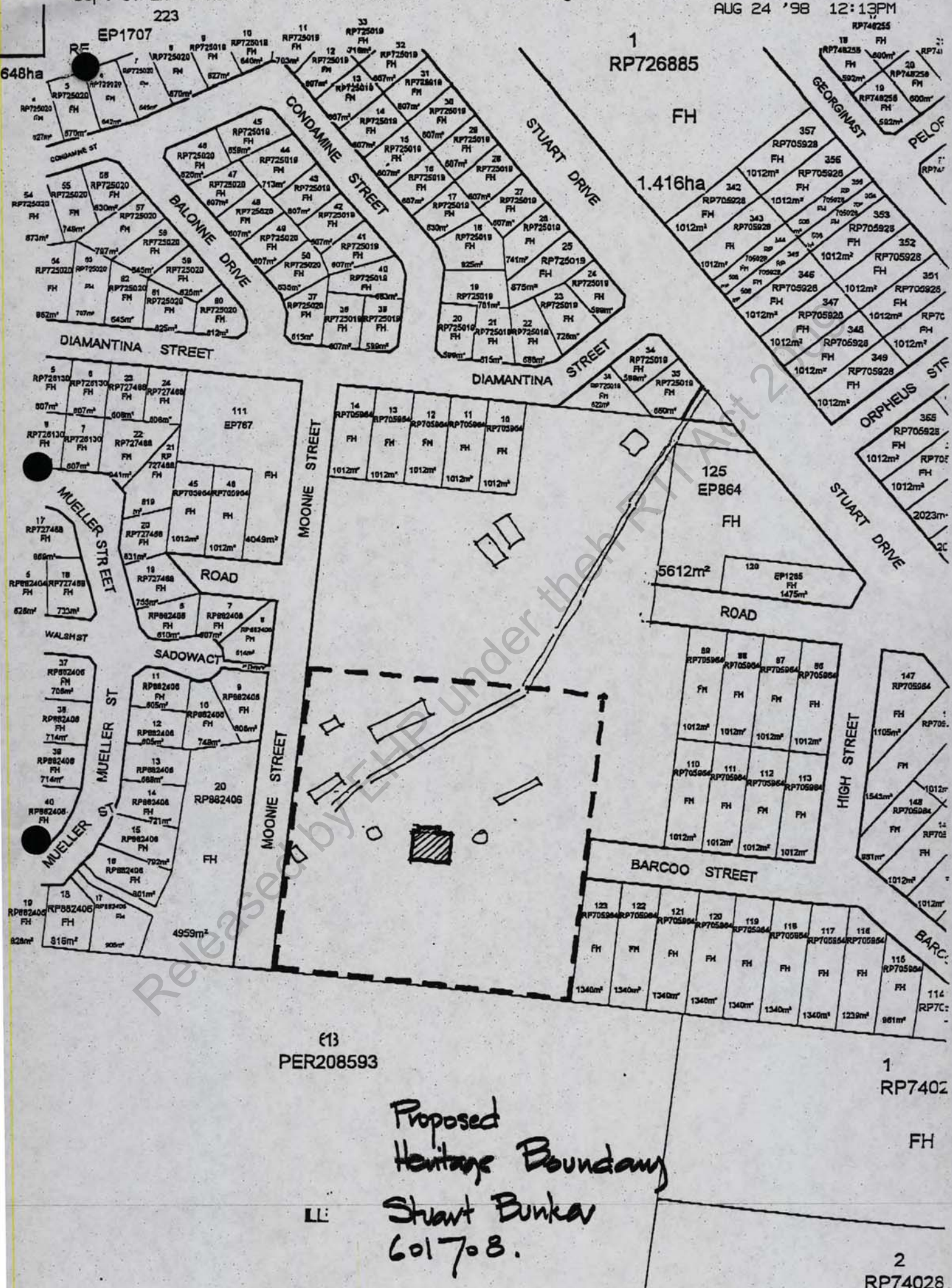
Issues

73(2)Irrelevant

Stuart Bunker

- Defining a boundary here is difficult.
- What I am proposing is to include a sufficient amount of the rugged hillside context, plus a representative sample of the archaeological material.
- From the aerial photos, it is shown that most of the surrounding streets are yet unformed, but when they are they will provide access to the site should it be reduced to the heritage boundary.
- Although the adjoining land use is residential, the University may choose to build facilities here, which would be higher than residential + block the outlook of the bunker + the vista to it. It is therefore preferable to include sufficient foreground as well.
- The nomination was in order to establish a military museum here. The amount of land they want will probably be negotiated between them + the University, should the museum go ahead. The heritage boundary could also be interpreted as a minimum for that if those negotiations.

Stuart.



**THIS IS A LIST OF SLIDES PRESENTED TO THE HERITAGE COUNCIL
AT ITS MEETING ON 28 AUGUST 1998.**

This list was not attached to papers sent to the Heritage Council members.

89.5

HERITAGE REGISTER

Period: July to August 1998 for HC Meeting: 28 August 1998

89.5.3 NOMINATIONS TO PROVISIONAL REGISTER FOR PERIOD: 12

73(2)Irrelevant

(12) 601708 Former Operations & Signals Bunker, Stuart, Townsville

73(2)Irrelevant

73(2)Irrelevant

(12) 601708 Former Operations & Signals Bunker, Stuart, Townsville

Slide No.	HC No	Date / Description	Slide No	HC No	Date / Description
1	1	3.10.96 - WWII bunker, Stuart	2	2	3.10.96 - WWII bunker, Stuart
3	3	3.10.96 - WWII bunker, Stuart	4	4	3.10.96 - WWII bunker, Stuart
5	5	3.10.96 - WWII bunker, Stuart	6	6	3.10.96 - WWII bunker, Stuart
7	7	3.10.96 - WWII bunker, Stuart			

QUEENSLAND HERITAGE ACT 1992

REPORT ON NOMINATION FOR ENTRY IN THE HERITAGE REGISTER UNDER SECTION 24

Heritage Council Agenda No. : 89.5.3(12) **File Reference No. :** 601708

Heritage Council Meeting Date: Friday 28 August 1998

Name and Address of the Place: Former Operations and Signals Bunker
Off Stuart Drive, Stuart, Townsville

Owner of the Place: James Cook University of North Queensland

Nominator: Townsville Military Museum Action Group

Nomination Lodged: 3 October 1995

Details submitted with the nomination:

The nomination was submitted with a limited history and description.

Representations Received: Nil

Site Inspected: Nicola Stairmand on 20 July 1998

Background Information:

- A nomination was received for the site from the Museum Action Group including a limited history and description.
- The Director, Central Services, James Cook University informed the Department that the university's response was likely to be neutral regarding the nomination, providing the university would not be faced with any costs.
- The Department was informed that in the very long term it is possible that the land will be used for university purposes, however, the position of the bunker would not be viewed as problematic.

Date Referred to the Heritage Register Advisory Sub-committee of the Heritage Council: 7 August 1998

Recommendation:

Resolution 1

Having considered the report of the Department, the draft entry in the Heritage Register recommended by the Heritage Register Advisory Committee for the Former Dixon's Factory, the Heritage Council resolve in accordance with Section 24(4) of the Queensland Heritage Act 1992 ('the Act') to enter the Former Operations and Signals Bunker, provisionally in the Heritage Register because it is a place of cultural heritage significance and satisfies one or more of the criteria in s.23(1) of the Act based on criteria a, c, d & g.

Resolution 2

The Heritage Council further resolve that if there is no objection to the provisional entry of the Former Operations and Signals Bunker in the Heritage Register, then the Former Operations and Signals Bunker will be permanently entered in the Heritage Register on

Reasons: See attached Entry in the Heritage Register.

Released by EHP under the RTI Act 2009

Name	Former Operations and Signals Bunker
Former/Other Name	RAAF No. 3 Fighter Sector Headquarters (3FSHQ)/ Stuart Immigration Hostel/ Stuart House, James Cook University.
Location	Off Stuart Drive, Stuart, Q4811
RPD	L63/EP2200: Reserve 433: Par, Stuart
Local Authority	Townsville City
AMG Map Sheet	R631 Sheet 8259 Ed 3-AAS Grid Du 811619
Present tenure	James Cook University
Listing boundary	See attached site plan
Other listings	

Heritage Significance

The **Former Operations and Signals Bunker, Stuart** is a place of cultural heritage significance and satisfies one or more of the criteria specified in s.23(1) of the Act as evidenced, but not exclusively, by the following statement of heritage significance based on **Criteria a, c, d & g**

The Former Operations and Signals Bunker at Stuart, constructed in 1942-3, is significant as the former Headquarters of the Operations Section of No 3 Fighter Sector Headquarters (3FSHQ), who controlled fighter operations and anti-aircraft defences through North Queensland and New Guinea. Occupied by the Royal Australian Air Force (RAAF) in January 1945, the Former Operations and Signals Bunker played a pivotal role as the key communications centre for Allied Air Forces, operating out of Townsville during the final months of the Pacific War.

The exterior of the concrete bunker is a substantially intact example of its type and retains evidence of the camouflage paint scheme. Part of the fuse and telephone cable board is the only internal equipment to survive. Surrounding the bunker are remnants and material scatter from other structures of the complex, which have the potential to yield further information which will contribute to the understanding of the site.

The Former Operations and Signals Bunker is one of a number of WWII structures and complexes which survive in the Townsville area, demonstrating the substantial role the region, and particularly Townsville, played in the war in the Pacific.

The Former Operations and Signals Bunker During has special association for the numbers of European migrants who were accommodated in the complex after WWII, many of whom have

remained in North Queensland. The Former Operations and Signals Bunker is also associated with James Cook University, when, during the 1960s, in the foundation years of University, the complex was used as temporary halls of residence for students.

History

The Former Operations and Signals Bunker(3FSHQ) was constructed between 1942 and 1944 for No 3 Fighter Sector Headquarters. Soon after moving to the site in late 1944 the operations of No 3 Fighter Sector Headquarters was subsumed into Air Defence Headquarters operations.

The increase in Japanese military activity in Asia in the late 1930s led the Australian Government to establish air bases in the north of Australia. The Department of Defence began negotiations with the Townsville City Council to transfer the Garbutt aerodrome to the Commonwealth in early 1939. The acquisition was completed on 12 December 1940 and construction of three, 5000 ft, sealed runways began in 1941.

Japanese military activity in the Pacific region increased after the bombing of Pearl Harbour on 7 December, 1941. Faced with the threat of invasion the Australian and American Governments began to develop a major military base in the Townsville Region.

The Garbutt runways, designed for B17 bombers, were completed in February 1942, just prior to the arrival of units of the 5th Air Force, United States Army Air Force. Additional bomber bases were established at Charters Towers and Cloncurry and a number of airstrips for fighter aircraft were constructed between Townsville and Charters Towers.

3FSHQ was first established in temporary accommodation at Townsville Grammar School on 25 February 1942. 3FSHQ Townsville was formed to support airborne units located in the North Queensland area. As the war extended to the islands north of New Guinea, its operational area enlarged to cover the area stretching from Rockhampton in the south to Mount Isa in the west and New Guinea in the north. 3FSHQ controlled fighter squadron operations and coordinated anti-aircraft defences. Radio watches for bomber and reconnaissance aircraft were also maintained from the Operations Centre.

3FSHQ was also connected by telephone and radio to anti-aircraft guns and searchlights, and with RDF stations and high frequency direction finding (HF/DF) stations in the Townsville and Charters Towers area. The role of high frequency directional radio stations was to assist fighter pilots to get their bearings during airborne patrols. The station was linked by telephone to RAAF Headquarters in Melbourne and was responsible for keeping the RAAF Command informed of all developments. The Operations Centre was also responsible for activating air raid warnings. It also provided position plots for courier and civil aircraft operating between Brisbane and New Guinea.

While 3FSHQ was located at the Grammar School from 1942 to 1944 the location was not ideal because it was vulnerable to air attack. Planning for the construction of a new Fighter Sector Headquarters began in 1942. The new complex was constructed on the lower, eastern slopes of Mt Stuart on 68 acres of land requisitioned by the Commonwealth in August 1942. The site was regarded as ideal as it was some distance from the main airfields and the public eye, but

still close enough to the various other installations it liaised with. In the event of an enemy raid, its position was such that it would have been difficult to attack, and the area's natural camouflage would have made it difficult to locate.

Construction of the complex began in late 1942 with the Operations and Signals Bunker ready by early 1943. However, by November 1943 the bunker, identified as a semi-underground building because all cabling was laid underground, was not yet occupied¹ because associated accommodation facilities had not been completed. The delay related to the fact that the complex was located some distance from the airfield and there was some question as to whether the facility could provide briefing to air crews in an adequate time frame. Eventually the site became operational in late 1944.

The bunker itself was fully airconditioned and housed its own power plant. The interior had a steel mezzanine floor splitting it into two levels and was divided into 32 rooms and passage ways by caneite partitions. Located within the building was the Operations Room, Engine Room, RDF Filter Room, Voluntary Air Observer Corp (VAOC) Liaison Room, Main Operations Room Dais, Aircraft Movements Section, RDF Supervisors Room, Signal Officers Room, W/T Workshop and PMG Switch Room.

The Administration Section was also moved to the Stuart site and commenced functioning on 29 December 1944. On 25 January 1945 the Royal Australian Airforce established their Air Defence Headquarters in the Stuart complex; from where they operated until 1947.

The complex, except for the bunker, was utilised after the war as an immigration depot and migrant hostel. Additional huts were placed on the site to provide more accommodation for migrants who arrived in large numbers after the war. Many of these migrants have made their homes in North Queensland.

In 1961 James Cook University of North Queensland purchased the site for student accommodation while the residential halls at Douglas were under construction. The bunker was still partially furnished at the time the property was purchased by the university. There was a large mapping table in the main room complete with maps and maps on the wall still had marker pins in them. The switchboards and other communication equipment were still largely intact. Photographs, taken at the time, were deposited with the university.

Soon after, in 1962 or 1963, the interior of the bunker was destroyed by fire. In the early 1970s the site was vacated and the barracks either demolished or removed. The property is still under the control of the university although the bunker is the only remaining structure on the site.

Description

The Former Operations and Signals Bunker is a rectangular two-storeyed concrete bunker set into the hillside at the base of Mt Stuart. The site is set back from Stuart Drive, which becomes the highway west to Charters Towers, and is about ten kilometres south-west of Townsville's city centre.

¹ Memo, Series A705/1, 171/1/1493

The bunker, measuring about 18 x 13 metres, has a flat concrete roof, engaged piers to the side walls and a boarded formwork finish. Remnants of its external camouflage colour scheme, chosen to blend with the pink granite of the hill, are still evident.

The bunker consists of a main room which is two-stories in height, with smaller separate rooms attached to the front. The main room retains evidence of the mezzanine floor, air-conditioning ducts and wc's.

The front section contains some six separate smaller rooms of two levels. Access to the four rooms at the centre is from the exterior and access to the two rooms at the western end is from the main room. The lower of the two western rooms contains the large metal frame of the fuse and telephone cable board with some fuses still visible, which is the only surviving piece of equipment in the structure. Part of the floor of this room appears to be rubble, filling a small tunnel for cables.

To either side of the bunker are two circular structures, possibly bases for communication aerials or anchors for the camouflage net for the bunker. They are some four metre wide and constructed of low stone walls with a conical concrete cap.

Between the bunker, the creek to the north-west and the road to the north-east are several concrete slabs, concrete steps and scatters of building material and other artefacts. These are remnants of other structures of the complex, possibly ablutions blocks and hot water boiler stands.

Process:

Pursuant to the provisions of the Queensland Heritage Act 1992, the Heritage Council has formed the opinion that this is a place of cultural significance which satisfies one or more of the criteria for provisional entry in the Heritage Register and that it is possible for the cultural heritage significance of the place to be conserved.

he decision of the Heritage Council is recorded in the minutes of the Council meeting of 28 August 1998.

Note: This document has been prepared on the basis of current information, and assessed under the criteria in the Queensland Heritage Act. This document may be reassessed if further evidence becomes available. The statement of significance specifies the most important heritage values of the place. The purpose of this document is to provide an informed evaluation for heritage registration. This does not negate the need for a thorough conservation study by a qualified practitioner, or Cultural Heritage Branch consultation, before any action is taken which may affect the significance of the place.

601708

**HERITAGE REGISTER REPORT TO HERITAGE COUNCIL
FOR MEETING NO. 89
28 AUGUST 1998**

89.5 HERITAGE REGISTER

89.5.1 NOMINATIONS RECEIVED AND NOT PREVIOUSLY ADVISED TO HERITAGE COUNCIL: 9

New Nominations Received: (Please keep nominators name confidential)

73(2)Irrelevant

**HERITAGE REGISTER REPORT TO HERITAGE COUNCIL
FOR MEETING NO. 89
28 AUGUST 1998**

89.5.2 NOMINATIONS EXAMINED BY HRAC MEETING No 36: 20

73(2)Irrelevant

**HERITAGE REGISTER REPORT TO HERITAGE COUNCIL
FOR MEETING NO. 89
28 AUGUST 1998**

89.5.2 NOMINATIONS EXAMINED BY HRAC MEETING No 36 (cont) : 20

- (5) **601708** **Former RAAF Air Defence Headquarters, cnr Diamantina Street, Stuart Drive & Hill Street, Townsville**

HRAC were of the opinion that the Former RAAF Air Defence Headquarters is significant as the key communications centre for Allied Air Forces operating out of Townsville.

HRAC considered the Former RAAF Air Defence Headquarters to be a place of cultural heritage significance and satisfies one or more of the criteria in s.23(1) of the Act.

HRAC recommended the Former RAAF Air Defence Headquarters for Provisional Entry in the Heritage Register.

73(2)Irrelevant

**HERITAGE REGISTER REPORT TO HERITAGE COUNCIL
FOR MEETING NO. 89
28 AUGUST 1998**

89.5.2 NOMINATIONS EXAMINED BY HRAC MEETING No 36 (cont) : 20

73(2)Irrelevant

89.5.3 NOMINATIONS TO PROVISIONAL REGISTER FOR PERIOD: 11

73(2)Irrelevant

**HERITAGE REGISTER REPORT TO HERITAGE COUNCIL
FOR MEETING NO. 89
28 AUGUST 1998**

89.5.4 NOMINATIONS NOT RECOMMENDED FOR PROVISIONAL ENTRY: Nil

89.5.5 NOMINATIONS FOR REVIEW: 3

73(2)Irrelevant

89.5.6 PROPOSAL FOR REMOVAL FROM HERITAGE REGISTER UNDER S.25: Nil

89.5.7 PROPOSED AMENDMENTS TO PROVISIONAL ENTRY IN THE HERITAGE REGISTER: 1

73(2)Irrelevant

89.5.8 OBJECTIONS TO PROVISIONAL REGISTRATION FOR PERIOD: 2

73(2)Irrelevant

89.5.9 OBJECTIONS TO PROPOSED REMOVAL FROM THE HERITAGE REGISTER: Nil

89.5.10 APPOINTMENT OF ASSESSOR: Nil

89.5.11 ASSESSOR REPORT RECEIVED FOR THE PERIOD: Nil

89.5.12 CERTIFICATE OF IMMUNITY RECEIVED FOR PERIOD: Nil

89.5.13 APPEAL AND / OR REPORT / PLANNING AND ENVIRONMENT COURT: 1

73(2)Irrelevant

Name	Former Operations and Signals Bunker
Former/Other Name	RAAF No. 3 Fighter Sector Headquarters (3FSHQ)/ Stuart Immigration Hostel/ Stuart House, James Cook University.
Location	Off Stuart Drive, Stuart, Q4811
RPD	L63/EP2200: Reserve 433: Par, Stuart
Local Authority	Townsville City
AMG Map Sheet	R631 Sheet 8259 Ed 3-AAS Grid Du 811619
Present tenure	James Cook University
Listing boundary	See attached site plan

Other listings**Heritage Significance**

The **Former Operations and Signals Bunker, Stuart** is a place of cultural heritage significance and satisfies one or more of the criteria specified in s.23(1) of the Act as evidenced, but not exclusively, by the following statement of heritage significance based on **Criteria a, c, d & g**

The Former Operations and Signals Bunker at Stuart, constructed in 1942-3, is significant as the former Headquarters of the Operations Section of No 3 Fighter Sector Headquarters (3FSHQ), who controlled fighter operations and anti-aircraft defences through North Queensland and New Guinea.

Occupied by the Royal Australian Air Force (RAAF) in January 1945, the Former Operations and Signals Bunker played a pivotal role as the key communications centre for Allied Air Forces, operating out of Townsville during the final months of the Pacific War.

The exterior of the concrete bunker is a substantially intact example of its type and retains evidence of the camouflage paint scheme. Part of the fuse and telephone cable board is the only internal equipment to survive. Surrounding the bunker are remnants and material scatter from other structures of the complex, which have the potential to yield further information which will contribute to the understanding of the site.

The Former Operations and Signals Bunker is one of a number of WWII structures and complexes which survive in the Townsville area, demonstrating the substantial role the region, and particularly Townsville, played in the war in the Pacific.

The Former Operations and Signals Bunker During has special association for the numbers of European migrants who were accommodated in the complex after WWII, many of whom have remained in North Queensland. The Former Operations and Signals Bunker is also associated with James Cook University, when, during the 1960s, in the foundation years of University, the complex was used as temporary halls of residence for students.

History

The Former Operations and Signals Bunker(3FSHQ) was constructed between 1942 and 1944 for No 3 Fighter Sector Headquarters. Soon after moving to the site in late 1944 the operations of No 3 Fighter Sector Headquarters was subsumed into Air Defence Headquarters operations.

The increase in Japanese military activity in Asia in the late 1930s led the Australian Government to establish air bases in the north of Australia. The Department of Defence began negotiations with the Townsville City Council to transfer the Garbutt aerodrome to the Commonwealth in early 1939. The acquisition was completed on 12 December 1940 and construction of three, 5000 ft, sealed runways began in 1941.

Japanese military activity in the Pacific region increased after the bombing of Pearl Harbour on 7 December, 1941. Faced with the threat of invasion the Australian and American Governments began to develop a major military base in the Townsville Region.

The Garbutt runways, designed for B17 bombers, were completed in February 1942, just prior to the arrival of units of the 5th Air Force, United States Army Air Force. Additional bomber bases were established at Charters Towers and Cloncurry and a number of airstrips for fighter aircraft were constructed between Townsville and Charters Towers.

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3FSHQ was also connected by telephone and radio to anti-aircraft guns and searchlights, and with RDF stations and high frequency direction finding (HF/DF) stations in the Townsville and Charters Towers area. The role of high frequency directional radio stations was to assist fighter pilots to get their bearings during airborne patrols. The station was linked by telephone to RAAF Headquarters in Melbourne and was responsible for keeping the RAAF Command informed of all developments. The Operations Centre was also responsible for activating air raid warnings. It also provided position plots for courier and civil aircraft operating between Brisbane and New Guinea.

While 3FSHQ was located at the Grammar School from 1942 to 1944 the location was not ideal because it was vulnerable to air attack. Planning for the construction of a new Fighter Sector Headquarters began in 1942. The new complex was constructed on the lower, eastern slopes of

Mt Stuart on 68 acres of land requisitioned by the Commonwealth in August 1942. The site was regarded as ideal as it was some distance from the main airfields and the public eye, but still close enough to the various other installations it liaised with. In the event of an enemy raid, its position was such that it would have been difficult to attack, and the area's natural camouflage would have made it difficult to locate.

Construction of the complex began in late 1942 with the Operations and Signals Bunker ready by early 1943. However, by November 1943 the bunker, identified as a semi-underground building because all cabling was laid underground, was not yet occupied¹ because associated accommodation facilities had not been completed. The delay related to the fact that the complex was located some distance from the airfield and there was some question as to whether the facility could provide briefing to air crews in an adequate time frame. Eventually the site became operational in late 1944.

The bunker itself was fully airconditioned and housed its own power plant. The interior had a steel mezzanine floor splitting it into two levels and was divided into 32 rooms and passage ways by caneite partitions. Located within the building was the Operations Room, Engine Room, RDF Filter Room, Voluntary Air Observer Corp (VAOC) Liaison Room, Main Operations Room Dais, Aircraft Movements Section, RDF Supervisors Room, Signal Officers Room, W/T Workshop and PMG Switch Room.

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Description

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becomes the highway west to Charters Towers, and is about ten kilometres south-west of Townsville's city centre.

The bunker, measuring about 18 x 13 metres, has a flat concrete roof, engaged piers to the side walls and a boarded formwork finish. Remnants of its external camouflage colour scheme, chosen to blend with the pink granite of the hill, are still evident.

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Between the bunker, the creek to the north-west and the road to the north-east are several concrete slabs, concrete steps and scatters of building material and other artefacts. These are remnants of other structures of the complex, possibly ablutions blocks and hot water boiler stands.

Process:

Pursuant to the provisions of the Queensland Heritage Act 1992, the Heritage Council has formed the opinion that this is a place of cultural significance which satisfies one or more of the criteria for provisional entry in the Heritage Register and that it is possible for the cultural heritage significance of the place to be conserved.

he decision of the Heritage Council is recorded in the minutes of the Council meeting of 28 August 1998.

Note: This document has been prepared on the basis of current information, and assessed under the criteria in the Queensland Heritage Act. This document may be reassessed if further evidence becomes available. The statement of significance specifies the most important heritage values of the place. The purpose of this document is to provide an informed evaluation for heritage registration. This does not negate the need for a thorough conservation study by a qualified practitioner, or Cultural Heritage Branch consultation, before any action is taken which may affect the significance of the place.

Greg Hallam
07 3227 8542

601708

2 September, 1998

Mr Ted Dews
Central Services Office
James Cook University
of North Queensland
TOWNSVILLE QLD 4810

Cc: Mr Brian Guthrie
Chief Executive Officer
Townsville City Council
TOWNSVILLE MAIL CENTRE
TOWNSVILLE QLD 4810

Dear Mr Dews

I wish to advise that at its meeting on 28 August 1998, the Heritage Council approved the provisional entry of the former **'RAAF No. 3 Fighter Sector Headquarters (3FSHQ)/ Stuart Immigration Hostel/ Stuart House, James Cook University'**, situated on Lot 63 on Plan EP2200: Reserve 433, Parish of Stuart, County of Elphinstone in the Heritage Register.

The Heritage Council resolved Resolution No: 89.29 and No: 89.30 in accordance with Section 24(4) of the *Queensland Heritage Act 1992* to enter the **'RAAF No. 3 Fighter Sector Headquarters (3FSHQ)/ Stuart Immigration Hostel/ Stuart House, James Cook University'** provisionally in the Heritage Register because it is a place of cultural heritage significance and satisfies s.23(1) Criteria a, c, g and e of the *Queensland Heritage Act 1992*. The reasons for this decision are as follows:

The Former Operations and Signals Bunker at Stuart, constructed in 1942-3, is significant as the former Headquarters of the Operations Section of No 3 Fighter Sector Headquarters (3FSHQ), who controlled fighter operations and anti-aircraft defences through North Queensland and New Guinea.

Occupied by the Royal Australian Air Force (RAAF) in January 1945, the Former Operations and Signals Bunker played a pivotal role as the key communications centre for Allied Air Forces, operating out of Townsville during the final months of the Pacific War.

The exterior of the concrete bunker is a substantially intact example of its type and retains evidence of the camouflage paint scheme. Part of the fuse and telephone

cable board is the only internal equipment to survive. Surrounding the bunker are remnants and material scatter from other structures of the complex, which have the potential to yield further information which will contribute to the understanding of the site.

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The Former Operations and Signals Bunker During has special association for the numbers of European migrants who were accommodated in the complex after WWII, many of whom have remained in North Queensland. The Former Operations and Signals Bunker is also associated with James Cook University, when, during the 1960s, in the foundation years of University, the complex was used as temporary halls of residence for students.

I have pleasure in enclosing for you, the owner of the place, a copy of the Entry in the Heritage Register for your interest and information.

The notice of the Heritage Council's proposal to enter the place in the Heritage Register on a permanent basis will be placed in the Queensland Government Gazette on Friday 4 September 1998, and *The Courier Mail* and *Townsville Bulletin* on Saturday 5 September 1998.

The owner or any other person may lodge with the Heritage Council an objection to the proposal. Any objection must be received within 30 days of the last date of publication of the notice, 5 September 1998. Correspondence to the Heritage Council should be forwarded to the above address. If no objection is received then the place shall be permanently entered in the Heritage Register in accordance with Heritage Council resolution 89. 30, dated 28 August 1998.

The purpose of including a place on the Heritage Register is to give recognition to the significance of the place as part of Queensland's cultural heritage. The Cultural Heritage Branch of the Department of Environment and Heritage has expertise available to advise owners on the process of conservation. Conservation does not mean that changes cannot be made.

A place is subject to the provisions of the *Queensland Heritage Act 1992* once it has been provisionally entered on the Heritage Register. Therefore, any application for development to be carried out to a registered place must be lodged with the Local Government. Unless the Local Government has delegation under the Act, the application must be referred to the Heritage Council.

Mr Ray Osborne, Manager (Historic Section) can be contacted on (07) 3227 6732, or at the above address should you require further information or assistance.

Yours sincerely

49 - Sch 4 - Personal Information

 Helen Gregory
Director, Cultural Heritage

B/c Mr Andrew Border, Acting Regional Manager, Cultural Heritage, Northern Region,
Department of Environment and Heritage.

Released by EHP under the RTI Act 2009

601708



TOWNSVILLE CITY COUNCIL
ADMINISTRATION BUILDING, WALKER STREET
TOWNSVILLE

addressed to:
The Chief Executive Officer
PO Box 1268
Townsville Qld 4810.
Telephone: 4727 9000
Fax No.: 4727 9053
AUSDOC DX 41447
Townsville

DEPARTMENTAL FACSIMILE NUMBER (07) 4727 9052

In reply please quote ref.: 33.03.080
9810002
F.C. 8.09.1998
DIM:KK

10 September 1998

The Director
Cultural Heritage
Department of Environment
Queensland Government
PO Box 155
ALBERT STREET
BRISBANE QLD 4002



Dear Sir

98/10329

**APPLICATION UNDER s24 OF THE QUEENSLAND HERITAGE
ACT 1992 PROPOSING THE ENTRY IN THE HERITAGE REGISTER
OF FORMER AREA COMMAND HEADQUARTERS
(AREA BOUNDED BY STUART DRIVE, MOONIE STREET
AND DIAMANTINA STREET) WULGURU**

Thank you for your advice dated 29 July 1998, reference 601708 (Greg Hallam), concerning the above.

In reply, I wish to advise that :-

1. The subject land, Lot 110 on EP767 (area bounded by Stuart Drive, Moonie Street and Diamantina Street) is owned by the James Cook University.
2. The subject land is zoned Special Purposes (Educational Establishment).
3. That Council would support the nomination of the subject land to be listed in the State Heritage Register.
4. That Council records indicate no applications or approvals which may affect this site.

.2.

33.03.080
9810002
F.C. 8.09.1998
DIM:KK

Should you require any further information, please contact Senior Technical Officer, Doug Millican, of this Department on phone number 4727 9461 for assistance.

Yours faithfully

49 - Sch 4 - Personal Information

ANDREW BULLEN
ACTING MANAGER
TOWN PLANNING SERVICES

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HERITAGE COUNCIL
QUEENSLAND DEPARTMENT OF ENVIRONMENT
AND HERITAGE

Heritage Register Proposal

Under the provisions of s.24 (4) (a), *Queensland Heritage Act 1992*, the Heritage Council gives public notice that it proposes to enter in the Heritage Register on a permanent basis the following places:—

Cairns: Cairns City Council Chambers, 151 Abbott Street, Cairns. Lot 701-707 and Lots 727-730 on Plan C1981, Parish of Cairns, County of Nares.

Cairns: Masonic Temple, 8-8A Minnie Street, Cairns. Lot 1 on Registered Plan 708836<20305215> and Lot 2 of Registered Plan 708836<N0315/66>, Parish of Cairns, County of Nares.

Gladstone: Kullaroo House, 40 Goondoon Street, Gladstone. Lot 4 on Registered Plan 906141, Parish of Gladstone, County of Clinton.

Gold Coast: Former Southport Town Hall, corner Nerang and Davenport Streets. Lot 18 on Plan S1862132, Parish of Nerang, County of Ward.

Gold Coast: Southport Drill Hall, Owen Park, 210 Queen Street, Southport. Part of Lot 26 on Registered Plan 844053, Parish of Nerang, County of Ward.

Manly: Retaining Wall (otherwise known as The Great Wall of Manly), Road Reserve, corner of Falcon and Wellington Streets, Manly. Parish of Tingalpa, County of Stanley.

Toowong: Toowong Swimming Pool, south corner of Booth Street and Coronation Drive, Toowong. Lots 82-86 on Registered Plan 18664.

Toowong: Toowong Municipal Library, 579-583 Coronation Drive. Lot 2 on Registered Plan 54052 and Lots 80-81 on Registered Plan 18664, Parish of Enoggera, County of Stanley.

Toowoomba: Toowoomba Police Station Complex, 50-52 Neil Street, Toowoomba. Lot 12 on Plan D10392: Reserve 673, Parish of Drayton, County of Aubigny.

Townsville: Townsville & District Education Centre (formerly West End State School), 27-39 Ingham Road, Townsville. Lot 706 on Plan N25283, Parish of Coonambelah, County of Elphinstone.

Townsville: "Former Operations and Signals Bunker, (RAAF No. 3 Fighter Sector Headquarters) (3FSHQ)/ Stuart Immigration Hostel/Stuart House (Part of James Cook University)", Off Stuart Drive, Stuart. Part of Lot 63 on Plan EP2200 (Reserve 433). Parish of Stuart, County of Elphinstone.

West End: Thomas Dixon Centre, 406 Montague Road, West End. Lot 417 on Plan SL8190. Parish of South Brisbane, County of Stanley.

Wynnum: Wynnum Wading Pool Reserve (formerly Manly Wading Pool), Pandanus Beach Reserve, The Esplanade, Wynnum. Parish of Tingalpa, County of Stanley.

The owner or any person may object to the permanent entry of the above places in the Heritage Register. Objections may be made only on the basis that a place is not of cultural heritage significance and does not satisfy the criteria for entry in the Register. Objections stating the detailed grounds must be lodged with the Heritage Council by close of business on 5 October, 1998. If no objections are received then the places will be permanently entered in the Heritage Register.

Heritage Council, care of the Director, Cultural Heritage Branch, Department of Environment, PO Box 155, Brisbane Albert Street, Qld, 4002.

Please note that all representations received by the Heritage Council in response to this advertisement are considered to be public information unless otherwise determined.

Gov. Gaz., 4th September, 1998, No. 5, page 63

R. G. Giles, Acting Government Printer, Queensland

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JAMES COOK UNIVERSITY

TOWNSVILLE Queensland 4811 Australia Telephone: (07) 4781 4111

Deputy President (Community Liaison)
and Director (Central Services):

Ted Dews

Telephone: (07) 4781 4471

Facsimile: (07) 4781 6999

E-mail: Ted.Dews@jcu.edu.au

File Reference: EAD:ELC/Bunker - Dept Environ

29 September, 1998

Ms Helen Gregory
Director, Cultural Heritage
Department of Environment
PO Box 155
BRISBANE, ALBERT STREET, QLD 4002

Dear Ms Gregory,

Thank you for your advice of the provisional listing of the former RAAF No 3 Fighter Sector Headquarters etc., in accordance with the Queensland Heritage Act.

As you will know, James Cook University holds this property under a Deed of Grant in Trust from the Crown for Educational Purposes. Should the University decide at any time that it has no use for the property, it has to be offered back to the Crown, and it is a matter for Crown discretion as to whether or not any compensation is payable.

While acknowledging the possible cultural significance of the bunker, (measuring about 18 x 13 metres, = 234 sq metres or 0.0234ha) we wish to object formally to the proposed listing on the following grounds.

- a) The extent of the area proposed for listing is grossly excessive. At 2.7225ha it is more than 116 times the area of the bunker.
- b) The surrounding area is of no historic value. The roads and concrete slab were associated with low quality buildings that were built for short term use. The last of them was removed from the site in about 1974.
- c) The excessive area of zoning alienates valuable developable land. James Cook University's long term purpose in retaining the land has been for possible future off-campus student accommodation. The listing of an excessive area severely restricts development potential.



