

Non-Indigenous Cultural Heritage Assessment

GKI Resort Pty Ltd Holdings
Great Keppel Island
Central Queensland

for
Tower Holdings

I1053C/2011



Converge Heritage + Community Pty. Ltd. undertook this assessment.

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1.0 Executive Summary

This assessment has been undertaken to evaluate the non-Indigenous cultural heritage within GKI Resorts Pty Ltd's leased lots and Unallocated State Land on Great Keppel Island. GKI Resorts Pty Ltd is a wholly owned subsidiary of Tower Holdings. The assessment evaluates the potential impacts and mitigation measures for the proposed Great Keppel Island Revitalisation Project. Great Keppel Island lies approximately 12 km off the coast from Yeppoon in central Queensland. This assessment includes:

- A summary of the history and environment of Great Keppel Island incorporating the results of consultation undertaken during the course of the assessment;
- The results of the cultural heritage field assessments (*Stage One and Stage Two*);
- The nature of cultural heritage significance within the proposed development area and the potential impacts of the Project on this significance; and
- Specific management recommendations for the protection of areas of cultural heritage significance.

The field surveys were conducted in two stages. Stage one was a preliminary archaeological study undertaken so as to identify and assess the potential for cultural heritage places to exist within the footprint of the proposed development at Great Keppel Island (the Study Area – see Figure 1). Stage one evaluated the significance levels of the identified sites and determined the types of potential impacts.

Using the results from stage one, stage two further assessed the key sites previously determined as significant, with the view of incorporating aspects of the Study Area's heritage significance into the Great Keppel Island Revitalisation Project. With a team of specialist heritage and planning consultants, a range of practical mitigation measures were 'ground truthed' and are discussed in Section 7.

1.1 Non-Indigenous Cultural Heritage Sites

During stage one, eleven sites of non-Indigenous cultural heritage significance were located during the course of the fieldwork program on Great Keppel Island. Details of these sites, including photographs, are located at Appendix 1 of this report. In addition, although not inspected, the

lighthouse located on Bald Rock Point was noted as a potential heritage site and has been included in the significance assessment for the Study Area. The location and brief description of the heritage sites is identified in Figure 7 and Table 7.

No sites of non-Indigenous cultural heritage significance were located in the Putney Beach area during the fieldwork program.

The pastoral heritage of the Island is relatively well represented. Much of it has been modified and reconstructed during the early 1980s use of this aspect of the Island's heritage for tourism activities. This is particularly the case for the shearing shed, Leeke's homestead and much of the Island's fencing. Nevertheless it remains possible to understand how the industry worked on Great Keppel Island and the sites are still a good and rare physical illustration of the difficulties of grazing sheep on a remote island. Further, the sites continue to provide good opportunities for the development of a cultural heritage interpretation strategy (see Recommendation 4).

The extensive resort site and its various components represent the changing phases of the industry and are an important aspect of the historic development of the Island. The resort tells the story of the changing patterns of usage from pastoralism to tourism on the Island. It is also part of the broader history of tourism on Queensland islands within the Great Barrier Reef. After years of struggle and moderate success, the resort became very successful as a result of a combination of factors including;

- the construction of an airstrip;
- the involvement of TAA who had a chain of resorts along the east coast of Queensland which were marketed to appeal to different aspects of the tourist/visitor sector; and,
- the very successful "Get wrecked on Great Keppel" marketing campaign.

Key buildings and infrastructure which are material evidence of these aspects of the former resort's history are the airstrip, the most southerly two- storey dorm/block guest accommodation building at the back of the waterfront at Fishermans Beach and the Wreck Bar located at the northern end of the waterfront buildings at Fishermans Beach. During stage one, the abovementioned buildings and infrastructure were attributed with heritage significance for their contribution to the success of the tourism industry on Great Keppel Island (see Section 5). Stage two focused on the type and level of heritage values at the former resort, in particular the airstrip, the two storey dorm building

and the Wreck Bar abovementioned, which are thought to have intangible cultural heritage values at a local heritage level (see Table 2), therefore not worthy of physical preservation.

Previously unassessed landscape features of the former resort complex were incorporated into the study during stage two. Further, an historic blazed tree was also noted during stage two in the vicinity of the private residences and businesses, to the north of the former resort. Although not in an area directly affected by the proposed re-development (therefore, not included in the site assessment), there is potential for additional blazed trees to exist within the footprint of the Study Area. Recommendations are included in Section 7 for the protection of historic blazed trees and other incidental finds.

1.2 Significance Assessment for the Study Area

The cultural significance of the Island's pastoral industry has been recognised by the inclusion of Leeke's Homestead on the QHR (ID 601216). This inclusion represents the violent removal of the original occupants followed by a long period demonstrating the pastoral industry in an isolated location which had economically marginal land.

Of similar historic significance to the development of the region, however, is the tourism industry and this is represented by a number of tangible and intangible values within the former resort area. Tangible heritage values worthy of retention/ conservation include the footprint of the original airstrip as well as mature exotic and indigenous plantings associated with the resort era of the Island. Intangible heritage values (such as its social and representative qualities) are found within the former resort's infrastructure such as the waterfront guest accommodation and the Wreck Bar, as evidence of the boom in the tourist industry on Queensland's islands from the mid 1970s. These physical elements of the resort, however, do not demonstrate the type of significant values (such as aesthetics or technical achievements) which would warrant their preservation. The prevailing heritage value of the resort is its historic and social significance associated with tourism on the island.

A summary of the significance of the Project area using the criteria identified under the QHA is as follows (representative places/ sites for each value are detailed in the table:

Table 1: Summary of significance for the Study Area

Criteria	Grading	Justification	Sites
Category A – Historic	High (State significance)	The Study Area demonstrates activities related to the sheep grazing and tourism on a small island. This has resulted in a particular cultural landscape which provides material evidence of the evolution of Queensland’s history and is uncommon on islands off the southern Great Barrier Reef area.	• Leeke’s homestead
	High (Local significance)	The Study Area demonstrates the evolution and success of the tourism industry from the mid 1970s on Great Keppel Island.	<ul style="list-style-type: none"> • Leeke’s Wharf and careening poles; • Thomasson’s Wharf; • Shearing Shed; • Loading platform; • Early fencing; • Resort.
Category B - Rarity	High (Local significance)	The Study Area is a rare example in Queensland of a pastoral industry on a remote island.	<ul style="list-style-type: none"> • Shearing Shed; • Loading platform; • Early fencing.
Category C – Scientific	High (Local significance)	The location of the original homestead is considered to have some potential to yield information about the region within the meaning defined by section 35(I) and section 60 the QHA.	<i>(original homestead location- near Leeke’s Creek at 290888/ 7435518)</i>
Category D – Representative	High (State significance)	The Leeke Homestead demonstrates the principle characteristics of an isolated island residence.	• Leeke’s homestead
	High (Local significance)	The Study Area represents principle characteristics of an island resort, including its mature plantings.	• Resort
Category E - Aesthetic	High (State significance)	The Leeke homestead is significant for its setting amongst hoop pines and fig trees. The rudimentary design of the house contributes to the aesthetic significance of the island.	• Leeke’s homestead
	High (Local significance)	The resort’s landscape features, such as pine, palms and figs trees are evocative of an island resort.	• Resort
Category F – Technical	N/A	None	N/A
Category G – Social	High (Local significance)	The island resort is socially significant for its association with the successful tourism industry on Great Keppel Island from the mid 1970s.	• Resort
Category H – Associative	High (Local significance)	Lizzie Leeke is generally associated with the early history of the Great Keppel Island.	• Leeke’s homestead

The twelve identified sites have been attributed an individual cultural heritage significance rating (see Table 2). Leeke's Homestead is listed on the Queensland Heritage Register and Livingstone Shire Council local register of heritage sites and it is assumed that it will be nominated for inclusion on the Rockhampton Regional Council local register of heritage sites now in preparation. The lighthouse has also been attributed a provisional significance rating.

Table 2: Summary of cultural heritage sites

Site No.	Name	Criterion	Level of Significance	Management
1	Dam 1	-	Low Local	No further mitigation required
2	Hut 1	-	Low Local	No further mitigation required
3	Leeke's Wharf and careening poles	A	Low to Medium Local	No further mitigation required Integrate site into an island wide interpretation strategy
4	Thomasson's Wharf	A	Low to Medium Local	No further mitigation required Integrate site into an island wide interpretation strategy
5	Shearing Shed	A, B	Low to Medium Local	No further mitigation required Integrate site into an island wide interpretation strategy
6	Loading Platform	A, B	Low to Medium Local	No further mitigation required Integrate site into an island wide interpretation strategy
7	Example of earlier fencing	A, B	Low to Medium Local	No further mitigation required Integrate site into an island wide interpretation strategy
8	Resort	A, D, E, G	High Local	Incorporate significant landscape features into design of new resort, including mature plantings and airstrip footprint. Record built environment in detail prior to redevelopment. Collation of oral history and associated promotional pamphlets. Integrate history and social significance of the site into an island wide interpretation strategy, including interactive methods.
9	Causeway	-	Low Local	No further mitigation required
10	Dam 2	-	Low Local	No further mitigation required
11	Leeke's Homestead	A, D, E	State significance	CMP including structural assessment. Integrate site into an island wide interpretation strategy. Remove tree on SW corner under Emergency Works provisions of QHA. Develop a landscape design which includes a tree management strategy.
12	Lighthouse	-	High Local	Requires assessment.

1.3 Impact to Non-Indigenous Cultural Heritage Sites

The redevelopment plans will require the complete removal of the old resort, staff quarters and associated infrastructure.

The proposed restoration of Leeke's Homestead and its re-use as an 'activity for guests' is also likely to impact on the heritage fabric and significance of the structure and the associated, nearby sites which demonstrate pastoral activities on the Island.

Although a comprehensive study was undertaken, there is a potential for further historic places/items to exist within the Study Area as the nature of field assessment did not allow a survey of 100% of the area. Additional sites are likely to relate to pastoral activities and the early development of the island, such as blazed trees, remnant fence lines and shearing enclosures.

1.4 Conclusions and Recommendations

The field survey identified twelve non-Indigenous cultural heritage sites in the vicinity of the Study Area. Assuming that the recommendations below are suitably implemented, this report finds that the nature and level of impacts by the Revitalisation Project to the non-Indigenous cultural heritage values, is acceptable from a heritage perspective.

1.4.1 Recommendation 1 – Representation of Former Resort Features into the Redevelopment

The former resort at Fishermans beach is assessed as having high local heritage significance. The representation and/ or inclusion of some of the former resort's features into the redevelopment should be considered for the design of the new resort, wherever possible. The representation and/ or inclusion of these elements should be in accordance with local planning legislation and involve cultural heritage advice from an appropriately qualified heritage practitioner.

Specific areas within the resort which should be incorporated into the master plans of the Project are:

- the footprint of the airstrip¹ (this refers to an interpretable space, rather than the entire runway); and
- mature exotic and indigenous plantings associated with the resort era of the island (to aid this outcome, a landscape and tree management study, with a heritage focus, for the resort area should be undertaken prior to the Project commencing).

It is also recommended that the following work be implemented:

- undertake an extensive photographic recording of the resort and its structures;
- undertake further research into the resort. This may include:
 - the production of a site plan/scaled drawings,
 - individual building plans (where warranted),
 - the collation of a oral history of the resort and Great Keppel Island, and the collation of additional written material regarding the resort and Great Keppel Island such as redevelopment/refurbishment plans, photographs, advertising material, pamphlets, unpublished papers and articles.

1.4.2 Recommendation 2 - Local Heritage Register

It is recommended that discussions are held with Rockhampton Regional Council with a view to removing from the Rockhampton Regional Council Planning Scheme local heritage register, which is currently in preparation, those archaeological sites currently identified on the Livingstone Shire local heritage register as these sites do not fall within the parameters of site types defined within the QHA. In addition the protection and management of these sites should become part of discussions with the Aboriginal Parties in order that the redevelopment project meets its obligations under the *Aboriginal Cultural Heritage Act 2003*.

1.4.3 Recommendation 3 – Avoidance of Sites

The best form of cultural heritage management is to avoid impact on sites and places of significance. It is recommended that the Revitalisation Plan take into account each of the heritage sites and places discussed in this report, and, where possible, avoids impacting on these sites, or if this is not possible, implements the relevant mitigation measures as recommended in this report.

¹ The current Revitalisation Plan already reflects the footprint of the airstrip in its design, implementation of the Plan should recognise the linear form of the airstrip as portrayed in the design.

I.4.4 Recommendation 4 - Development of an Interpretation Strategy

It is recommended that a holistic interpretation strategy for Great Keppel Island be developed for the future use by the resort. This strategy should include:

- information about the growth and development of the pastoral industry incorporating the sites of Leeke's Homestead, the shearing shed, loading platform, old wharves and remnant fencing ;
- information about the growth and development of the tourist industry;
- information which becomes available as a result of the implementation of Recommendations 5;
- include a tour of sites and features;
- development of a display located in an appropriate location on Great Keppel Island;
- production of a web-based audio interpretation package;
- production of site-based interactive interpretation, such as apps for mobile phones;
- production of a report compiling the results of any further research undertaken as part of the development of the strategy;
- copies of this report should be lodged at the GKI Resorts Pty Ltd, with the local historic society and the Rockhampton Shire library and the John Oxley library.

I.4.5 Recommendation 5 - Leeke's Homestead

It is a legislative requirement that the management of Leeke's Homestead be carried out in accordance with the provisions of the *Queensland Heritage Act 1992*. In addition it is recommended that the management of the homestead includes:

- the preparation of a Conservation Management Plan which includes a structural assessment;
- the preparation of a landscape and tree management plan;
- the relocation and appropriate storage, in a dry, vermin proof area, of the documents and diary logs from Leeke's Homestead which were stored in 2008 when the resort closed;
- the removal of the hoop pine which is impacting the southwest corner of the homestead under the Emergency Works provisions of the QHA.

I.4.6 Recommendation 6 – Cultural Heritage Assessment of the Lighthouse

It is recommended that a cultural heritage assessment of the Great Keppel Island Lighthouse be conducted and the current, provisional, cultural heritage significance rating be verified.

I.4.7 Recommendation 7 - Site of Original Homestead

It is recommended that the area identified as likely to contain evidence of the original pastoral homestead located near Leeke's Creek at 290888/ 7435518 and a 50 metre buffer around this point remain undisturbed.

I.4.8 Recommendation 8 - Cultural Heritage Management of Unknown Sites

It is possible that currently unknown sites of non-Indigenous cultural heritage significance exist within the study area, these may include remnant features relating to pastoral activities and development of the island such as blazed trees, fence lines and other associated remains. In these circumstances it is recommended that the process outlined in Appendix 2 is adopted.

2.0 Introduction

CQ Environmental Consultants on behalf of Tower Holding commissioned Converge Heritage + Community (Converge) to conduct an assessment of the non-Indigenous cultural heritage potential of the area identified as lying within the proposed revitalisation program for a resort redevelopment on Great Keppel Island. Great Keppel Island lies approximately 12km off the coast near Yeppoon in central Queensland (see Figure 1 for location). Great Keppel Island is the largest of a cluster of islands.

This report presents the results of a cultural heritage assessment carried out in March 2011 (stage one) and June 2011 (stage two). The Study is necessary to determine the level of non-Indigenous cultural heritage significance relevant to the Revitalisation Plan and make appropriate recommendations about the management of cultural heritage values.

2.1 Purpose of the Study

The purpose of this Study is to quantify and qualify the level of non-Indigenous cultural heritage significance relevant to the area directly affected by the revitalisation plan and recommend the suitable management of these heritage values. Contextual research was undertaken to determine the existence, extent and probable levels of significance of the area prior to the field surveys taking place.

This report presents the results of the non-Indigenous cultural heritage surveys, and includes:

- A summary of the history and environment of Great Keppel Island incorporating the results of consultation undertaken during the course of the assessment;
- The results of the cultural heritage field assessments;
- The nature of cultural heritage significance within the proposed development area and the potential impacts of the project on this significance; and
- Specific management recommendations for the protection of areas of cultural heritage significance.

The scope of this study acknowledges that the archaeological record is both fragile and non-renewable. Any major disturbance of the environment poses a potential threat to this valuable cultural resource.

2.2 Study Area

The proposed resort development lies within Tower Holding leased lots as follows:

Table 3: Real property description for Tower Holding

Lot	Lot Area
Lot 1 AP2516	130m ²
Lot 43 CP843165	3m ²
Lot 2 LN2615	7.986 ha
Lot 31 LN2704	17.75 ha
Lot 45 LN2763	3 ha
Lot 46 LN2763	2,852m ²
Lot 44 LN2831	1.794 ha
Lot 8 LN2832	8.109 ha
Lot 21 SP192569	875ha

The Great Keppel Island Revitalisation Plan also includes use of Unallocated State Land for the marina and marina access and areas to accommodate submarine connections between Great Keppel Island and the mainland. A schematic diagram of the areas proposed to be developed can be seen in Figure 1.

2.3 Dates and Duration of the Work

CQ Environmental Consultants commissioned Converge to complete the study during March - May 2010. Field assessment for stage one was carried out between 14 and 16 March 2011. Stage two field assessment was undertaken on 24 June 2011.

2.4 Personnel

Stage One

Karen Townrow of Converge undertook the background historic research for the non-Indigenous cultural heritage assessment and prepared this report. Geoff Doherty undertook archival research in the Queensland State Archives. Karen Townrow and Xavier Carah (Converge) undertook fieldwork on Great Keppel Island. Benjamin Gall (Converge) carried out an inspection of Leeke's Homestead.

Stage Two

Benjamin Gall, Samantha Syrmis (Converge) and Dominic Hammersley (Humphreys Reynolds Perkins Planning Consultants) undertook the second stage of analysis for the Study. This included

2.6.1 Federal

At the national level, the *Environmental Protection and Biodiversity Conservation (EPBC) Act 1999* is the key national heritage legislation and is administered by the Commonwealth Department of Sustainability, Environment, Water, Population and Communities (SEWPaC). This Act provides a number of statutory and legislative controls, including the National Heritage List and the Commonwealth Heritage List, and applies to places of National heritage value and to those owned and managed by the Commonwealth.

In addition, the following legislation is relevant to heritage:

- *The Australian Heritage Council Act, 2003* provides for the establishment of the Australian Heritage Council, which is the principal advisory group to the Australian Government on heritage matters. This Act also provides for registration of places considered of national significance on the former Register of the National Estate or the Australian Heritage Places Inventory (AHPI).
- *The Protection of Moveable Cultural Heritage Act 1986* regulates the export of Australia's significant cultural heritage objects. The Act does not restrict normal and legitimate trade in cultural property and does not affect an individual's right to own or sell within Australia.