49 - Sch 4 - Personal Information

- d) The attempted justification of retention of the large area because of "remnants and material scatter" from other structures grossly inflates the potential value of remaining debris from common structures and utilities services found extensively across the region. This is nothing unique about them.

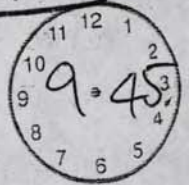
We therefore request that the listing be restricted to the bunker building.

Yours sincerely,

49 - Sch 4 - Personal Information

Ted A Dews
Director, Central Services

Message 601708



THE FOLLOWING FILE(S) ERASED

FILE FILE TYPE OPTION
021 MEMORY TX

To

Ray

Date

12/10/98

While you were out...

M Helen Lucas

of

Phone No. 4722 5339 Ext

Telephoned

Please Phone

Called to see you

Will Call Again

Wants to see you

URGENT

Message

Ref: Bunkers in Town

Is receiving a visit

@ 12-30 Nicole

OLYMP

Received by

ERRORS

- 1) HANG UP OR LINE FAIL 2) BUSY 3) NO ANSWER 4) NO FACSIMILE CONNECTION



QUEENSLAND GOVERNMENT

Department of Environment

Facsimile cover sheet

Cultural Heritage Branch
PO Box 155
Brisbane Albert Street QLD 4002

160 Ann Street
Brisbane QLD 4350
Telephone (07) 3227 6499
Fax number (07) 3227 7803

Date: 12 Oct 1998

Time: 10.05 am

Please deliver the following pages to

Name: Helen Lucas

Business/Section: WH Northern region

Fax number:

From

Name: 15-084

Mr Ray Osborne, Manager, Historic Section.



QUEENSLAND GOVERNMENT
Department of Environment

Facsimile cover sheet

Cultural Heritage Branch
PO Box 155
Brisbane Albert Street QLD 4002

160 Ann Street
Brisbane QLD 4350
Telephone (07) 3227 6499
Fax number (07) 3227 7803

Date: 12 Oct 1998 Time: 10.05 am

Please deliver the following pages to

Name: Helen Lucas

Business/Section: WH Southern Region

Fax number:

From

Name: Mr Ray Osborne, Manager, Historic Section.

Section: CULTURAL HERITAGE BRANCH

Number of pages: 2 (including facsimile cover sheet)

Helen,
Re: RAAF No 3 Lighter Section HQ
copy of letter of objection from
James Cook Uni. would welcome
your / Stewart's advice on this in due
course. we are seeking an extension
of time for the appointment of an
adviser to allow discussion
re: proposed work.
1. Permit under CPA required
2. S.34 approval / definition of
development sub section (g) is
not - beyond, on extent
of excavation and visual impact
RTH.



QUEENSLAND GOVERNMENT

Department of Environment

160 Ann Street • Brisbane Queensland • PO Box 155 • BRISBANE ALBERT STREET QLD 4002
Telephone (07) 3227 7111 • Facsimile (07) 3227 6534

Enquiries to Fiona Gardiner
Telephone 3227 6494 (fax 3227 7803)
Your reference
Our reference 601708

15 October 1998

MEMORANDUM: Director, Cultural Heritage

SUBJECT: **Extension of Time for the appointment of an assessor**
Delegation under Section 7 of the *Queensland Heritage Act 1992*
of the powers of the Honourable the Minister for Environment
under Section 28
former RAAF No. 3 Fighter Sector Headquarters
(3FSHQ)/Stuart Immigration Hostel/Stuart House, James Cook
University

BACKGROUND:

The former RAAF No. 3 Fighter Sector Headquarters (3FSHQ)/Stuart Immigration Hostel/Stuart House, James Cook University was nominated to the Heritage Register on 3 October 1995.

At its meeting on 28 August 1998 the Heritage Council resolved to enter the former RAAF No. 3 Fighter Sector Headquarters (3FSHQ)/Stuart Immigration Hostel/Stuart House, James Cook University in the Heritage Register.

A period of 30 days was allowed for the owners of the place or any other person to object to the entry of the former RAAF No. 3 Fighter Sector Headquarters (3FSHQ)/Stuart Immigration Hostel/Stuart House, James Cook University in the Heritage Register [S.26.(1) and S.26.(2)]; during this period the James Cook University lodged an objection.

If an objection is received then the Heritage Council must within 14 days after receiving the objection select an assessor from the panel of assessors and refer the objection to the assessor [S.28]

The Minister may extend the 14 days allowed for the objection to permanent entry of a place in the Heritage Register to be referred to an assessor (S.28)

The Minister under S.7 of the *Queensland Heritage Act 1992* delegated his power under S.28 of the Act to extend the period of time for the Council to select and refer an objection to an assessor to the Director-General, Executive Director (Conservation) and Director, Cultural Heritage by instrument of delegation signed 12 December 1996.

A letter of objection dated 1 October 1998 from James Cook University, the owner of the site, acknowledges the possible cultural heritage significance of the former RAAF No. 3 Fighter Sector Headquarters (3FSHQ)/Stuart Immigration Hostel/Stuart House, James Cook University but objects to the extent of the area proposed for entry in the Heritage Register.

ISSUES:

- An extension of time is required to allow for negotiations with James Cook University concerning the extent of the area entered in the Heritage Register.

Place: The former RAAF No. 3 Fighter Sector Headquarters (3FSHQ)/Stuart Immigration Hostel/Stuart House, James Cook University
File No. 601708
Extension: from 19 October 1998 to 21 April 1999

Recommendation:

It is recommended that the Director Cultural Heritage, under delegation approve an extension of time from 19 October 1998 to 21 April 1999 for the processes of the *Queensland Heritage Act 1992* as set out above.

Approved

49 - Sch 4 - Personal Information

Helen Gregory
Director
Cultural Heritage

Date 16.10.98

Not Approved

Helen Gregory
Director
Cultural Heritage

Date.....

49 - Sch 4 - Personal Information

Ray Osborne
Manager, Historic Heritage

**HERITAGE REGISTER REPORT TO HERITAGE COUNCIL
FOR MEETING NO. 91
23 OCTOBER 1998**

91.5.8 OBJECTIONS TO PROVISIONAL REGISTRATION FOR PERIOD: 4

73(2)Irrelevant

91.5.9 OBJECTIONS TO PROPOSED REMOVAL FROM THE HERITAGE REGISTER: Nil

91.5.10 APPOINTMENT OF ASSESSOR: 1

73(2)Irrelevant

91.5.11 ASSESSOR REPORT RECEIVED FOR THE PERIOD: Nil

91.5.12 CERTIFICATE OF IMMUNITY RECEIVED FOR PERIOD: Nil

91.5.13 APPEAL AND / OR REPORT / PLANNING AND ENVIRONMENT COURT: Nil

160 Ann Street • Brisbane, Queensland • PO Box 155 • BRISBANE ALBERT STREET QLD 4002 • AUSTRALIA
Telephone (07) 3227 7111 • Facsimile (07) 3227 8857 • www.env.qld.gov.au

Enquires	Joanne Edwards
Telephone	3227 6494
Your reference	
Our reference	601708

7 April 1999

Mr Ted Dews
Director, Central Services
James Cook University
Townsville Q 4811

Dear Mr Dews

**re: Provisional entry of the former RAAF No 3 Fighter Sector Headquarters
in the Queensland Heritage Register**

Thankyou for your letter of 29 September 1998 responding to our notice of the provisional entry of the former RAAF No 3 Fighter Sector Headquarters in the Queensland Heritage Register.

I apologise for not responding to this letter earlier. I note that while you are in agreement with the decision to enter the former Operations and Signals Bunker on the Queensland Heritage Register on the basis of its cultural heritage significance, you wish to restrict the heritage register boundary to that area alone.

After discussions with officers from the Northern Regional office of the Environmental Protection Agency who visited the site, I would like to suggest that the area of the bunker, along with a heritage curtilage of 10 metres on all sides of the bunker be considered by you as the heritage register boundary. A curtilage of 10 metres on all sides of the bunker will provide the Heritage Council with an opportunity to be involved with development proposals within this area and to determine whether such proposals impact on the cultural heritage significance of the place.

If this heritage register boundary is agreeable to you, could you confirm in writing. I have sought an extension of time from the Minister to deal with this matter before 21 June 1999.

A necessary attachment to the Entry in the Heritage Register is a correct survey plan with the heritage register boundary marked. Could you forward a plan of the site on which this information could be drafted.

Many thanks for your assistance in this matter. Please do not hesitate to contact Ms Joanne Edwards, A/Principal Heritage Research Officer on (07) 3227 6494 should you have further queries.

Yours sincerely

49 - Sch 4 - Personal Information

Helen Gregory
Director, Cultural Heritage

C/c Andrew Border, Regional Manager, Cultural Heritage, Environmental Protection Agency, Northern Region, Townsville

160 Ann Street • Brisbane, Queensland • PO Box 155 • BRISBANE ALBERT STREET QLD 4002 • AUSTRALIA
Telephone (07) 3227 7111 • Facsimile (07) 3227 8857 • www.env.qld.gov.au

Enquires Joanne Edwards
Telephone 3227 6494
Your reference
Our reference 601708

MEMORANDUM

TO: Olwyn Crimp
Director, Environmental Planning

THROUGH: Helen Gregory
Director, Cultural Heritage

FROM: Joanne Edwards
A/Principal Research Officer, Cultural Heritage

SUBJECT: Extension of Time to select an assessor
Delegation under section 7 of the *Queensland Heritage Act 1992* of the powers of the Honourable the Minister for Environment and Heritage under section 28.

RAAF No 3 Fighter Sector Headquarters (former Operations and Signals Bunker), Stuart, Townsville

BACKGROUND

- At its meeting of 28 August 1998, the Heritage Council, under the provisions of s.24(4) of the *Queensland Heritage Act 1992* (the Act), provisionally entered the RAAF No 3 Fighter Sector Headquarters (former Operations and Signals Bunker), Stuart, Townsville in the Heritage Register.
- The owner of the place, the James Cook University, and the local government authority, in this case the Townsville City Council were notified by mail and public notice was given in accordance with s.24(4)(a) and s.24(4)(b) of the Act.
- A period of 30 days was allowed for the owners of the place or any other person to object to the entry of the RAAF No 3 Fighter Sector Headquarters (former Operations and Signals Bunker), in the Heritage Register as outlined in s.26(1) and s.26(2) of the Act. During this period, the James Cook University lodged an

objection. The objection concerned the heritage register boundary of the place rather than the cultural heritage significance of the former Bunker with which they are in agreement.

- If an objection is received to the entry of a place, the Heritage Council must, in accordance with section 28 of the Act, within fourteen days after receiving the objection select an assessor from the panel of assessors and refer the objection to the assessor, for their independent report to the Heritage Council.
- Also in accordance with section 28, the Minister may extend this 14 day timeframe. Under section 7 of the Act, the Minister may delegate this power. An Instrument of Delegation signed by the Minister on 24 December 1999 delegates power under section 28 to the Chief Executive, Environmental Protection Agency; the Director of Environmental Planning, Environmental Protection Agency; and the Director, Environmental operations, Environmental Protection Agency.
- Discussions have been held with the James Cook University and a heritage register boundary is being negotiated.
- A previous extension of time to 21 April 1999 has been granted for the completion of these negotiations.

ISSUES

- Completion of the negotiations is expected in late April. To allow the completion of these discussions and the drafting of a heritage register boundary an extension of time is sought until 21 June 1999.

Place: RAAF No 3 Fighter Sector Headquarters (former Operations and Signals Bunker)
File No. 601708
Extension: from 21 April 1999 to 21 June 1999

Recommendation:

It is recommended that the Director Environmental Planning, under delegation approve an extension of time from 21 April 1999 to 21 June 1999 for the processes of the *Queensland Heritage Act 1992* as set out above.

Approved

Not Approved

.....
Olwyn Crimp
Director
Environmental Planning

.....
Olwyn Crimp
Director
Environmental Planning

Date

Date

49 - Sch 4 - Personal Information

Joanne Edwards
A/Principal Heritage Research Officer

6 April 1999



**Environmental
Protection
Agency**

RECEIVED
12.4.99

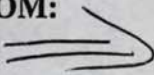
160 Ann Street • Brisbane, Queensland • PO Box 155 • BRISBANE ALBERT STREET QLD 4002 • AUSTRALIA
Telephone (07) 3227 7111 • Facsimile (07) 3227 8857 • www.env.qld.gov.au

Enquires	Joanne Edwards
Telephone	3227 6494
Your reference	
Our reference	601708

MEMORANDUM

TO: Olwyn Crimp
Director, Environmental Planning

THROUGH: Helen Gregory *Endorsed Helen Gregory 9/4/99*
Director, Cultural Heritage

FROM:  Joanne Edwards
A/Principal Research Officer, Cultural Heritage

SUBJECT: **Extension of Time to select an assessor**
Delegation under section 7 of the *Queensland Heritage Act* 1992 of the powers of the Honourable the Minister for Environment and Heritage under section 28.
RAAF No 3 Fighter Sector Headquarters (former Operations and Signals Bunker), Stuart, Townsville

BACKGROUND

- At its meeting of 28 August 1998, the Heritage Council, under the provisions of s.24(4) of the *Queensland Heritage Act* 1992 (the Act), provisionally entered the RAAF No 3 Fighter Sector Headquarters (former Operations and Signals Bunker), Stuart, Townsville in the Heritage Register.
- The owner of the place, the James Cook University, and the local government authority, in this case the Townsville City Council were notified by mail and public notice was given in accordance with s.24(4)(a) and s.24(4)(b) of the Act.
- A period of 30 days was allowed for the owners of the place or any other person to object to the entry of the RAAF No 3 Fighter Sector Headquarters (former Operations and Signals Bunker), in the Heritage Register as outlined in s.26(1) and s.26(2) of the Act. During this period, the James Cook University lodged an

objection. The objection concerned the heritage register boundary of the place rather than the cultural heritage significance of the former Bunker with which they are in agreement.

- If an objection is received to the entry of a place, the Heritage Council must, in accordance with section 28 of the Act, within fourteen days after receiving the objection select an assessor from the panel of assessors and refer the objection to the assessor, for their independent report to the Heritage Council.
- Also in accordance with section 28, the Minister may extend this 14 day timeframe. Under section 7 of the Act, the Minister may delegate this power. An Instrument of Delegation signed by the Minister on 24 December 1999 delegates power under section 28 to the Chief Executive, Environmental Protection Agency; the Director of Environmental Planning, Environmental Protection Agency; and the Director, Environmental operations, Environmental Protection Agency.
- Discussions have been held with the James Cook University and a heritage register boundary is being negotiated.
- A previous extension of time to 21 April 1999 has been granted for the completion of these negotiations.

ISSUES

- Completion of the negotiations is expected in late April. To allow the completion of these discussions and the drafting of a heritage register boundary an extension of time is sought until 21 June 1999.

Place: RAAF No 3 Fighter Sector Headquarters (former Operations and Signals Bunker)
File No. 601708
Extension: from 21 April 1999 to 21 June 1999

Recommendation: It is recommended that the Director Environmental Planning, under delegation approve an extension of time from 21 April 1999 to 21 June 1999 for the processes of the <i>Queensland Heritage Act 1992</i> as set out above.	
Approved	Not Approved
49 - Sch 4 - Personal Information	
..... Olwyn Crimp Director Environmental Planning Date <u>14/4/99</u>	 Olwyn Crimp Director Environmental Planning Date

49 - Sch 4 - Personal Information

Joanne Edwards
A/Principal Heritage Research Officer

6 April 1999



**Environmental
Protection
Agency**

160 Ann Street • Brisbane, Queensland • PO Box 155 • BRISBANE ALBERT STREET QLD 4002 • AUSTRALIA
Telephone (07) 3227 7111 • Facsimile (07) 3227 7803 • www.env.qld.gov.au

Enquiries Greg Hallam
Telephone 07 3227 8542
Your reference
Our reference 601708

16 March, 1999

Registrar of Titles
Titles Office
Department of Natural Resources
Floor 7
National Mutual Building
144 Edward Street
BRISBANE QLD 4000

Dear Sir

Re: Entry of Administrative Advice, Queensland Heritage Register

I refer to the matter of Administrative Advices required under section 31 (1) of the *Queensland Heritage Act 1992*.

S.31.(1) of the *Queensland Heritage Act 1992*, requires that "if a place is entered or provisionally entered in the Heritage Register; or a place registered or provisionally registered in the Heritage Register ceases to be so registered then , the Minister must notify the Registrar of Titles. On receiving a notification under this section, the Registrar of Titles must enter the notification in a file maintained for that purpose".

Accordingly, I enclose an Administrative Advice for this purpose. Upon finalising the Administrative Advice I would appreciate the return of the enclosed notification form for our files.

The officer responsible for these is Greg Hallam, Cultural Heritage, who can be contacted on the above number should there be any queries on these Advices.

Yours sincerely

49 - Sch 4 - Personal Information

Helen Gregory
Director, Cultural Heritage

Dealing No.

Stamp Duty Imprint

1. Nature of request

Administrative Advice

Lodger Name, address & phone number Lodger Code

Cultural Heritage Unit
Environmental Planning Division
Environmental Protection Agency
PO Box 155
BRISBANE ALBERT STREET QLD
4002
Ph: 3227 8542 File Ref: 601708

2. Description of Lot

EP2206 (Reserve 433)

County

Elphinstone

Parish

Stuart

Title Reference

3. Registered Proprietor / Crown Lessee

James Cook University

4. Interest

Fee Simple

5. Applicant

Cultural Heritage Unit
Environmental Protection Agency

6. Request

I hereby request that an administrative advice be entered against the land described in section 2. Notification of provisional entry in the Heritage Register pursuant to s.31(1) of the *Queensland Heritage Act 1992*.

7. Execution by applicant

Execution Date

17/ 03 /1999

Applicant's or Solicitor's Signature

49 - Sch 4 - Personal Information

Helen Gregory, Director Cultural Heritage

Note: A Solicitor is required to print full name if signing on behalf of the Applicant

CURRENT RESERVE SEARCH
DEPT. OF NATURAL RESOURCES, QUEENSLAND

601708

Request No: 102033150
Search Date: 19/03/1999 9:32 am

Title Reference: 49100527
Date Created: 03/10/1997
PAGE: 410-412

Opening Ref: CNS/005221
Purpose: ENVIRONMENTAL PURPOSES
Sub-Purpose: NAVIGATION
Local Name:
Address:
File Ref: RES

TRUSTEES

DIRECTOR-GENERAL, DEPARTMENT OF ENVIRONMENT Gazetted on
03/10/1997 Page 410-412
PO BOX 155 BRISBANE Q 4002

LAND DESCRIPTION

LOT 1 CROWN PLAN 904493 Gazetted on 03/10/1997 Page 410-412
County of MARCH Parish of COOLOOLA
Local Government of COOLOOLA
LOT 2 CROWN PLAN 904493 Gazetted on 03/10/1997 Page 410-412
County of MARCH Parish of COOLOOLA
Local Government of COOLOOLA
LOT 3 CROWN PLAN 904493 Gazetted on 03/10/1997 Page 410-412
County of MARCH Parish of COOLOOLA
Local Government of COOLOOLA

Area: 57.263000 Ha. (SURVEYED)

EASEMENTS AND ENCUMBRANCES

1. TRUSTEE LEASE No 702542913 05/03/1998 at 11:58
AUSTRALIAN MARITIME SAFETY AUTHORITY
OF PART, BEING LOTS 1 AND 2 ON CP 904493

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
703233796	HERITAGE SITE	18/03/1999 15:14	CURRENT

CULTURAL HERITAGE UNIT, 601708

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

Caution - Charges do not necessarily appear in order of priority

** End of Current Reserve Search **

Requested By: CITEC CONFIRM

Page 1/1



**Environmental
Protection
Agency**

160 Ann Street • Brisbane, Queensland • PO Box 155 • BRISBANE ALBERT STREET QLD 4002 • AUSTRALIA
Telephone (07) 3227 7111 • Facsimile (07) 3227 8857 • www.env.qld.gov.au

Enquires	Joanne Edwards
Telephone	3227 6494
Your reference	
Our reference	601708

16 June 1999

MEMORANDUM

TO: Olwyn Crimp
Director, Environmental Planning

THROUGH: *Endorsed* Helen Gregory 49 - Sch 4 - Personal Information
Director, Cultural Heritage *16/6/99*

FROM: Joanne Edwards
A/Principal Research Officer, Cultural Heritage

SUBJECT: **Extension of Time to select an assessor
Delegation under section 7 of the *Queensland Heritage Act*
1992 of the powers of the Honourable the Minister for
Environment and Heritage under section 28.**

**RAAF No 3 Fighter Sector Headquarters (former
Operations and Signals Bunker), Stuart, Townsville**

BACKGROUND

- At its meeting of 28 August 1998, the Heritage Council, under the provisions of section 24(4) of the *Queensland Heritage Act 1992* (the Act), provisionally entered the RAAF No 3 Fighter Sector Headquarters (former Operations and Signals Bunker), Stuart, Townsville in the Heritage Register.
- The owner of the place, the James Cook University, and the local government authority, in this case the Townsville City Council were notified by mail and public notice was given in accordance with section 24(4)(a) and section 24(4)(b) of the Act.

- A period of 30 days was allowed for the owners of the place or any other person to object to the entry of the RAAF No 3 Fighter Sector Headquarters (former Operations and Signals Bunker), in the Heritage Register as outlined in section 26(1) and section 26(2) of the Act. During this period, the James Cook University lodged an objection. The objection concerned the heritage register boundary of the place rather than the cultural heritage significance of the former Bunker with which they are in agreement.
- If an objection is received to the entry of a place in the Register, the Heritage Council must, in accordance with section 28 of the Act, within fourteen days after receiving the objection select an assessor from the panel of assessors and refer the objection to the assessor, for their independent report to the Heritage Council.
- Also in accordance with section 28, the Minister may extend this 14 day timeframe. Under section 7 of the Act, the Minister may delegate this power. An Instrument of Delegation signed by the Minister on 24 December 1999 delegates power under section 28 to the Chief Executive, Environmental Protection Agency; the Director of Environmental Planning, Environmental Protection Agency; and the Director, Environmental operations, Environmental Protection Agency.
- Discussions have been held with the James Cook University and a heritage register boundary is being negotiated.
- A previous extension of time to 21 June 1999 has been granted for the completion of negotiations. James Cook University have forwarded a letter to the Cultural Heritage Branch indicating support for a reduced heritage register boundary.

ISSUES

- To allow the Queensland Heritage Council to consider the suggested heritage register boundary of the RAAF No 3 Fighter Sector Headquarters (former Operations and Signals Bunker) at its meeting of 23 July 1999, an extension of time to appoint an assessor is sought.

Place: RAAF No 3 Fighter Sector
Headquarters (former Operations and
Signals Bunker)

File No. 601708

Extension: from 21 June 1999 to 21 August 1999

Recommendation:

It is recommended that the Director Environmental Planning, under delegation approve an extension of time from 21 June 1999 to 21 August 1999 for the processes of the *Queensland Heritage Act 1992* as set out above.

Approved

49 - Sch 4 - Personal Information

Olwyn Crimp
Director
Environmental Planning

Date 18/6/99

Not Approved

Olwyn Crimp
Director
Environmental Planning

Date

Yours sincerely

49 - Sch 4 - Personal Information

Joanne Edwards
A/Principal Heritage Research Officer



Central Services Office

Telephone No: (07) 4781 5123

Facsimile No.: (07) 4725 2721

PR/HA

Ms. Helen Gregory
Director, Cultural Heritage
Environmental Protection Agency
PO Box 155
BRISBANE Q 4002

99/00192

16 June, 1999.



Dear Ms. Gregory,

**Provisional Entry of the Former RAAF No. 3 Fighter Sector Headquarters
In the Queensland Heritage Register**

Thank you for your letter of 7 April 1999. I wish to advise that the University is willing to accept the suggested provisional entry of the bunker in the Queensland Heritage Register, plus a heritage curtilage of 10 metres on all sides.

As the requested plan of the site is A3 size and therefore not suitable for reduction and forwarding by fax, I will attach this to the original of this letter, and forward it to you by mail.

It is understood from discussions with Ms Joanne Edwards that in accepting the entry of this land to the Queensland Heritage Register, the University will not be precluded from developing this portion of the land, providing that prior approval from the Heritage Council has been obtained.

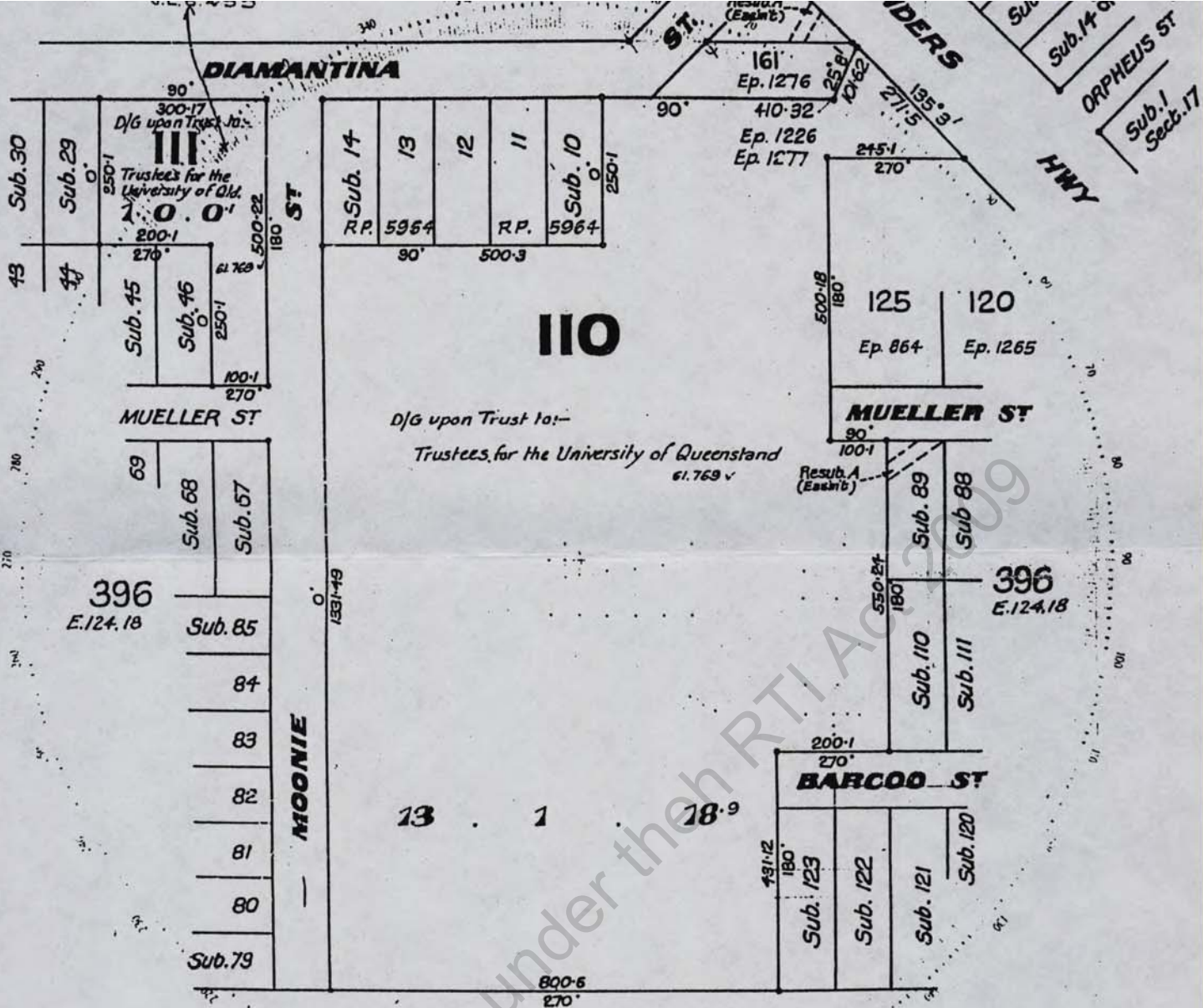
Yours sincerely,

49 - Sch 4 - Personal Information

Peter Renton
Acting Director, Central Services

15-084





Por. III was originally Subs 26 & 28
and 47 of Port. 396.

Por. 110 was originally Pors 54 & 55
and Subs 5 & 9, 15 & 23, 90 & 109 &
124 & 131 of Por. 396.

63
R. 433
Ep. 1128.
Quarry Res.

Compiled from Nth R.P.O. plan 13218 & Ep. 1277

Adjustments

Reference	Previous Area	Date	Chartered
Ref. 9/6 61/763 (Can Acq 391)	Estab. 13.1.9	17/7 30-6-61 A.R. 11/1/42	NEB 7.7.61 24.6. 27.6.72 16.6.72

I hereby certify that I, in person, made and on the 19...
plotted the survey represented by this plan on which are written
bearings and lengths of the lines surveyed by me, and that the
survey has been executed in accordance with the existing regulations
of the Surveyor General's Department.

Office Compilation

CROWN COPYRIGHT RESERVED

Meridian Observations

Date	Lat.	Long.	Variation
Meridian of R.P.O. plan N. 13218			
Point of R.P.O. plan N. 13218			

Date of Instructions, Can Acq. 391

Date of transmission of plans to

Examination, 6/7/61, 30-6-61, Calc. Book N°

Voucher N°

Chartered by, 6/7/61

Surveyor General

Surveyor



PLAN OF

PORTION N° 110 & 111

PARISH OF STUART

COUNTY OF ELPHINSTONE

Land (Acq.) Form 111

Dated 6/7/61

OFFICE

**JAMES COOK UNIVERSITY**

TOWNSVILLE Queensland 4811 Australia Telephone: (07) 4781 4111

Central Services Office

Telephone No: (07) 4781 5123

Facsimile No.: (07) 4725 2721

PR/HA

16 June, 1999.

Ms. Helen Gregory
Director, Cultural Heritage
Environmental Protection Agency
PO Box 155
BRISBANE Q 4002

Dear Ms. Gregory,

**Provisional Entry of the Former RAAF No. 3 Fighter Sector Headquarters
in the Queensland Heritage Register**

Thank you for your letter of 7 April 1999. I wish to advise that the University is willing to accept the suggested provisional entry of the bunker in the Queensland Heritage Register, plus a heritage curtilage of 10 metres on all sides.

As the requested plan of the site is A3 size and therefore not suitable for reduction and forwarding by fax, I will attach this to the original of this letter, and forward it to you by mail.

It is understood from discussions with Ms Joanne Edwards that in accepting the entry of this land to the Queensland Heritage Register, the University will not be precluded from developing this portion of the land, providing that prior approval from the Heritage Council has been obtained.

Yours sincerely,

49 - Sch 4 - Personal Information

Peter Renton
Acting Director, Central Services

**Report to
Heritage Council**

23 July 1999
Agenda Number 100.9.7(1)

Subject

**RAAF No 3 Fighter Sector Headquarters, former Operations
and Signals Bunker, Stuart, Townsville**
601708

Summary of Proposal

That the Queensland Heritage Council reduce the Heritage Register Boundary of the RAAF NO 3 Fighter Sector Headquarters, former Operations and Signals Bunker, Stuart, Townsville which is provisionally entered on the Queensland Heritage Register.

Background and Issues

- The RAAF NO 3 Fighter Sector Headquarters, former Operations and Signals Bunker, Stuart, Townsville was provisionally entered on the Queensland Heritage Register on 28 August 1998.
- The owner of the place, the James Cook University, objected to the permanent entry of the place in the Register on the basis of the heritage register boundary being too extensive.
- The James Cook University has agreed to a heritage register boundary of 10metres on all sides of the structure which sits in the middle of a large undeveloped block of land. Officers from the Northern Regional Office of the Environmental Protection Agency who have visited the site, have agreed that this course of action will not compromise the cultural heritage significance of the Signals Bunker.
- Following the reduction of the heritage register boundary, James Cook University have indicated that it will withdraw its objection to the entry of the place on the Register.

Heritage Council Resolution

That the heritage register boundary of the RAAF NO 3 Fighter Sector Headquarters, former Operations and Signal Bunker, Stuart, Townsville be reduced as indicated on the attached plan.

Attached

- Entry in Heritage Register;
- Heritage register boundary plan;
- Letter from James Cook University 16 June 1999.

Joanne Edwards
12 July 1999

Name	Former Operations and Signals Bunker
Former/Other Name	RAAF No. 3 Fighter Sector Headquarters (3FSHQ)/ Stuart Immigration Hostel/ Stuart House, James Cook University.
Location	Off Stuart Drive, Stuart, Q4811
RPD	part of L63/EP2200: Reserve 433: Par, Stuart
Local Authority	Townsville City
AMG Map Sheet	R631 Sheet 8259 Ed 3-AAS Grid Du 811619
Present tenure	James Cook University
Listing boundary	See attached site plan
Other listings	

Heritage Significance

The **Former Operations and Signals Bunker, Stuart** is a place of cultural heritage significance and satisfies one or more of the criteria specified in s.23(1) of the Act as evidenced, but not exclusively, by the following statement of heritage significance based on **Criteria a, c, d & g**

The Former Operations and Signals Bunker at Stuart, constructed in 1942-3, is significant as the former Headquarters of the Operations Section of No 3 Fighter Sector Headquarters (3FSHQ), who controlled fighter operations and anti-aircraft defences through North Queensland and New Guinea. Occupied by the Royal Australian Air Force (RAAF) in January 1945, the Former Operations and Signals Bunker played a pivotal role as the key communications centre for Allied Air Forces, operating out of Townsville during the final months of the Pacific War.

The exterior of the concrete bunker is a substantially intact example of its type and retains evidence of the camouflage paint scheme. Part of the fuse and telephone cable board is the only internal equipment to survive. Surrounding the bunker are remnants and material scatter from other structures of the complex, which have the potential to yield further information which will contribute to the understanding of the site.

The Former Operations and Signals Bunker is one of a number of WWII structures and complexes which survive in the Townsville area, demonstrating the substantial role the region, and particularly Townsville, played in the war in the Pacific.

The Former Operations and Signals Bunker During has special association for the numbers of European migrants who were accommodated in the complex after WWII, many of whom have

remained in North Queensland. The Former Operations and Signals Bunker is also associated with James Cook University, when, during the 1960s, in the foundation years of University, the complex was used as temporary halls of residence for students.

History

The Former Operations and Signals Bunker(3FSHQ) was constructed between 1942 and 1944 for No 3 Fighter Sector Headquarters. Soon after moving to the site in late 1944 the operations of No 3 Fighter Sector Headquarters was subsumed into Air Defence Headquarters operations.

The increase in Japanese military activity in Asia in the late 1930s led the Australian Government to establish air bases in the north of Australia. The Department of Defence began negotiations with the Townsville City Council to transfer the Garbutt aerodrome to the Commonwealth in early 1939. The acquisition was completed on 12 December 1940 and construction of three, 5000 ft, sealed runways began in 1941.

Japanese military activity in the Pacific region increased after the bombing of Pearl Harbour on 7 December, 1941. Faced with the threat of invasion the Australian and American Governments began to develop a major military base in the Townsville Region.

The Garbutt runways, designed for B17 bombers, were completed in February 1942, just prior to the arrival of units of the 5th Air Force, United States Army Air Force. Additional bomber bases were established at Charters Towers and Cloncurry and a number of airstrips for fighter aircraft were constructed between Townsville and Charters Towers.

3FSHQ was first established in temporary accommodation at Townsville Grammar School on 25 February 1942. 3FSHQ Townsville was formed to support airborne units located in the North Queensland area. As the war extended to the islands north of New Guinea, its operational area enlarged to cover the area stretching from Rockhampton in the south to Mount Isa in the west and New Guinea in the north. 3FSHQ controlled fighter squadron operations and coordinated anti-aircraft defences. Radio watches for bomber and reconnaissance aircraft were also maintained from the Operations Centre.