The *Australian Heritage Council Act (AHC) 2003* provides for the establishment of the Australian Heritage Council, which is the principal advisory group to the Australian Government on heritage issues. The AHC Act also provides for registration of places considered of national significance on the National Heritage List, the Commonwealth Heritage List and the administration of Register of the National Estate (RNE) or the Australian Heritage Places Inventory (AHPI).

The former Register of the National Estate is a list of natural, Indigenous and non-Indigenous heritage places throughout Australia. Following amendments to the Australian Heritage Commission Act 1975, the former RNE was frozen on 19 February 2007. This means that no new places can be added to or removed from the RNE. Nonetheless, the former RNE will continue as a statutory register until February 2012. During this period the Minister (SEWPaC) is required to continue considering the Register when making some decisions under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). This transition period also allows states, territories, local and the Australian Government to complete the task of transferring places to appropriate heritage registers where necessary and to amend legislation that refers to the former RNE as a

statutory list. From February 2012, all references to the former RNE will be removed from the EPBC Act and the AHC Act. The RNE will be maintained after this time on a non-statutory basis as a publicly available archive.

If during any further stages of cultural heritage investigation any sites are identified as being of National or Commonwealth significance, this legislation provides the governing framework that would need to be worked within for these items.

2.6.2 State (Queensland)

Non-Indigenous cultural heritage matters are covered in the *Queensland Heritage Act 1992* (QHA), which provides for a listing of places on the Queensland Heritage Register. Protection is offered to places that have been entered on the Queensland Heritage Register (QHR) according to a set of criteria (these criteria is set out in section 5.1.2). This Act requires that an owner of a listed heritage place who intends to demolish, subdivide, renovate, alter, add to, change the use of, or substantially modify the appearance of that place must seek approval through the Department of Environment and Resource Management (DERM).

Under section 39 (1) and (2) of the QHA, should the nomination be accepted by the DERM, the Chief Executive of the DERM must publish notice within 10 business days of this acceptance. Under section 41 of the QHA, the owner or any other entity can, within 20 business days, provide a written submission to the Chief Executive of DERM as to why the place does not satisfy cultural heritage criteria. Notice of the DERM's heritage recommendation regarding an application is then provided to the Heritage Council for consideration. Under section 49, the owner or entity can also make oral representations to the Heritage Council before it makes its final decision.

The *Queensland Heritage Act 1992* and subsequent amendments does not apply to:

- (a) a place that is of cultural significance solely through its association with Aboriginal tradition or Island custom; or
- (b) a place situated on Aboriginal or Torres Strait Islander land unless the place is of cultural heritage significance because of its association with Aboriginal tradition or Islander custom and with European or other culture, in which case this Act applies to the place if the trustees of the land consent. (Section 61) (Please note: the Act is now being used sufficiently broadly that old mission sites are being heritage registered).

2.6.2.1 Archaeological Places

Under Section 60 of the QHA and subsequent amendments, places may be considered to be 'archaeological places' if not registered as a State heritage place and are considered to have 'potential to contain an archaeological artefact that is an important source of information about Queensland's history.'

Amendments to the Act in April 2008 are clear in relation to responsibilities surrounding notification and protection of non-Indigenous archaeological places under Part 9, Division: Offences relating to archaeological artefacts and shipwrecks (sections 88 to 90).

2.6.3 Local Government Legislation

The study area lies within the former Livingstone Shire area and now the Rockhampton Regional Council Area.

Under the *Integrated Planning Act (IPA) 1997* and now the *Sustainable Planning Act (SPA) 2009*, Queensland local government areas have been required to prepare new planning schemes. These planning schemes aim to strike a balance between protection of the environment, economic development and community well-being, and to govern the way that all new developments are assessed in each of the four local government areas, Fitzroy Shire, Livingstone Shire, Mount Morgan Shire and Rockhampton City.

These four local government areas were amalgamated in March 2008 into the Rockhampton Regional Council. A new Regional Planning Scheme is currently in preparation, but until it is adopted by Council, the planning schemes for each of the four previous local government authorities are still valid.

The Livingstone Shire planning scheme names a number of sites of local significance on Great Keppel Island. These are identified in section 3.3.3. The scheme's general policy in relation to cultural heritage is as follows:

Cultural heritage values associated with the landscape features of a site and its surroundings or relics of past activities found during development of the site are respected and are not subjected to changes that would significantly reduce the capacity to appreciate those areas, places and sites, their character or the memories or history they represent, in terms of visual

detraction, public accessibility or physical change, damage or removal (Livingstone Shire Planning scheme – Division 11 - Comprehensive Development Zone – Great Keppel Island).

Specific policies in relation to identified sites are stated in section 3.3.3.

2.7 Secondary Sources and Previous Reports

A number of reports and secondary sources discuss the general history of the area. In particular the BA Hons Thesis by Regina Ganter “*The History and Development of the Keppel Islands*” (1985) has been relied upon to provide sufficient non-Indigenous context to this assessment. This material is referenced both in the text and in Section 8 of this report. A summary is below:

Table 4: Reports and Secondary Sources

Author	Date	Title
Ganter, Regina	1985	The History and Development of the Keppel Islands, BA Hons Thesis, Griffith University.
Humphreys Reynolds Perkins Planning Consultants	2010	Great Keppel Island Revitalisation Plan, Initial Advice Statement, Brisbane.
Morris, Alan J.	1989	My Island in the Sun. Willmetts Colorprint, Townsville.
McDonald, Lorna	1981	Rockhampton – A history of City and District. Uni Of Queensland Press, St Lucia
Rowland, Michael	2004	Myths and Non-Myths: Frontier 'Massacres' in Australian History – the Woppaburra of the Keppel Islands. <i>Journal of Australian Studies</i> , No. 81, 1-16.
Rowland, Michael	2008	Colonization, environment and insularity: prehistoric island use in the Great Barrier Reef Province, Queensland, Australia. In: Conolly, J. and Campbell, M. (eds.) <i>Comparative Island Archaeologies</i> . British Archaeological Reports, Oxford.
Livingstone Shire Council	1993	Great Keppel Island Development Control Plan

3.0 Contextural Background

The following contextual background is not intended to be a comprehensive investigation of the Study Area, rather it provides a suitable platform for discussions regarding cultural heritage significance and management recommendations in compliance with the EPA (DERM) *Guidelines for Historical Archaeological Studies*.

3.1 Biogeographical Information

Great Keppel Island is one of a group of continental islands located off the Capricorn Queensland coast and is part of the Great Barrier Reef. It lies within the southeast trade winds zone and has a subtropical climate although its summers are recorded as being “distinctly dry” (Humphreys Reynolds Perkins Planning Consultants 2010:10). Refer to *Flora and Fauna Technical Report* (CEPLA 2011) and *Coastal Environmental Technical Report* (Water Technology 2011) for more information about the biogeographical information of Great Keppel Island.



Figure 2 – Great Keppel Island, location map (source: www.mycapricorncoast.com)

3.2 Historical Background

The following discussion is not intended to be an exhaustive historical treatment of Great Keppel Island and the Study Area. It is largely based on secondary sources, particularly Regina Ganter's 1985 BA Hons Thesis "*The History and Development of the Keppel Islands*" with some information from primary sources, and is intended to provide a broad historical overview of the areas under consideration so as to assist with the assessment of significant, extant heritage places and sites within the study area.

An understanding of historical themes is central to determining whether a site should be included in a heritage register (using the framework provided under the *Queensland Heritage Act 1992*). This history, therefore, is structured using historical themes as an organisational aid. A historical thematic framework was developed by Blake in conjunction with DERM heritage staff (2005), which in turn drew upon the Australian Historic Theme Framework developed by the Australian Heritage Commission (Australian Heritage Commission, 2001). The following themes have been identified as being of particular relevance to the region:

- Exploiting, utilising and transforming the land; pastoral activities;
- Developing secondary and tertiary industries; struggling with remoteness, hardship and failure;
- Developing secondary and tertiary industries: lodging people, and catering for tourists; and
- Moving goods, people and information; using shipping.

Further research and analysis of specific areas and sites may be required to assist with assessment of particular cultural heritage issues arising in relation to the implementation of the Great Keppel Island Revitalisation Plan and some of the recommendations of this report.

3.2.1 Exploration and Squatters

Captain Cook sailed between the Keppel Islands on his way north in 1770 after having anchored west of Hummocky Island on 25 May. Being occupied with trying to find deeper water in order to make passage north, he did not land on either Island. His comment was that the islands looked barren. Flinders also passed on the outside (eastern side) of the Keppel Islands in 1802 on the "Investigator" but also did not land on either North or South (Great) Keppel Island (Ganter 1985:11).

Another 45 years were to pass before the first recorded landing on the Islands by MacGillivray off the “Rattlesnake” (in 1847) although by this time Leeke’s Beach appears to have been marked as an anchorage on charts of the area (Ganter 1985:12) suggesting unrecorded passing marine traffic and possible landings on Great Keppel Island. MacGillivray also found Great Keppel Island to “be of poor stony or sandy ground, thinly covered with tufts of coarse grass...” (Ganter 1985:12). He did, however note the presence of Aboriginal people on the Island.

Exploration of the country on the mainland to the west of Great Keppel Island began with Leichhardt and Mitchell’s expeditions in 1844 and 1846 respectively. Leichhardt knew the Archer brothers and wrote to them of his expedition. Subsequently, inspired by this information, the Archers began to work their way northwards via inland routes. By this method Charles and William



Figure 3: Robert Ross (source www.mycapricorncoast.com/history/histnews)

Archer ‘discovered’ the open valley through which the Fitzroy River ran into Keppel Bay in 1853. The Archer’s report of this land resulted, in 1854, in the proclamation of 2 new districts, (Port Curtis and Leichhardt) by the NSW government (McDonald 1981: 17-19). Land was taken up during the 1850s and 1860s by squatters, and miners who came to the district as a result of the discovery of gold at Canoona in 1858 (Ganter 1985:13). In 1865 Yeppoon was established followed by Emu Park in 1867. From this point on, fishing trips and excursions in the vicinity of, and to, Great Keppel Island led to increasing interaction with its Aboriginal population (Livingstone Shire Council 1993:28) particularly after the establishment of the town reserve at Emu Park in 1869 (Ganter 1985: 16).

One of the men who had taken up land in c. 1860 on the mainland from the mouth of the Fitzroy River to Raspberry Creek was Robert Ross and his family. They called this property Cawarral. By 1866 he had extended his sphere of influence to include both Keppel Islands although a mainland neighbour, Young, obtained government permission to occupy North Keppel Island. Ross’s means of doing this included the rounding up and possible ‘blackbirding’ and/or killing of Aboriginal people on the Islands and the preparation of Great Keppel Island as first a cattle then sheep station. Newspaper reports suggest that 3 to 4 000 sheep were depastured on the Island (Ganter 1985:15-19).

3.2.2 Pastoral Activities

On 29 December 1882 Great Keppel Island came up for public auction. The 10 year lease for approximately 6 square miles (that is the entire Island) was acquired by Robert Lyons at a price of £16 5s per square mile per annum, well over the upset price of £2 per square mile. The lease was finally issued the following October (Run File no. 1627).

It was at this time that William T. Wyndham became the Island's stockkeeper. Wyndham stated that there were 54 Aborigines living on the Island in two groups at this time. It appears that Ross did not remove his sheep and the relationship between the Ross and Lyons is somewhat unclear. However Lyons backed the statements of Ross in the controversy that erupted in the local papers regarding the further removal of Aboriginal people from the Island in 1883 (Ganter 1985:22-24). Further, Lyons sold the lease to Ross in 1886 after he had, in 1885, "taken advantage of the provisions of *The Crown Lands Act of 1884* with respect to the run" (Run No 1627). This resulted in half of the Island lease being resumed and the western section re-leased at a rate of £2 per square mile.

A report on the Island by the Commissioner for Dividing Runs noted that there was no prickly pear or Bathurst Burr on the Island and that improvements comprised a small weatherboard house with two rooms and a verandah on one side. The house was floored with an iron roof. The location of this house is identified in Figure 4. There was also a small shed with pens for shearing sheep and several small sheep yards fenced with brush and saplings. The country was described as having stony mountains, wattle, stunted honeysuckle, oaks, poplar gums and ironbark in sheltered areas. A small inlet on the northwest side was stated to be a safe harbour which dried on the low tides but was suitable for boats of less than 5 foot (1.52m). A spring approximately one mile upstream of the inlet was noted. At the time the Island had approximately 2 000 sheep who had little to no grass (Run No. 1627, ltr dated 21/7/1886).

Robert Ross died in 1893 and in 1895 his family wrote to the Lands Department that they did not intend to renew the lease. Both lease and crown land (marked with R on Figure 5) were transferred from Colin Ross to Ross's stockman James Lucas in early 1897. The land was now identified as occupational licences 107 and 108 (Run No. 1627, memo dated 27/1/1897, 14005 Occupation Licence Files Transfer doc 21/1/1987). In order to subsist, Lucas introduced Angora goats, tried agriculture and continued to run sheep. He also supplemented his income selling oysters at Emu Park despite not holding any oyster leases. He partly achieved this through trying to exclude the

fishermen who regularly visited the Island and those who held oyster leases (110 – 1199) around the Island. These men successfully lobbied for a 3 hectare Fishermen's Reserve to be excised from OLI08 in 1898 (Ganter 1985:27, 41. 14005 Occupation Licence Files, gazettal notice dated 2/8/1898).

Lucas appears to have not been well liked by the Aboriginal people who remained on the Island possibly due to his methods of 'disciplining' them and it was during his tenancy on the Island that they were finally removed in 1902 by Archibald Meston, the Protector for South Queensland, to the Aboriginal missions at Durrundur and Fraser Island. Lucas fled the Island during the same period and the OLS were apparently considered forfeit due to unpaid rent and resumed by the government in December 1904 (14005 Occupation Licence Files memo and notes 7/4/1904). The Island itself was considered as the location for an Aboriginal Reserve but this was finally shelved by the Lands Department in 1903 (Ganter 1985: 26-36).

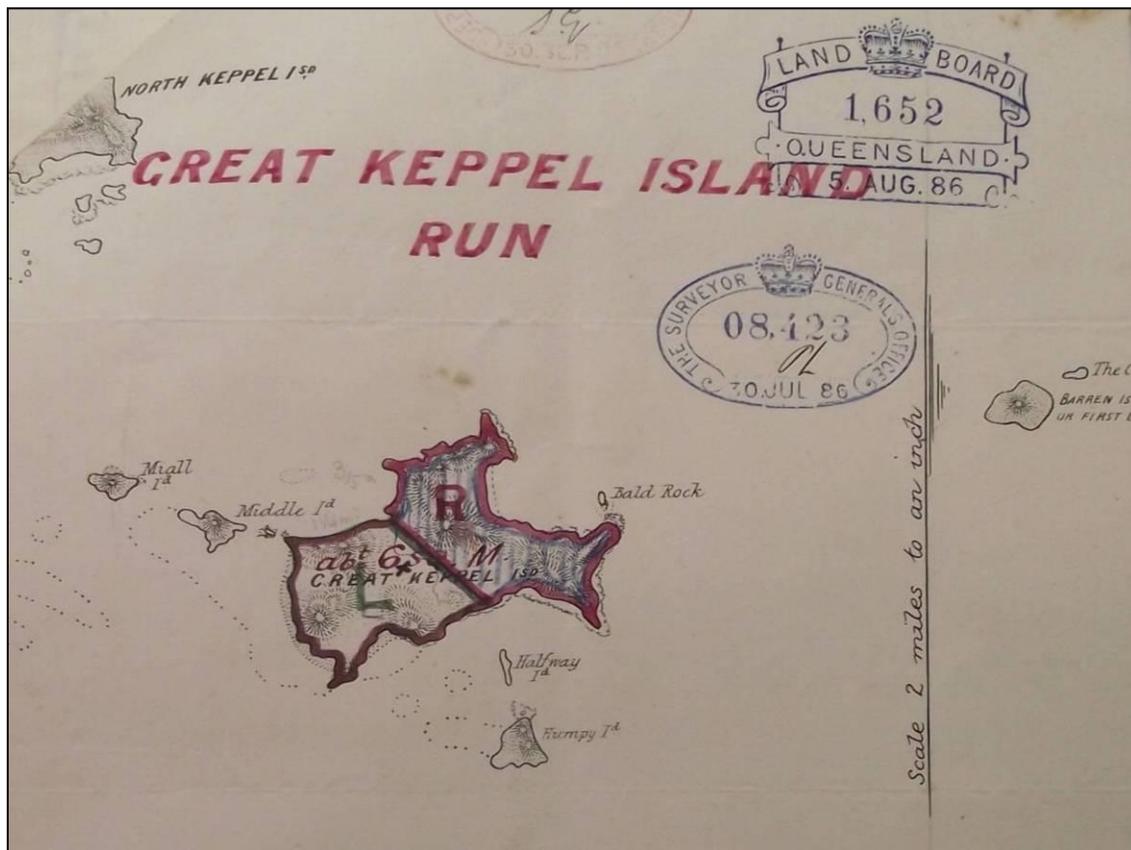


Figure 4: Great Keppel tenure 1885 – 'x' marks the location of the homestead (Source Run No. 1627)

The Department of Land decided to re-amalgamate the 2 licences excluding the fishermen's reserve located on Fishermans Beach and charge rental of £12 per annum (14005 Occupation Licence Files memo 21/4/1904). The new occupational licence was gazetted in 1904 but not taken up. It was re-gazetted in 1908 and taken up by James Page "...who never used it and transferred it to Michael Cyril O'Neill after ten years" (Ganter 1985:46).

O'Neill depastured 1 500 merino sheep on the Island in 1918 and took up residence in a 'new' homestead, which he built, with his wife Lizzie in 1922. The homestead had a pressurised gas 'Gloria' light system which was pressurised with a car pump device. J. Leeke provides the following description of the place:

I slept on the verandah of the homestead on a stretcher bed. ... The floors of the house [were] littered with possum skin rugs. The windows in the front of the house looking on the verandah had curtains and the doorways had hanging screens made from reeds that grew in the salt pan along the creek. There was a small parlour with lace cloths on occasional tables with pieces of coral and rare shells. The kitchen was at the back of the house and that was where we ate. Although the house was built of corrugate iron it had a woman's touch and always seemed cool and homely to me (J. Leeke 1979 col 3-4)

It appears that this homestead was built further from Leeke's Creek than the original Ross/Lyons homestead (C. Svendsen pers. comm. Ganter 1985:46). Cyril died in 1923. Lizzie continued running sheep on the Island and married Ralph Leeke, a local fisherman, in 1924. The marriage did not last but Lizzie continued to run sheep whilst subsidising her income with O'Neill's estate and Leeke's fishing. Grazing sheep was hard work due to the terrain and density of some of the vegetation. Thus shearing paddocks were spotted all over the island. Alternately sheep were sheared on the spot and their fleeces carted back for transportation to the mainland (Ganter 1985:47). A shearing shed was located 'down the hill from the house' (Leeke 1979 pamphlet, col. 2). A wharf was built near the mouth of Leeke's Creek (C. Svendsen pers. comm). Lizzie remained on the Island until 1945 when she evacuated due to the perceived threat of a Japanese submarine sighting (C. Svendsen pers. comm.).