3FSHQ was also connected by telephone and radio to anti-aircraft guns and searchlights, and with RDF stations and high frequency direction finding (HF/DF) stations in the Townsville and Charters Towers area. The role of high frequency directional radio stations was to assist fighter pilots to get their bearings during airborne patrols. The station was linked by telephone to RAAF Headquarters in Melbourne and was responsible for keeping the RAAF Command informed of all developments. The Operations Centre was also responsible for activating air raid warnings. It also provided position plots for courier and civil aircraft operating between Brisbane and New Guinea.

While 3FSHQ was located at the Grammar School from 1942 to 1944 the location was not ideal because it was vulnerable to air attack. Planning for the construction of a new Fighter Sector Headquarters began in 1942. The new complex was constructed on the lower, eastern slopes of Mt Stuart on 68 acres of land requisitioned by the Commonwealth in August 1942. The site was regarded as ideal as it was some distance from the main airfields and the public eye, but

still close enough to the various other installations it liaised with. In the event of an enemy raid, its position was such that it would have been difficult to attack, and the area's natural camouflage would have made it difficult to locate.

Construction of the complex began in late 1942 with the Operations and Signals Bunker ready by early 1943. However, by November 1943 the bunker, identified as a semi-underground building because all cabling was laid underground, was not yet occupied¹ because associated accommodation facilities had not been completed. The delay related to the fact that the complex was located some distance from the airfield and there was some question as to whether the facility could provide briefing to air crews in an adequate time frame. Eventually the site became operational in late 1944.

The bunker itself was fully airconditioned and housed its own power plant. The interior had a steel mezzanine floor splitting it into two levels and was divided into 32 rooms and passage ways by caneite partitions. Located within the building was the Operations Room, Engine Room, RDF Filter Room, Voluntary Air Observer Corp (VAOC) Liaison Room, Main Operations Room Dais, Aircraft Movements Section, RDF Supervisors Room, Signal Officers Room, W/T Workshop and PMG Switch Room.

The Administration Section was also moved to the Stuart site and commenced functioning on 29 December 1944. On 25 January 1945 the Royal Australian Airforce established their Air Defence Headquarters in the Stuart complex; from where they operated until 1947.

The complex, except for the bunker, was utilised after the war as an immigration depot and migrant hostel. Additional huts were placed on the site to provide more accommodation for migrants who arrived in large numbers after the war. Many of these migrants have made their homes in North Queensland.

In 1961 James Cook University of North Queensland purchased the site for student accommodation while the residential halls at Douglas were under construction. The bunker was still partially furnished at the time the property was purchased by the university. There was a large mapping table in the main room complete with maps and maps on the wall still had marker pins in them. The switchboards and other communication equipment were still largely intact. Photographs, taken at the time, were deposited with the university.

Soon after, in 1962 or 1963, the interior of the bunker was destroyed by fire. In the early 1970s the site was vacated and the barracks either demolished or removed. The property is still under the control of the university although the bunker is the only remaining structure on the site.

Description

The Former Operations and Signals Bunker is a rectangular two-storeyed concrete bunker set into the hillside at the base of Mt Stuart. The site is set back from Stuart Drive, which becomes the highway west to Charters Towers, and is about ten kilometres south-west of Townsville's city centre.

¹ Memo, Series A705/1, 171/1/1493

The bunker, measuring about 18 x 13 metres, has a flat concrete roof, engaged piers to the side walls and a boarded formwork finish. Remnants of its external camouflage colour scheme, chosen to blend with the pink granite of the hill, are still evident.

The bunker consists of a main room which is two-stories in height, with smaller separate rooms attached to the front. The main room retains evidence of the mezzanine floor, air-conditioning ducts and wc's.

The front section contains some six separate smaller rooms of two levels. Access to the four rooms at the centre is from the exterior and access to the two rooms at the western end is from the main room. The lower of the two western rooms contains the large metal frame of the fuse and telephone cable board with some fuses still visible, which is the only surviving piece of equipment in the structure. Part of the floor of this room appears to be rubble, filling a small tunnel for cables.

To either side of the bunker are two circular structures, possibly bases for communication aerials or anchors for the camouflage net for the bunker. They are some four metre wide and constructed of low stone walls with a conical concrete cap.

Between the bunker, the creek to the north-west and the road to the north-east are several concrete slabs, concrete steps and scatters of building material and other artefacts. These are remnants of other structures of the complex, possibly ablutions blocks and hot water boiler stands.

Process:

Pursuant to the provisions of the Queensland Heritage Act 1992, the Heritage Council has formed the opinion that this is a place of cultural significance which satisfies one or more of the criteria for provisional entry in the Heritage Register and that it is possible for the cultural heritage significance of the place to be conserved.

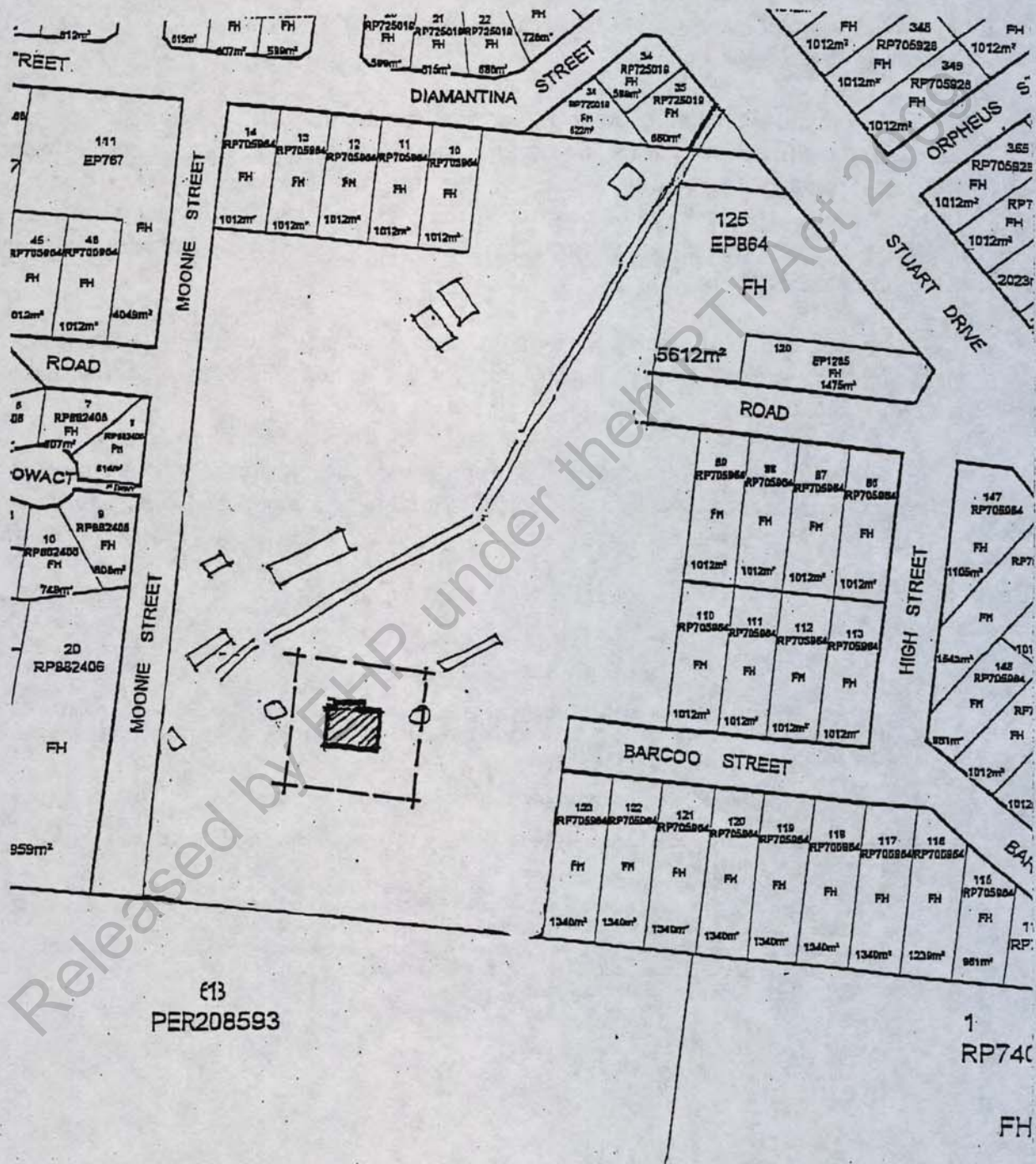
The decision of the Heritage Council is recorded in the minutes of the Council meeting of 28 August 1998.

The Heritage Council reduced the heritage register boundary of the place and this decision is recorded in the minutes of the Heritage Council meeting of 23 July 1999.

Note: This document has been prepared on the basis of current information, and assessed under the criteria in the Queensland Heritage Act. This document may be reassessed if further evidence becomes available. The statement of significance specifies the most important heritage values of the place. The purpose of this document is to provide an informed evaluation for heritage registration. This does not negate the need for a thorough conservation study by a qualified practitioner, or Cultural Heritage Branch consultation, before any action is taken which may affect the significance of the place.

RAAF NO 3 FIGHTER SECTOR HEADQUARTERS, FORMER
OPERATIONS AND SIGNAL BUNKER, STUART, TOWNSVILLE
File No: 601708

Source:
BLINMAP



Dashed lines indicates extent of Heritage Register Boundary

Please note: the Heritage Register Boundary extends from all sides of the shaded structure for 10 metres.

HERITAGE REGISTER BOUNDARY
Environmental Protection Agency

13 JULY 1999



JAMES COOK UNIVERSITY

TOWNSVILLE Queensland 4811 Australia Telephone: (07) 4781 4111

601708

Central Services Office

Telephone No: (07) 4781 5123

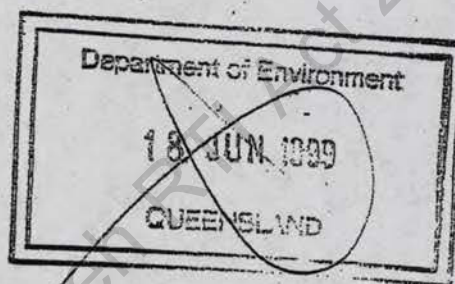
Facsimile No.: (07) 4725 2721

PR/HA

Ms. Helen Gregory
Director, Cultural Heritage
Environmental Protection Agency
PO Box 155
BRISBANE Q 4002

99/00-92

16 June, 1999.



Dear Ms. Gregory,

**Provisional Entry of the Former RAAF No. 3 Fighter Sector Headquarters
In the Queensland Heritage Register**

Thank you for your letter of 7 April 1999. I wish to advise that the University is willing to accept the suggested provisional entry of the bunker in the Queensland Heritage Register, plus a heritage curtilage of 10 metres on all sides.

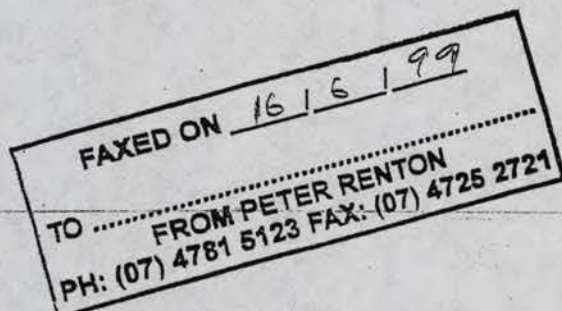
As the requested plan of the site is A3 size and therefore not suitable for reduction and forwarding by fax, I will attach this to the original of this letter, and forward it to you by mail.

It is understood from discussions with Ms Joanne Edwards that in accepting the entry of this land to the Queensland Heritage Register, the University will not be precluded from developing this portion of the land, providing that prior approval from the Heritage Council has been obtained.

Yours sincerely,

49 - Sch 4 - Personal Information

Peter Renton
Acting Director, Central Services



**Report to
Heritage Register Advisory Committee**

10 August 1999

Subject

**RAAF No 3 Fighter Sector Headquarters, former Operations
and Signals Bunker, Stuart, Townsville**
601708

Summary of Proposal

Proposal to recommend to Heritage Council that the Heritage Register Boundary of the RAAF NO 3 Fighter Sector Headquarters, former Operations and Signals Bunker, Stuart, Townsville which is provisionally entered on the Queensland Heritage Register be reduced.

Background and Issues

- The RAAF NO 3 Fighter Sector Headquarters, former Operations and Signals Bunker, Stuart, Townsville was provisionally entered on the Queensland Heritage Register on 28 August 1998.
- The owner of the place, the James Cook University, objected to the permanent entry of the place in the Register on the basis of the heritage register boundary being too extensive.
- The James Cook University has agreed to a heritage register boundary of 10metres on all sides of the structure which sits in the middle of a large undeveloped block of land. Officers from the Northern Regional Office of the Environmental Protection Agency who have visited the site, have agreed that this course of action will not compromise the cultural heritage significance of the Signals Bunker.
- Following the reduction of the heritage register boundary, James Cook University have indicated that it will withdraw its objection to the entry of the place on the Register.
- The Heritage Council considered this matter at its meeting of 23 July 1999 and referred it the Heritage Register Advisory Committee for comment.

Recommendation

That Heritage Register Advisory Committee recommend to the Queensland Heritage Council that the heritage register boundary of the RAAF NO 3 Fighter Sector Headquarters, former Operations and Signals Bunker, Stuart, Townsville be reduced in accord with the proposal agreed to by James Cook University.

Attached

- Entry in Heritage Register;
- Heritage register boundary plan;
- Letter from James Cook University 16 June 1999.

Joanne Edwards,
5 August 1999

Released by EHP under the RTI Act 2009

Name	Former Operations and Signals Bunker
Former/Other Name	RAAF No. 3 Fighter Sector Headquarters (3FSHQ)/ Stuart Immigration Hostel/ Stuart House, James Cook University.
Location	Off Stuart Drive, Stuart, Q4811
RPD	part of L63/EP2200: Reserve 433: Par, Stuart
Local Authority	Townsville City
AMG Map Sheet	R631 Sheet 8259 Ed 3-AAS Grid Du 811619
Present tenure	James Cook University
Listing boundary	See attached site plan
Other listings	

Heritage Significance

The **Former Operations and Signals Bunker, Stuart** is a place of cultural heritage significance and satisfies one or more of the criteria specified in s.23(1) of the Act as evidenced, but not exclusively, by the following statement of heritage significance based on **Criteria a, c, d & g**

The Former Operations and Signals Bunker at Stuart, constructed in 1942-3, is significant as the former Headquarters of the Operations Section of No 3 Fighter Sector Headquarters (3FSHQ), who controlled fighter operations and anti-aircraft defences through North Queensland and New Guinea. Occupied by the Royal Australian Air Force (RAAF) in January 1945, the Former Operations and Signals Bunker played a pivotal role as the key communications centre for Allied Air Forces, operating out of Townsville during the final months of the Pacific War.

The exterior of the concrete bunker is a substantially intact example of its type and retains evidence of the camouflage paint scheme. Part of the fuse and telephone cable board is the only internal equipment to survive. Surrounding the bunker are remnants and material scatter from other structures of the complex, which have the potential to yield further information which will contribute to the understanding of the site.

The Former Operations and Signals Bunker is one of a number of WWII structures and complexes which survive in the Townsville area, demonstrating the substantial role the region, and particularly Townsville, played in the war in the Pacific.

The Former Operations and Signals Bunker During has special association for the numbers of European migrants who were accommodated in the complex after WWII, many of whom have

remained in North Queensland. The Former Operations and Signals Bunker is also associated with James Cook University, when, during the 1960s, in the foundation years of University, the complex was used as temporary halls of residence for students.

History

The Former Operations and Signals Bunker(3FSHQ) was constructed between 1942 and 1944 for No 3 Fighter Sector Headquarters. Soon after moving to the site in late 1944 the operations of No 3 Fighter Sector Headquarters was subsumed into Air Defence Headquarters operations.

The increase in Japanese military activity in Asia in the late 1930s led the Australian Government to establish air bases in the north of Australia. The Department of Defence began negotiations with the Townsville City Council to transfer the Garbutt aerodrome to the Commonwealth in early 1939. The acquisition was completed on 12 December 1940 and construction of three, 5000 ft, sealed runways began in 1941.

Japanese military activity in the Pacific region increased after the bombing of Pearl Harbour on 7 December, 1941. Faced with the threat of invasion the Australian and American Governments began to develop a major military base in the Townsville Region.

The Garbutt runways, designed for B17 bombers, were completed in February 1942, just prior to the arrival of units of the 5th Air Force, United States Army Air Force. Additional bomber bases were established at Charters Towers and Cloncurry and a number of airstrips for fighter aircraft were constructed between Townsville and Charters Towers.

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still close enough to the various other installations it liaised with. In the event of an enemy raid, its position was such that it would have been difficult to attack, and the area's natural camouflage would have made it difficult to locate.

Construction of the complex began in late 1942 with the Operations and Signals Bunker ready by early 1943. However, by November 1943 the bunker, identified as a semi-underground building because all cabling was laid underground, was not yet occupied¹ because associated accommodation facilities had not been completed. The delay related to the fact that the complex was located some distance from the airfield and there was some question as to whether the facility could provide briefing to air crews in an adequate time frame. Eventually the site became operational in late 1944.

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Soon after, in 1962 or 1963, the interior of the bunker was destroyed by fire. In the early 1970s the site was vacated and the barracks either demolished or removed. The property is still under the control of the university although the bunker is the only remaining structure on the site.

Description

The Former Operations and Signals Bunker is a rectangular two-storeyed concrete bunker set into the hillside at the base of Mt Stuart. The site is set back from Stuart Drive, which becomes the highway west to Charters Towers, and is about ten kilometres south-west of Townsville's city centre.

¹ Memo, Series A705/1, 171/1/1493

The bunker, measuring about 18 x 13 metres, has a flat concrete roof, engaged piers to the side walls and a boarded formwork finish. Remnants of its external camouflage colour scheme, chosen to blend with the pink granite of the hill, are still evident.

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To either side of the bunker are two circular structures, possibly bases for communication aerials or anchors for the camouflage net for the bunker. They are some four metre wide and constructed of low stone walls with a conical concrete cap.

Between the bunker, the creek to the north-west and the road to the north-east are several concrete slabs, concrete steps and scatters of building material and other artefacts. These are remnants of other structures of the complex, possibly ablutions blocks and hot water boiler stands.

Process:

Pursuant to the provisions of the Queensland Heritage Act 1992, the Heritage Council has formed the opinion that this is a place of cultural significance which satisfies one or more of the criteria for provisional entry in the Heritage Register and that it is possible for the cultural heritage significance of the place to be conserved.

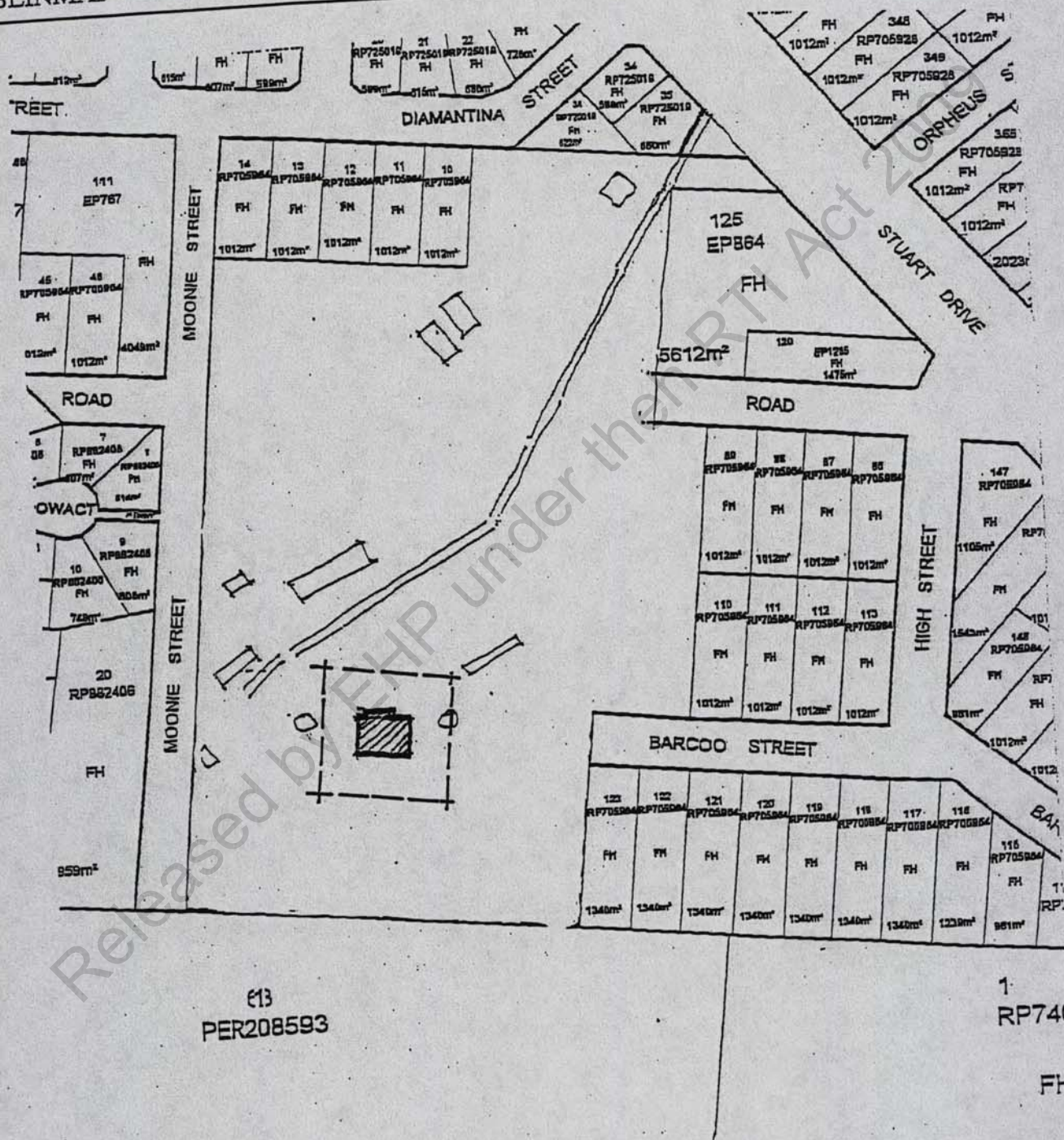
The decision of the Heritage Council is recorded in the minutes of the Council meeting of 28 August 1998.

The Heritage Council reduced the heritage register boundary of the place and this decision is recorded in the minutes of the Heritage Council meeting of 23 July 1999.

Note: This document has been prepared on the basis of current information, and assessed under the criteria in the Queensland Heritage Act. This document may be reassessed if further evidence becomes available. The statement of significance specifies the most important heritage values of the place. The purpose of this document is to provide an informed evaluation for heritage registration. This does not negate the need for a thorough conservation study by a qualified practitioner, or Cultural Heritage Branch consultation, before any action is taken which may affect the significance of the place.

RAAF NO 3 FIGHTER SECTOR HEADQUARTERS, FORMER OPERATIONS AND SIGNAL BUNKER, STUART, TOWNSVILLE File No: 601708

Source:
BLINMAP



Dashed lines indicate extent of Heritage Register Boundary
Please note: the Heritage Register Boundary extends from all sides of the shaded structure for 10 metres.

HERITAGE REGISTER BOUNDARY
Environmental Protection Agency

13 JULY 1999



JAMES COOK UNIVERSITY

TOWNSVILLE Queensland 4811 Australia Telephone: (07) 4781 4111

Central Services Office

Telephone No: (07) 4781 5123

Facsimile No.: (07) 4725 2721

PR/HA

Ms. Helen Gregory
Director, Cultural Heritage
Environmental Protection Agency
PO Box 155
BRISBANE Q 4002



Dear Ms. Gregory,

Provisional Entry of the Former RAAF No. 3 Fighter Sector Headquarters In the Queensland Heritage Register

Thank you for your letter of 7 April 1999. I wish to advise that the University is willing to accept the suggested provisional entry of the bunker in the Queensland Heritage Register, plus a heritage curtilage of 10 metres on all sides.

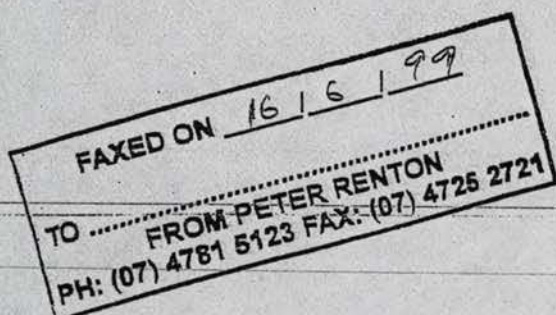
As the requested plan of the site is A3 size and therefore not suitable for reduction and forwarding by fax, I will attach this to the original of this letter, and forward it to you by mail.

It is understood from discussions with Ms Joanne Edwards that in accepting the entry of this land to the Queensland Heritage Register, the University will not be precluded from developing this portion of the land, providing that prior approval from the Heritage Council has been obtained.

Yours sincerely,

49 - Sch 4 - Personal Information

Peter Renton
Acting Director, Central Services





**Environmental
Protection
Agency**

160 Ann Street • Brisbane, Queensland • PO Box 155 • BRISBANE ALBERT STREET QLD 4002 • AUSTRALIA
Telephone (07) 3227 7111 • Facsimile (07) 3227 8857 • www.env.qld.gov.au

Enquires Joanne Edwards
Telephone 3227 6494
Your reference
Our reference 601708

31 August 1999

MEMORANDUM

TO: Helen Gregory
Director, Cultural Heritage

THROUGH: Ray Osborne
Assistant Manager
Cultural Heritage Branch (Historic Section)

FROM: Joanne Edwards
A/Principal Research Officer, Cultural Heritage

SUBJECT: **Extension of Time to select an assessor**
Delegation under section 7 of the *Queensland Heritage Act*
1992 of the powers of the Honourable the Minister for
Environment and Heritage under section 28.

RAAF No 3 Fighter Sector Headquarters (former
Operations and Signals Bunker), Stuart, Townsville

49 - Sch 4 - Personal Information

BACKGROUND

- At its meeting of 28 August 1998, the Heritage Council, under the provisions of section 24(4) of the *Queensland Heritage Act 1992* (the Act), provisionally entered the RAAF No 3 Fighter Sector Headquarters (former Operations and Signals Bunker), Stuart, Townsville in the Heritage Register.
- The owner of the place, the James Cook University, and the local government authority, in this case the Townsville City Council were notified by mail and public notice was given in accordance with section 24(4)(a) and section 24(4)(b) of the Act.

- A period of 30 days was allowed for the owners of the place or any other person to object to the entry of the RAAF No 3 Fighter Sector Headquarters (former Operations and Signals Bunker), in the Heritage Register as outlined in section 26(1) and section 26(2) of the Act. During this period, the James Cook University lodged an objection. The objection concerned the heritage register boundary of the place rather than the cultural heritage significance of the former Bunker with which they are in agreement.
- If an objection is received to the entry of a place in the Register, the Heritage Council must, in accordance with section 28 of the Act, within fourteen days after receiving the objection select an assessor from the panel of assessors and refer the objection to the assessor, for their independent report to the Heritage Council.
- Also in accordance with section 28, the Minister may extend this 14 day timeframe. Under section 7 of the Act, the Minister may delegate this power. An Instrument of Delegation signed by the Minister on 24 December 1999 delegates power under section 28 to the Chief Executive, Environmental Protection Agency; the Director of Environmental Planning, Environmental Protection Agency; and the Director, Environmental operations, Environmental Protection Agency.
- Discussions have been held with the James Cook University and a heritage register boundary is being negotiated.
- A previous extension of time to 21 August 1999 has been granted for the completion of negotiations. James Cook University have forwarded a letter to the Cultural Heritage Branch indicating support for a reduced heritage register boundary.
- On 10 August 1999, the Heritage Register Advisory Committee considered the James Cook proposal and, on the basis that the heritage register boundary is too restricted, have resolved to defer the matter until future negotiations take place.

ISSUES

- To allow negotiations to continue with the James Cook University regarding the heritage register boundary of the place it is requested that an extension of time to appoint an assessor is granted.

Place: RAAF No 3 Fighter Sector
Headquarters (former Operations and
Signals Bunker)
File No. 601708
Extension: from 21 August 1999 to 21 February
2000

Recommendation:

It is recommended that the Director Environmental Planning, under delegation, approve an extension of time from 21 August 1999 to 21 February 2000 for the processes of the *Queensland Heritage Act 1992* as set out above.

Approved

Not Approved

49 - Sch 4 - Personal Information

Helen Gregory
Manager
Cultural Heritage Branch

Date 21.8.99

.....
Helen Gregory
Manager
Cultural Heritage Branch

Date.....

Yours sincerely

49 - Sch 4 - Personal Information

Joanne Edwards
A/Principal Heritage Research Officer

HERITAGE REGISTER ADVISORY COMMITTEE

MINUTES OF MEETING NO. 46

Tuesday 10th August 1999

Floor 9 Conference Room

160 Ann Street, Brisbane

Joanne Edwards gave an oral report.

Having considered the report of the Agency, the Heritage Register Advisory Committee recommend that the property description of the **Koumala War Memorial** be redefined to road reserve and be approved to allow readvertising to take place.

**46.7.4 RAAF No 3 Fighter Sector Headquarters, former Operations and
Signals Bunker, Stuart, Townsville (601708)**

Joanne Edwards gave an oral report and a slide presentation.

This matter was deferred to a future date. This is to allow further negotiations to be made with James Cook University.

73(2)Irrelevant

160 Ann Street • Brisbane, Queensland • PO Box 155 • BRISBANE ALBERT STREET QLD 4002 • AUSTRALIA
Telephone (07) 3227 7111 • Facsimile (07) 3227 7803 • www.env.qld.gov.au

Enquires Joanne Edwards
Telephone 3227 6494
Your reference
Our reference 601708

9 September 1999

Mr Peter Renton
Acting Director Central Services
James Cook University
Townsville Q 4811

Dear Mr Renton

Re: Provisional Entry of the RAAF No 3 Fighter Sector Headquarters (former Operations and Signals Bunker)

I write with reference to previous correspondence between James Cook University and the Cultural Heritage Branch of the Environmental Protection Agency regarding the provisional entry of the former Signals and Operations Bunker, Stuart on the Queensland Heritage Register.

As discussed with you, the Queensland Heritage Council considered the matter of the heritage register boundary at its meeting of 23 July 1999. The Queensland Heritage Council referred this matter to its expert sub-committee, the Heritage Register Advisory Committee for advice.

After much discussion, the Heritage Register Advisory Committee considered that no recommendation could be made to the Heritage Council regarding the heritage register boundary. The Heritage Register Advisory Committee considered that the boundary proposed was too restricted and did not recognise sufficiently the contribution of the setting to the aesthetic and historical significance of the place. The Heritage Register Advisory Committee were not inclined to reduce the heritage register boundary of the former Signals and Operations Bunker before further negotiations with James Cook University which may resolve the matter.

Accordingly, an extension of time to appoint an assessor until 21 February 2000 has been granted to allow negotiations to continue. An officer of the Cultural Heritage

Branch will be in contact with you shortly to discuss this matter further. In the meantime, please do not hesitate to contact Ms Joanne Edwards, Acting Principal Heritage Research Officer on 3227 6494 should you wish to discuss this matter further.

Yours sincerely

49 - Sch 4 - Personal Information

 Helen Gregory
Manager, Cultural Heritage

C/C Andrew Border, Regional Manager, Cultural Heritage, Environmental Protection Agency,
Northern Region (Rockhampton)



JAMES COOK UNIVERSITY

TOWNSVILLE Queensland 4811 Australia Telephone: (07) 4781 4111

Mr Ted Dews
Deputy President (Community Liaison) and
Director, Central Services

Telephone: 07 47 81 4471
International: 61 07 47 81 4471
Facsimile: 07 47 81 6999
E-mail: Ted.Dews@jcu.edu.au

15 September 1999

Ms Helen Gregory
Manager, Cultural Heritage
Environmental Protection Agency
PO Box 155
BRISBANE ALBERT STREET QLD 4001

Dear Ms Gregory

PROVISIONAL ENTRY OF THE RAAF NO 3 FIGHTER SECTOR HEADQUARTERS (FORMER OPERATIONS AND SIGNALS BUNKER)

Thank you for your letter of 9 September addressed to Mr Renton.

I will be pleased to discuss the boundary question with you or your staff and am confident that we should be able to arrive at an acceptable compromise.

Yours sincerely

49 - Sch 4 - Personal Information

E.A. Dews
Director, Central Services



**Environmental
Protection
Agency**

160 Ann Street • Brisbane, Queensland • PO Box 155 • BRISBANE ALBERT STREET QLD 4002 • AUSTRALIA
Telephone (07) 3227 7111 • Facsimile (07) 3227 8857 • www.env.qld.gov.au

Enquires
Telephone
Your reference
Our reference

Gail Pini
3227 6494

601708

21 February 2000

MEMORANDUM

TO: Helen Gregory
Director, Cultural Heritage

THROUGH: Ray Osborne
Assistant Manager
Cultural Heritage Branch (Historic Section)

FROM: Gail Pini
A/Principal Research Officer, Cultural Heritage

SUBJECT: Extension of Time to select an assessor
Delegation under section 7 of the *Queensland Heritage Act 1992* of the powers of the Honourable the Minister for Environment and Heritage under section 28.
RAAF No 3 Fighter Sector Headquarters (former Operations and Signals Bunker), Stuart, Townsville

BACKGROUND

- At its meeting of 28 August 1998, the Heritage Council, under the provisions of section 24(4) of the *Queensland Heritage Act 1992* (the Act), provisionally entered the RAAF No 3 Fighter Sector Headquarters (former Operations and Signals Bunker), Stuart, Townsville in the Heritage Register.
- The owner of the place, the James Cook University, and the local government authority, in this case the Townsville City Council were notified by mail and public notice was given in accordance with section 24(4)(a) and section 24(4)(b) of the Act.

- A period of 30 days was allowed for the owners of the place or any other person to object to the entry of the RAAF No 3 Fighter Sector Headquarters (former Operations and Signals Bunker), in the Heritage Register as outlined in section 26(1) and section 26(2) of the Act. During this period, the James Cook University lodged an objection. The objection concerned the heritage register boundary of the place rather than the cultural heritage significance of the former Bunker with which they are in agreement.
- If an objection is received to the entry of a place in the Register, the Heritage Council must, in accordance with section 28 of the Act, within fourteen days after receiving the objection select an assessor from the panel of assessors and refer the objection to the assessor, for their independent report to the Heritage Council.
- Also in accordance with section 28, the Minister may extend this 14 day timeframe. Under section 7 of the Act, the Minister may delegate this power. An Instrument of Delegation signed by the Minister on 24 December 1999 delegates power under section 28 to the Chief Executive, Environmental Protection Agency; the Director of Environmental Planning, Environmental Protection Agency; and the Director, Environmental operations, Environmental Protection Agency.
- Discussions have been held with the James Cook University and a heritage register boundary is being negotiated.
- A previous extension of time to 21 August 1999 has been granted for the completion of negotiations. James Cook University have forwarded a letter to the Cultural Heritage Branch indicating support for a reduced heritage register boundary.
- On 10 August 1999, the Heritage Register Advisory Committee considered the James Cook proposal and, on the basis that the heritage register boundary is too restricted, have resolved to defer the matter until future negotiations take place. An extension of time was granted from 21 August 1999 to 21 February 2000 to allow negotiations to continue with the James Cook University regarding the heritage register boundary of the place.

ISSUES

- The issue has not yet been resolved and to allow negotiations, which would result in the withdrawal of the objection by James Cook University, to continue it is requested that an extension of time to appoint an assessor is granted.

Place: RAAF No 3 Fighter Sector
Headquarters (former Operations and
Signals Bunker)
File No. 601708
Extension: from 21 February to 21 April 2000

Recommendation:

It is recommended that the Director Environmental Planning, under delegation approve an extension of time from 21 February 2000 to 21 April 2000 for the processes of the *Queensland Heritage Act 1992* as set out above.

Approved

Not Approved

49 - Sch 4 - Personal Information

Helen Gregory
Manager
Cultural Heritage Branch

Date 21.2.00

.....
Helen Gregory
Manager
Cultural Heritage Branch

Date.....