In March 1945 the Great Keppel Island Tourist Company bought the grazing lease off Lizzie Leeke. This syndicate was headed by Charles Tompson. It split up in 1948 but was reformed as a partnership between Alex Lawn and Tompson. Lawn had no interest in the tourist industry but

hoped to run a pig farm in the grazing lease (Ganter 1985:55). The company at this time was divided into six shares. In this way, in 1950, Paul Svendsen bought into the company and took over the homestead at Little Peninsular. Here he ran his oyster leases, sheep farmed and fished. Tompson kept the area on the eastern side of the Island in the area of Fisherman's Beach (C. Svendsen pers. comm.). Albert and Colin Thomasson became partners after the death of Lawn and took over the bulk of the pastoral lease in c. 1957. Their wharf was located further upstream from the Leeke's wharf (C. Svendsen pers. comm.). They in turn sold the grazing lease to John Nott in June 1968. He used the lease until 1971 during which time he constructed a dam near to Leeke's homestead and did some land clearing (C. Svendsen pers. comm.) In 1971 he sold to John van der Borgh, John Moore and John Nathan who owned the resort at Fishermans Beach. At this time sheep grazing was terminated (Ganter 1985:62).

3.2.3 Fishing and Oystering

As stated in 3.3.1, the establishment of Yeppoon in 1865 and Emu Park in 1867 resulted in regular fishing trips and excursions in the vicinity of, and to, Great Keppel (Livingstone Shire Council 1993:28). By 1896, three of the Emu Park fishermen, including James Morris, became regulars of Great Keppel Island (Ganter 1985: 26). Morris also began oystering on the Island at 'Old Camp' (Fishermans Bay) using a technique learnt from the local Aboriginal people whereby the rocks on which the oysters grew were removed in clumps and then kept alive in water prior to use. He transported these clumps back to Emu Park and opened an oyster saloon. Other fishermen soon followed (Morris 1989:35-36). By c. 1897 oyster leases 1100 to 1199 had been issued and a Fishermen's Reserve of 3 hectares (in the area of Fishermans Beach) established (Ganter 1985: 27, 41). The oyster lease areas were over parts of the Island's rocky headlands (C. Svendsen pers. comm.). The history of the oyster leases has not been established but Carl Svendsen still operates two of these leases at Little Peninsular (C. Svendsen pers. comm.). In addition the owner of the oyster lease near the resort came into conflict with the resort after a cyclone in 1970 which exposed the resort's practice of piping its effluent discharge into the sea close to the oyster leases. It was apparently also the practice of the resort to provide guests with oystering equipment (Ganter 1985:63).

Integral with oystering was both commercial and recreational fishing. Beche de mer fishermen, pearlers and fishing fleet operators are known to have passed through the area, particularly in the mid to late 1800s, and may have (as is documented for other areas) kidnapped and/or press ganged

some of the Aboriginal people to work for them (Morris 1989:39-40 and Rowland: 2004:9). Commercial fishermen have operated in the area since the late 1890s included Morris and his sons, Leeke, McClelland, Hoppy Billy Smith, Sandy McPherson and Albertson (Morris 1989:36).

The use of the Island by recreational fishermen and picnickers is largely un-documented although a number of secondary sources reference visitation (Ganter 1985:50, Rowland 2004:5-6). Given its proximity to the mainland it is assumed that they were increasingly regular visitors to the Island particularly once organised fishing trips and accommodation, operated by Morris, became available in the late 1930s (Morris 1989:41).

The Island has been a stopover anchorage for vessels travelling the coast since the 1860s and is now a regular stop over for both local and out of port recreational sailors with several yachts appearing to be semi-permanent residents.

3.2.4 World War 2

Both Ganter and the Livingstone Shire Council (quoting Ganter) make reference to the use of the Island by the US army, who were largely stationed at Rockhampton and surrounds, during World War 2. Ganter writes:

During the war the Keppel Islands, like many other coastal islands, were used for military exercises. American soldiers were stationed on Great Keppel and used Long Beach as an emergency airstrip... (Ganter 1985:49) When in the 1960s Ken Brighton tried to fell an old tree in front of his house on Fishermans Beach, he found a trunk full of American Coca Cola bottles. (Ken Brighton pers. comm. in Ganter 1985:52 endnote 21).

Rowland made a particular search for evidence of the US Army on Long Beach whilst conducting research on the Island but was unable to find any material remains of this activity (M. Rowland pers. comm.).

3.2.5 The Growth of Tourism

Tourism on Great Keppel Island has had a long history. This has been summarised in Ganter 1985:109, Appendix 4, a copy of which is included as Appendix 3 of this report. Tourism on the Island could be said to have started when James Morris:

...expanded his business from oystering to overnight trips to Great (South) Keppel Island. He started the first European tourist accommodation on the island. He dug a well at the 'Old Camp' [Fishermans Bay] (Morris 1989:41).

He also established a basic bush camp with open fire place which was used overnight by his guests after a day's fishing.

Late in 1935 Morris, his brothers (including Creswell) and some friends completed the construction of two buildings known as "Ebb" and "Flow" within the Fishermen's Reserve. They were constructed of bush timbers lined with fibro sheeting and appear to have been used by family and friends (Morris 1989:55). By 1944 these appear to have been modernised and were available for rent from Creswell Morris (Ganter 1985:49). Alan Morris describes them as "no more than 6 x 4 metres" with stove recess at the north end, cupboard built from vacuum oil crates, hanging safe, open kitchen/dining area and sleeping area at the southern end. Doors "front and back and three push up wooden windows gave us ventilation" (Morris 1989:64-5). Both huts had collapsed by 1962 and "Ebb" was replaced by a '...green galvanised hut' (Morris 1989:65) which was removed c. 2009 (J. Pitt pers. comm.).

Another person, Thomas Arnold took up the other two leases in the Fishermans Beach area which had by now been excised from the grazing lease, but his intention of building a home and catering to holiday makers appears to not to have come to fruition (Ganter 1985:48).

As stated in 3.2.2, Charles Tompson and his syndicate, the Great Keppel Island Tourist Company bought the pastoral lease over Great Keppel Island from Lizzie Leeke in 1945. Thus Thomson was early to recognise the potential of the Island for tourism. This potential was officially recognised by the government after World War 2 particularly after the principle of two weeks' annual leave for workers was adopted in Australia. The potential of the Great Barrier Reef and the area off the coast of Rockhampton the subject of an inquiry commissioned by the Queensland Premier in 1946 (Ganter 1985:54). After the release of the Inquiry's report in 1947, Tompson was granted a tourist lease. He also acquired a lot, 0.4 hectares in size, which was excised from SL8647 in 1953. Here he built his residence and also a number of cabins which by 1957, numbered seven (Ganter 1985:109).

Alan Morris bought out Tompson in 1958 and named the cabins 'Silver Sands'. He describes the cabins as "self contained units with kerosene refrigerators, wood stoves (later converted to gas) crockery, cutlery and linen [was] provided in some units" (Morris 1989:72). During the eight years

he operated the resort he constructed a jetty on Fishermans Beach (this was subsequently damaged in an accident and then destroyed by a cyclone), a road to Long Beach, and introduced light airplanes to the Island. These used Long Beach and occasionally Leeke's Beach as a landing strip (with airlink through Countryair). Improvements to the resort included the construction of a dining room, TV room and bar. Morris is unclear whether any of the last part of these additions was surviving in 1989 (he states both that they still existed and that they were demolished). Other improvements included the construction of an underground water supply to replace the rain water tanks, a septic tank and water closets to replace thunderboxes (outdoor toilets). The success of the resort suffered from the lack of reliable water transport to and from the island, particularly after Morris' vessel *Shandon* was damaged and had to be abandoned. Morris found himself in financial difficulties and, in order to continue his upgrade and expansion of the resort, approached Walter Reids and Co and Castlemaine XXXX brewery for a loan in return for a guaranteed sole liquor supply. An agreement was reached however the government refused to grant a liquor licence to the resort. Morris was therefore forced to sell in 1966 (Morris 1989:73-89).

Ganter suggests another factor in Morris' difficulties may have been that changing government policy recognised that the conflicting interests of users, and the need to conserve the natural assets of islands for tourism, required more intensive policing of user regulations. A 1966 Interdepartmental Committee on Leasing and Development of Queensland Islands (there were 18 resorts on Queensland islands at this time) recommended that control of tourist development initiatives be retained by government and this be achieved through the stipulation of a minimum expenditure of \$150 000 within the first five years and through the signing of an agreement with the State Tourist Bureau as conditions of any lease for the purposes of tourism (1985:60-1).

Morris sold to a company formed by Tom Green. This company changed hands three times in nine years but continued to operate under the umbrella name of Great Keppel Island Pty Ltd. Green expanded the resort to 21 block/dorm style accommodation units and negotiated with Trans Australian Airlines (TAA) to construct an airstrip. These improvements were completed in 1967. This resort was closed to day visitors who came on the now regular boat services. For this reason Livingstone Shire Council set aside a recreation reserve with kiosk, public toilets, dressing sheds and fire places in 1967 (Ganter 1985:61).

In 1971 the resort was taken over by a consortium of three men, John van der Borgh, John Moore and John Nathan who repackaged the resort as a first-class select resort. Resort capacity was

increased to 60 guests and 30 staff. Day visitors were effectively excluded from the resort through the practise of charging bar accounts to rooms rather than accepting cash. They also bought the grazing lease from Nott enabling the resort to have access to the entire Island.



Figure 5: Resort c. 1970s (Source. P. Brown)

By November 1972 the resort had become affiliated with the Flag Inns motel chain and became known as Parkview Keppel. Flag Inn introduced package holidays.

By this time a caravan park had been established on the Shire reserve and the resort felt that this was operating in competition to the resort (Ganter 1985:64).

TAA bought into the resort in 1973 as part of the diversification they were undergoing at this time. They acquired 51% shareholding in June 1974 before buying all shares in the resort in October 1975.

The resort now consisted of twenty-four units, a 50 bed motel, swimming pool, staff accommodation, souvenir shop, and building containing dining room, kitchen, reception, lounge and bar (Ganter 1985:72).

At this time P & O and TAA decided to target their resorts to different sectors of the market. Thus Lindeman Island was aimed at families with dependent children, Dunk Island was promoted as an unspoilt spot good for diving and snorkelling and at Great Keppel the youth market was targeted. Thus arguably the resort's most successful advertising campaign "Get wrecked on Great Keppel Island" was launched and the resort facilities were modified to cater to the youth market (Ganter 1985:64, 72-3).

Day visitation had also increased over this period and by mid 1975, in peak periods, the Island was attracting up to 1000 people. A Lions Club camp was in use in addition to the caravan park. The resort could accommodate 250 and had plans for further expansion (Ganter 1985:75).

A change in the marketing strategy for the resort in 1982 broadened the target market to include families and also placed an increased emphasis on the cultural heritage of the Island. To this end Leeke's homestead was renovated with two resort staff in residence to prevent vandalism. The shearing shed was also reconstructed (Ganter 1985:77).

The resort was further upgraded in 1985 and could cater to 360 guests as well as day visitors. The Lions Club camp had also been let by the YHA who had plans for expansion as did the manager of the camping ground which was now known as Keppel Haven (Ganter 1985:80).

The various changes in ownership since 1985 have not been intensively researched but it appears that Qantas acquired Australian Airlines (TAA) and the Great Keppel Island resort in September 1992. It was about this period when the hillside villas were constructed (K. Christie pers. comm.). Some time after this the resort was purchased by Contiki who operated it under management by Accor Asia Pacific. Further refurbishment was undertaken during this period to the value of \$3.5 million (Sydney Morning Herald 1/1/2009). Once again the youth market was targeted. The Mercure resort chain then purchased the resort and attempted to reincarnate it as an affordable family resort (news.com.au 1/10/2006).

GKI Resort Pty Ltd, a subsidiary of the privately owned Australian company Tower Holdings bought the resort in 2006 and closed it in February 2008.

3.2.6 Tenure Developments including Small Residential Freeholds

A complete tenure history of Great Keppel Island has not been conducted. However it is considered that the secondary and primary sources consulted provide sufficient information to establish the trends in the development of the Island's current tenure situation. This highlights the decline in the pastoral interests and increase in both private residences and the growing resort.

The pastoral interests and resort often had conflicting interests during the active phases of sheep grazing. Once grazing ceased and residential blocks and shire reserves on the Island increased, private land owners interests and the resort's interests also, on occasion, varied. The tenure development of the Island is summarised in Table 5. Information has largely been extracted from Ganter 1985.

Table 5: Tenure Developments

Date	Tenure	Comment
1882	OL Run No. 1627	See section 3.2.2
1884	OLI07 and OLI08 replace 1627	See section 3.2.2
1890s	Fishermen's Reserve R337	Excised from OLI08
1904	OLs amalgamated to become SL8647	
1920	Area excised from grazing lease	20ha. Set aside for soldier settler use. Located in Fishermans Beach area
		Island made a nature reserve (1/5/1920 Brisbane Courier)
By 1926	Area excised from grazing lease	37ha located over the headland between Fishermans Beach and Putney Beach
c. May 1961	Fishermens Reserve cancelled and subdivided into 7 residential lots	All bar one became freehold
1962	Further 6 allotments offered at auction.	Assumed that excised from grazing lease
1967	Further 3 allotments released Recreation Reserve set aside by Livingstone Shire Council	Assumed that excised from grazing lease
By 1985	115ha vacant crown land in area of Monkey Point 9105m ² freehold block at Little Peninsular area 3.5ha land set aside for tourism Portion set aside for airstrip 3162m ² set aside for lighthouse 15 residential blocks	Unclear how lot areas were formulated but size of grazing lease assumed to have been reduced
Current	See Appendix 5	

3.3 Register Searches

3.3.1 Federal

On-line searches of the National and Commonwealth Heritage Lists, Former Register of the National Estate were conducted to identify places and sites of cultural heritage significance located within the study area. The National and Commonwealth Heritage Lists, along with the Former Register of the National Estate is compiled by the Australian Heritage Commission and is an inventory of Australia's natural and cultural heritage places that are worth conserving for the future.

No sites were identified on the National and Commonwealth Heritage List or Former Register of the National Estate, within the Study Area.

3.3.2 State (Queensland)

A search of the Queensland Heritage Register was carried out to locate any non-Indigenous sites that had already been identified as possessing a level of significance.

Leeke's Homestead (ID 601216) was identified on the Queensland Heritage Register within the Study Area.

3.3.3 Local Government Legislation

The former Livingstone Shire Council identifies a general cultural heritage policy and particular places on the Island in addition to a specific code for the Island in their 2005 Planning Scheme. Its cultural features code states:

3.30 Cultural Features Code

(1) Purpose

- (a) The purpose of the Cultural Features Code is the achievement of the overall outcomes sought for the special management area listed in Schedule 3.*
- (b) The overall outcomes sought for the listed special management areas are that identified places, areas, landscapes, features or sites are not subjected to changes that disregard or would significantly reduce the capacity of an individual to appreciate those places, areas, landscapes, features, and sites, their existing character, or the memories or history they represent, in terms of:
 - (i) visibility;*
 - (ii) visual detracting;*
 - (iii) public accessibility or physical change;*
 - (iv) damage or removal.**

(2) Elements

- (a) Heritage Places special management area¹⁸⁷*

Specific Outcomes

- 01 The Development involving a site listed in Schedule 3 as a Heritage Place special management area, must provide for the conservation and management of the cultural heritage values of the listed site.*
- 02 Development on sites adjoining premises listed in Schedule 3 (being a Heritage Place special management area) must be designed, executed and operated to:
 - *Be compatible with the cultural heritage significance of the listed site and not detrimentally impact its values or its setting; and*
 - *Not obscure the appearance or prominence of the place when viewed from adjacent public or semipublic streets or open spaces, nor intrude into the place. (Livingstone Shire Council Planning Scheme 2005:3-231)**

The sites listed in Schedule 3 on Great Keppel Island are detailed in Table 6:

Table 6: Sites listed on Livingston Shire Council local heritage register

Cultural feature	Property Description	Comment
Leeke's Homestead	Lot 21 on SPI92569	Identified on QHR. Curtilage available from DERM
Archaeological site	Lot 50 on SPI90989	Lies outside of Study Area.
Archaeological site	Lot 53 on SPI90992	Lies outside of Study Area.
Archaeological site	Lot 51 on SPI90992	May lie outside of Study Area.
Archaeological site	Lot 21 on SPI92569	Likely to be identified on DERM Indigenous cultural heritage database.
Archaeological site	Lot 8 on Plan LN2832	-

The local heritage register does not identify specific locations for these sites/places but identifies entire lot on plan in which the site is located. This may have been so as to trigger a detailed site investigation to ground truth potential valuable features should an Impact Assessable development application be received. The location of these lots is identified in Figure 6.

The Development Control Plan for Great Keppel Island which formed part of the now superseded 1990/91 Planning Scheme does provide an indication of the specific location of sites (see Appendix 6). From this it appears that the Archaeological sites are Indigenous cultural heritage sites and as such are protected under the *Aboriginal Cultural Heritage Act 2003*.

The Rockhampton Regional Council's Planning Scheme, including cultural heritage overlay, is currently under review and is likely to be amended with a new list in place shortly. It is unclear if the discrepancies of the 2005 Livingstone Shire Council Planning Scheme will be rectified. A recommendation in relation to this is outlined in Section 7.

Six sites were identified at the Local Government planning level within the Study Area.