Yours sincerely

Gail Pini
A/Principal Heritage Research Officer



Environmental Protection Agency

160 Ann Street • Brisbane, Queensland • PO Box 155 • BRISBANE ALBERT STREET QLD 4002 • AUSTRALIA
Telephone (07) 3227 7111 • Facsimile (07) 3227 8857 • www.env.qld.gov.au

Enquires Gail Pini
Telephone 3227 6494
Your reference
Our reference 601708

21 April 2000

MEMORANDUM

TO: Helen Gregory
Director, Cultural Heritage

THROUGH: Ray Osborne
Assistant Manager
Cultural Heritage Branch (Historic Section)

FROM: Gail Pini
A/Principal Research Officer, Cultural Heritage

SUBJECT: Extension of Time to select an assessor
Delegation under section 7 of the *Queensland Heritage Act 1992* of the powers of the Honourable the Minister for Environment and Heritage under section 28.

RAAF No 3 Fighter Sector Headquarters (former Operations and Signals Bunker), Stuart, Townsville

BACKGROUND

- At its meeting of 28 August 1998, the Heritage Council, under the provisions of section 24(4) of the *Queensland Heritage Act 1992* (the Act), provisionally entered the RAAF No 3 Fighter Sector Headquarters (former Operations and Signals Bunker), Stuart, Townsville in the Heritage Register.
- The owner of the place, the James Cook University, and the local government authority, in this case the Townsville City Council were notified by mail and public notice was given in accordance with section 24(4)(a) and section 24(4)(b) of the Act.

- A period of 30 days was allowed for the owners of the place or any other person to object to the entry of the RAAF No 3 Fighter Sector Headquarters (former Operations and Signals Bunker), in the Heritage Register as outlined in section 26(1) and section 26(2) of the Act. During this period, the James Cook University lodged an objection. The objection concerned the heritage register boundary of the place rather than the cultural heritage significance of the former Bunker with which they are in agreement.
- If an objection is received to the entry of a place in the Register, the Heritage Council must, in accordance with section 28 of the Act, within fourteen days after receiving the objection select an assessor from the panel of assessors and refer the objection to the assessor, for their independent report to the Heritage Council.
- Also in accordance with section 28, the Minister may extend this 14 day timeframe. Under section 7 of the Act, the Minister may delegate this power. An Instrument of Delegation signed by the Minister on 24 December 1999 delegates power under section 28 to the Chief Executive, Environmental Protection Agency; the Director of Environmental Planning, Environmental Protection Agency; and the Director, Environmental operations, Environmental Protection Agency.
- Discussions have been held with the James Cook University and a heritage register boundary is being negotiated.
- A previous extension of time to 21 August 1999 has been granted for the completion of negotiations. James Cook University have forwarded a letter to the Cultural Heritage Branch indicating support for a reduced heritage register boundary.
- On 10 August 1999, the Heritage Register Advisory Committee considered the James Cook proposal and, on the basis that the heritage register boundary is too restricted, have resolved to defer the matter until future negotiations take place. An extension of time was granted from 21 August 1999 to 21 February 2000 to allow negotiations to continue with the James Cook University regarding the heritage register boundary of the place.

ISSUES

- The issue has not yet been resolved and to allow negotiations, which would result in the withdrawal of the objection by James Cook University, to continue it is requested that a further extension of time to appoint an assessor is granted.

Place: RAAF No 3 Fighter Sector
Headquarters (former Operations and
Signals Bunker)
File No. 601708
Extension: from 21 April 2000 to 21 July 2000

Recommendation:

It is recommended that the Director Environmental Planning, under delegation approve an extension of time from 21 April 2000 to 21 July 2000 for the processes of the *Queensland Heritage Act 1992* as set out above.

Approved

Not Approved

49 - Sch 4 - Personal Information

Helen Gregory
Manager
Cultural Heritage Branch

Date 21.4.00

Helen Gregory
Manager
Cultural Heritage Branch

Date.....

Yours sincerely

Gail Pini
A/Principal Heritage Research Officer



Environmental Protection Agency

160 Ann Street • Brisbane, Queensland • PO Box 155 • BRISBANE ALBERT STREET QLD 4002 • AUSTRALIA
Telephone (07) 3227 7111 • Facsimile (07) 3227 8857 • www.env.qld.gov.au

Enquires
Telephone
Your reference
Our reference

Fiona Gardiner
3227 6494
601708

29 September 2000

MEMORANDUM

TO: Helen Gregory
Director, Cultural Heritage

THROUGH: Ray Osborne
Assistant Manager
Cultural Heritage Branch (Historic Section)

FROM: Fiona Gardiner
Principal Heritage Research Officer

SUBJECT: Extension of Time to select an assessor
Delegation under section 7 of the *Queensland Heritage Act 1992* of the powers of the Honourable the Minister for Environment and Heritage under section 28.

RAAF No 3 Fighter Sector Headquarters (former
Operations and Signals Bunker), Stuart, Townsville

49 - Sch 4 - Personal Information

BACKGROUND

- At its meeting of 28 August 1998, the Heritage Council, under the provisions of section 24(4) of the *Queensland Heritage Act 1992* (the Act), provisionally entered the RAAF No 3 Fighter Sector Headquarters (former Operations and Signals Bunker), Stuart, Townsville in the Heritage Register.
- The owner of the place, the James Cook University, and the local government authority, in this case the Townsville City Council were notified by mail and public notice was given in accordance with section 24(4)(a) and section 24(4)(b) of the Act.
- A period of 30 days was allowed for the owners of the place or any other person to object to the entry of the **RAAF No 3 Fighter Sector Headquarters (former Operations and Signals Bunker)**, in the Heritage Register as outlined in section 26(1) and section 26(2) of the Act. During this period, the James Cook University

lodged an objection. The objection concerned the heritage register boundary of the place rather than the cultural heritage significance of the former Bunker with which they are in agreement.

- If an objection is received to the entry of a place in the Register, the Heritage Council must, in accordance with section 28 of the Act, within fourteen days after receiving the objection select an assessor from the panel of assessors and refer the objection to the assessor, for their independent report to the Heritage Council.
- Also in accordance with section 28, the Minister may extend this 14 day timeframe. Under section 7 of the Act, the Minister may delegate this power. An Instrument of Delegation signed by the Minister on 24 December 1999 delegates power under section 28 to the Chief Executive, Environmental Protection Agency; the Director of Environmental Planning, Environmental Protection Agency; and the Director, Environmental operations, Environmental Protection Agency.
- Discussions have been held with the James Cook University and a heritage register boundary is being negotiated. James Cook University have forwarded a letter to the Cultural Heritage Branch indicating support for a reduced heritage register boundary.
- On 10 August 1999, the Heritage Register Advisory Committee considered the James Cook proposal and, on the basis that the heritage register boundary is too restricted, have resolved to defer the matter until future negotiations take place.
- Extensions of time in which to appoint an assessor were granted from 19 October 1998 to 21 April 1999, from 21 April 1999 to 21 June 1999, from 21 June 1999 to 21 August 1999, from 21 August 1999 to 21 February 2000, from 21 February 2000 to 21 April 2000, and from 21 April 2000 to 21 July 2000, to allow negotiations to continue with the James Cook University regarding the heritage listing boundary of the place.
- As the issue has not yet been resolved, a further extension of time is requested to negotiate the heritage listing boundary and to encourage the withdrawal of the objection by James Cook University.

Place: RAAF No 3 Fighter Sector Headquarters (former Operations and Signals Bunker), Stuart, Townsville
File No. 601708
Extension: from 21 July 2000 to 21 December 2000

Recommendation:

It is recommended that the Director Environmental Planning, under delegation approve an extension of time from 21 July 2000 to 21 December 2000 for the processes of the *Queensland Heritage Act 1992* as set out above.

Approved

Not Approved

49 - Sch 4 - Personal Information

Helen Gregory
Manager
Cultural Heritage Branch

Date 24.10.00

Helen Gregory
Manager
Cultural Heritage Branch

Date.....

Yours sincerely

Fiona Gardiner
Principal Heritage Research Officer



**Environmental
Protection
Agency**

160 Ann Street • Brisbane, Queensland • PO Box 155 • BRISBANE ALBERT STREET QLD 4002 • AUSTRALIA
Telephone (07) 3227 7111 • Facsimile (07) 3227 8857 • www.env.qld.gov.au

Enquires
Telephone
Your reference
Our reference

Fiona Gardiner
3227 6494

601708

TSV 879
TSV 200 0 / 3393

16 October 2000



MEMORANDUM

TO: Andrew Border,
Regional Manager, Cultural Heritage, Northern Region (Townsville)

FROM: Helen Gregory
Manager, Cultural Heritage

THROUGH Ray Osborne
Assistant Manager, Historic

SUBJECT: **RAAF No 3 Fighter Sector Headquarters (former
Operations and Signals Bunker), Stuart, Townsville**

49 - Sch 4 - Personal Information

- The RAAF No 3 Fighter Sector Headquarters (former Operations and Signals Bunker), Stuart, Townsville was provisionally entered in the Heritage Register on 28 August 2000.
- James Cook University the owner of the place lodged an objection. The objection concerned the heritage register boundary of the place rather than the cultural heritage significance of the former Bunker with which they are in agreement.
- Since this time there has been discussions with JCU about the Heritage Register boundary but no agreement has been reached.
- This matter has been taking some time to resolve. A further extension to time until 21 December 2000 has been granted.
- Officers of the Northern Region (Townsville) are requested to recommence negotiations on this matter so that it can be concluded prior to 21 December 2000.
- A complete copy of the correspondence file is attached for your information.

49 - Sch 4 - Personal Information

Helen Gregory, Manager

160 Ann Street • Brisbane, Queensland • PO Box 155 • BRISBANE ALBERT STREET QLD 4002 • AUSTRALIA
Telephone (07) 3227 7111 • Facsimile (07) 3227 8857 • www.env.qld.gov.au

Enquires
Telephone
Your reference
Our reference

Fiona Gardiner
3227 6494
601708

1 October 2000

Mr EA Dews
Director, Central Service
James Cook University
TOWNSVILLE 4101

Dear Mr EA Dews

I write concerning the provisional entry in the Heritage Register of the *RAAF No 3 Fighter Sector Headquarters (former Operations and Signals Bunker)*. I note that resolution of this matter has been outstanding for some considerable time.

The letter from James Cook University 16 June 1999 proposed a curtilage of 10 metres on all sides of the bunker. The Heritage Council considered that this heritage listing boundary was too restrictive and asked that further negotiations be entered into with James Cook University. As the matter presently stands the area entered in the Heritage Register is L63/EP2200: Reserve 433: Parish Stuart. I enclose a map for your information.

In order to finalise this matter I have asked the Northern Region (Townsville), Environmental Protection Agency to recommence negotiations with James Cook University. Mr Rob Dusting and Ms Helen Lucas have been briefed on the matter and will be in contact with you in the near future. An extension of time until 21 December 2000 has been granted to allow time for these negotiations.

In the interim, please do not hesitate to contact Ms Fiona Gardiner, Principal Heritage Research Officer on (07) 3227 6494 should you have any queries regarding this matter.

Yours sincerely

49 - Sch 4 - Personal Information

Helen Gregory
Manager, Cultural Heritage

C/c Mr Andrew Border, Regional Manager, Cultural Heritage, Environmental Protection Agency, Northern Region (Townsville)

160 Ann Street • Brisbane, Queensland • PO Box 155 • BRISBANE ALBERT STREET QLD 4002 • AUSTRALIA
Telephone (07) 3227 6581 • Facsimile (07) 3227 7803 • www.env.qld.gov.au

Enquiries Helen Bennett
Telephone 3227 8553
Your reference
Our reference 601708

12 July 2001

Mr Ted Dews
James Cook University
Townsville campus
Townsville QLD 4811

Dear Mr Dews

Re: Signals Bunker, Stuart Townsville - Objection to the permanent entry into the Heritage Register.

I write to advise that a further extension of time has been granted to appoint an assessor under s.28 of the *Queensland Heritage Act 1992* to consider the above objection, from 30 June 2001 to 31 December 2001.

Within the next few weeks Ms Fiona Gardiner of this Agency will contact you with a view to meeting with you on site to discuss the objection.

If you would like to discuss this matter further, please contact Ms Fiona Gardiner, Principal Heritage Research Officer, Environmental Protection Agency at the above address or on (07) 3227 6494.

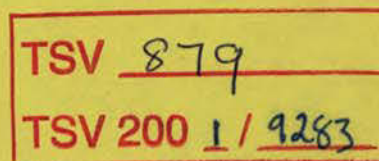
Yours sincerely

49 - Sch 4 - Personal Information

Helen Gregory
Manager, Cultural Heritage

C/c Andrew Border, Manager, Cultural Heritage, Environmental Protection Agency, Northern Region (Townsville)

Enquiries Fiona Gardiner
Telephone (07) 3227 6494 Fax (07) 3227 7803
Your reference
Our reference 601708



5 November 2001

Mr Peter Renton
Acting Director, Central Services
James Cook University
Townsville campus
TOWNSVILLE Q 4811

① Andrew Border

Dear Mr Renton

Re: Signals Bunker, Stuart Townsville - Objection to the permanent entry into the Heritage Register.

I write with regard to your telephone conversation with Ms Fiona Gardiner, Principal Heritage Research Officer concerning the RAAF No 3 Fighter Sector Headquarters (former Operations and Signals Bunker) Stuart, Townsville. I am advised that the James Cook University is in the process of returning this property to the Crown and the transfer is expected to be completed in the near future.

As James Cook University is relinquishing all interest in the Signals Bunker I would appreciate it if you could withdraw the objection to the entry in the heritage register.

If you would like to discuss this matter further, please contact Ms Fiona Gardiner, Principal Heritage Research Officer, Environmental Protection Agency at the above address or on (07) 3227 6494.

Yours sincerely

49 - Sch 4 - Personal Information

Ray Osborne
A/Manager, Cultural Heritage

B/c Mr Andrew Border, Manager, Cultural Heritage, Environmental Protection Agency, Northern Region [Townsville]

Enquiries Fiona Gardiner
Telephone (07) 3227 6494 Fax (07) 3227 7803
Your reference
Our reference 601708



19 November 2001

① Andrew Border
Ms Jacinta Ryan
District Land Asset Management
Department of natural Resources and Mines
PO Box 5318
MC TOWNSVILLE Q 4810



Dear Ms Ryan

I write with regard to **RAAF No 3 Fighter Sector Headquarters (former Operations and Signals Bunker), Stuart, Townsville** and your recent conversation with Ms Fiona Gardiner of the Environmental Protection Agency.

At its meeting of 28 August 1998, the Heritage Council, under the provisions of section 24(4) of the *Queensland Heritage Act 1992* (the Act), provisionally entered the former Operations and Signals Bunker, Townsville in the Heritage Register. The former Bunker is an important WWII structure, which demonstrates the substantial role that Townsville played in the war in the Pacific.

The property was held by James Cook University under a Deed of Grant in Trust for educational purposes. The Act makes provision for objection to the entry of places in the heritage register. The James Cook University lodged an objection. The objection related to the heritage register boundary of the place rather than the cultural heritage significance of the former Bunker, with which the University was in agreement.

The former Operations and Signals Bunker is provisionally entered in the heritage register and since 1998 there have been ongoing negotiations with the University about the extent of the area of land entered in the register. The University has recently informed the Agency that it no longer has any interest in the land and is in the process of transferring it back to the Crown. The University also indicated that it will withdraw its objection once this transaction has been completed. However the objection can be transferred if the Department of Natural Resources and Mines wants to continue with this process. I enclose a copy of the entry in the heritage register for your information.

The purpose of including a place on the Heritage Register is to give recognition to the significance of the place as part of Queensland's cultural heritage. Being on the heritage register does not mean that changes cannot be made to a place and part 5 of the Act deals with

development in registered places. With regard to the former Bunker it would offer opportunities for adaptive reuse and the Agency has had some general approaches with regard to converting it to a residence.

I understand that when the property is transferred back to the Crown it will become unallocated state land and could ultimately be sold for subdivision. The former Bunker being heritage registered will not preclude subdivision, but this needs to be done in a manner, which protects the heritage significance of the Bunker.

In order to discuss this matter further please contact Ms Fiona Gardiner, Principal Heritage Research Officer, on (07) 3227 6494.

Yours sincerely

49 - Sch 4 - Personal Information

 Ray Osborne
A/Manager, Cultural Heritage

B/c Mr Andrew Border, Manager, Cultural Heritage, Environmental Protection Agency, Northern Region [Townsville]

Name	Former Operations and Signals Bunker
Former/Other Name	RAAF No. 3 Fighter Sector Headquarters (3FSHQ)/ Stuart Immigration Hostel/ Stuart House, James Cook University.
Location	Off Stuart Drive, Stuart, Q4811
RPD	Lot 110 on EP767, par Stuart co Elphinstone
Local Authority	Townsville City Council
AMG Map Sheet	R631 Sheet 8259 Ed 3-AAS Grid Du 811619
Listing boundary	See attached site plan
Other listings	

Heritage Significance

The **Former Operations and Signals Bunker, Stuart** is a place of cultural heritage significance and satisfies one or more of the criteria specified in s.23(1) of the Act as evidenced, but not exclusively, by the following statement of heritage significance based on **criteria a, c, d & g**.

The Former Operations and Signals Bunker at Stuart, constructed in 1942-3, is significant as the former Headquarters of the Operations Section of No 3 Fighter Sector Headquarters (3FSHQ), who controlled fighter operations and anti-aircraft defences through North Queensland and New Guinea. Occupied by the Royal Australian Air Force (RAAF) in January 1945, the Former Operations and Signals Bunker played a pivotal role as the key communications centre for Allied Air Forces, operating out of Townsville during the final months of the Pacific War.

The exterior of the concrete bunker is a substantially intact example of its type and retains evidence of the camouflage paint scheme. Part of the fuse and telephone cable board is the only internal equipment to survive. Surrounding the bunker are remnants and material scatter from other structures of the complex, which have the potential to yield further information which will contribute to the understanding of the site.

The Former Operations and Signals Bunker is one of a number of WWII structures and complexes which survive in the Townsville area, demonstrating the substantial role the region, and particularly Townsville, played in the war in the Pacific.

The Former Operations and Signals Bunker During has special association for the numbers of European migrants who were accommodated in the complex after WWII, many of whom have remained in North Queensland. The Former Operations and Signals Bunker is also associated with James Cook University, when, during the 1960s, in the foundation years of University, the complex was used as temporary halls of residence for students.

History

The Former Operations and Signals Bunker(3FSHQ) was constructed between 1942 and 1944 for No 3 Fighter Sector Headquarters. Soon after moving to the site in late 1944 the operations of No 3 Fighter Sector Headquarters was subsumed into Air Defence Headquarters operations.

The increase in Japanese military activity in Asia in the late 1930s led the Australian Government to establish air bases in the north of Australia. The Department of Defence began negotiations with the Townsville City Council to transfer the Garbutt aerodrome to the Commonwealth in early 1939. The acquisition was completed on 12 December 1940 and construction of three, 5000 ft, sealed runways began in 1941.

Japanese military activity in the Pacific region increased after the bombing of Pearl Harbour on 7 December, 1941. Faced with the threat of invasion the Australian and American Governments began to develop a major military base in the Townsville Region.

The Garbutt runways, designed for B17 bombers, were completed in February 1942, just prior to the arrival of units of the 5th Air Force, United States Army Air Force. Additional bomber bases were established at Charters Towers and Cloncurry and a number of airstrips for fighter aircraft were constructed between Townsville and Charters Towers.

3FSHQ was first established in temporary accommodation at Townsville Grammar School on 25 February 1942. 3FSHQ Townsville was formed to support airborne units located in the North Queensland area. As the war extended to the islands north of New Guinea, its operational area enlarged to cover the area stretching from Rockhampton in the south to Mount Isa in the west and New Guinea in the north. 3FSHQ controlled fighter squadron operations and coordinated anti-aircraft defences. Radio watches for bomber and reconnaissance aircraft were also maintained from the Operations Centre.

3FSHQ was also connected by telephone and radio to anti-aircraft guns and searchlights, and with RDF stations and high frequency direction finding (HF/DF) stations in the Townsville and Charters Towers area. The role of high frequency directional radio stations was to assist fighter pilots to get their bearings during airborne patrols. The station was linked by telephone to RAAF Headquarters in Melbourne and was responsible for keeping the RAAF Command informed of all developments. The Operations Centre was also responsible for activating air raid warnings. It also provided position plots for courier and civil aircraft operating between Brisbane and New Guinea.

While 3FSHQ was located at the Grammar School from 1942 to 1944 the location was not ideal because it was vulnerable to air attack. Planning for the construction of a new Fighter Sector Headquarters began in 1942. The new complex was constructed on the lower, eastern slopes of Mt Stuart on 68 acres of land requisitioned by the Commonwealth in August 1942. The site was regarded as ideal as it was some distance from the main airfields and the public eye, but still close enough to the various other installations it liaised with. In the event of an enemy raid, its position was such that it would have been difficult to attack, and the area's natural camouflage would have made it difficult to locate.

Construction of the complex began in late 1942 with the Operations and Signals Bunker ready by early 1943. However, by November 1943 the bunker, identified as a semi-underground building because all cabling was laid underground, was not yet occupied¹ because associated accommodation facilities had not been completed. The delay related to the fact that the complex was located some distance from the airfield and there was some question as to whether the facility could provide briefing to air crews in an adequate time frame. Eventually the site became operational in late 1944.

The bunker itself was fully airconditioned and housed its own power plant. The interior had a steel mezzanine floor splitting it into two levels and was divided into 32 rooms and passage ways by caneite partitions. Located within the building was the Operations Room, Engine Room, RDF Filter Room, Voluntary Air Observer Corp (VAOC) Liaison Room, Main Operations Room Dais, Aircraft Movements Section, RDF Supervisors Room, Signal Officers Room, W/T Workshop and PMG Switch Room.

The Administration Section was also moved to the Stuart site and commenced functioning on 29 December 1944. On 25 January 1945 the Royal Australian Airforce established their Air Defence Headquarters in the Stuart complex; from where they operated until 1947.

The complex, except for the bunker, was utilised after the war as an immigration depot and migrant hostel. Additional huts were placed on the site to provide more accommodation for migrants who arrived in large numbers after the war. Many of these migrants have made their homes in North Queensland.

In 1961 James Cook University of North Queensland purchased the site for student accommodation while the residential halls at Douglas were under construction. The bunker was still partially furnished at the time the property was purchased by the university. There was a large mapping table in the main room complete with maps and maps on the wall still had marker pins in them. The switchboards and other communication equipment were still largely intact. Photographs, taken at the time, were deposited with the university.

Soon after, in 1962 or 1963, the interior of the bunker was destroyed by fire. In the early 1970s the site was vacated and the barracks either demolished or removed. The property is still under the control of the university although the bunker is the only remaining structure on the site.

¹ Memo, Series A705/1, 171/1/1493

Description

The Former Operations and Signals Bunker is a rectangular two-storeyed concrete bunker set into the hillside at the base of Mt Stuart. The site is set back from Stuart Drive, which becomes the highway west to Charters Towers, and is about ten kilometres south-west of Townsville's city centre.

The bunker, measuring about 18 x 13 metres, has a flat concrete roof, engaged piers to the side walls and a boarded formwork finish. Remnants of its external camouflage colour scheme, chosen to blend with the pink granite of the hill, are still evident.

The bunker consists of a main room which is two-stories in height, with smaller separate rooms attached to the front. The main room retains evidence of the mezzanine floor, air-conditioning ducts and wc's.

The front section contains some six separate smaller rooms of two levels. Access to the four rooms at the centre is from the exterior and access to the two rooms at the western end is from the main room. The lower of the two western rooms contains the large metal frame of the fuse and telephone cable board with some fuses still visible, which is the only surviving piece of equipment in the structure. Part of the floor of this room appears to be rubble, filling a small tunnel for cables.

To either side of the bunker are two circular structures, possibly bases for communication aerials or anchors for the camouflage net for the bunker. They are some four metre wide and constructed of low stone walls with a conical concrete cap.

Between the bunker, the creek to the north-west and the road to the north-east are several concrete slabs, concrete steps and scatters of building material and other artefacts. These are remnants of other structures of the complex, possibly ablutions blocks and hot water boiler stands.

Process:

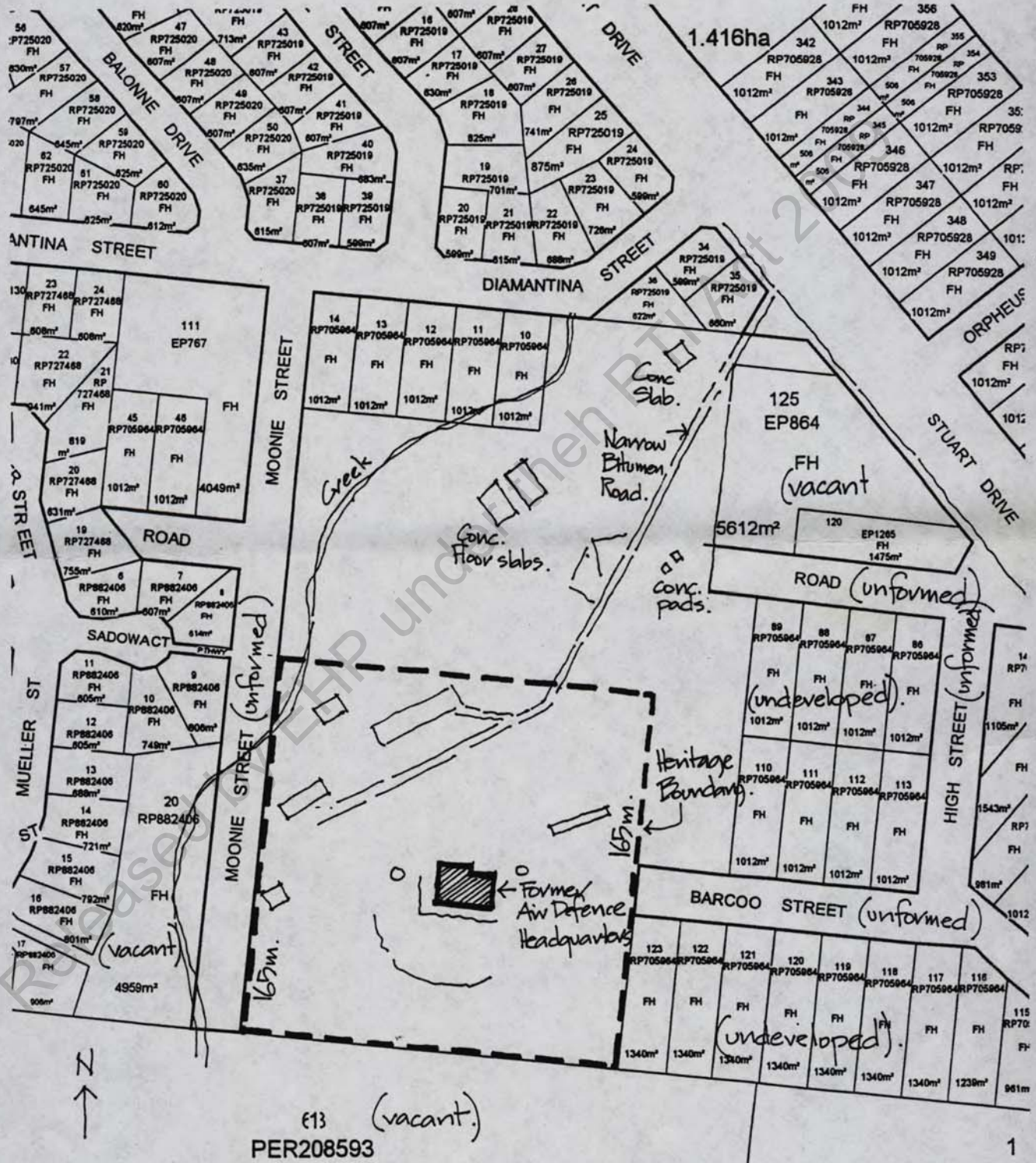
Pursuant to the provisions of the Queensland Heritage Act 1992, the Heritage Council has formed the opinion that this is a place of cultural significance which satisfies one or more of the criteria for provisional entry in the Heritage Register and that it is possible for the cultural heritage significance of the place to be conserved.

The decision of the Heritage Council is recorded in the minutes of the Council meeting of 28 August 1998.

The Heritage Council reduced the heritage register boundary of the place and this decision is recorded in the minutes of the Heritage Council meeting of 23 July 1999.

Note: This document has been prepared on the basis of current information, and assessed under the criteria in the Queensland Heritage Act. This document may be reassessed if further evidence becomes available. The statement of significance specifies the most important heritage values of the place. The purpose of this document is to provide an informed evaluation for heritage registration. This does not negate the need for a thorough conservation study by a qualified practitioner, or Cultural Heritage Branch consultation, before any action is taken which may affect the significance of the place.

Former Air Defence Headquarters Townsville



[Source: Dept of Natural Resources Blinmap]

11/7/2001

RE: phone call regarding WW2 site at Mt. Stewart

I was contacted by Ellen Russell of Atherton in regards to a news report that was aired on the ABC radio this morning. The report was about a WW2 site at Mt Stewart.

Ms. Russell spoke at length about entering this place during her stint as an AWARS (?) Teleprinter Operator while stationed in Townsville in 1942. She mentioned a munitions store in the area, and a large pill box there as well. She mentioned camping in the area, and that there were several camps.

She seemed to know quite a lot about the place, and requested some further information on the matter. I referred her to Di Menghetti for more information. There didn't seem to be anything in the files.

She said that she would be very interested to talk further on the matter, and can be contacted on 40965003.

Michael Morrison

Enquiries Jayme Teasdale
Telephone (07) 3227 6581
Your reference
Our reference 601708

TSV 879
TSV 2002/962



14 January 2002

Mr Ted Dews
James Cook University
Townsville campus
Townsville QLD 4811

Dear Mr Dews

Re: Signals Bunker, Stuart Townsville - Objection to the permanent entry into the Heritage Register.

I write to advise that an extension of time has been granted to appoint an assessor under s.28 of the Queensland Heritage Act 1992, to consider the above objection from 31 December 2001 until 31 December 2002.

If you have any queries concerning this matter please contact Ms Fiona Gardiner, Principal Heritage Research Officer, Environmental Protection Agency at the above address or on (07) 3227 6494.

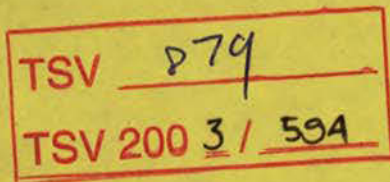
Yours sincerely

49 - Sch 4 - Personal Information

for Ray Osborne
A/Manager, Cultural Heritage

49 - Sch 4 - Personal Information
C/c Manager, Environmental Planning, Environmental Protection Agency, Northern Region (Townsville)

49 - Sch 4 - Personal Information



Queensland
Government

Enquiries Joanne Ketter Site Registrar Queensland Heritage Council Secretariat
Telephone (07) 3227 8542
Your reference
Our reference 601708

Environmental Protection Agency

Incorporating the
Queensland Parks and Wildlife Service

23 December 2002

Mr Ted Dews
James Cook University
Townsville Campus
TOWNSVILLE QLD 4811



Dear Mr Dews

Re: Signals Bunker, Stuart Townsville - Objection to the permanent entry into the Heritage Register

I write to advise that an extension of time has been granted to appoint an assessor under s.28 of the Queensland Heritage Act 1992, to consider the above objection from 31 December 2002 until 30 June 2003.

If you have any queries concerning this matter please contact Mr Ken Horrigan, Manager, Queensland Heritage Council Secretariat at the above address or on (07) 3227 8988.

Yours sincerely

49 - Sch 4 - Personal Information

Ken Horrigan
Manager
Queensland Heritage Council Secretariat

C/c Mr Andrew Border, Manager, Environmental Planning, EPA, Northern Region, Townsville

49 - Sch 4 - Personal Information

① Hel / Rob
② File



Queensland
Government

Enquiries Jo Besley
Telephone 3227 6581
Your reference
Our reference 601708

Environmental Protection Agency

Incorporating the
Queensland Parks and Wildlife Service

5 February 2003

Ms Jane Harrington
99 Tully Street
SOUTH TOWNSVILLE QLD 4810

TSV 878

TSV 2003 / 1970



Dear Ms Harrington

Re: Assessment under the provisions of s.29 of the *Queensland Heritage Act 1992*, of the objection to the entry in the Queensland Heritage Register of RAAF No. 3 Fighter Sector Headquarters, (former Operations and Signals Bunker), Stuart, Townsville.

I write to advise that, as discussed, you have been selected under s.28 of the *Queensland Heritage Act 1992* to be the assessor for the objection to the entry of **RAAF No. 3 Fighter Sector Headquarters, (former Operations and Signals Bunker), Stuart, Townsville** in the Queensland Heritage Register.

Your Assessor's Report is due to be delivered to the Heritage Council Secretariat in the Environmental Protection Agency by 31 March, 2003 to allow the Queensland Heritage Council to consider the matter at its meeting of 29 April, 2003. Should this not be possible, could you inform the Agency in writing immediately to allow us to request an extension of time from the Minister.

Please find enclosed a copy of the objection received to the entry of **RAAF No. 3 Fighter Sector Headquarters, (former Operations and Signals Bunker), Stuart, Townsville** in the Register, together with the provisional entry in the Heritage Register and file material held by the Environmental Protection Agency. The objector to the entry of the place on the Queensland Heritage Register is James Cook University. Peter Hill, Director of Central Services, Townsville Campus, can be contacted by telephone on (07) 4781 4734.

Your attention is drawn to section 29(2) of the Act which provides that

The assessor must allow the objector a reasonable opportunity to make representations personally or in writing to the assessor and may receive representations personally or in writing from, or consult with, such other persons as the assessor thinks fit.

You will be remunerated at the rate of \$1500 for your assessment. Travel and other expenses will also be reimbursed by the Agency if prior approval has been given. The Agency is unable to supply secretarial support for the production of the Assessors Report.

Please do not hesitate to contact Jo Besley, on telephone (07) 3227 6581 should you have any queries regarding your assessment.

Yours sincerely

49 - Sch 4 - Personal Information

Stewart Armstrong
A/Manager, Qld Heritage Council Secretariat

C/c Mr Andrew Border, Regional Manager, Cultural Heritage, Northern Region,
Townsville, EPA.

49 - Sch 4 - Personal Information

0 Hob/Helen

TSV 819
TSV 200 3/1911



Queensland
Government

Enquiries Jo Besley
Telephone (07) 3227 6581
Your reference
Our reference 601708

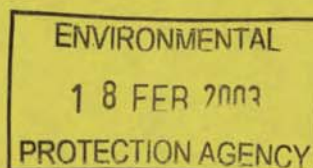


Environmental Protection Agency

Incorporating the
Queensland Parks and Wildlife Service

13 February, 2003

Mr Peter Hill
Director, Central Services
James Cook University
Townsville Campus
TOWNSVILLE QLD 4811



Dear Mr Hill

Re: Assessment under the provisions of s.29 of the *Queensland Heritage Act 1992*, of the objection to the entry in the Queensland Heritage Register of the RAAF No.3 Fighter Sector Headquarters, (former Operations and Signals Bunker), Stuart, Townsville.

I refer to our previous fax of 14 January 2003, explaining that an assessor must be appointed to consider your objection to the entry of the **RAAF No.3 Fighter Sector Headquarters, (former Operations and Signals Bunker)** in the Queensland Heritage Register.

An independent Assessor, Ms Jane Harrington, has been appointed to inquire into this objection. The Assessor's Report is to be considered at the 29 April 2003 meeting of the Queensland Heritage Council. Ms Harrington will be contacting you in the near future to seek representations from you in person and/or in writing. For your reference, Ms Harrington's telephone number is (07) 4781 6979.

Please remember that under the *Queensland Heritage Act 1992* the assessor will need to consider whether the place for which you have objected to entry in the Heritage Register is of cultural heritage significance and whether the place satisfies the criteria for entry in the Heritage Register as set out in section 23(1) of the Act.

The Environmental Protection Agency has historical information concerning the **RAAF No.3 Fighter Sector Headquarters, (former Operations and Signals Bunker)**, which may be of assistance in preparing your case to present to the assessor. This material will be made available to you at your request.