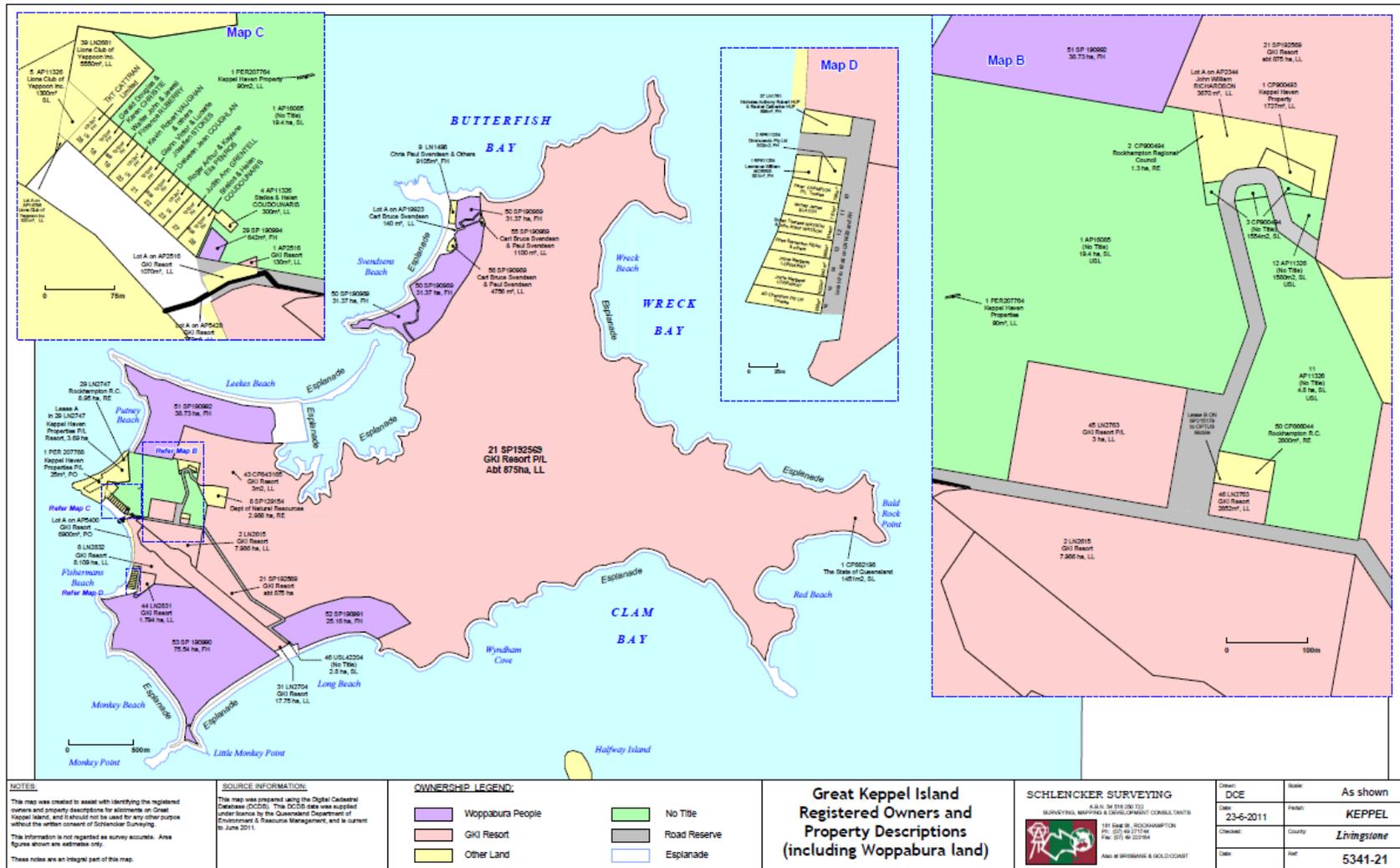


Figure 6: Lots identified in Schedule 3 of Livingstone Shire Council Planning Scheme. (Source: Humphreys Reynolds Perkins Planning Consultants 2010: appendix B)

4.0 Cultural Heritage Investigation

This chapter provides an overview of the methodology, constraints and overall results of the field survey. Fieldwork undertaken by Converge staff is based on universally understood and accepted forms of assessment that occur in a series of clearly defined steps including sampling, surveying, site evaluation, recording, impact assessment, and management recommendations.

4.1 Survey Methodology

The survey methodology adopted for this study incorporated a vehicle and pedestrian survey across the Study Area targeting those sites identified by the desktop review and discussions with locals. It is estimated that approximately 50% of the Study Area was surveyed. The QHA was applied in the assessment of all sites.

All assessment data was recorded in field site sheets and locations of any items or places of non-Indigenous cultural heritage were captured via a hand held global positioning system (GPS) receiver, accurate to ± 5 meters using datum GDA 94. This information was then used to create maps outlining the location of sites and features noted during the assessment. Areas of interest were photographed using a digital camera (Canon PowerShot A650 IS) with 12.1 effective mega-pixels during stage one. Stage two photographs of the Study Area were taken with a digital SLR camera (Canon EOS 450D) with 12.1 effective megapixels. Upon completion of the report, all photographs were stored on disk (CD) in the Converge Brisbane office.

A number of places/items in the more densely occupied, south west corner of part of the Island were noted but not specifically documented as they were considered to relate to later phases of resort activity and the current study required that those sites likely to be of greater cultural heritage significance, or that could represent a type of culturally significant activity on the Island, be prioritised for this assessment.

4.1.1 Sampling Strategy

Sampling strategies (where to look) can be either *purposive*, where specific areas are targeted (for whatever reason), as is done with predictive modelling; or *probabilistic*, where decisions are made to survey without any prior knowledge or predictive model of what heritage resources might exist in the landscape to be surveyed. So it is that archaeological survey strategies usually involve transects

across the project area chosen at random (probabilistic) to avoid possible bias in the results; or transects within areas (purposive) known to be historically significant, or those designated areas specifically earmarked for development.

For this particular assessment a purposive sampling strategy was employed. Local residents of Great Keppel Island, particularly Karen Christie and Carl Svendsen, provided considerable assistance in targeting known historic cultural heritage sites.

4.2 Constraints to the Survey

4.2.1 Site Integrity

An assessment of site integrity provides an indicator of the intactness and integrity of the site. Levels of site integrity were determined using a percentage range between 0-100% where 0% indicates all site integrity is gone, and 100% represents excellent preservation of the original context. Therefore: **Zero - 0%; Poor - 1-25%; Moderate - 26-50 %; Fair - 51-75 %; Good - 76-85%; Excellent - 86-100%.**

The Study Area has seen tourism take precedence over the pastoral industry since its beginnings in the 1950s. Over time the various phases of redevelopment and refurbishment of the tourist resorts have subsumed the evidence of the pastoral industry which have become part of the 'Great Keppel Island Experience'. Thus a number of sites reflecting the pastoral industry have been refurbished and used as part of a tourist enterprise which included horse riding. In addition the various and ongoing refurbishments of the resort have largely removed many of the earlier phases of resort development. This, in addition to ongoing occupation of the Island, has impacted on site integrity at the majority of sites located during the survey.

4.2.2 Ground Surface Visibility

Assessments of ground surface visibility provide an indication of how much of the ground surface can actually be seen. Ground surface visibility is most commonly inhibited by vegetation but other inhibitors may include concrete, gravel and bitumen. Levels of ground surface visibility were determined using a percentage scale in that 0% represents zero visibility and 100% represents maximum visibility (bare ground). Therefore: **Zero - 0%; Poor - 1-25%; Moderate - 26-50 %; Fair - 51-75 %; Good - 76-85%; Excellent - 86-100%.** The better the visibility, the more potential there is for locating historical/archaeological material.

The Study Area comprises open forest, remnant grazing country with pockets of dense regrowth often heavily infested with weeds such as lantana. Open areas, particularly in areas of previous disturbance such as Leeke's homestead area and the resort were, at the time of the field inspection, densely grassed due to a big wet season. Ground surface visibility in the areas of dense regrowth and grassed areas was often close to zero. In other areas ground surface visibility was good to excellent.

4.3 Consultation

Consultation with the following people was conducted as part of the research for this assessment:

- Peter Cook, President, Capricornia Coast Historical Society;
- Karen Christie, Great Keppel Island;
- Carl Svendsen, Great Keppel Island;
- Peter Williams, Great Keppel Island;
- Joanne Pitt, Great Keppel Island; and
- Mike Rowland, DERM.

4.4 Survey Outcomes

Eleven sites were located during the course of the fieldwork program. Details of these sites including photographs are located in Appendix I of this report. Further, although not inspected, the lighthouse located on Bald Rock Point was noted as an additional site and have been included in the significance assessment for the study area, making twelve sites of heritage interest in total. The location and brief description of these sites are identified in Figure 7 and Table 7.

Sites relating to tourism comprised of the resort elements including airstrip, landscape features, staff accommodation and support facilities at Fishermans Beach, a pump house at Long Beach, and the causeway at the southwest end of the Leeke's Creek saltpan. The earliest component of these sites appeared to comprise the two-storey dorm/block style guest accommodation located at the southern end of the beachfront units on Fishermans Beach, part of the Wreck Bar to the north end of the beachfront units and the airstrip. The resort and associated structures occupy a large area occupying most of the Fishermans Beach area and land immediately behind (to the south east). The growing influence of tourism is also reflected in those sites noted further away from the resort area

itself. This includes the water pump house on Long Beach and the causeway with concrete culverts. Other examples of such sites, including bores, survey mark, the green waste tip and 'hot batching' concrete slab nearby, were noted but not recorded in detail during the survey as they were not considered to have any particular cultural heritage significance.