If you have any queries concerning this matter please contact Ms Jo Besley at the above address or on (07) 3227 6581.

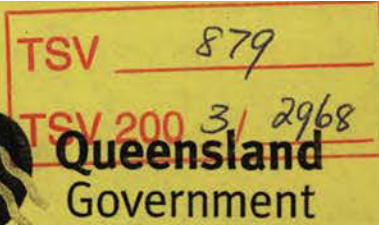
Yours sincerely

49 - Sch 4 - Personal Information

Stewart Armstrong
A/Manager, Qld Heritage Council Secretariat

C/c Mr Andrew Border, Regional Manager, Cultural Heritage, EPA, Northern Region,
Townsville

49 - Sch 4 - Personal Information 21/3

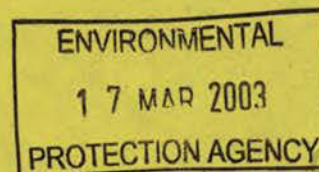


Enquiries Jo Besley
Telephone (07) 3227 6581
Your reference
Our reference 601708

Environmental Protection Agency
Incorporating the
Queensland Parks and Wildlife Serv

11 March, 2003

Jane Harrington
Vida Research
99 Tully Street
SOUTH TOWNSVILLE QLD 4180



Dear Ms Harrington

Re: Application under s.29(3)(b) of the *Queensland Heritage Act 1992* for an Extension of time in which to submit the assessor's report on the enquiry into the objection to the entry in the Queensland Heritage Register of the Former RAAF No.3 Fighter Sector Headquarters, Townsville.

I write to inform you that in response to the above application, an extension of time in which to receive your report on the enquiry into the above objection has been granted to 5 May 2003.

Any query with regard to the assessment process should be addressed Ms Jo Besley on (07) 3227 6581.

Yours sincerely

49 - Sch 4 - Personal Information

Ken Horrigan
Manager, Queensland Heritage Council Secretariat

B/c Mr Andrew Border, Regional Manager, Cultural Heritage, EPA Northern Region, Townsville
49 - Sch 4 - Personal Information

① Helen FYI
49 - Sch 4 - Personal Information
18.3.03

Officer - file



Queensland
Government

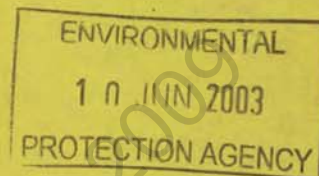
Enquiries Joanne Ketter
Telephone (07) 3227 8542
Your reference
Our reference 601708

Environmental Protection Agency

Incorporating the
Queensland Parks and Wildlife Service

5 June 2003

Mr Peter Hill
Director, Central Services
James Cook University
Townsville Campus
TOWNSVILLE QLD 4811



Dear Mr Hill

re: Objection to the permanent entry in the Heritage Register of the Former Operations and Signals Bunker, RAAF No.3 Fighter Sector Headquarters, Stuart, Townsville.

I refer to my previous correspondence regarding the appointment of Ms Jane Harrington as the independent assessor to inquire into your objection to the permanent entry in the Queensland Heritage Register for the **Former Operations and Signals Bunker, RAAF No.3 Fighter Sector Headquarters, Stuart, Townsville.**

Ms Harrington's assessor's report was considered by the Heritage Council at its meeting of 30 May 2003. At this meeting the Heritage Council resolved to permanently enter the Former Operations and Signals Bunker, RAAF No.3 Fighter Sector Headquarters in the Queensland Heritage Register, in accordance with the recommendation of the assessor.

Please find a copy of the assessor's report, and the resolution of the Heritage Council enclosed for your interest and information.

Please note that under s.30 (5) of the *Queensland Heritage Act 1992* if the owner is dissatisfied with the decision of the council to enter a place in the Heritage Register on a permanent basis, the owner may within 30 days after notice of the decision, appeal to the Planning and Environment Court against that decision. Section 30(6) of the Act provides that the appeal may only be made on the basis that the place is not of cultural heritage significance or does not satisfy the criteria for entry in the register.

The notice of intention to permanently enter the Former Operations and Signals Bunker, RAAF No.3 Fighter Sector Headquarters in the Heritage Register will be placed in the Friday, 6 June 2003 issue of the *Government Gazette*, the Saturday, 7 June 2003 edition of *The Courier Mail* and the Saturday, 7 June 2003 edition of the *Townsville Bulletin*.

If you have any queries concerning this matter please contact Mr Ken Horrigan, Manager, Queensland Heritage Council Secretariat, at the above address or on (07) 3227 8988.

Yours sincerely

49 - Sch 4 - Personal Information

Margaret Lawrence-Drew
A/Manager
Queensland Heritage Council Secretariat

C/c Mr Andrew Border, Planning Manager, Planning Division, Environmental Protection Agency, Northern Region (Townsville)

49 - Sch 4 - Personal Information



Enquiries Joanne Ketter
Telephone (07) 3227 8542
Your reference
Our reference 601708

Environmental Protection Agency

Incorporating the
Queensland Parks and Wildlife Service

5 June 2003

Mr Brian Guthrie
Chief Executive Officer
Townsville City Council
PO Box 1268
TOWNSVILLE QLD 4810

Dear Mr Guthrie

re: **Objection to the permanent entry in the Heritage Register of the Former Operations and Signals Bunker, RAAF No.3 Fighter Sector Headquarters, Stuart, Townsville.**

I refer to my previous correspondence concerning the provisional entry in the Queensland Heritage Register for the **Former Operations and Signals Bunker, RAAF No.3 Fighter Sector Headquarters, Stuart, Townsville**. There was an objection to the permanent entry of the Former Operations and Signals Bunker, RAAF No.3 Fighter Sector Headquarters in the Heritage Register. The Heritage Council appointed an assessor to enquire into and report to the Heritage Council on the objection.

The assessor's report was considered by the Heritage Council at its meeting of 30 May 2003. At this meeting the Heritage Council resolved to permanently enter the Former Operations and Signals Bunker, RAAF No.3 Fighter Sector Headquarters in the Queensland Heritage Register, in accordance with the recommendation of the assessor.

Please find a copy of the assessor's report, and the resolution of the Heritage Council enclosed for your interest and information.

Please note that under s.30 (5) of the *Queensland Heritage Act 1992* if the owner is dissatisfied with the decision of the council to enter a place in the Heritage Register on a permanent basis, the owner may within 30 days after notice of the decision, appeal to the Planning and Environment Court against that decision. Section 30(6) of the Act provides that the appeal may only be made on the basis that the place is not of cultural heritage significance or does not satisfy the criteria for entry in the register.

The notice of intention to permanently enter the Former Operations and Signals Bunker, RAAF No.3 Fighter Sector Headquarters in the Heritage Register will be placed in the Friday, 6 June 2003 issue of the *Government Gazette*, the Saturday, 7 June 2003 edition of *The Courier Mail* and the Saturday, 7 June 2003 edition of the *Townsville Bulletin*.

If you have any queries concerning this matter please contact Mr Ken Horrigan, Manager, Queensland Heritage Council Secretariat, at the above address or on (07) 3227 8988.

Yours sincerely

49 - Sch 4 - Personal Information

Margaret Lawrence-Drew
A/Manager
Queensland Heritage Council Secretariat

C/c Mr Andrew Border, Planning Manager, Planning Division, Environmental Protection Agency, Northern Region (Townsville)



Enquiries Joanne Ketter
Telephone (07) 3227 8542
Your reference
Our reference 601708

Environmental Protection Agency

Incorporating the
Queensland Parks and Wildlife Service

5 June 2003

Ms Jane Harrington
Vida Research
99 Tully Street
SOUTH TOWNSVILLE QLD 4180

Dear Ms Harrington

**re: Objection to the permanent entry in the Heritage Register of the Former
Operations and Signals Bunker, RAAF No.3 Fighter Sector Headquarters, Stuart,
Townsville.**

I refer to your assessor's report that was considered by the Heritage Council at its meeting of 30 May 2003. At this meeting the Heritage Council resolved to permanently the Former Operations and Signals Bunker, RAAF No.3 Fighter Sector Headquarters, Stuart, Townsville, in the Queensland Heritage Register in accordance with your recommendation.

Please find attached a copy of the resolution of the Heritage Council for your information.

Thankyou for undertaking the assessment for the Heritage Council.

If you have any queries concerning this matter please contact Mr Ken Horrigan, Manager, Queensland Heritage Council Secretariat, at the above address or on (07) 3227 8988.

Yours sincerely

49 - Sch 4 - Personal Information

Margaret Lawrence-Drew
A/Manager
Queensland Heritage Council Secretariat

C/c Mr Andrew Border, Planning Manager, Planning Division, Environmental Protection Agency, Northern Region (Townsville)

MINUTES
HERITAGE COUNCIL MEETING NO.147
8.00 AM, FRIDAY, 30 May 2003
ARTHUR TITLEY CENTRE, MOSSMAN STREET,
CHARTERS TOWERS

147.7.14.2 601708 Former Operations and Signals Bunker,
Townsville

Photographs were tabled.

HERITAGE COUNCIL RESOLUTION NO. 147.20

Having considered the objection to the permanent entry of Former Operations and Signals Bunker, RAAF No. 3 Fighter Sector Headquarters, Stuart, Townsville in the Queensland Heritage Register, the entry in the Heritage Register, and the assessor's report, the Heritage Council resolves in accordance with s.30.(1) of the *Queensland Heritage Act 1992* to enter Former Operations and Signals Bunker, RAAF No. 3 Fighter Sector Headquarters, Stuart, Townsville permanently in the Heritage Register.

Fax

Queensland Government
Environmental Protection Agency
Incorporating the
Queensland Parks and Wildlife Service

To:	Ms Helen Lucas	Fax:	(07) 4722 5331
From:	Joanne Ketter, Cultural Heritage		
Telephone:	(07) 3227 8542	Fax:	(07) 3227 7803
E-mail:	Joanne.Ketter@epa.qld.gov.au		
Date:	17 May 2004	Pages:	9 (including this page)
Subject:	Change of ownership		

Hi Helen

Please find attached correspondence for you information and noting. I have updated QCHIP here to reflect their request.

If you have any further questions regarding this matter please do not hesitate to call me on (07) 3227 8542.

Kind regards

49 - Sch 4 - Personal Information

Joanne Ketter
Sites Registrar
Queensland Heritage Council Secretariat

Privacy and confidentiality notice

The information contained in this facsimile is intended for the named recipient/s only. It may contain privileged and confidential information and if you are not an intended recipient, you must not copy, distribute or take any action in reliance on it. If you have received this facsimile in error, please notify the sender.

PO Box 155, Brisbane Albert Street, Queensland 4002 Australia



JAMES COOK UNIVERSITY

Townsville campus

Townsville QLD 4811 AUSTRALIA

Telephone: (07) 4781 4111 Web: www.jcu.edu.au

4

ABN 46 253 211 955

Central Services Office

Telephone No: (07) 4781 4734

Facsimile No.: (07) 4781 5544

E-mail Address: Helen.Alexander@jcu.edu.au

5 May, 2004

17th 11/5/04
 Mr. Peter Hutchinson
 Director, Cultural Heritage Branch
 Environmental Protection Agency
 Queensland Government
 PO Box 155
 BRISBANE ALBERT STREET Q 4002

Dear Mr. Hutchinson,

I refer to your letter dated 27 April, 2004 regarding Amendments to the Queensland Heritage Act 1992 in respect of the following properties:

600889 Department of Public Health & Tropical Medicine Building

Clifton Street Townsville

601708 Former Operations and Signals Bunker

Off Stuart Drive Stuart

Attached are copies of documents which refer to the surrender of the Stuart property together with copies of documents which refer to the sale of the Clifton Street property.

It would be appreciated if your records could be amended to reflect the change of ownership of both properties.

Yours sincerely,

49 - Sch 4 - Personal Information

Helen Alexander
Administrative Officer

Enc.

49 - Sch 4 - Personal Information

2004/5908

Peter Renton, MIEAust, CPEng
Acting Director
Central Services
Telephone: (07) 4781 5123
Facsimile: (07) 4725 2721
E-mail: Peter.Renton@jcu.edu.au

14 November, 2001

COPY

The District Manager
State Land Asset Management
Natural Resources and Mines
PO Box 5318
Townsville, Q 4810

Attention Jacinta Ryan
Dear Ms Ryan,

re: **Lots 110 & 111 on EP767 and Lot 125 on EP864, Parish of Stuart,
Deeds of Grant in Trust**

Thank you for your letter of 31st October 2001 (your reference TNS/000425) regarding the
surrender of the above property.

I will enclose the three Form 1's, with seal affixed as requested, together with the three
requisition notices.

Yours sincerely,

49 - Sch 4 - Personal Information

Peter Renton

Attached: Form 1 x 3
Requisition Notice x 3

File



**Queensland
Government**

Natural Resources and Mines

Author: Jacinta Ryan
Our Ref: TNS/000425
Workgroup: State Land Asset Management
Phone: (07) 4799 7732

31 October 2001

Acting Director
Central Services
James Cook University
Townsville Campus
TOWNSVILLE QLD 4811

ATTENTION: PETER RENTON

Dear Mr Renton

**RE: LOTS 110 & 111 ON EP767 AND LOT 125 ON EP864, PARISH OF STUART
DEEDS OF GRANT IN TRUST TO JAMES COOK UNIVERSITY**

I wish to acknowledge receipt of your letter dated 3 October 2001, and the enclosed documentation.

However, you are required to affix the appropriate seal for James Cook University to each of these documents to enable registration. Therefore, I have returned the three Form 1's for your further attention.

Please return these original documents to this department, marked to the attention of 'Jacinta Ryan'.

Should you require any additional information on the above, you may contact Ms Jacinta Ryan on telephone number (07) 4799 7732.

Yours sincerely

49 - Sch 4 - Personal Information

For M/F Cranitch
District Manager
Townsville

Attached: Form 1 x 3

State Government Building
Cnr Stanley & Walker Sts
TOWNSVILLE QLD 4810

PO Box 5318
TOWNSVILLE QLD 4810

Telephone (07) 4799 7732
Facsimile (07) 4799 7533
Website www.dnr.qld.gov.au

Peter Renton, MIEAust, CPEng
Acting Director
Central Services
Telephone: (07) 4781 5123
Facsimile: (07) 4725 2721
E-mail: Peter.Renton@jcu.edu.au

7 November, 2001

Mr Ray Osborne
A/Manager, Cultural Heritage
Environmental Protection Agency
PO Box 155
Brisbane Albert Street
Queensland 4002

Dear Ray,

re: **Signals Bunker, Stuart, Townsville**

Thank you for your letter of 5th November 2001, referenced 601708.

With regard to our objection to the entry in the heritage register of the land surrounding the signals bunker, I wish to confirm that the deeds of grant in trust are in the process of being transferred to District Land Asset Management, Department of Natural Resources and Mines, in Townsville. Their nominated contact person is Jacinta Ryan.

Once the transfer has taken place, the University will have no further interest in the site, and our objection will be withdrawn.

Yours sincerely,

49 - Sch 4 - Personal Information

Peter Renton





**Queensland
Government**

Enquiries Fiona Gardiner
Telephone (07) 3227 6494 Fax (07) 3227 7803
Your reference
Our reference 601708

Environmental Protection Agency

Incorporating the
Queensland Parks and Wildlife Service

5 November 2001

Mr Peter Renton
Acting Director, Central Services
James Cook University
Townsville campus
TOWNSVILLE Q 4811

Dear Mr Renton

Re: Signals Bunker, Stuart Townsville - Objection to the permanent entry into the Heritage Register.

I write with regard to your telephone conversation with Ms Fiona Gardiner, Principal Heritage Research Officer concerning the RAAF No 3 Fighter Sector Headquarters (former Operations and Signals Bunker) Stuart, Townsville. I am advised that the James Cook University is in the process of returning this property to the Crown and the transfer is expected to be completed in the near future.

As James Cook University is relinquishing all interest in the Signals Bunker I would appreciate it if you could withdraw the objection to the entry in the heritage register.

If you would like to discuss this matter further, please contact Ms Fiona Gardiner, Principal Heritage Research Officer, Environmental Protection Agency at the above address or on (07) 3227 6494.

Yours sincerely

49 - Sch 4 - Personal Information

 Ray Osborne
A/Manager, Cultural Heritage

B/c Mr Andrew Border, Manager, Cultural Heritage, Environmental Protection Agency, Northern Region [Townsville]

Page 1 of 1

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QUEENSLAND HERITAGE ACT 1992

Entry in the Heritage Register

FOLIO	16	TSV	879
TSV200	7		1289

Queensland
Government
Environmental
Protection Agency

Place ID	601708			
Name	Former Operations and Signals Bunker			
Former name(s) / other	James Cook University RAAF No.3 Fighter Sector Headquarters (3FSHQ) Stuart Immigration Hostel			
Location	Off Stuart Drive STUART 4811			
RPD	Lot/s 110 EP767			
Local authority	TOWNSVILLE CITY COUNCIL			
Map Sheet	TOWNSVILLE			
Map Projection	55			
Grid	Easting: 481570 Northing: 7862108			
Boundary Description	See attached map			
Other Listings				
Protected Area/Object		Approval	Removal	

Heritage Significance

Former Operations and Signals Bunker is a place of cultural significance and satisfies one or more of the criteria specified in s.34(1) of the *Queensland Heritage Act 1992* as evidenced by, but not exclusive to, the following statement of cultural heritage significance, based on **criteria A, C, D and G**.

Criterion A	The Former Operations and Signals Bunker at Stuart, constructed in 1942-3, is significant as the former Headquarters of the Operations Section of No 3 Fighter Sector Headquarters (3FSHQ), who controlled fighter operations and anti-aircraft defences through North Queensland and New Guinea. Occupied by the Royal Australian Air Force (RAAF) in January 1945, the Former Operations and Signals Bunker played a pivotal role as the key communications centre for Allied Air Forces, operating out of Townsville during the final months of the Pacific War. The Former Operations and Signals Bunker is one of a number of WWII structures and complexes which survive in the Townsville area, demonstrating the substantial role the region, and particularly Townsville, played in the war in the Pacific.
Criterion C	Surrounding the bunker are remnants and material scatter from other structures of the complex, which have the potential to yield further information which will contribute to the understanding of the site.
Criterion D	The exterior of the concrete bunker is a substantially intact example of its type and retains evidence of the camouflage paint scheme. Part of the fuse and telephone cable board is the only internal equipment to survive.
Criterion G	The Former Operations and Signals Bunker During has special association for the numbers of European migrants who were accommodated in the complex after WWII, many of whom have remained in North Queensland. The Former Operations and Signals Bunker is also associated with James Cook University, when, during the 1960s, in the foundation years of University, the complex was used as temporary halls of residence for students.

QUEENSLAND HERITAGE ACT 1992

Entry in the Heritage Register



History

The Former Operations and Signals Bunker(3FSHQ) was constructed between 1942 and 1944 for No 3 Fighter Sector Headquarters. Soon after moving to the site in late 1944 the operations of No 3 Fighter Sector Headquarters was subsumed into Air Defence Headquarters operations.

The increase in Japanese military activity in Asia in the late 1930s led the Australian Government to establish air bases in the north of Australia. The Department of Defence began negotiations with the Townsville City Council to transfer the Garbutt aerodrome to the Commonwealth in early 1939. The acquisition was completed on 12 December 1940 and construction of three, 5000 ft, sealed runways began in 1941.

Japanese military activity in the Pacific region increased after the bombing of Pearl Harbour on 7 December, 1941. Faced with the threat of invasion the Australian and American Governments began to develop a major military base in the Townsville Region.

The Garbutt runways, designed for B17 bombers, were completed in February 1942, just prior to the arrival of units of the 5th Air Force, United States Army Air Force. Additional bomber bases were established at Charters Towers and Cloncurry and a number of airstrips for fighter aircraft were constructed between Townsville and Charters Towers.

3FSHQ was first established in temporary accommodation at Townsville Grammar School on 25 February 1942. 3FSHQ Townsville was formed to support airborne units located in the North Queensland area. As the war extended to the islands north of New Guinea, its operational area enlarged to cover the area stretching from Rockhampton in the south to Mount Isa in the west and New Guinea in the north. 3FSHQ controlled fighter squadron operations and coordinated anti-aircraft defences. Radio watches for bomber and reconnaissance aircraft were also maintained from the Operations Centre.

3FSHQ was also connected by telephone and radio to anti-aircraft guns and searchlights, and with RDF stations and high frequency direction finding (HF/DF) stations in the Townsville and Charters Towers area. The role of high frequency directional radio stations was to assist fighter pilots to get their bearings during airborne patrols. The station was linked by telephone to RAAF Headquarters in Melbourne and was responsible for keeping the RAAF Command informed of all developments. The Operations Centre was also responsible for activating air raid warnings. It also provided position plots for courier and civil aircraft operating between Brisbane and New Guinea.

While 3FSHQ was located at the Grammar School from 1942 to 1944 the location was not ideal because it was vulnerable to air attack. Planning for the construction of a new Fighter Sector Headquarters began in 1942. The new complex was constructed on the lower, eastern slopes of Mt Stuart on 68 acres of land requisitioned by the Commonwealth in August 1942. The site was regarded as ideal as it was some distance from the main airfields and the public eye, but still close enough to the various other installations it liaised with. In the event of an enemy raid, its position was such that it would have been difficult to attack, and the area's natural camouflage would have made it difficult to locate.

Construction of the complex began in late 1942 with the Operations and Signals Bunker ready by early 1943. However, by November 1943 the bunker, identified as a semi-underground building because all cabling was laid underground, was not yet occupied because associated accommodation facilities had not been completed. The delay related to the fact that the complex was located some distance from the airfield and there was some question as to whether the facility could provide briefing to air crews in an adequate time frame. Eventually the site become operational in late 1944.

QUEENSLAND HERITAGE ACT 1992

Entry in the Heritage Register



The bunker itself was fully airconditioned and housed its own power plant. The interior had a steel mezzanine floor splitting it into two levels and was divided into 32 rooms and passage ways by caneite partitions. Located within the building was the Operations Room, Engine Room, RDF Filter Room, Voluntary Air Observer Corp (VAOC) Liaison Room, Main Operations Room Dais, Aircraft Movements Section, RDF Supervisors Room, Signal Officers Room, W/T Workshop and PMG Switch Room.

The Administration Section was also moved to the Stuart site and commenced functioning on 29 December 1944. On 25 January 1945 the Royal Australian Airforce established their Air Defence Headquarters in the Stuart complex; from where they operated until 1947.

The complex, except for the bunker, was utilised after the war as an immigration depot and migrant hostel. Additional huts were placed on the site to provide more accommodation for migrants who arrived in large numbers after the war. Many of these migrants have made their homes in North Queensland.

In 1961 James Cook University of North Queensland purchased the site for student accommodation while the residential halls at Douglas were under construction. The bunker was still partially furnished at the time the property was purchased by the university. There was a large mapping table in the main room complete with maps and maps on the wall still had marker pins in them. The switchboards and other communication equipment were still largely intact. Photographs, taken at the time, were deposited with the university.

Soon after, in 1962 or 1963, the interior of the bunker was destroyed by fire. In the early 1970s the site was vacated and the barracks either demolished or removed. The property is still under the control of the university although the bunker is the only remaining structure on the site.

Description

The Former Operations and Signals Bunker is a rectangular two-storeyed concrete bunker set into the hillside at the base of Mt Stuart. The site is set back from Stuart Drive, which becomes the highway west to Charters Towers, and is about ten kilometres south-west of Townsville's city centre.

The bunker, measuring about 18 x 13 metres, has a flat concrete roof, engaged piers to the side walls and a boarded formwork finish. Remnants of its external camouflage colour scheme, chosen to blend with the pink granite of the hill, are still evident.

The bunker consists of a main room which is two-stories in height, with smaller separate rooms attached to the front. The main room retains evidence of the mezzanine floor, air-conditioning ducts and wc's.

The front section contains some six separate smaller rooms of two levels. Access to the four rooms at the centre is from the exterior and access to the two rooms at the western end is from the main room. The lower of the two western rooms contains the large metal frame of the fuse and telephone cable board with some fuses still visible, which is the only surviving piece of equipment in the structure. Part of the floor of this room appears to be rubble, filling a small tunnel for cables.

To either side of the bunker are two circular structures, possibly bases for communication aerials or anchors for the camouflage net for the bunker. They are some four metre wide and constructed of low stone walls with a conical concrete cap.

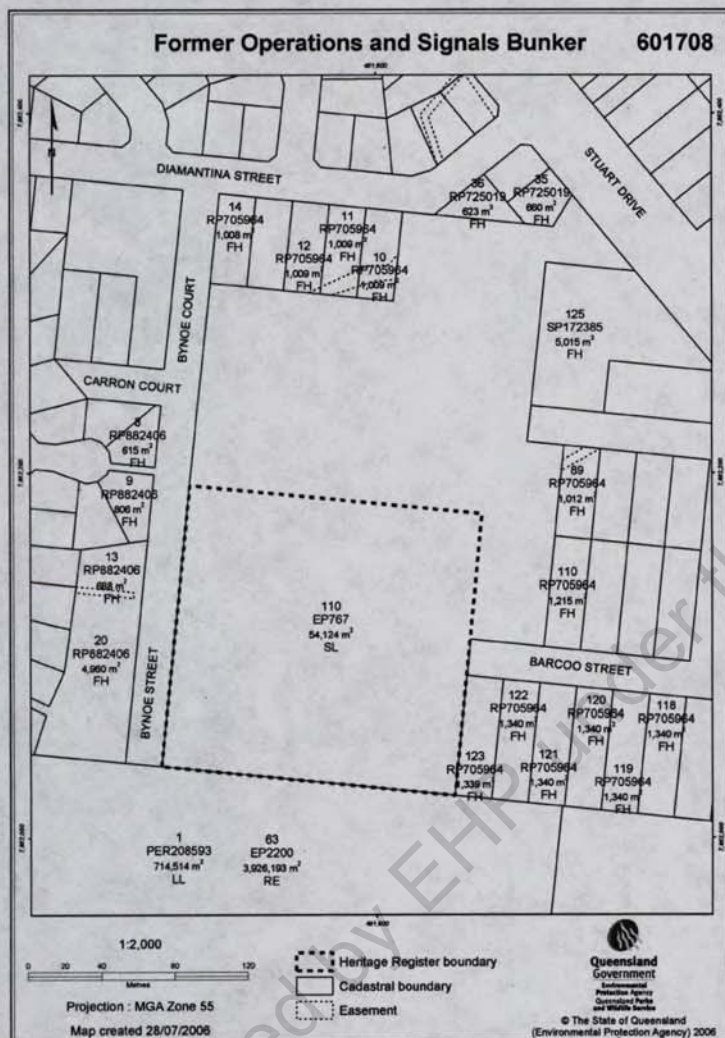
Between the bunker, the creek to the north-west and the road to the north-east are several concrete slabs, concrete steps and scatters of building material and other artefacts. These are remnants of other structures of the complex, possibly ablutions blocks and hot water boiler stands.

QUEENSLAND HERITAGE ACT 1992

Entry in the Heritage Register

Images

Heritage Register Boundary



Process Statement:

Note: This document has been prepared on the basis of current information, and assessed under the criteria in the Queensland Heritage Act. This document may be reassessed if further evidence becomes available. The statement of significance specifies the most important heritage values of the place. The purpose of this document is to provide an informed evaluation for heritage registration. This does not negate the need for a thorough conservation study by a qualified practitioner, or Cultural Heritage Branch consultation, before any action is taken which may affect the significance of the place.

Sandi Robb

From: Susannah Connerty
Sent: Tuesday, 13 February 2007 2:41 PM
To: Sandi Robb
Subject: Phone Message - Please call Dan Hultgren 0410 908264

Hi Sandi

I was wondering if you could take this message or pass it on for me. Mr Hultgren was ringing in regards to a Heritage listed building - RAAF 3FSHQ ID# 0601708.

Cheers ☺

Susie Connerty
Administrative Officer (NRC Reception)
Corporate Development Townsville
Ph: 4722 5212
Fax: 4722 5222

EPA Photographic Competition "Making a Difference - a day in the life of the EPA". Ends 30 March 2007- Enter soon!!!

- Call received 15/02/07
- ① Wanting to talk about Stuart Burke
 - would like to put museum there
 - placed call onto Ray Holgoake to artist
 - who confirmed he is Burke ~~person~~

TSV 879-1

QHR 601 708

Sandi Robb

FOLIO	17	TSV	879
TSV20	09	/	7146

From: Sandi Robb
Sent: Friday, 24 July 2009 4:46 PM
To: 'Hargreaves Jack'
Cc: Leigh Preston
Subject: RE: cultural heritage checks

Hi Jack,

I have undertaken a check of the information that you have sent me regarding lots of plan against places on the Queensland Heritage Register.

All sites are clear of QHR sites with the exception of 110 EP767.

I need a lot more information about the scope of works proposed for this site as it may trigger an Exemption Certificate application. The burn area is on QHR 601708 former Operations and Signals Bunker Stuart.

Please supply a full scope of proposed works for this site so that I can give you the most appropriate advice regarding approvals.

No works including back burns can occur on this site until this is resolved.

Regards

Sandi

From: Hargreaves Jack [mailto:Jack.Hargreaves@derm.qld.gov.au]
Sent: Thursday, 9 July 2009 10:04 AM
To: Sandi Robb
Subject: RE: cultural heritage checks

Hey Sandi,

Track maintenance involves brush cutting, slashing and track grading along existing cleared areas to keep them useable and safe for fire mitigation.

these tracks are fire breaks and access within areas of state land.

The main aim of our section of the department is to reduce the potential hazards of wildfire on state land, through a range of mitigation works, similar to that done in national parks. These works include controlled burns, fire trail construction and maintenance, weed and fuel reduction with the use of chemicals and others.

I hope this is enough information,

Cheers

From: Sandi Robb [mailto:sandi.robb@derm.qld.gov.au]
Sent: Thursday, 9 July 2009 9:17 AM
To: Hargreaves Jack
Cc: Preston Leigh
Subject: RE: cultural heritage checks

Jack, thanks for referring this to cultural heritage. I am unable to attend to your request for the moment and will not be able to get to it until later next week (we are moving office and about to go off line) However I will endeavour to get to it ASAP.

Please identify what you mean about track maintenance. Do you mean walking track, fire access tracks in NPs, QR tracks.. just flesh it out a bit what you mean until we get familiar with the works area you cover.

Cheers

Sandi

From: Hargreaves Jack [mailto:Jack.Hargreaves@derm.qld.gov.au]
Sent: Wednesday, 8 July 2009 10:24 AM
To: Sandi Robb
Subject: cultural heritage checks

Hello Sandi,

I have been instructed to check with you whether or not there is any issues with track maintenance, Construction and hazard reduction burning operations on the following land parcels:

Lot 52 - EP 607
Lot 78 - AP 13510

Lot 51 - USL 44285
Lot 78 - AP 6579

Lot 14 - USL 42237
101 - SP 185390

151 - EP 1290
637 - AP 17159

110 - EP 767
666 - SP 122698

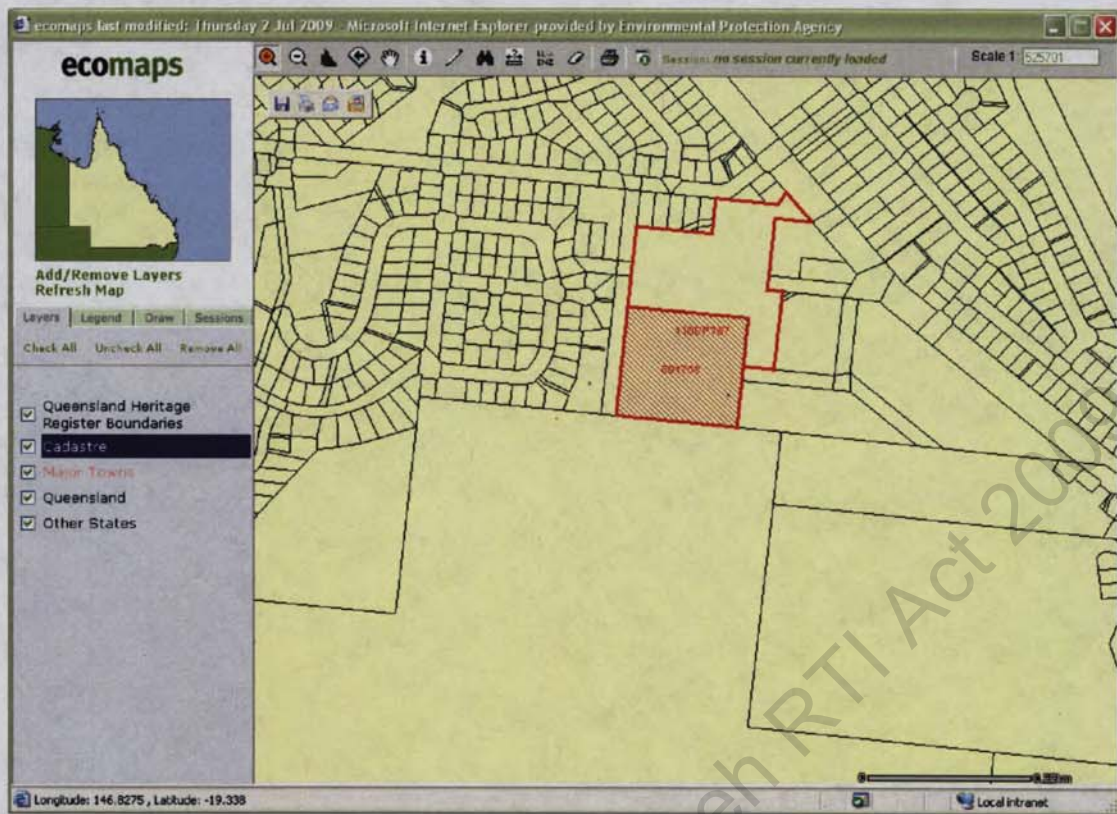
If you could please let me know if there are any issues with these areas it would be appreciated.

And out of curiosity, do we need to check with yourself every time we undertake these types of work on this land, or just for every piece of land we do undertake work?

thank you,

Jack Hargreaves .
Team Leader (State Land Management)
Vegetation Management and Use
Telephone: 07 4799 7009 **Facsimile:** 07 4799 7971
Mobile: 0428 184 619
Email: Jack.Hargreaves@derm.qld.gov.au
www.derm.qld.gov.au

Department of Environment and Resource Management
Level 3, 187-209 Stanley St, Townsville Qld 4810
PO Box 5318, Townsville Qld 4810



QHR 601708 Former Operations And Signals Bunker STUART

TSU 8086

Sandi Robb

From: Hargreaves Jack [Jack.Hargreaves@derm.qld.gov.au]
Sent: Wednesday, 8 July 2009 10:24 AM
To: Sandi Robb
Subject: cultural heritage checks

Hello Sandi,

I have been instructed to check with you whether or not there is any issues with track maintenance, Construction and hazard reduction burning operations on the following land parcels:

Lot 52 - EP 607 - no CH reg

Lot 78 - AP 13510 - no CH

Lot 51 - USL 44285

Lot 78 - AP 6579

Lot 14 - USL 42237 - no CH register

101 - SP 185390 - no CH reg

151 - EP 1290

637 - AP 17159

} keep year no change

110 EP 767

110 - EP 767

666 - SP 122698

- no CH reg

Big Problem

Shard QTH

601708

Former Operations + Signal

If you could please let me know if there are any issues with these areas it would be appreciated.

Dunker

And out of curiosity, do we need to check with yourself every time we undertake these types of work on this land, or just for every piece of land we do undertake work?

thank you,

Jack Hargreaves

Team Leader (State Land Management)

Vegetation Management and Use

Telephone: 07 4799 7009 Facsimile: 07 4799 7971

Mobile: 0428 184 619

Email: Jack.Hargreaves@derm.qld.gov.au

www.derm.qld.gov.au

Department of Environment and Resource Management
 Level 3, 187-209 Stanley St, Townsville Qld 4810
 PO Box 5318, Townsville Qld 4810

post

PO Box 587
Townsville Q 4810

email

www.townsvillebulletin.com.au – click on Letters
to the Editor in the tools section – no attachments

fax

4722 4559

phone

4722 4427
(inquiries only)

txt

0429 EDITOR (0429 334 867)
please include your name & suburb

Peacock hit and run driver shame

RE: Terri Williams' letter (Jan 28, 2010). I know how she feels. I witnessed a car driving way over the speed limit. He hit a peacock and of course just kept going, leaving this lovely bird with serious injuries to its legs and body, and left it up to some other person to help the injured animal, and finally have to put the animal out of its misery.

I do know where this person lives and have the number plate. I am sure his family would be so very proud of him. I also would like to thank the kind man who did all he could to help. I am sorry I didn't get his name. I know he was as upset as I was. What is the matter with people today?

I just hope that the person that did this never has to see either a loved one or loved animal hurt like this and no one assist him.

MAUREEN MEGAY,
Bushland Beach.

Dog was left to die on the road

REGARDING the comment from Dan, Ayr, I agree dogs should be in a yard and not roaming the streets.

But it is also against the law to willfully leave an animal to suffer.

This dog was suffering – I heard the cries of pain.

They are a hazard on the road, but so are people speeding in the wet. My point was that the lowlife left someone else to clean up his or her mess and didn't remove the dog or seek veterinary attention. This could have caused an accident, with some unsuspecting person trying to

Ops room gutted

Abandoned Wulguru building's key role during war

RECENT correspondence in your paper about the 'bunker' at Wulguru took me back over 60 years.

I spent some time in the building during the war. It was an air operations room to monitor aircraft movement in the north.

It was operated by 103 Fighter Sector to which I became attached when it re-located to the Grammar School in North Ward.

The layout of an operations room was shown in the film *The Battle of Britain* and consisted, principally, of a filter room and an operations room.

The defence structure consisted of radar stations in advanced positions which picked up plots of

aircraft movements and conveyed five such plots per minute to the filter room which, in turn, conveyed one plot per minute to the operations room.

Each room had a large flat table on which were mounted identical large maps of the area being controlled. The maps had a grid of squares imposed on them.

On receipt of a plot, operations room placed a 'chair' on the site of the plot and, as information as to size, number, altitude, direction became available from radar, placed tablets on the ladder structure of the 'chair' in characters legible to the controller who, interpreting the

threat, if any, could scramble fighters.

After Fighter Sector 103 was re-located, 112 Mobile Fighter Control Unit encamped in the area of this building and remained there until it was sent to Torakina, Bougainville.

I had been transferred to the mobile fighter control unit and served with it in Bougainville until I was seconded to a Netherland East Indies Squadron 120 operating out of Biak in Dutch New Guinea for a period and then recalled to the unit which I left in December 1945 and returned to Australia for discharge.

The building has been described as a fort, a fortress in

earlier correspondence in your paper and, now, as a bunker.

It was none of those things. It did not have anti-aircraft guns mounted on it nor searchlights.

It was nestled in the foothills of the Mount Stuart Range and camouflaged to prevent discovery.

About 10 years ago, nostalgia drove me to visit the building. I found it gutted, the metal security doors missing and the inside strewn with empty beer cans. It was a sad sight and I have never returned. It would have been the control centre in the Japanese raids on Townsville in 1942. I knew it very well.

J.J. WILLIAMS,
Mundingburra.

Chatroom

txt

0429 EDITOR (0429 334 867)
please include your name & suburb

A huge congrats to the crew and cast of chess on sat night. Handled the blackout wonderfully and the show was fantastic. The audience loved it. Thanks, guys. Bonnie 4212

Well done cast of Chess! Utterly professional in the face of power outage. The show went on! Tatiana from Gulliver.

I would like to thank the audience who stuck around after the power went out at Saturday night's performance

septic. 4815

With all the wind we have tonight (sat) ppl with big trees near power lines get them pruned and save ergon the problem in high winds then we won't lose power. M.4810

Disappointed could not find local radio station with weather updates Saturday night sally 4817

Tcc, pls fix the pothole outside town on Kings rd. It almost swallowed my car. Its so big it



Gettin re-Furb, not gettin re-Furb. Gettin myers, not gettin myers. Its a disgrace! No butcher, no bakery. Willows n castle Town clearly out do u. 4811

Re: rob messenger, we to have been tailgated by a semi up & down the cardwell range & pushed along highway till we turned off at cardwell. Most frightening page 240 of 306 also, he was travelling that close we couldnt see his number plate almost seemed

FOLIO 18 TSV 879
TSV2010 1076

Sandi Robb

From: Sandi Robb
Sent: Tuesday, 27 April 2010 3:03 PM
To: Ken Ellett
Cc: Leigh Preston
Subject: QHR 601708 No 3 Sector headquarters- Wulguru

Hi Ken

I can now respond to the email sent to Leigh Preston on the 14 April 2010 regarding the following queries for the No 3 Sector headquarters- Wulguru QHR 601708:

I will address them one by one and hopefully it will answer some of your questions

1. Proposed Reconfiguration of a Lot to reflect the QHR boundary

Reconfiguring the Lot into two lots and reflecting the current Queensland Heritage Registered boundary confined to one Lot on Plan is an acceptable proposition which has been undertaken before on other few places throughout NQ. The Integrated Cultural Heritage Unit North Region would have few issues with this.

2. Proposed conservation works to historical buildings and broader site

Future site management including conservation to the historical buildings, paths and landscape is encouraged and ensures that the place is maintained as a State heritage feature. It also ensures that DERM meets its obligations under the Queensland Heritage Act 1992, and is seen to be a good heritage owner. This approach is supported by the Integrated Cultural Heritage Unit North Region.

3. Change of land use allocation to community purpose tenure

The change of land use allocation to community purpose has no impact on the heritage significance of the place unless the community wishes to readapt or change aspects of the place.

However changing tenure or incorporating Trustees which could change over the years remains a double edged sword.

If a place does not have occupation it is at risk of not being maintained, subject to unauthorised entry and or damage (vandals).

But if a place is occupied, and in this case community usage is proposed, then changes will be proposed by the various groups, quite possibly at regular intervals and may include requirements such as disability access, widening of doors, reforming of paths in new products for access, hand rails, increased security of site due to potential increased visitation etc etc.

These changes all impact upon the place particularly if it is accumulative change over a period of time.

4. Sale of annexed new reconfigured site

The disposal of the new reconfigured site does not affect the heritage significance of the place, particularly if it is outside the Queensland Heritage Registered boundary. The only thing that it may trigger is Advice Adjoining a QHR place (SPA) if any development occurred (MOU & ROL) on the new site.

5. "Suitability of the area depicted on the QHR map to contain the items of heritage value"

The heritage boundary is worked out according to a rigorous process set down in the QHA Act by CH officers at the time the Entry to the Register was being prepared. It is assumed that 99% of all heritage values are captured within the existing heritage boundary which takes in a suitable buffer zone. What is not captured, and may have been hidden at the time, is reportable to the DERM if a future discovery is made under the Act. It is unlikely that any future discovery will lead to the heritage boundary being changed (ie: made larger).

6. Cultural heritage views on allocation of appropriate tenure and future trustee

Cultural heritage concerns have been touched upon in the above number 3 section. Appropriate tenure and future trustee considerations are outside the scope of what our business area takes into account. Cultural heritage are concerned with the protection of heritage values of the place which includes everything within a heritage registered boundary. The process of managing the changes proposed by owners/ lessees is through our application/ approval process.

I hope that this all helps. If you have any further questions please feel free to call to discuss.

Sandi Robb

Leigh Preston

From: Ken Ellett
Sent: Wednesday, 14 April 2010 3:23 PM
To: Leigh Preston
Cc: Peter Lawrence
Subject: HRN: 601708 - Operations & Signals Bunker (former)
Attachments: Operations & Signals Bunker HRN 601708.pdf

Leigh,

Our recent telephone conversation refers.

North Region Property Services Unit are investigating potential projects with regard to preparing unallocated State land for future management/allocation.

Lot 110 on EP767 located at Wulguru has been identified as one such property due to the location, management issues and interest displayed in the property.

As you are aware there are structures of historical significance located on the property listed under Heritage Register Number: 601708, being the former defence operations and signals bunker that would appear to require conservation for heritage purposes.

Prior to any further dealing with Lot 110 on EP767, it may be necessary to excise the area required to conserve these built artifacts.

Queensland Heritage Register Map (see document attached) depicts the "Listing Boundary Outline" of HRN: 601708.

Property Services are proposing to engage a licensed surveyor to reconfigure Lot 110 on EP767 into 2 lots, one lot as shown coloured red! on the QHR Map to subsequently be allocated as a community purpose tenure to protect the heritage values of the site, with the balance area to be disposed of in accordance with Government Land Policy.

Your views with regard to the suitability of the area depicted on the QHR Map to contain the items of heritage value would be appreciated.

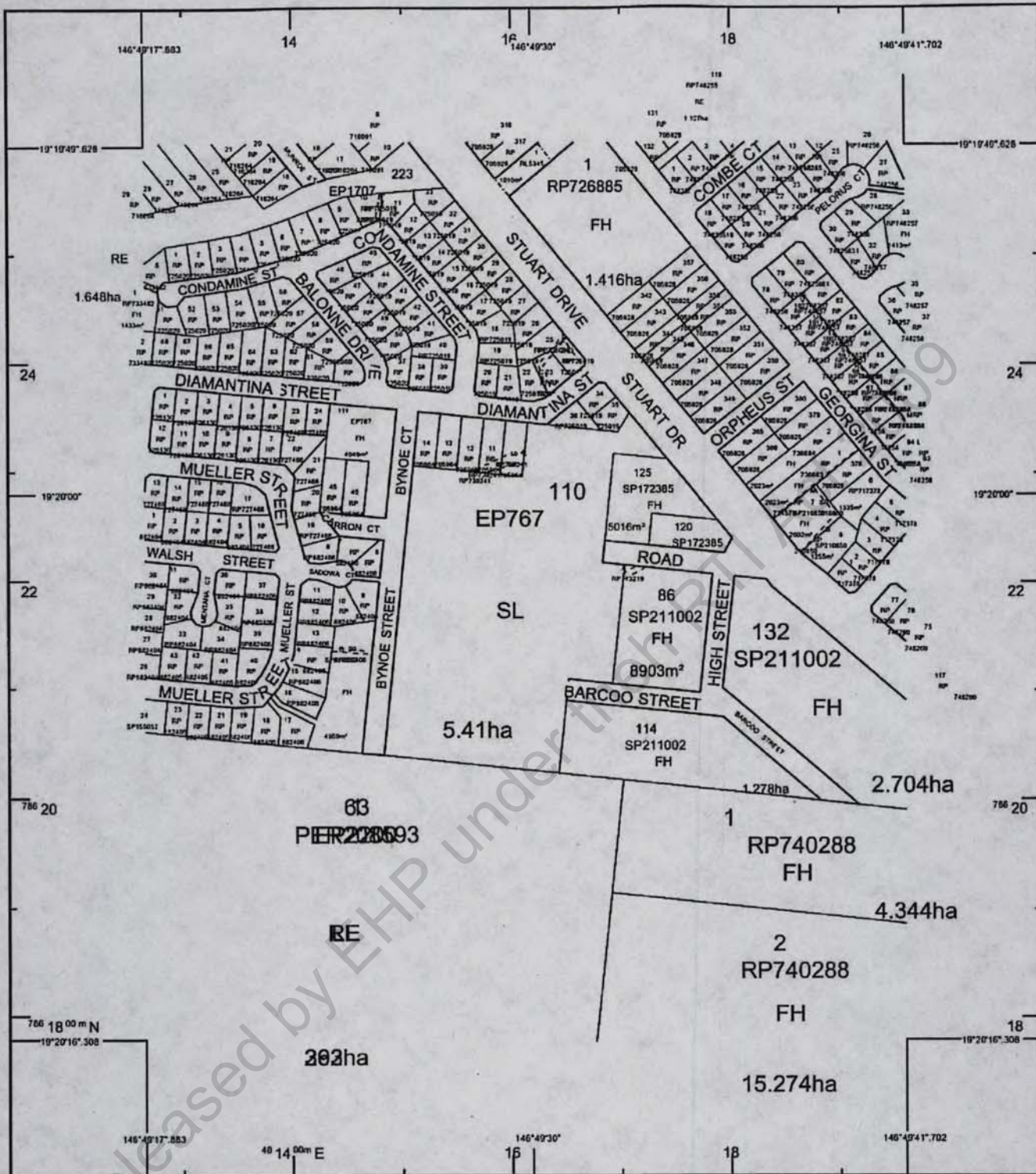
In addition, your views with regard to the allocation of an appropriate tenure and future trustees would also be appreciated.

Should you require further information please do not hesitate to contact me.

Regards

Ken Ellett
 Land Administration Officer, Property Services
Telephone: 07 4039 8384 **Facsimile:** 07 4057 3365
Email: ken.ellett@derm.qld.gov.au
www.derm.qld.gov.au

Department of Environment and Resource Management
 Level 3, William McCormack Place
 5b Sheridan Street, Cairns Q 4870
 PO Box 937, Cairns Q 4870



STANDARD MAP NUMBER
8259-24243

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DC08
Lot/Plan 110/EP767
Area/Volume 5.41ha
Tenure STATE LAND
Local Government TOWNSVILLE CITY
Locality WULGURU
Parish STUART
County ELPHINSTONE
Segment/Parcel 31261/9

CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy) 14/04/2010

DC08 13/04/2010

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For further information on SmartMap products visit <http://www.qld.gov.au/property/mapping/smartmap>

SmartMap

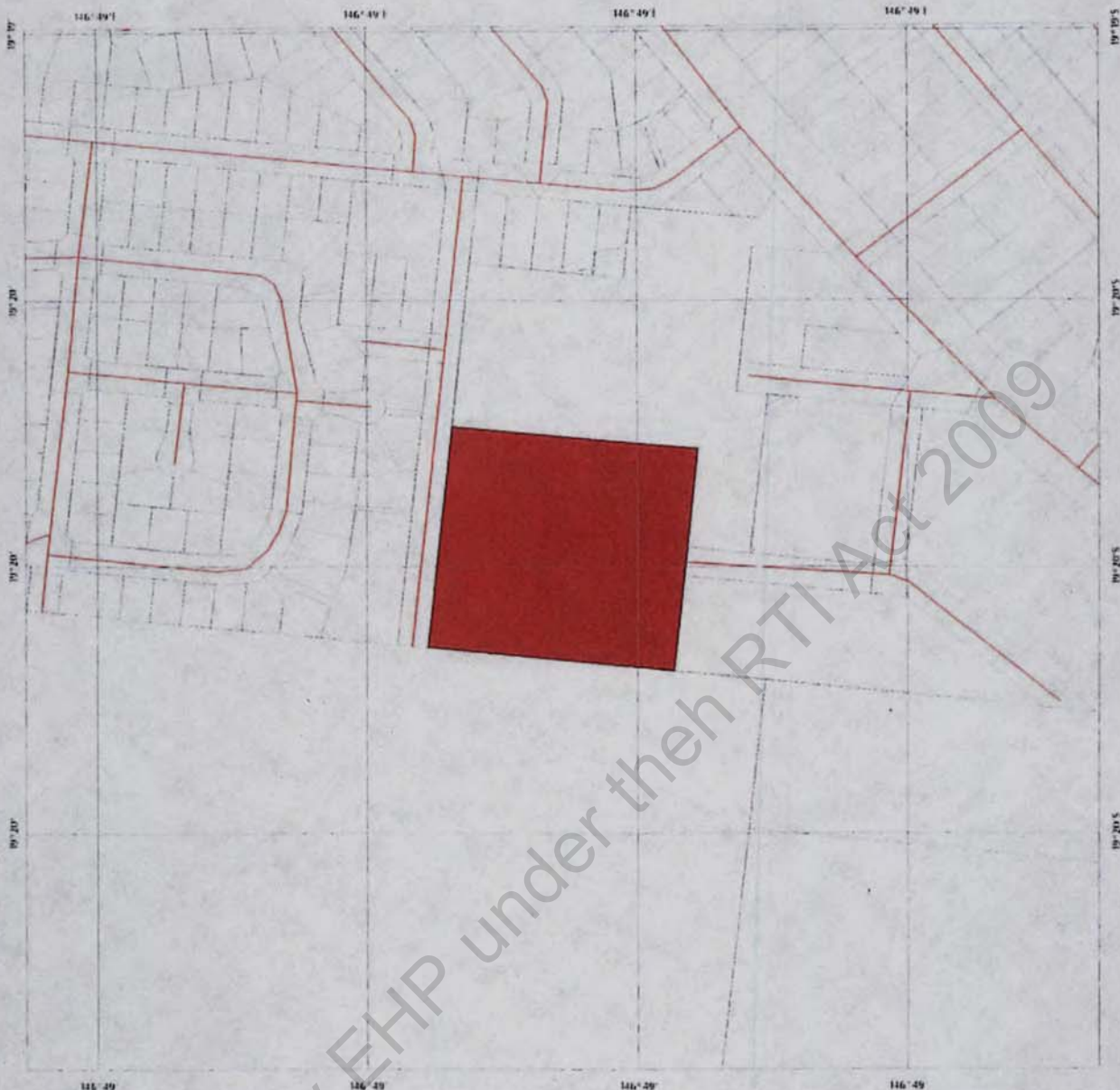
An External Product of
SmartMap Information Services

Based upon an extraction from the
Digital Cadastral Data Base



**Queensland
Government**

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(Department of Environment and
Resource Management) 2010.



Queensland Heritage Register Map

- Listing Boundary Outline -

Requested By: KEN.ELLETT@NRW.QLD.GOV.AU

Date: 06 Nov 08 Time: 15.33.49

Heritage Register Number: 601708

Place Name: Operations and Signals Bunker (former)

Queensland Heritage Register Places (Boundary Accuracy)

- Actual
- Estimated
- Location Only

Roads
© MapInfo Australia Pty Ltd 2006

Cadastral Boundaries

The maximum spatial error of parcels extracted for this map from the Digital Cadastral Data Base (DCDB) range from: 14m to 251m at a 95% confidence level. Property boundaries shown are provided as a locational aid only.

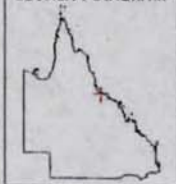
● Towns

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



Queensland
Government

LOCALITY DIAGRAM



Disclaimer:

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

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Official extracts from the Queensland Heritage Register are available from the Environmental Protection Agency in accordance with s32 of the Queensland Heritage Act 1992. Application forms are downloadable from the Agency website www.epa.qld.gov.au/ecaaccess.

© The State of Queensland, 2008

800 0 800 m

This scale bar is approximate only

Horizontal Datum: Geocentric Datum of Australia 1994 (GDA94)
This product is unprojected and is not suitable for measuring distances



Operations and Signals Bunker (former)

Place Details

Place ID	601708
Place Name	Operations and Signals Bunker (former)
Alternative Name	James Cook University RAAF No.3 Fighter Sector Headquarters (3FSHQ) Stuart Immigration Hostel
Place Classification	Built Archaeological
Place Category	Defence
Place Type	Signals Post
Place Components	Machinery/Plant/Equipment - communications Bunker - concrete Slab/s - concrete Camouflage net securing points

Location

Address	Off Stuart Drive
Property Name	
Town / Suburb	STUART
Post Code	4811
LGA	TOWNSVILLE CITY COUNCIL
Context Study Region	North Region

Cultural Significance

Principle Period of Significance	1942-1943 (fabric) 1940s (historical)
Criterion A	The Former Operations and Signals Bunker at Stuart, constructed in 1942-3, is significant as the former Headquarters of the Operations Section of No 3 Fighter Sector Headquarters (3FSHQ), who controlled fighter operations and anti-aircraft defences through North Queensland and New Guinea. Occupied by the Royal Australian Air Force (RAAF) in January 1945, the Former Operations and Signals Bunker played a pivotal role as the key communications centre for Allied Air Forces, operating out of Townsville during the final months of the Pacific War. The Former Operations and Signals Bunker is one of a number of WWII structures and complexes which survive in the Townsville area, demonstrating the substantial role the region, and particularly Townsville, played in the war in the Pacific.
Criterion C	Surrounding the bunker are remnants and material scatter from other structures of the complex, which have the potential to yield further information which will contribute to the understanding of the site.
Criterion D	The exterior of the concrete bunker is a substantially intact example of its type and retains evidence of the camouflage paint scheme. Part of the fuse and telephone cable board is the only

Criterion G

internal equipment to survive.

The Former Operations and Signals Bunker During has special association for the numbers of European migrants who were accommodated in the complex after WWII, many of whom have remained in North Queensland. The Former Operations and Signals Bunker is also associated with James Cook University, when, during the 1960s, in the foundation years of University, the complex was used as temporary halls of residence for students.

History

History

The Former Operations and Signals Bunker(3FSHQ) was constructed between 1942 and 1944 for No 3 Fighter Sector Headquarters. Soon after moving to the site in late 1944 the operations of No 3 Fighter Sector Headquarters was subsumed into Air Defence Headquarters operations. The increase in Japanese military activity in Asia in the late 1930s led the Australian Government to establish air bases in the north of Australia. The Department of Defence began negotiations with the Townsville City Council to transfer the Garbutt aerodrome to the Commonwealth in early 1939. The acquisition was completed on 12 December 1940 and construction of three, 5000 ft, sealed runways began in 1941. Japanese military activity in the Pacific region increased after the bombing of Pearl Harbour on 7 December, 1941. Faced with the threat of invasion the Australian and American Governments began to develop a major military base in the Townsville Region. The Garbutt runways, designed for B17 bombers, were completed in February 1942, just prior to the arrival of units of the 5th Air Force, United States Army Air Force. Additional bomber bases were established at Charters Towers and Cloncurry and a number of airstrips for fighter aircraft were constructed between Townsville and Charters Towers. 3FSHQ was first established in temporary accommodation at Townsville Grammar School on 25 February 1942. 3FSHQ Townsville was formed to support airborne units located in the North Queensland area. As the war extended to the islands north of New Guinea, its operational area enlarged to cover the area stretching from Rockhampton in the south to Mount Isa in the west and New Guinea in the north. 3FSHQ controlled fighter squadron operations and coordinated anti-aircraft defences. Radio watches for bomber and reconnaissance aircraft were also maintained from the Operations Centre. 3FSHQ was also connected by telephone and radio to anti-aircraft guns and searchlights, and with RDF stations and high frequency direction finding (HF/DF) stations in the Townsville and Charters Towers area. The role of high frequency directional radio stations was to assist fighter pilots to get their bearings during airborne patrols. The station was linked by telephone to RAAF Headquarters in Melbourne and was responsible for keeping the RAAF Command informed of all developments. The Operations Centre was also responsible for activating air raid warnings. It also provided position plots for courier and civil aircraft operating between Brisbane and New Guinea. While 3FSHQ was located at the Grammar School from 1942 to 1944 the location was not ideal because it was vulnerable to air attack. Planning for the construction of a new Fighter Sector Headquarters began in 1942. The new complex was constructed on the lower, eastern slopes of Mt Stuart on 68 acres of land requisitioned by the Commonwealth in August 1942. The site was regarded as ideal as it was some distance from the main airfields and the public eye, but still close enough to the various other installations it liaised with. In the event of an enemy raid, its position was such that it would have been difficult to attack, and the area's natural camouflage would have made it difficult to locate. Construction of the complex began in late 1942 with the

Operations and Signals Bunker ready by early 1943. However, by November 1943 the bunker, identified as a semi-underground building because all cabling was laid underground, was not yet occupied because associated accommodation facilities had not been completed. The delay related to the fact that the complex was located some distance from the airfield and there was some question as to whether the facility could provide briefing to air crews in an adequate time frame. Eventually the site became operational in late 1944. The bunker itself was fully airconditioned and housed its own power plant. The interior had a steel mezzanine floor splitting it into two levels and was divided into 32 rooms and passage ways by cane partitions. Located within the building was the Operations Room, Engine Room, RDF Filter Room, Voluntary Air Observer Corp (VAOC) Liaison Room, Main Operations Room Dais, Aircraft Movements Section, RDF Supervisors Room, Signal Officers Room, W/T Workshop and PMG Switch Room. The Administration Section was also moved to the Stuart site and commenced functioning on 29 December 1944. On 25 January 1945 the Royal Australian Airforce established their Air Defence Headquarters in the Stuart complex; from where they operated until 1947. The complex, except for the bunker, was utilised after the war as an immigration depot and migrant hostel. Additional huts were placed on the site to provide more accommodation for migrants who arrived in large numbers after the war. Many of these migrants have made their homes in North Queensland. In 1961 James Cook University of North Queensland purchased the site for student accommodation while the residential halls at Douglas were under construction. The bunker was still partially furnished at the time the property was purchased by the university. There was a large mapping table in the main room complete with maps and maps on the wall still had marker pins in them. The switchboards and other communication equipment were still largely intact. Photographs, taken at the time, were deposited with the university. Soon after, in 1962 or 1963, the interior of the bunker was destroyed by fire. In the early 1970s the site was vacated and the barracks either demolished or removed. The property is still under the control of the university although the bunker is the only remaining structure on the site.

Description

Designer Name

Style

Period World War II (1940 - 1945)

Builder Name

Construction Date 1942 - 1944

Construction Method Poured in situ

Fabric (Exterior Structure) Concrete

Fabric (Roof) Concrete

Roof Form Flat

Description

The Former Operations and Signals Bunker is a rectangular two-storeyed concrete bunker set into the hillside at the base of Mt Stuart. The site is set back from Stuart Drive, which becomes the highway west to Charters Towers, and is about ten kilometres south-west of Townsville's city centre. The bunker, measuring about 18 x 13 metres, has a flat concrete roof, engaged piers to the side walls and a boarded formwork finish. Remnants of its external camouflage colour scheme, chosen to blend with the pink

granite of the hill, are still evident. The bunker consists of a main room which is two-stories in height, with smaller separate rooms attached to the front. The main room retains evidence of the mezzanine floor, air-conditioning ducts and wc's. The front section contains some six separate smaller rooms of two levels. Access to the four rooms at the centre is from the exterior and access to the two rooms at the western end is from the main room. The lower of the two western rooms contains the large metal frame of the fuse and telephone cable board with some fuses still visible, which is the only surviving piece of equipment in the structure. Part of the floor of this room appears to be rubble, filling a small tunnel for cables. To either side of the bunker are two circular structures, possibly bases for communication aeriels or anchors for the camouflage net for the bunker. They are some four metre wide and constructed of low stone walls with a conical concrete cap. Between the bunker, the creek to the north-west and the road to the north-east are several concrete slabs, concrete steps and scatters of building material and other artefacts. These are remnants of other structures of the complex, possibly ablutions blocks and hot water boiler stands.

Keywords

Keywords

Images

Description

2. Former Operations and Signals Bunker (1996)

Media Author

Media Date

03/10/1996

Copyright

EPA/QPWS



Description	1. Former Operations and Signals Bunker (1996)
Media Author	
Media Date	03/10/1996
Copyright	EPA/QPWS

Information about places in the Queensland Heritage Register is maintained by the Environmental Protection Agency under the Queensland Heritage Act 1992. Information available here is only part of the full Register entry and should not be taken as an official entry. Absence does not mean a particular place is not in the Register.

Certified copies of the full entries in the Register are available for a fee.

You can also search the full Register for a fee to find out if a place or parcel of land is listed or otherwise affected by the Act.

Last updated: 04 April 2006

QUEENSLAND HERITAGE ACT 1992

Entry in the Heritage Register

State Heritage Place



Place ID	601708
Name	Operations and Signals Bunker (former)
Former name(s) / other	James Cook University RAAF No.3 Fighter Sector Headquarters (3FSHQ) Stuart Immigration Hostel
Location	Off Stuart Drive STUART 4811
RPD	Lot 110 EP767
Local authority	TOWNSVILLE CITY COUNCIL
Map Sheet	TOWNSVILLE
Map Projection	55
Grid	Easting: 481570 Northing: 7862108
Boundary Description	See attached map
Other Listings	

Heritage Significance

Operations and Signals Bunker (former) is a place that satisfies one or more of the criteria specified in s.35(1) of the Queensland Heritage Act 1992 as evidenced by, but not exclusive to, the following statement of cultural heritage significance, based on criteria A, C, D and G.

Criterion A	The Former Operations and Signals Bunker at Stuart, constructed in 1942-3, is significant as the former Headquarters of the Operations Section of No 3 Fighter Sector Headquarters (3FSHQ), who controlled fighter operations and anti-aircraft defences through North Queensland and New Guinea. Occupied by the Royal Australian Air Force (RAAF) in January 1945, the Former Operations and Signals Bunker played a pivotal role as the key communications centre for Allied Air Forces, operating out of Townsville during the final months of the Pacific War. The Former Operations and Signals Bunker is one of a number of WWII structures and complexes which survive in the Townsville area, demonstrating the substantial role the region, and particularly Townsville, played in the war in the Pacific.
Criterion C	Surrounding the bunker are remnants and material scatter from other structures of the complex, which have the potential to yield further information which will contribute to the understanding of the site.
Criterion D	The exterior of the concrete bunker is a substantially intact example of its type and retains evidence of the camouflage paint scheme. Part of the fuse and telephone cable board is the only internal equipment to survive.
Criterion G	The Former Operations and Signals Bunker During has special association for the numbers of European migrants who were accommodated in the complex after WWII, many of whom have remained in North Queensland. The Former Operations and Signals Bunker is also associated with James Cook University, when, during the 1960s, in the foundation years of University, the complex was used as temporary halls of residence for students.

QUEENSLAND HERITAGE ACT 1992

Entry in the Heritage Register

State Heritage Place



History

The Former Operations and Signals Bunker(3FSHQ) was constructed between 1942 and 1944 for No 3 Fighter Sector Headquarters. Soon after moving to the site in late 1944 the operations of No 3 Fighter Sector Headquarters was subsumed into Air Defence Headquarters operations.

The increase in Japanese military activity in Asia in the late 1930s led the Australian Government to establish air bases in the north of Australia. The Department of Defence began negotiations with the Townsville City Council to transfer the Garbutt aerodrome to the Commonwealth in early 1939. The acquisition was completed on 12 December 1940 and construction of three, 5000 ft, sealed runways began in 1941.

Japanese military activity in the Pacific region increased after the bombing of Pearl Harbour on 7 December, 1941. Faced with the threat of invasion the Australian and American Governments began to develop a major military base in the Townsville Region.

The Garbutt runways, designed for B17 bombers, were completed in February 1942, just prior to the arrival of units of the 5th Air Force, United States Army Air Force. Additional bomber bases were established at Charters Towers and Cloncurry and a number of airstrips for fighter aircraft were constructed between Townsville and Charters Towers.

3FSHQ was first established in temporary accommodation at Townsville Grammar School on 25 February 1942. 3FSHQ Townsville was formed to support airborne units located in the North Queensland area. As the war extended to the islands north of New Guinea, its operational area enlarged to cover the area stretching from Rockhampton in the south to Mount Isa in the west and New Guinea in the north. 3FSHQ controlled fighter squadron operations and coordinated anti-aircraft defences. Radio watches for bomber and reconnaissance aircraft were also maintained from the Operations Centre.

3FSHQ was also connected by telephone and radio to anti-aircraft guns and searchlights, and with RDF stations and high frequency direction finding (HF/DF) stations in the Townsville and Charters Towers area. The role of high frequency directional radio stations was to assist fighter pilots to get their bearings during airborne patrols. The station was linked by telephone to RAAF Headquarters in Melbourne and was responsible for keeping the RAAF Command informed of all developments. The Operations Centre was also responsible for activating air raid warnings. It also provided position plots for courier and civil aircraft operating between Brisbane and New Guinea.

While 3FSHQ was located at the Grammar School from 1942 to 1944 the location was not ideal because it was vulnerable to air attack. Planning for the construction of a new Fighter Sector Headquarters began in 1942. The new complex was constructed on the lower, eastern slopes of Mt Stuart on 68 acres of land requisitioned by the Commonwealth in August 1942. The site was regarded as ideal as it was some distance from the main airfields and the public eye, but still close enough to the various other installations it liaised with. In the event of an enemy raid, its position was such that it would have been difficult to attack, and the area's natural camouflage would have made it difficult to locate.

Construction of the complex began in late 1942 with the Operations and Signals Bunker ready by early 1943. However, by November 1943 the bunker, identified as a semi-underground building because all cabling was laid underground, was not yet occupied because associated accommodation facilities had not been completed. The delay related to the fact that the complex was located some distance from the airfield and there was some question as to whether the facility could provide briefing to air crews in an adequate time frame. Eventually the site become operational in late 1944.

QUEENSLAND HERITAGE ACT 1992

Entry in the Heritage Register
State Heritage Place



The bunker itself was fully airconditioned and housed its own power plant. The interior had a steel mezzanine floor splitting it into two levels and was divided into 32 rooms and passage ways by caneite partitions. Located within the building was the Operations Room, Engine Room, RDF Filter Room, Voluntary Air Observer Corp (VAOC) Liaison Room, Main Operations Room Dais, Aircraft Movements Section, RDF Supervisors Room, Signal Officers Room, W/T Workshop and PMG Switch Room.

The Administration Section was also moved to the Stuart site and commenced functioning on 29 December 1944. On 25 January 1945 the Royal Australian Airforce established their Air Defence Headquarters in the Stuart complex; from where they operated until 1947.

The complex, except for the bunker, was utilised after the war as an immigration depot and migrant hostel. Additional huts were placed on the site to provide more accommodation for migrants who arrived in large numbers after the war. Many of these migrants have made their homes in North Queensland.

In 1961 James Cook University of North Queensland purchased the site for student accommodation while the residential halls at Douglas were under construction. The bunker was still partially furnished at the time the property was purchased by the university. There was a large mapping table in the main room complete with maps and maps on the wall still had marker pins in them. The switchboards and other communication equipment were still largely intact. Photographs, taken at the time, were deposited with the university.

Soon after, in 1962 or 1963, the interior of the bunker was destroyed by fire. In the early 1970s the site was vacated and the barracks either demolished or removed. The property is still under the control of the university although the bunker is the only remaining structure on the site.

QUEENSLAND HERITAGE ACT 1992

Entry in the Heritage Register

State Heritage Place



Description

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QUEENSLAND HERITAGE ACT 1992

Entry in the Heritage Register

State Heritage Place



Images



1. Former Operations and Signals Bunker (1996)



2. Former Operations and Signals Bunker (1996)

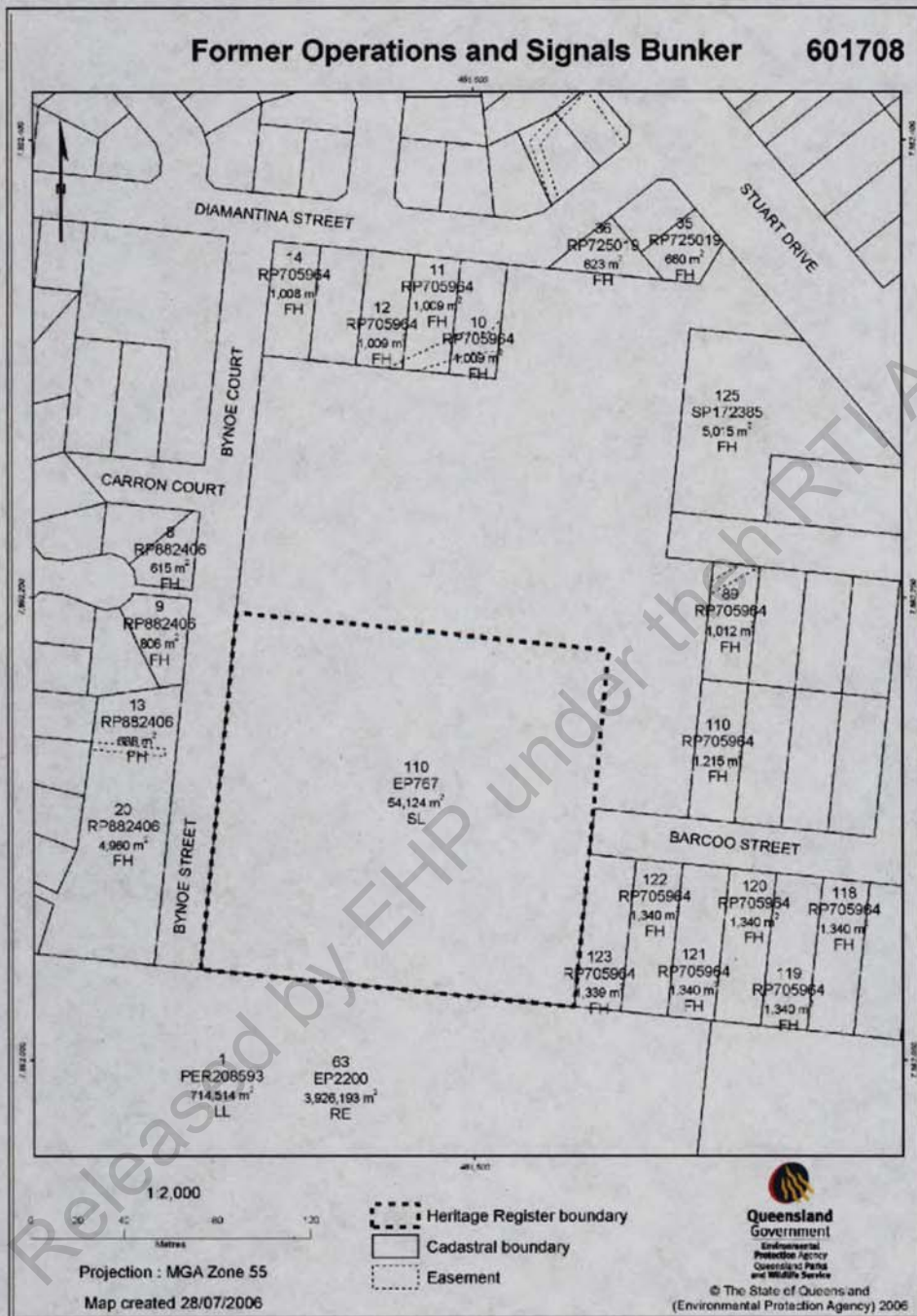
QUEENSLAND HERITAGE ACT 1992

Entry in the Heritage Register

State Heritage Place



Heritage Register Boundary



QUEENSLAND HERITAGE ACT 1992

Entry in the Heritage Register State Heritage Place



Process Statement: Pursuant to the provisions of the Queensland Heritage Act 1992, the Heritage Council has formed the opinion that this is a place of cultural significance which satisfies one or more of the criteria for provisional entry in the Heritage Register and that it is possible for the cultural heritage significance of the place to be conserved.

The decision of the Heritage Council is recorded in the minutes of the Council meeting of 28 August 1998.

The Heritage Council reduced the heritage register boundary of the place and this decision is recorded in the minutes of the Heritage Council meeting of 23 July 1999.

Note: This document has been prepared on the basis of current information, and assessed under the criteria in the Queensland Heritage Act. This document may be reassessed if further evidence becomes available. The statement of significance specifies the most important heritage values of the place. The purpose of this document is to provide an informed evaluation for heritage registration. This does not negate the need for a thorough conservation study by a qualified practitioner, or Cultural Heritage Branch consultation, before any action is taken which may affect the significance of the place.

Released by EHP under the RTI Act 20

Robb Sandi

From: Robb Sandi
Sent: Friday, 8 October 2010 11:45 AM
To: Browning Cathy
Subject: RE: Historic Site Townsville

FOLIO 20 TSV 879
TSV20 11 / 1777

*Stuart
Operations +*

*Revised Russell fact
arrange site inspection*

49 - Sch 4 - Personal Information

Cathy

This place is a little controversial (has a community interest) and so any works here must be managed very carefully. Also please get your contact to make sure that the security fence is not breached and to contact us before doing anything so that we can discuss. It's a good idea to run this through Rob as the manager.

S

Sandi Robb
Cultural Heritage - Built
Integrated Cultural Heritage Unit
North Region - Land Services
Department of Environment and Resource Management

Ph: (07) 4722 5339
Fax: (07) 4722 5331
E-mail: sandi.robbs@derm.qld.gov.au

Visit us online at www.derm.qld.gov.au

- ① security
- ② work proposed
- ③ Derm outline/budget
- CH review

From: Browning Cathy
Sent: Thursday, 7 October 2010 10:32 AM
To: Jack Russell
Cc: Preston Leigh; Robb Sandi
Subject: RE: Historic Site Townsville

Hi Russell,

General maintenance of a listed QHR site is allowed without application under the provisions of G1 Exemption Certificate, attached. This allows for the removal of weeds, removal of rubbish and small maintenance works.

The removal of graffiti is addressed in the Paint removal guide, also attached. Graffiti can be problematic to remove and any water blasting done should be kept to a minimum and a pressure of no more than 100psi used.

There is a new product on the market for the removal of graffiti from heritage listed buildings addressing concrete, brickwork and other fabrics. I am in the process of obtaining the specifications of the product and will pass them on once obtained. Most graffiti removal products use caustic chemicals that react with the lime in the concrete causing pitting and erosion of the concrete. This new product contains no caustic chemicals.

Please do not hesitate to contact me if I can be of any further assistance.

Kind regards
Cathy Browning

Conservation Officer, Cultural Heritage - North Region
Department of Environment and Resource Management
Land Services

man

Robb Sandi

From: Browning Cathy
Sent: Thursday, 7 October 2010 10:32 AM
To: Jack Russell
Cc: Preston Leigh; Robb Sandi
Subject: RE: Historic Site Townsville
Attachments: General_exemption_G1_List_of_approved_work.pdf; Paint removal.pdf

① Done
 Cathy

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Kind regards
 Cathy Browning

Conservation Officer, Cultural Heritage - North Region
 Department of Environment and Resource Management
 Land Services
 Ph: 07 4222-5463 Fax: 07 4222 5493
 Email: cathy.browning@derm.qld.gov.au

From: Jack Russell
Sent: Thursday, 7 October 2010 10:04 AM
To: Browning Cathy
Subject: Historic Site Townsville

Hi Cathy

We have a project on the books to do some works on a WW II site in Townsville. It is a communications bunker located on Lot 110 EP 767 at street address 343-345 Stuart Drive Wulguru.

Our planned works include removal of weeds (chinee apple etc) from the land surrounding the building, removal of rubbish from inside the building (tonnes of it) and possibly graffiti removal.

I seek your advice on what restrictions may apply and on the history of the site.

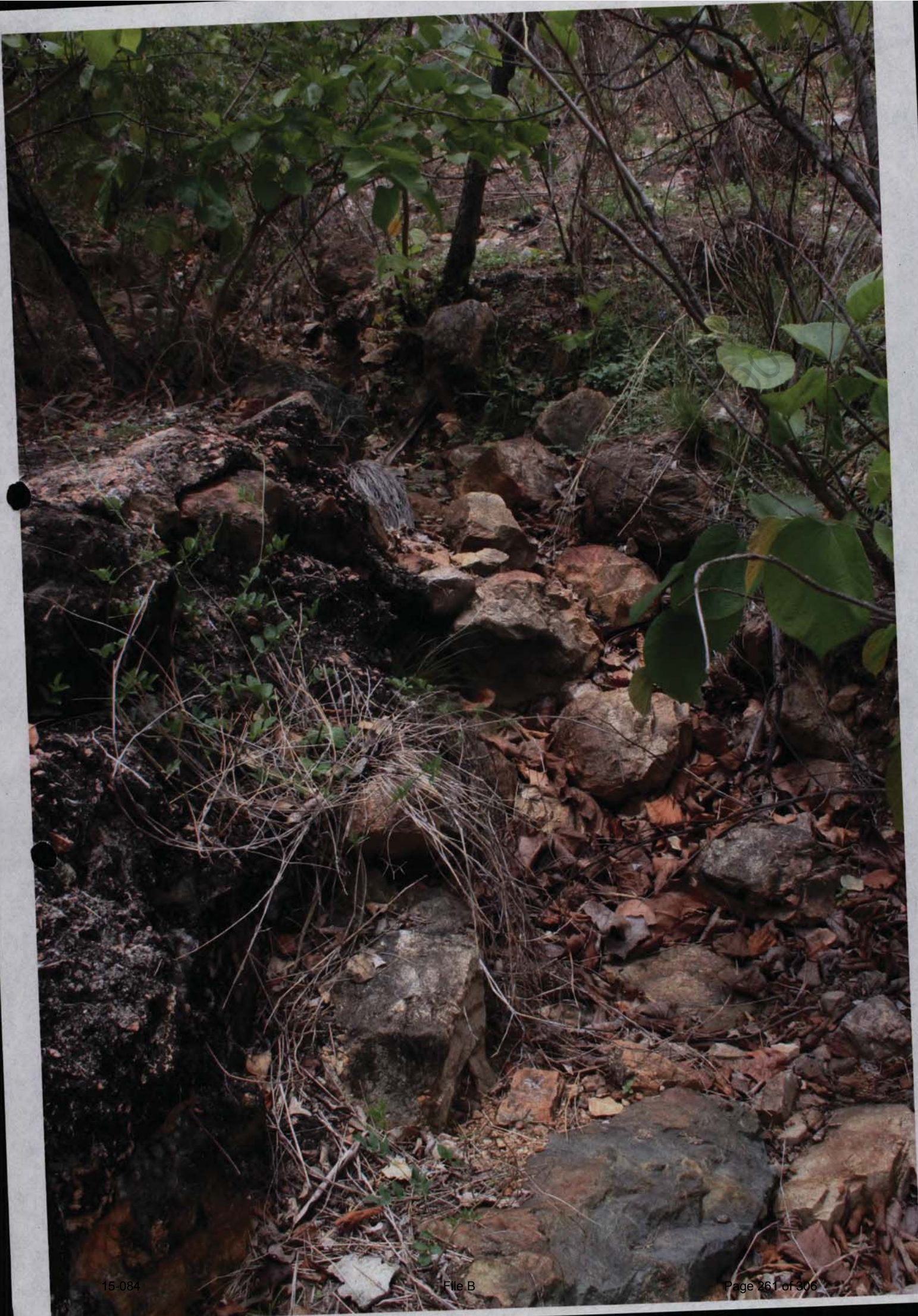
Cheers

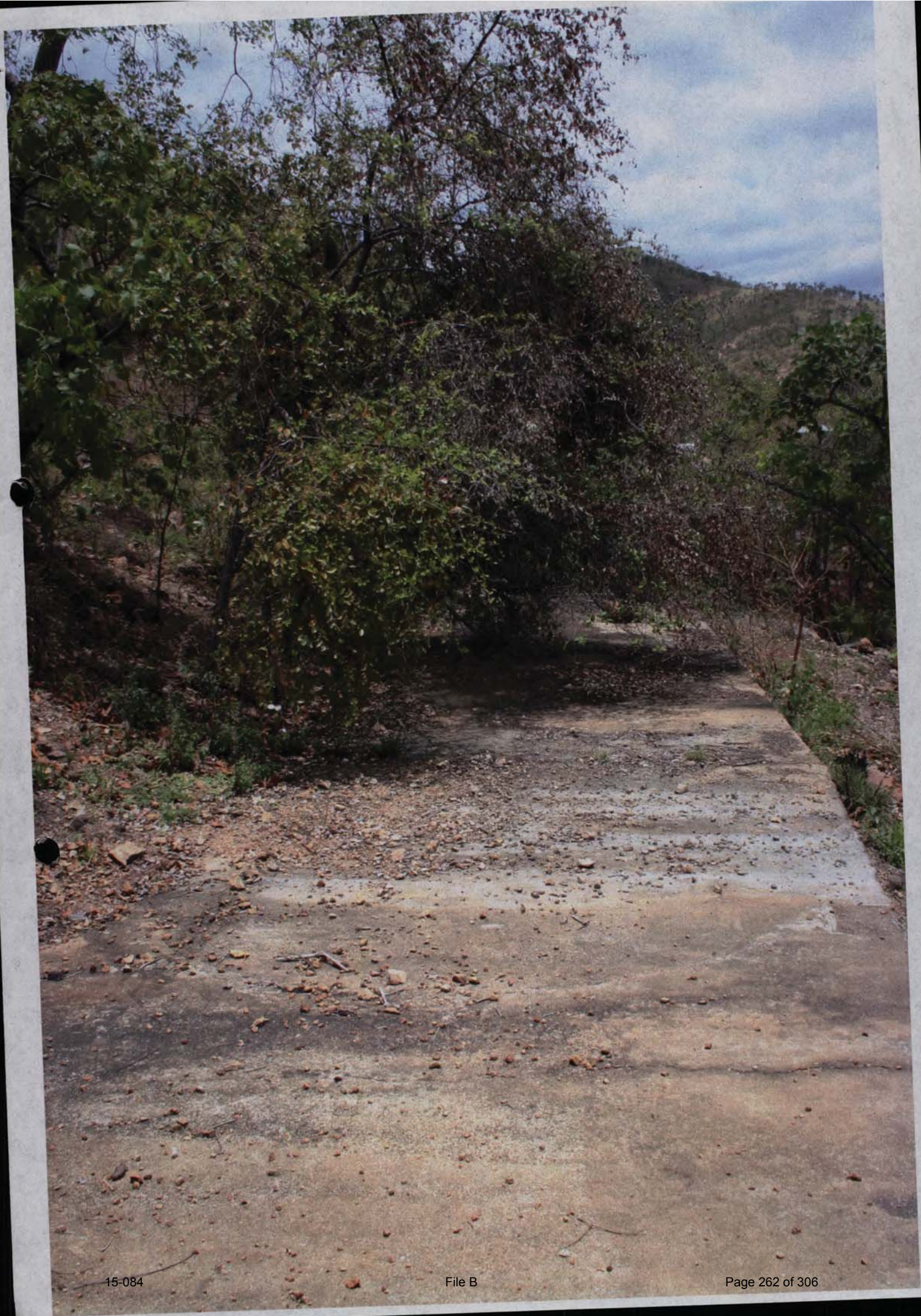
Russell Jack
 Project Officer, State Land Management Unit

Telephone (07) 4222 5433 **Facsimile** (07) 4222 5492
Mobile 0429 617 354 **Satellite Phone** 0147 144 032
Email Russell.Jack@derm.qld.gov.au
www.nrw.qld.gov.au
Department of Environment and Resource Management
PO Box 937
Cairns 4870

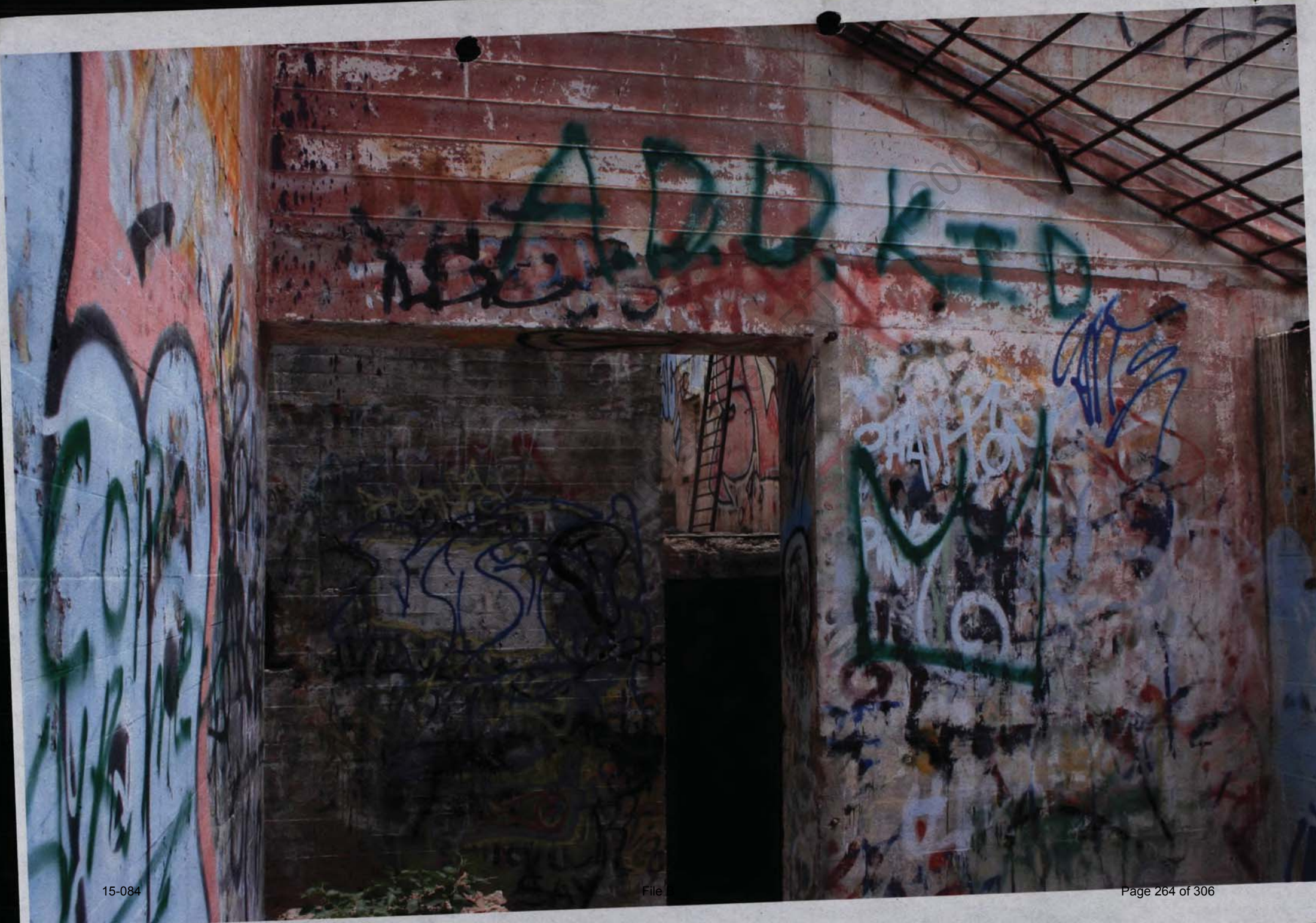
Released by EHP under the RTI Act 2009



























09





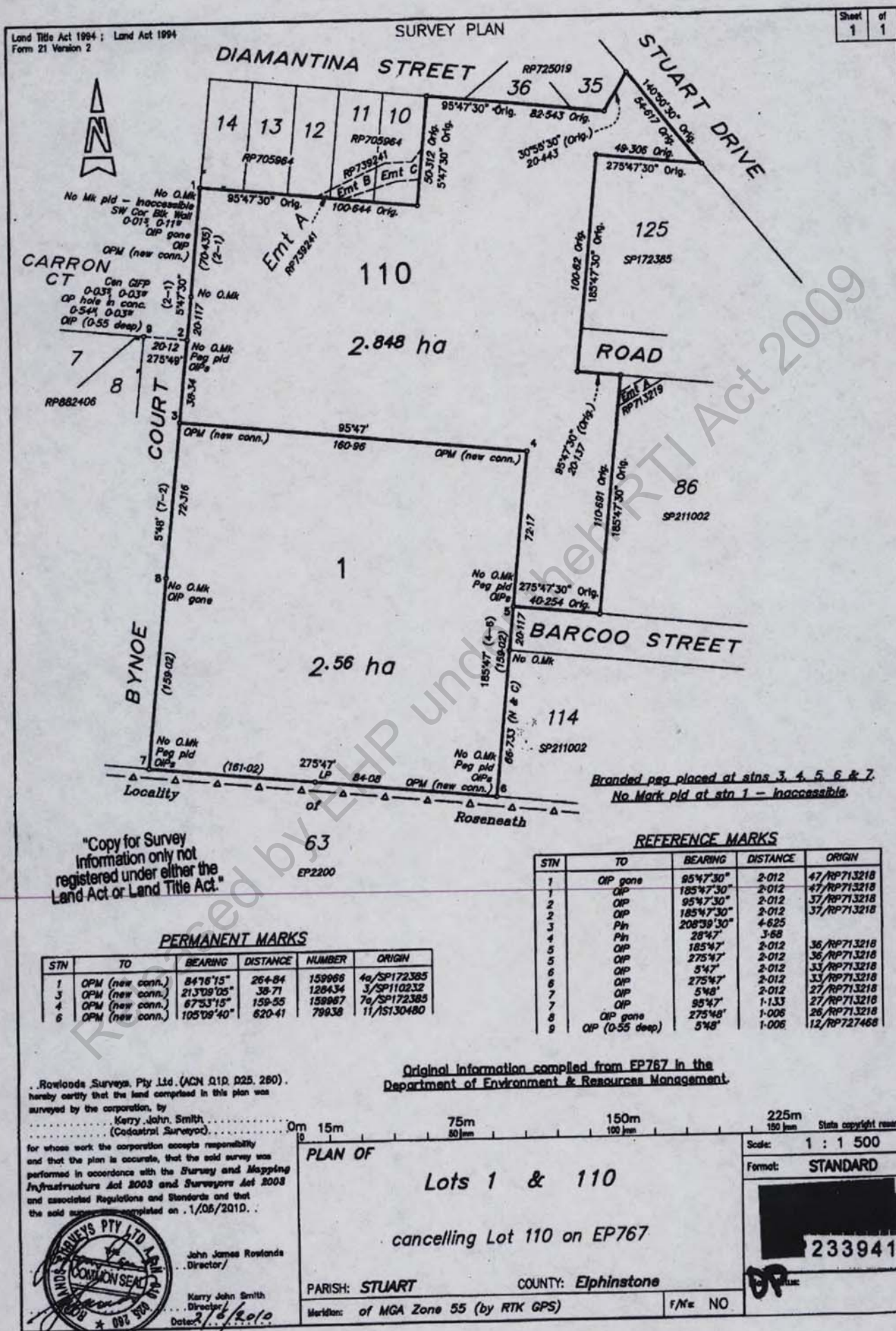


ct 2009









WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.

(Dealing No.)

Registered

a. Lodged by

(include address, phone number, reference, and Ledger Code)

1. Certificate of Registered Owners or Lessees.

1/We THE STATE OF QUEENSLAND (REPRESENTED BY THE DEPARTMENT OF ENVIRONMENT AND RESOURCE MANAGEMENT)

(Names in full)

* as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

* as Lessees of this land agree to this plan.

Signature of * Registered Owners. * Lessees

* Rule out whichever is inapplicable

2. Local Government Certificate.

TOWNSVILLE CITY COUNCIL

hereby approves this plan in accordance with the :

%

Dated this day of

* Insert the name of the Local Government.

Insert designation of signatory or delegation

% Insert Integrated Planning Act 1997 or

Local Government (Planning & Environment) Act 1990

3. Plans with Community Management Statement :

CMS Number :

Name :

4. References :

Dept File : FN/10/827

Local Govt :

Surveyor : 42872/01

a. Existing

Title Reference

Lot

Plan

47020522

110

EP767

Created

Lots

Emts

Road

1 & 110

-

-

"Copy for Survey
information only not
registered under either the
Land Act or Land Title Act."

Lots

Orig

7. Portion Allocation :

a. Map Reference :

8259-24243

9. Locality :

Wulguru

10. Local Government :

Townsville City Council

11. Passed & Endorsed :

By : Rowlands Surveys Pty Ltd

(ACN 010 025 280)

Date : 2/6/90

Signed :

Designation : Liaison Officer

12. Building Format Plans only.

I certify that :

* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;

* Part of the building shown on this plan encroaches onto adjoining * lots and road

Cadastral Surveyor/Director * Date

delete words not required

13. Lodgement Fees :

Survey Deposit \$

Lodgement \$

..... New Titles \$

Photocopy \$

Postage \$

TOTAL \$

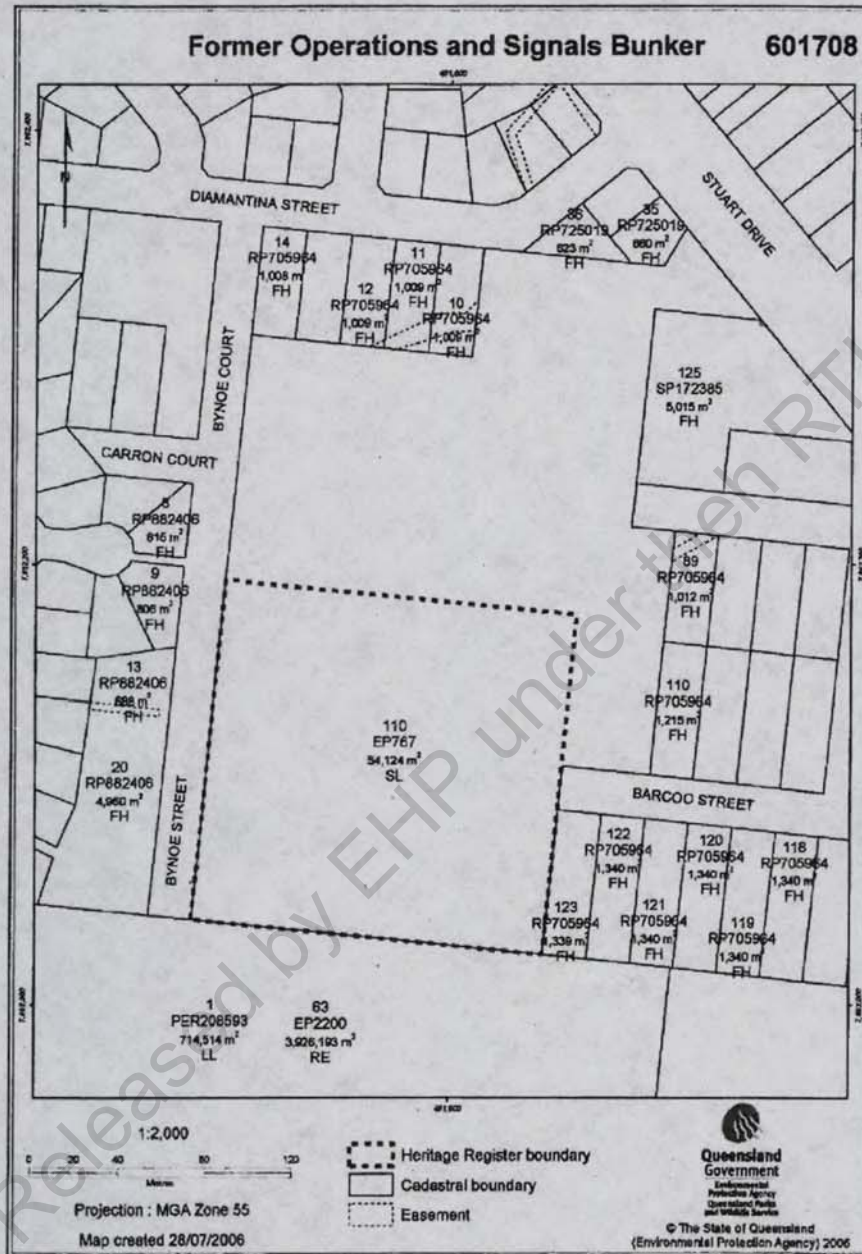
14. Insert
Plan
Number

SP233941

QUEENSLAND HERITAGE ACT 1992
Entry in the Heritage Register
State Heritage Place



Heritage Register Boundary



CROW No. 46516...

FOLIO 27 TSV 879

TSV20 10 / 6076

☐ For Regional Information & Filing☒ Regional Action RequiredAdmin. Office: Townsville

Project No: 355788

Client: 641641

Permit No: CHCH01480710



PaLM Customer Service Unit

APP: 446972

APPLICATION VALIDATION CHECKLIST FOR APPROVALS UNDER
Queensland Heritage Act 1992 and Queensland Heritage Regulation 2003

Application Type:

☐ Nominate Entry of a Heritage Registered Place (s34) Do☐ Remove Place from Heritage Register (s36) 7/12/10☐ Develop a Registered Place by the State (s45)☒ Exemption Certificate (s46)☐ Certificate of Immunity (s43)☐ Undertake Historical Archaeological Survey (s55)Company/Business/Individual Name: D.E.R.M.Location: 110/EP767Heritage Register No: 60 1708Date Submitted: 9/11/2010ECSU Co-ordinator: Rio GeorgeValidated: 9/11/2010☒ in the relevant checkbox may indicate 'invalid' applicationALL APPLICATION TYPES (except s8 app) ☒ or ☒Application on approved forms ☒Applicant details completed ☒Name & Address of Nominated / Regd Place ☒Supporting docs (reports, plans etc) attached ☒Forms Signed and Dated ☒Location is adequately identified (s34) ☒

(For example Lot on Plan or detailed map)

Location is in a place other than

Commonwealth Owned Place? (s34) ☐

(Commonwealth Owned Place can be confirmed by ringing Joanne Ketter)

Ss34 & 36 Applications

2 Copies of application provided* ☐

*Give 1 copy to Joanne Ketter (Heritage Registrar) on Floor 9

S45 Applications

Category of Development Proposed ☐Name of Responsible Minister provided ☐

S46 Applications

Owner/trustee's details and signature ☒

S43 Applications

Correct fees paid ☐

APPLICATION PROCESSING

Indicate Yes ☒ or No ☒Is the Application Valid ☒if ☒, proceed with Notice of Invalid ApplicationIs the site on EMR/CLR database ☒if ☒, refer application to Contaminated Land Unit by 'bring-up'Application entered on Ecotrack ☒Processor's initials: [redacted] 49 Sch 4 - Personal InformationCROW updated ☒Processor's initials: [redacted]Principal Architect advised ☒

advice sent to Duncan Ross-Watt via Ecotrack 'bring up'

CAC Review Date:/...../2010 if required

Decision Level

☒ 2☐ 3☐ 4

Comments:

Bring Up Details Report

355788 - HR601708 Maintenance work/Operations and Signals Bunker,
STUART, QLD 4811/Department of Environment and Resource Management

Ref:	68062	Created Date:	11-NOV-10
Status:	Submitted	Closed Date:	
Assigned To:	PRESTON, Leigh	Due Date:	22-NOV-10
Email Address:	leigh.preston@derm.qld.gov.au	Reminder Date:	
Project Director:			
Project Manager:			
CC:	ROSS-WATT, Duncan		
CC:			
Subject:	Exemption Certificates (State)- App 466972		
Comments:	<p>Exemption Certificates (State)</p> <p>Project Number: 355788 Permit Number: CHCH01480710 Client: DERM HR Number: 601708 Application Date: 9/11/2010 Decision Date: 7/12/2010 Proposal: Exemption Certificate for Landscaping and an increase in security to bunker</p> <p>Dear Leigh,</p> <p>The Manager, ECSU has appointed you as the Project Director for this project. Please ensure that the application is assessed and decided within the service standard time frames.</p> <p>The application will be forwarded to the Townsville Regional Office on the 12/11/2010 for assessment.</p> <p>Regards,</p> <p>Liz James</p>		



Project Running Report

Project Ref 355788	Project Name HR601708 Maintenance work/Operations and Signals Bunker, STUART, QLD 4811/Department of Environment and Resource Management	Status Active	Project Director PRESTON, Leigh	Project Manager NOT, Allocated	Office Responsible ES - Reg Serv - Northern - TVille
------------------------------	---	-------------------------	---	--	---

Assessing Officers

Name

PRESTON, Leigh
ROSS-WATT, Duncan

Applications: 1

Date 09-NOV-2010	Status Assessment	Decision Level 2
----------------------------	-----------------------------	----------------------------

Primary Clients

Name	Address Line 1	Address Line 2	Suburb	Postcode	State
Department of Environment and Resource Management	5B Sheridan Street		CAIRNS	4870	QLD

Primary Contact

Name	Contact Number
Department of Environment and Resource Management	07 4039 8314

Activities

Name
Maintenance work

49 - Sch 4 - Personal Information

11/11/10

[Home](#) | [Help](#) | [About CHIMS](#)Username **zanatth**
Session Creation Time **11/11/2010 11:17:35 AM**[Log Out](#)[PLACES](#)
[GRANTS](#)
[DOCUMENTATION](#)

Places

Site ID	16461	Place ID	601708
Place Name	Operations and Signals Bunker (former)		
Town / Suburb	STUART		
Registration Status	Permanent		
Registration Type	State Heritage Place		

[Search for a Place](#)[Update a Place](#)[Overview](#)[General Place Details](#)[Owner Details](#)[Parcels and Coordinates](#)[Research Details](#)[QHR Application Process](#)[Heritage Agreements](#)[Protected Area/Object](#)[Stop Orders](#)[Development Decisions](#)[EcoMaps](#)[Places Reports](#)

Place Overview

Cultural Heritage Place Overview

Place Details

LGA	TOWNSVILLE CITY COUNCIL
Context Study Region	North Region
Place Classification	Built; Archaeological
Place Category	Defence
Place Type	Signals Post
Criteria	Criterion A; Criterion C; Criterion D; Criterion G
Boundary Description	See attached map

Owners and Lessees

[Entry in the Heritage Register](#)
[Research and Condition Report](#)



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Username: **zanatth**
Session Creation Time: **11/11/2010 11:17:35 AM**

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PLACES
GRANTS
DOCUMENTATION

Places

Site ID **16461** Place ID **601708**
Place Name **Operations and Signals Bunker (former)**
Town / Suburb **STUART**
Registration Status **Permanent**
Registration Type **State Heritage Place**

[Search for a Place](#)

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[Overview](#)

[General Place Details](#)

[Owner Details](#)

[Parcels and Coordinates](#)

[Research Details](#)

[QHR Application Process](#)

[Heritage Agreements](#)

[Protected Area/Object](#)

[Stop Orders](#)

[Development Decisions](#)

[EcoMaps](#)

[Places Reports](#)

Parcels and Coordinates

Summary Parcels and Coordinates

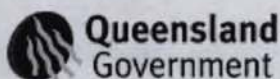
Parcels

Lot	Plan	LGA
<u>110</u>	EP767	TOWNSVILLE CITY COUNCIL

Coordinates

Point Name	Map Sheet	Easting	Northing	Map Projection
<u>Boundary Centroid</u>	TOWNSVILLE	481570	7862108	55

[OK](#)



QNTIME Version 1.5

[QNTIME](#) > [Specific Parcel Search](#) > [Specific Parcel Report](#)

Specific Parcel Report

Lot: 110 on Plan: EP767

Parcel: on Segment:

DCDB:**Tenure:**

SL

Description:

STATE LAND

CISP:**Previous Plan Details:****Plan** **Registered Description**

DP233941 02/08/2010 PLAN OF LOTS 1 & 110 CANCELLING LOT 110 ON EP767

EP767 28/06/1961 POR.110 & 111

ATS:**Title Reference:**

47020522

Registered Owner:

THE STATE OF QUEENSLAND (REPRESENTED BY THE DEPARTMENT OF

Tenure Reference:**Original Deed of Grant:****Lease Purpose:****Reserve Purpose:****Area:****Lease Conditions:****Commencement Date:****Trustees:****Interests:****Previous Title References:****QVAS:****Registered Owner:**

THE STATE OF QUEENSLAND (REPRESENTED BY THE DEPARTMENT OF NATURAL RESOURCES AND WATER)

Address:

341 STUART DVE, WULGURU QLD 4811

Primary Land Use Code:

VACANT URBAN LAND(1)

Secondary Land Use**Code:**

STATE(SECONDARY LAND USE ONLY)(54)

TAS:

No TAS data found.

[View on Keymap](#)[Back to Search](#)

Logged in as georger

[Disclaimer](#)

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[Queensland Government Gateway](#)

DERM Regions

No.	Region
1	NORTH

Local Government Areas Prior to Amalgamation

No.	LGA Name
1	TOWNSVILLE CITY

Queensland Wetland Data Wetlands Displayed by Wetland System

No.	Wetland Identification	Wetland Area (Ha)	Wetland Class	Local Hydrology Modifier	Water Body Inundation Frequency	Salinity Modifier	Wetland Regional Ecosystem	Wetland Regional Ecosystem Percent	Catchment	Floodplain	Source	Drainage Division
1	0	0	-	-	-	-	-	0	Ross	-	-	NORTH EAST COAST

Cadastre

No.	Lot Number	Plan Number	Lot and Plan Number	Street No.	Street Suffix	Street No. 2	Street Suffix 2	Street Name	Street Type	Street Part	Loc Name	Area in sq metres	Tenure	Parish	County	LGA	Feature Name	Locality
1	110	EP767	110EP767									54156.394	SL	STUART	ELPHINSTONE	TOWNSVILLE CITY		WULGURU

Local Government Areas

No.	LGA Name
1	TOWNSVILLE CITY

Cadastre shaded by Base Parcel tenure

No.	Lot Number	Plan Number	Lot and Plan Number	Street No.	Street Suffix	Street No. 2	Street Suffix 2	Street Name	Street Type	Street Part	Loc Name	Area in sq metres	Tenure	Parish	County	LGA	Feature Name	Locality
1	110	EP767	110EP767									54156.394	SL	STUART	ELPHINSTONE	TOWNSVILLE CITY		WULGURU

Aboriginal Representative Bodies

No.	Representative Body Name
1	North Queensland Land Council Native Title Representative Body Aboriginal Corporation, PO Box 679N, North Cairns, QLD 4870

Queensland Fire and Rescue Service regional office boundaries

No.	QFRS Region	Office	Street Address	Postal Address	Phone No.	Fax No.	Mobile No.
1	Northern Region (Townsville)	TOWNSVILLE COMMUNITY SAFETY OFFICE	Cnr Fulham Rd and Charles St, Gulliver. 4810	P.O. Box 5845 MailCentre .,Townsville, Qld, 4810	(07) 4724 4327	(07) 4724 4329	0412 004 135

- Cardwell Hinchinbrook Coastal Management District L
- Wet Tropical Coast Coastal Management District L
- Wet Tropical Coast Coastal Management District P
- SEQ Regional Plan 2009 2031 Regional Landuse Categories
- VMA Essential Habitat Points
- VMA Essential Habitat
- Coastal Aerial Photos Urangan to St Lawrence 2001
- Coastal Aerial Photos Tweed to Urangan 2004
- Coastal Aerial Photos Townsville to Cooktown 2001
- Recreation Areas
- State Marine Parks outlines
- Nature Refuges and Coordinated Conservation Areas
- World Heritage Areas
- Coastal Permits ecotrack post October 2003
- Coastal Permits ecotrack pre October 2003
- S86 Point Permits
- S86 Line Permits
- Canal Estate Developments
- Streets
- QPWS Estate for ECSU
- Draft Pre clearing Endangered Regional Ecosystems for ECSU
- Directory of Important Wetlands
- IPA Trigger for ECSU
- State Marine Parks
- Great Barrier Reef Marine Park Zones
- Coastal Aerial Photos
- Marine Park Permits
- Native Title Claim Boundaries
- SEQ RCMP CMD Points
- SEQ RCMP Coastal Management District line
- SEQ RCMP Developed and Undeveloped Waterways
- Areas under Coastal Management Plans
- Erosion Prone Area Plans
- Coastal Management Control Districts
- Ramsar Sites
- Port Limits
- Wet Tropical Coast Coastal Management District
- Cardwell Hinchinbrook Coastal Management District
- Curtis Coast Coastal Management District
- Koala Plan 2006 2016 for ECSU
- Coastal Building Line
- Marine Plants
- Fish Habitat Areas
- Major Towns
- Other States

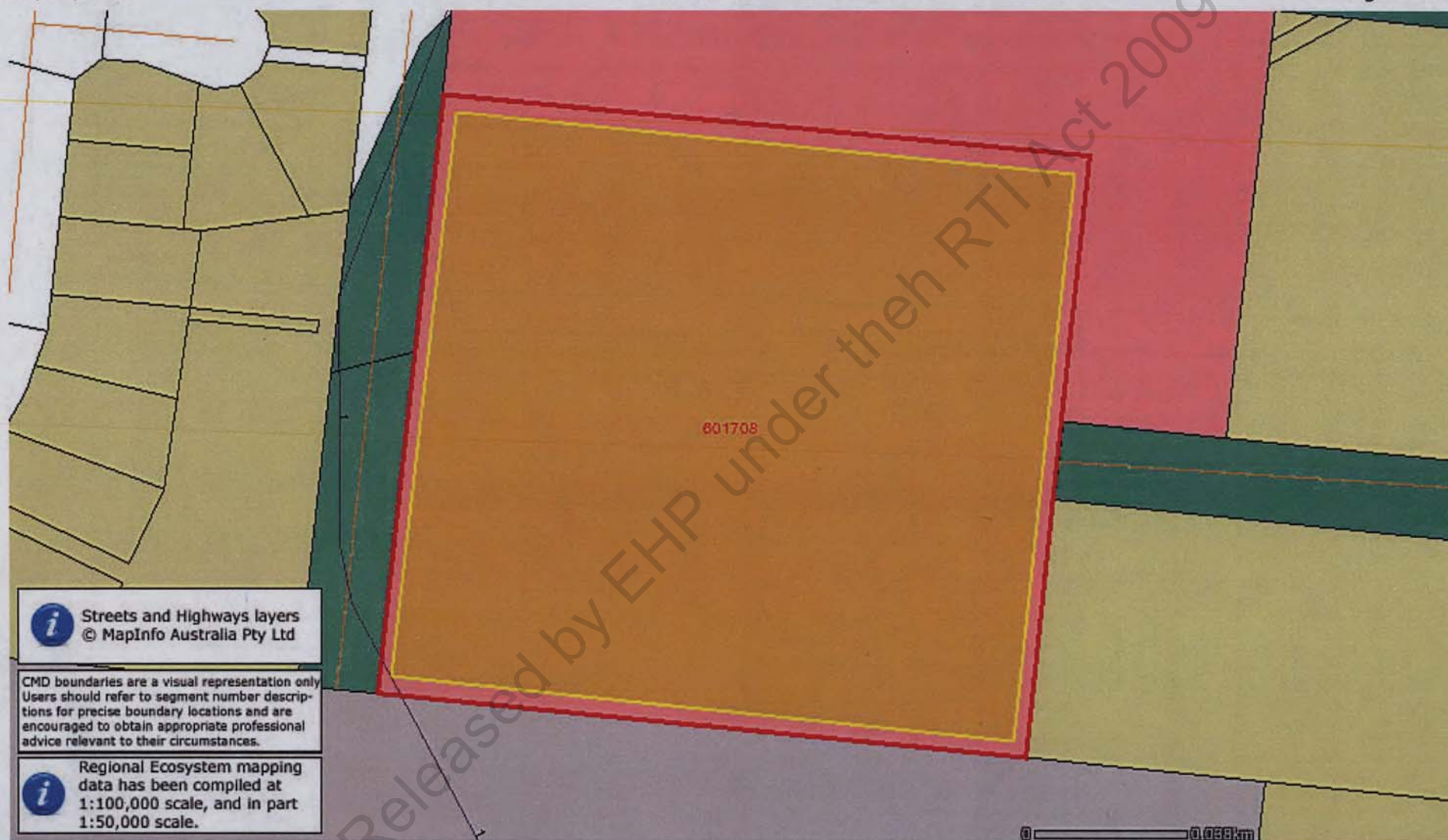
eco maps

10/11/2010

Queensland Environmental Protection Agency

601708

Page 1 of 2



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FOR INTERNAL USE ONLY

**DEPARTMENT OF ENVIRONMENT AND RESOURCE
MANAGEMENT**

SEARCH RESPONSE

**ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)**

Transaction ID: 1270903
2010

EMR Site Id:

10 November

This response relates to a search request received for the site:
Lot: 110 Plan: EP767

EMR RESULT

The above site is NOT included on the Environmental Management Register.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

ADDITIONAL ADVICE

EMR/CLR Searches may be conducted online through the State Government Website
www.smartservice.qld.gov.au or Citec Confirm www.confirm.com.au.

If you have any queries in relation to this search please phone (07) 3330 5685.

Darryl Byers
Registrar, Contaminated Land Unit

To execute a new search, select the "Back" button on the browser twice

QUEENSLAND HERITAGE ACT 1992

Entry in the Heritage Register

State Heritage Place



Place ID	601708
Name	Operations and Signals Bunker (former)
Former name(s) / other	James Cook University RAAF No.3 Fighter Sector Headquarters (3FSHQ) Stuart Immigration Hostel
Location	Off Stuart Drive STUART 4811
RPD	Lot 110 EP767
Local authority	TOWNSVILLE CITY COUNCIL
Map Sheet	TOWNSVILLE
Map Projection	55
Grid	Easting: 481570 Northing: 7862108
Boundary Description	See attached map
Other Listings	

Heritage Significance

Operations and Signals Bunker (former) is a place that satisfies one or more of the criteria specified in s.35(1) of the Queensland Heritage Act 1992 as evidenced by, but not exclusive to, the following statement of cultural heritage significance, based on criteria A, C, D and G.

Criterion A	The Former Operations and Signals Bunker at Stuart, constructed in 1942-3, is significant as the former Headquarters of the Operations Section of No 3 Fighter Sector Headquarters (3FSHQ), who controlled fighter operations and anti-aircraft defences through North Queensland and New Guinea. Occupied by the Royal Australian Air Force (RAAF) in January 1945, the Former Operations and Signals Bunker played a pivotal role as the key communications centre for Allied Air Forces, operating out of Townsville during the final months of the Pacific War. The Former Operations and Signals Bunker is one of a number of WWII structures and complexes which survive in the Townsville area, demonstrating the substantial role the region, and particularly Townsville, played in the war in the Pacific.
Criterion C	Surrounding the bunker are remnants and material scatter from other structures of the complex, which have the potential to yield further information which will contribute to the understanding of the site.
Criterion D	The exterior of the concrete bunker is a substantially intact example of its type and retains evidence of the camouflage paint scheme. Part of the fuse and telephone cable board is the only internal equipment to survive.
Criterion G	The Former Operations and Signals Bunker During has special association for the numbers of European migrants who were accommodated in the complex after WWII, many of whom have remained in North Queensland. The Former Operations and Signals Bunker is also associated with James Cook University, when, during the 1960s, in the foundation years of University, the complex was used as temporary halls of residence for students.

QUEENSLAND HERITAGE ACT 1992

Entry in the Heritage Register

State Heritage Place



History

The Former Operations and Signals Bunker(3FSHQ) was constructed between 1942 and 1944 for No 3 Fighter Sector Headquarters. Soon after moving to the site in late 1944 the operations of No 3 Fighter Sector Headquarters was subsumed into Air Defence Headquarters operations.

The increase in Japanese military activity in Asia in the late 1930s led the Australian Government to establish air bases in the north of Australia. The Department of Defence began negotiations with the Townsville City Council to transfer the Garbutt aerodrome to the Commonwealth in early 1939. The acquisition was completed on 12 December 1940 and construction of three, 5000 ft, sealed runways began in 1941.

Japanese military activity in the Pacific region increased after the bombing of Pearl Harbour on 7 December, 1941. Faced with the threat of invasion the Australian and American Governments began to develop a major military base in the Townsville Region.

The Garbutt runways, designed for B17 bombers, were completed in February 1942, just prior to the arrival of units of the 5th Air Force, United States Army Air Force. Additional bomber bases were established at Charters Towers and Cloncurry and a number of airstrips for fighter aircraft were constructed between Townsville and Charters Towers.

3FSHQ was first established in temporary accommodation at Townsville Grammar School on 25 February 1942. 3FSHQ Townsville was formed to support airborne units located in the North Queensland area. As the war extended to the islands north of New Guinea, its operational area enlarged to cover the area stretching from Rockhampton in the south to Mount Isa in the west and New Guinea in the north. 3FSHQ controlled fighter squadron operations and coordinated anti-aircraft defences. Radio watches for bomber and reconnaissance aircraft were also maintained from the Operations Centre.

3FSHQ was also connected by telephone and radio to anti-aircraft guns and searchlights, and with RDF stations and high frequency direction finding (HF/DF) stations in the Townsville and Charters Towers area. The role of high frequency directional radio stations was to assist fighter pilots to get their bearings during airborne patrols. The station was linked by telephone to RAAF Headquarters in Melbourne and was responsible for keeping the RAAF Command informed of all developments. The Operations Centre was also responsible for activating air raid warnings. It also provided position plots for courier and civil aircraft operating between Brisbane and New Guinea.

While 3FSHQ was located at the Grammar School from 1942 to 1944 the location was not ideal because it was vulnerable to air attack. Planning for the construction of a new Fighter Sector Headquarters began in 1942. The new complex was constructed on the lower, eastern slopes of Mt Stuart on 68 acres of land requisitioned by the Commonwealth in August 1942. The site was regarded as ideal as it was some distance from the main airfields and the public eye, but still close enough to the various other installations it liaised with. In the event of an enemy raid, its position was such that it would have been difficult to attack, and the area's natural camouflage would have made it difficult to locate.

Construction of the complex began in late 1942 with the Operations and Signals Bunker ready by early 1943. However, by November 1943 the bunker, identified as a semi-underground building because all cabling was laid underground, was not yet occupied because associated accommodation facilities had not been completed. The delay related to the fact that the complex was located some distance from the airfield and there was some question as to whether the facility could provide briefing to air crews in an adequate time frame. Eventually the site became operational in late 1944.

QUEENSLAND HERITAGE ACT 1992

Entry in the Heritage Register

State Heritage Place



The bunker itself was fully airconditioned and housed its own power plant. The interior had a steel mezzanine floor splitting it into two levels and was divided into 32 rooms and passage ways by caneite partitions. Located within the building was the Operations Room, Engine Room, RDF Filter Room, Voluntary Air Observer Corp (VAOC) Liaison Room, Main Operations Room Dais, Aircraft Movements Section, RDF Supervisors Room, Signal Officers Room, W/T Workshop and PMG Switch Room.

The Administration Section was also moved to the Stuart site and commenced functioning on 29 December 1944. On 25 January 1945 the Royal Australian Airforce established their Air Defence Headquarters in the Stuart complex; from where they operated until 1947.

The complex, except for the bunker, was utilised after the war as an immigration depot and migrant hostel. Additional huts were placed on the site to provide more accommodation for migrants who arrived in large numbers after the war. Many of these migrants have made their homes in North Queensland.

In 1961 James Cook University of North Queensland purchased the site for student accommodation while the residential halls at Douglas were under construction. The bunker was still partially furnished at the time the property was purchased by the university. There was a large mapping table in the main room complete with maps and maps on the wall still had marker pins in them. The switchboards and other communication equipment were still largely intact. Photographs, taken at the time, were deposited with the university.

Soon after, in 1962 or 1963, the interior of the bunker was destroyed by fire. In the early 1970s the site was vacated and the barracks either demolished or removed. The property is still under the control of the university although the bunker is the only remaining structure on the site.

QUEENSLAND HERITAGE ACT 1992

Entry in the Heritage Register

State Heritage Place



Description

The Former Operations and Signals Bunker is a rectangular two-storeyed concrete bunker set into the hillside at the base of Mt Stuart. The site is set back from Stuart Drive, which becomes the highway west to Charters Towers, and is about ten kilometres south-west of Townsville's city centre.

The bunker, measuring about 18 x 13 metres, has a flat concrete roof, engaged piers to the side walls and a boarded formwork finish. Remnants of its external camouflage colour scheme, chosen to blend with the pink granite of the hill, are still evident.

The bunker consists of a main room which is two-stories in height, with smaller separate rooms attached to the front. The main room retains evidence of the mezzanine floor, air-conditioning ducts and wc's.

The front section contains some six separate smaller rooms of two levels. Access to the four rooms at the centre is from the exterior and access to the two rooms at the western end is from the main room. The lower of the two western rooms contains the large metal frame of the fuse and telephone cable board with some fuses still visible, which is the only surviving piece of equipment in the structure. Part of the floor of this room appears to be rubble, filling a small tunnel for cables.

To either side of the bunker are two circular structures, possibly bases for communication aerials or anchors for the camouflage net for the bunker. They are some four metre wide and constructed of low stone walls with a conical concrete cap.

Between the bunker, the creek to the north-west and the road to the north-east are several concrete slabs, concrete steps and scatters of building material and other artefacts. These are remnants of other structures of the complex, possibly ablutions blocks and hot water boiler stands.

Released by EHP under the Queensland Heritage Act 2003

QUEENSLAND HERITAGE ACT 1992

Entry in the Heritage Register

State Heritage Place



Images



1. Former Operations and Signals Bunker (1996)



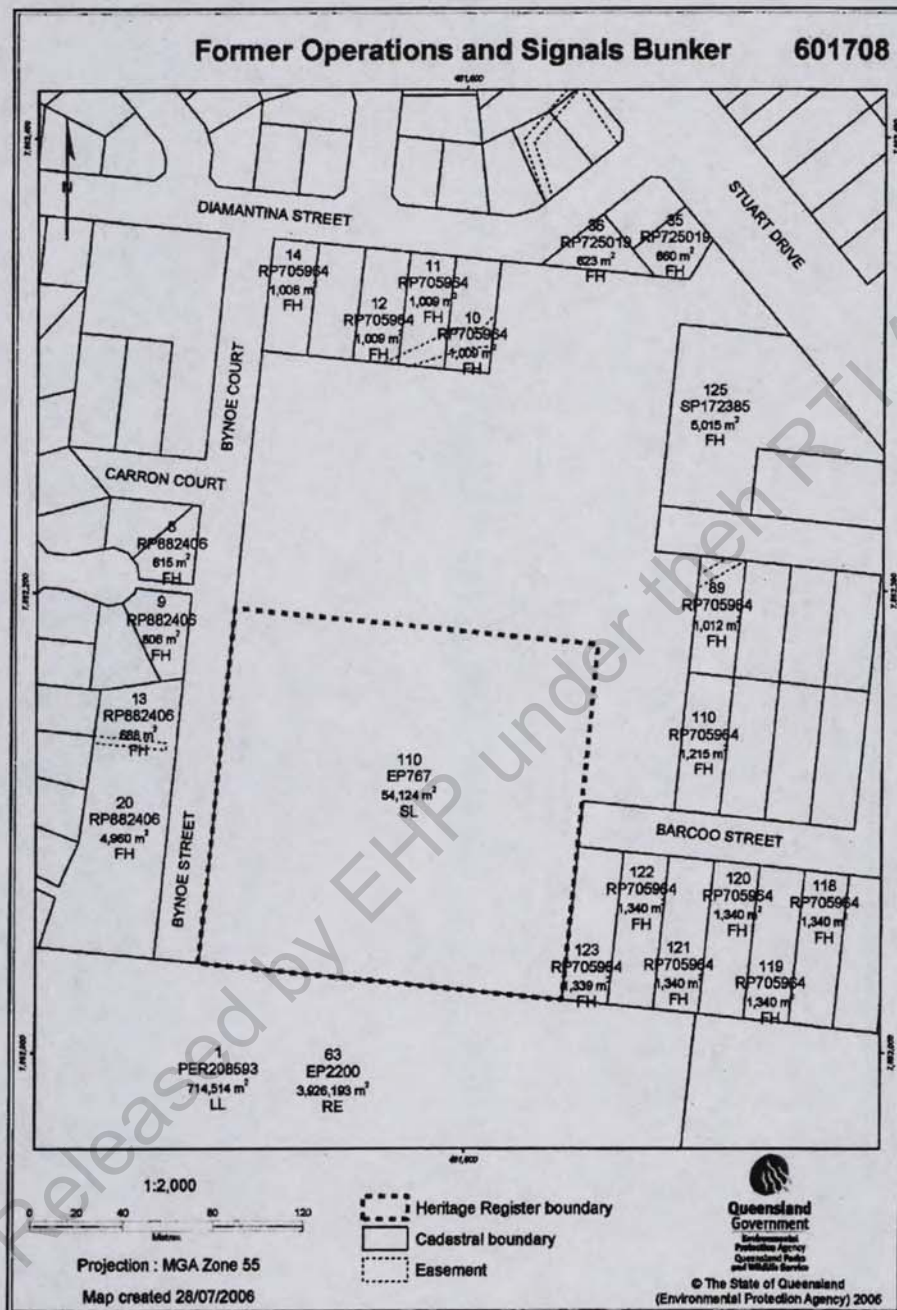
2. Former Operations and Signals Bunker (1996)

QUEENSLAND HERITAGE ACT 1992

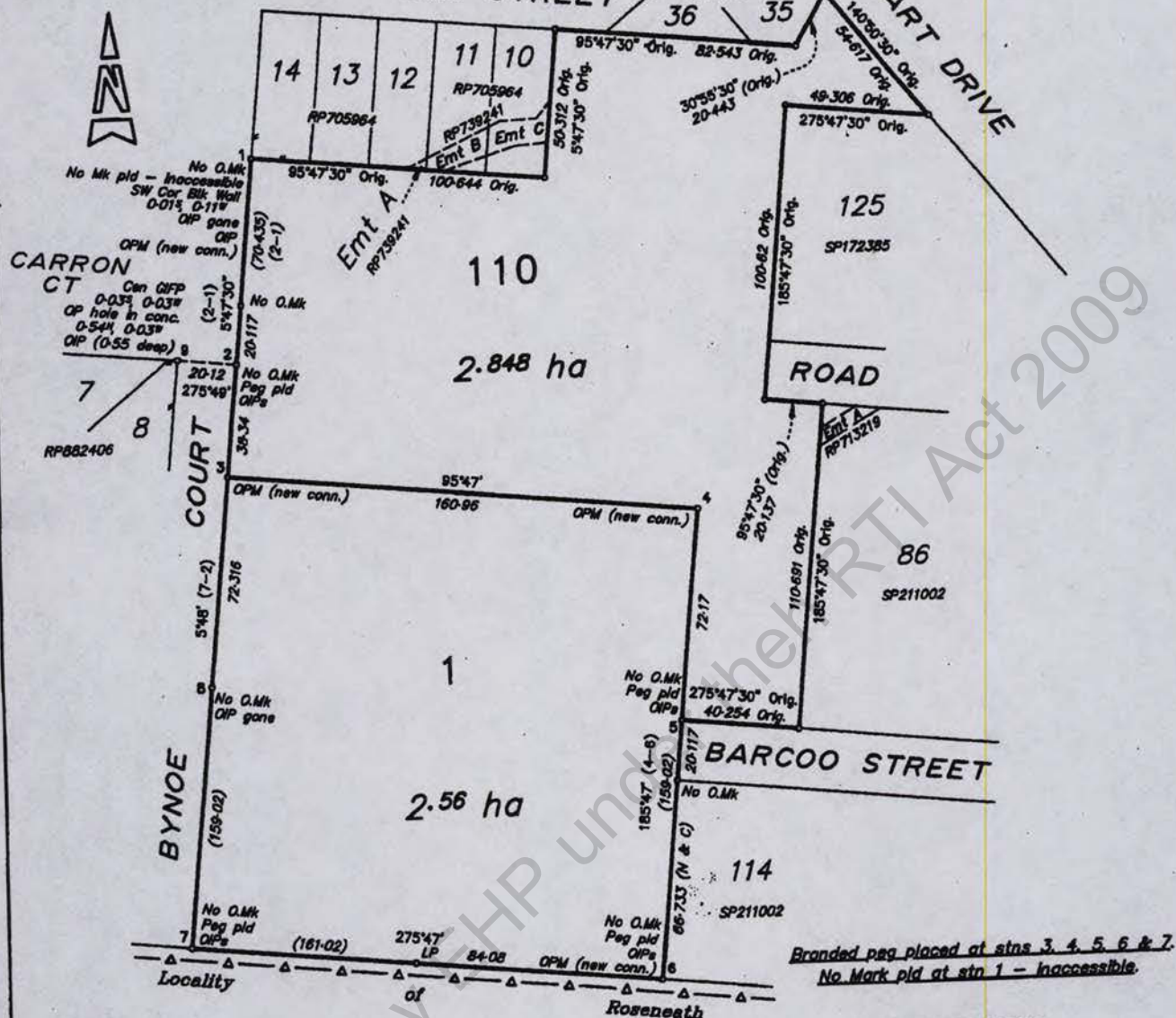
Entry in the Heritage Register
State Heritage Place



Heritage Register Boundary



SURVEY PLAN



**"Copy for Survey
Information only not
registered under either the
Land Act or Land Title Act."**

PERMANENT MARKS

STN	TO	BEARING	DISTANCE	NUMBER	ORIGIN
1	OPM (new conn.)	84°16'15"	264-84	159966	4a/SP172385
3	OPM (new conn.)	21°30'05"	38-71	128434	3/SP110232
4	OPM (new conn.)	67°53'15"	158-85	159967	7a/SP172385
6	OPM (new conn.)	105°09'40"	620-41	79938	11/SP30480

REFERENCE MARKS

STN	TO	BEARING	DISTANCE	ORIGIN
1	OIP gone	85°47'30"	2-012	47/RP713218
1	OIP	185°47'30"	2-012	47/RP713218
2	OIP	85°47'30"	2-012	37/RP713218
2	Pip	185°47'30"	2-012	37/RP713218
3	Pih	208°39'30"	4-625	
3	Pih	28°47'	3-68	
4	OIP	185°47'	2-012	36/RP713218
5	OIP	275°47'	2-012	36/RP713218
6	OIP	5°47'	2-012	33/RP713218
6	OIP	275°47'	2-012	33/RP713218
7	OIP	5°48'	2-012	27/RP713218
7	OIP	85°47'	1-133	27/RP713218
8	OIP gone	275°48'	1-006	26/RP713218
9	OIP (0-55 deep)	5°48'	1-006	12/RP727468

Original information compiled from EP767 in the
Department of Environment & Resources Management.

PLAN OF

Lots 1 & 110

cancelling Lot 110 on EP767

PARISH: **STUART**

COUNTY: **Elphinstone**

Meridian: of MGA Zone 55 (by RTK GPS)

F/Nº	NO
------	----

Scale: 1 : 1 500

Scale: 1 : 1 500

Format: **STANDARD**

233941

10

49 - Sch 4 - Personal Information
49 - Sch 4 - Personal Information

49 - Sch 4 - Personal Information

WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.

(Dealing No.)

Registered

Lodged by

(Include address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.

I/We THE STATE OF QUEENSLAND (REPRESENTED BY THE DEPARTMENT OF ENVIRONMENT AND RESOURCE MANAGEMENT)

(Names in full)

* as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

* as Lessees of this land agree to this plan.

Signature of * Registered Owners * Lessees

* Rule out whichever is inapplicable

Local Government Certificate.

TOWNSVILLE CITY COUNCIL

hereby approves this plan in accordance with the :

%

Dated this day of

* Insert the name of the Local Government.
Insert designation of signatory or delegation

% Insert Integrated Planning Act 1997 or
Local Government (Planning & Environment) Act 1990

3. Plans with Community Management Statement :

CMS Number :

Name :

4. References :

Dept File : FN/10/827

Local Govt :

Surveyor : 42872/01

6. Existing

Title Reference

Lot

Plan

47020522

110

EP767

Created

Lots

Emts

Road

1 & 110

-

-

"Copy for Survey
Information only not
registered under either the
Land Act or Land Title Act."

Lots

Orig

7. Portion Allocation :

8. Map Reference :

8259-24243

9. Locality :

Wulguru

10. Local Government :

Townsville City Council

11. Passed & Endorsed :

Rowlands Surveys Pty Ltd

By : (ACN 010 025 280)

Date : 2/6/90

Designation : Liaison Officer

12. Building Format Plans only.

I certify that :

* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;

* Part of the building shown on this plan encroaches onto adjoining * lots and road

Cadastral Surveyor/Director * Date

(delete words not required)

13. Lodgement Fees :

Survey Deposit \$

Lodgement \$

..... New Titles \$

Photocopy \$

Postage \$

TOTAL \$

Sch 4 - Personal Information

14. Inter Plan Number

SP233941

Notice

Cultural Heritage

Section 74 Exemption Certificate : Permit Number: 355788:601708: CHCH01480710

This notice is issued by the Department of Environment and Resource Management under s.74 of the Queensland Heritage Act 1992 to advise of a decision. Under the Integrated Planning Act 1997, Schedule 8, Part 1, Table 5, Item 2(a), development for which an exemption certificate has been issued is not assessable development.

Attn: Mr Russell Jack
Project Officer
State Land Management
Department of Environment and Resource
Management
PO Box 937
Cairns, QLD 4870

Attn: Mr Peter Lawrence
State Land Management
Department of Environment and Resource
Management
PO Box 937
Cairns, QLD 4870

Dear Mr Jack,

Re: Application for an Exemption Certificate for development at Operations and Signals Bunker (former); QHR 601708

DEVELOPMENT DESCRIPTION:	<p>Works include:</p> <ul style="list-style-type: none"> Removal of invasive weed species using either hand method; rubber tyred mounted hydraulic mulcher or chemical removal. Temporary levelling of a gravel based Whoa boy to be reinstated when works complete. Install steel frame and plate insert to upper window, lower window and entrance door. No fixings required to building fabric.
--------------------------	---

Your application for an exemption certificate to carry out development described above, which was received on the 9 November 2010 , is approved under s74 of the *Queensland Heritage Act 1992*, subject to the following conditions:-

Section 74 Exemption Certificate

Conditions of Approval:

1. This approval lapses at the end of two years from the date on this notice.
(Reason: To ensure that approved works are completed within a reasonable time).
2. Carry out all development in accordance with the following documents. In the case of a discrepancy between documents and conditions, conditions take precedence.

Drawing/Document No.	Name	Date
Un numbered	Untitled Drawing of Plan View- Outside of Window and Side View indicating Steel plate inserts: prepared by DERM- State Land Management	2010

(Reason - To ensure development is carried out as approved)

3. All employees, contractors and volunteers working on the site must be made aware of the heritage status of the place, the implications of the listing, the significant heritage fabric and the conditions attached to this approval.
(Reason: to ensure that all individuals on the site are aware of the significance of the place and exercise care while working on the site.)
4. Inform the Regional Cultural Heritage Coordinator, North Region, Dept of Environment and Resource Management (DERM) in writing, via a completion report including before and after photographs, within 10 working days of completion, notifying that development authorised under this notice is complete. State location and name of registered place, permit number and condition number this report is being made under.
(Reason - To ensure development complies with approval)
5. During development and at completion of development, permit access to the registered place by DERM officers if requested.
(Reason - To ensure development complies with approval)
6. During development, take appropriate precautions to protect existing building fabric and other significant elements or artefacts from incidental damage.
(Reason - To ensure that the cultural heritage values of the place are appropriately recognised and managed)
7. During development; should damage occur to existing building fabric and/or other significant elements or artefacts, report such incidents immediately to the Regional Cultural Heritage Coordinator, North Region, DERM and confirm details of the incident in writing within 2 business days. The incident report must include (but is not limited to) the following information:
 - a. Location and name of registered place;
 - b. Permit number and condition number incident report being made under;
 - c. Details of incident, including time and cause of incident and damage report;
 - d. Details of measures that were in place at the time to protect against such incident and why these did not prevent damage;
 - e. Details of proposed measures to reinstate, remediate or rectify damage; and
 - f. Name and contact details of person making report.
 (Reason - To ensure that the cultural heritage values of the place are appropriately recognised and managed)
8. Variation to works requires written application to the Regional Cultural Heritage Coordinator, North Region, Dept of Environment and Resource Management (DERM).
(Reason - To ensure development complies with approval)

Further Advice:

For any future applications for development to be carried out on this site it is highly recommended that a pre - lodgement meeting between the applicant and Cultural Heritage unit of the Department of Environment and Resource Management should be held prior to submission of any application to ensure any heritage matters or other issues can be identified and addressed at an early stage. The DERM's contact officer is Sandi Robb on telephone 47 225 339.

Section 74 Exemption Certificate

Take Notice: This certificate does not exempt the applicant from the need to obtain such other approvals as may be required under other legislation.

If you require more information, please contact Sandi Robb the Project Manager, on the telephone number listed below.

Yours sincerely

49 - Sch 4 - Personal Information

Leigh Preston
Delegate

Department of Environment and Resource Management
19 November 2010

Enquiries:

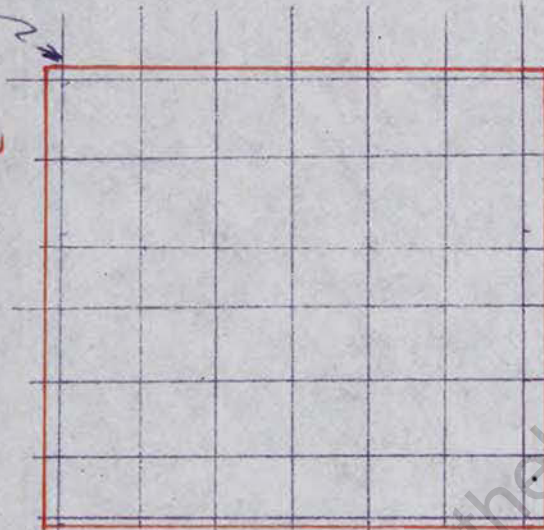
Sandi Robb
Integrated Cultural Heritage Unit
Land Services- DERM
PO Box 5318
TOWNSVILLE QLD 4810
Phone: 47 225 339
Fax: 47 225 331

Exemption Certificate Permit number: 355788:601708: CHCH01480710



18mm STEEL BAR

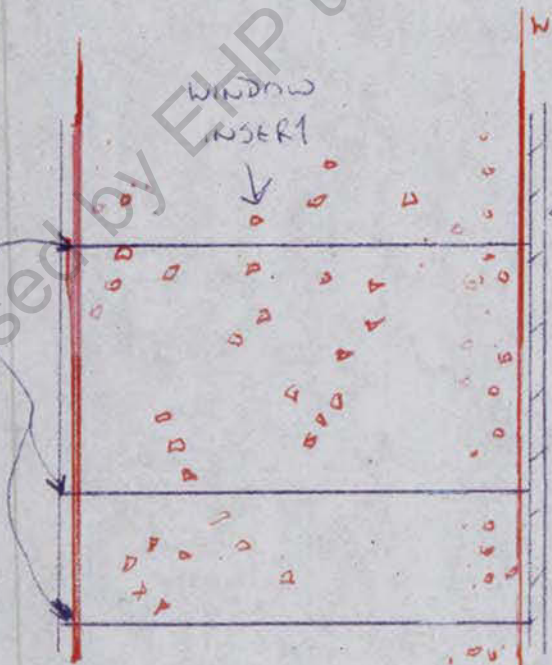
WINDOW



PLAN VIEW - OUTSIDE OF WINDOW

STEEL PLATE TO BE
WELDED OVER GRID
TO PREVENT CLIMBING

USE BARS TO
BE WELDED
AFTER INSERTION



SIDE VIEW

EXEMPTION CERTIFICATE

ISSUED
FOR WORK ASSESSED IN ACCORDANCE
WITH THE
QUEENSLAND HERITAGE ACT 1992 s.74
SUBJECT TO ALL THE CONDITIONS
SET OUT IN THE NOTICE

REFERENCE 355788! 601708!

CH2H 01400710

DATED 19 NOV 2010

SIGNED 49 - Sch 4 - Personal Information

DELEGATE
ENVIRONMENTAL PROTECTION AGENCY

Robb Sandi

No 3 Seelw Fighter
Headquarters

From: Robb Sandi
Sent: Friday, 7 January 2011 9:26 AM
To: Chambers Cathy
Cc: Harvey Cameron
Subject: RE: 600429 & 602760 - maps

FOLIO 29 **TSV** 879
TSV20 11 / 1786

Thanks Cathy and Cameron, I really appreciate your help.

I have one more request for an image with cadastre overlay. This one has arisen because there has been a internal DERM reconfig by SLAM which we only became aware of recently No 3 Fighter Sector Headquarters (QHR601708). Be aware that the new reconfig does not come up on the SMIS mapping system yet but the new survey (undertaken to reflect the heritage boundary) is tucked into the surveys attached to the site. Its owned by DERM and the Fire management group regularly work there and there are multiple components to the site which are revealed after controlled burns so if I could have a aerial with cadastre that will assist and inform both us and the fire team in our discussions about the site.

Thanks again
Sandi

Sandi Robb
Cultural Heritage - Built
Integrated Cultural Heritage Unit
North Region -Land Services
Department of Environment and Resource Management

Ph: (07) 4722 5339
Fax: (07) 4722 5331
E-mail: sandi.robbs@derm.qld.gov.au

Visit us online at www.derm.qld.gov.au

From: Chambers Cathy
Sent: Thursday, 6 January 2011 3:33 PM
To: Robb Sandi
Subject: 600429 & 602760 - maps

Hi Sandi,

73(2)Irrelevant

Talk soon, Cathy

<< File: 602760_ApplicationBoundary.doc >> << File: 602760SitePlan.png >>

From: Robb Sandi