Evidence of the pastoral industry and early development of the island is comprised of blazed tree/s, fencing, dams, the shearing shed and Leeke's Homestead. The dams date from the early 1970s and were simple earthen dams with no timber/metal reinforcing or associated infrastructure. Some of the fencing appeared to represent earlier periods of activity, whilst most seem to have been replaced in more recent times as, and when, it was considered necessary. The shearing shed, apart from the collapsed sheep dip and the remains of a stationary engine bed and possibly some of the slating in the fence, has been totally reconstructed. The fence posts are coppers logs as is the framing for the shed. Replacement corrugated iron walls and roof and corrugated iron water tank are set over new concrete slabs. Similarly there is considerable evidence of renovations and repairs to Leeke's Homestead. A few of the foundation posts under the verandah are more recent as are parts of the verandah, wall cladding (externally and internally) and roofing iron. The surrounding fencing, stables, engine room and outhouse also appear to date to the 1980s reuse of the site. Elements of the earlier phases of use of the homestead are reflected in the overall form and shape of the homestead, parts of its fabric such as wooden flooring, joists, foundation posts and parts of the external cladding. This is sufficient for the homestead to retain a patina of age and to continue to reflect the kinds of dwellings erected under such circumstances in remote locations along the Queensland coast. The mature plantings surrounding the homestead relate to the original European occupation of the Island and add considerable character to the site. The homestead itself is now considered to be in an unsafe condition (mostly due to the subfloor condition).

The site of the earlier 1883 homestead was not definitively located due to dense grass cover but a general location was identified at 290888/7435518 (C. Svendsen pers. comm).

Evidence of shipping in the area comprised very remnant wharves, careening/cyclone poles and a very remnant sheep bale loading platform all of which lie within Leeke's Creek. The wharf remains can only be seen at dead low tide and comprise a scatter of artefacts and remnant posts suggestive of one side of the wharf pontoon.

The careening poles/cyclone moorings at the northern end of Leeke's Creek date from the 1970s (C. Svendsen pers. comm). A very recent careening pole has been located over the top of the remains of Thomasson's wharf. Their form is consistent and may be described as comprising a series of bush pole uprights and braces twitched together with rope and wire and generally attached to mangroves or creek bank. They appear to only have ever been considered purpose built temporary structures.

An inspection of Putney Beach in the general area of the proposed marina was also conducted. One fragment of Bakelite was found. A recent fire and camp area was located on the top of the dune at the back of the beach in the northern corner of the beach, north of the creek outflow. No sites of cultural heritage significance were located, although much of the area at the back of the beach in this location was underwater at the time of survey.

Many of the tracks on the Island have their origin in the early European occupation of the Island however these tracks have been upgraded and widened as required through time and no original fabric was observed.



Figure 7: Sites in the Study Area (adapted from Google Earth 2011)

Table 7: Summary of sites

Site No.	Name	Location (GDA94 Zone 56K)		Description
		Easting	Northing	
1	Dam 1	289592	7435139	Small earthen banked dam located to SE of green waste refuse tip.
2	Hut 1	290037	7434045	Water Pump House located at back of dunes on Long Beach.
3	Leeke's Wharf and careening poles	290712	7436452	Remnant wharf comprising remains of 4 bush poles and associated artefact scatter. 2 sets of careening poles comprising of bush poles and braces set into sand adjacent to the edge of mangrove outcrops.
4	Thomasson's Wharf	290582	7436242	Remnant wharf overlain with new careening poles. Wharf comprises bush pole fragments and associated artefacts both in the creek bed and the adjacent bank.
5	Shearing Shed	290670	7435627	Reconstructed shed in same location as original shed within a yard. Dip off the NE side of the shed. Associated artefacts off SW corner of sheep yard.
6	Loading Platform	29072	7435680	4 remnant bush timber poles in area approx 4m by 2m. Lies approx 80m NE of shearing shed within the sand flat of Leeke's Creek.
7	Example of earlier fencing	290968	7435909	Split paling fence with bored holes through oriented E-W running adjacent to Svendsen's track below the high water mark.
8	Resort			Resort comprises various eras of buildings but predominately dating between the 1970s and 1990s. No remains of the earliest phases of the resort remain. Guest accommodation and entertainment facilities lie on the eastern side of the airstrip and staff accommodation and resort support facilities on the west side
9	Causeway	290200	7435281	Causeway comprises a hard packed raised earthen road with concrete culverts at either end. Located at the southwest end of the Leeke's Creek saltpan and oriented west, south west – east, north east
10	Dam 2	290446	7435273	Earthen banked dam located on southeast side of Clam Bay Rd
11	Leeke's Homestead	290446	7435273	Homestead is set within wooden fenced house paddock. The homestead is a timber tin cottage with corrugated iron, pyramid profile roof with a front open verandah on the NW corner. 1980s stables, engine room and toilet are located on the southeast side of the fence and house respectively.
12	Lighthouse	294491	7435199	Located at top of Bald Rock Point. Not assessed

4.5 Analysis of Data

The extensive former resort site and its various components represent the changing phases of the industry and are an important aspect of the historic development of the Island. The resort tells the story of the changing patterns of usage from pastoralism to tourism on the Island. It is also part of the broader history of tourism on Queensland islands within the Great Barrier Reef. After years of struggle and moderate success the resort appears to have become very successful as a result of a combination of factors including:

- the construction of an airstrip;
- the involvement of TAA who had a chain of resorts along the east coast of Queensland which were marketed to appeal to different aspects of the tourist/visitor sector; and
- the very successful “Get wrecked on Great Keppel” marketing campaign.

Key buildings and infrastructure which are material evidence of these factors are the airstrip, the most southerly two- storey dorm/block guest accommodation building at the back of the waterfront at Fishermans Beach and the Wreck Bar located at the northern end of the waterfront buildings at Fishermans Beach. However, these buildings do not tangibly represent particular technical achievements, historic or aesthetic value, as such preservation of the structures and their physical integration into the new resort is not recommended. Alternative measures for the heritage management of these features are provided in Section 7.

Examples of the rapid growth and success in TAA and Ansett’s 1970s/80s tourist interests are now becoming increasingly rare as these resorts are redeveloped and old buildings make way for new. Thus the resort, and particularly the elements identified above, should form an integral part of any interpretative strategy for the Island. Recommendations as to how this may be achieved are outlined in Section 7.

The pastoral heritage of the Island is relatively well represented. Much of it has been modified and reconstructed during the early 1980s use of this aspect of the Island’s heritage for tourist activities. This is particularly the case for the shearing shed, Leeke’s homestead and much of the Island’s fencing. Nevertheless it remains possible to understand how the industry worked on the Island. Further, the sites continue to provide good opportunities for the development of a cultural heritage interpretation strategy.

As stated above, Leeke's Homestead is not in good condition. As it is listed on the QHR, any modification or development of the homestead has to comply with the provisions of the QHA. In order to determine how compliance with these provisions and the long term interpretation of the site can be achieved it is recommended that a Conservation Management Plan (CMP) including a structural assessment of the homestead be undertaken. In addition, a self planted hoop pine at the southwest corner of the homestead is threatening the homestead's integrity and it is recommended that it be removed as a priority. These recommendations are detailed in Section 7 of this report.

The site of the earlier homestead was not located during this survey and therefore could not be included in the significance assessment section of this report. However there is potential that this area may contain culturally significant archaeological material. A recommendation in relation to this area is detailed in Section 7.

Much of the fencing on the Island now comprises plain wire with star picket droppers. This appears to have replaced earlier fencing which was split paling with holes bored through for wire. The example of earlier fencing located is therefore a good demonstration of the effort undertaken to conduct sheep grazing on the Island. Opportunities exist to include remnants of this earlier fencing, such as that identified in site 7, in an island-wide interpretation of the cultural heritage of the Island.

Evidence of shipping on the Island relates to the pastoral industry rather the tourism industry and as such should be considered as part of the interpretation of the pastoral industry. Whilst the remains are generally remnant and unimpressive, they do provide evidence of the links between the Island and the mainland and the reliance of the Island's occupants on shipping for transport of goods and people. No further management strategies are recommended. Similarly the dams are considered unremarkable.

The provenance of the lighthouse and an assessment of its fabric was not undertaken as part of this Study. However it is likely that this site would be found to be of high local significance. Therefore a recommendation in relation to it forms part of Section 7.

It became apparent during the course of the survey that there was a considerable oral history resource, which could provide depth and detail to any cultural heritage interpretative strategy for the Island. Further there are documents and diary logs from Leeke's Homestead, which have since been put in storage, which comprise a valuable historic resource. Recommendations in relation to these matters are outlined in Section 7.

5.0 Significance Assessment

5.1 Determining Cultural Heritage Significance

Determining the significance of a heritage place, item or site is a process of researching and understanding its value or level of importance. Assessments of significance are based on an understanding of a place's history together with a physical analysis and an appreciation of the comparative level of rarity or representativeness that a site possesses. Once heritage practitioners have an understanding of its value and significance, they can then make recommendations about how to manage and protect those values.

In Queensland heritage practitioners rely on two key documents to undertake significance assessments: *The Burra Charter of Australia ICOMOS* and the *Queensland Heritage Act 1992 (2008)*.

5.1.1 The ICOMOS Burra Charter

The *Burra Charter of Australia ICOMOS* is the leading guideline for heritage practitioners and provides guidance for the conservation and management of significant places. It defines cultural significance as “aesthetic, historic, scientific or social value for past, present and future generations” and goes onto state “cultural significance is embodied in the *place* itself, its *fabric*, *setting*, *use*, *associations*, *meanings*, records, *related places* and *related objects*” (Australia/ICOMOS. 1999). It outlines a specific methodology/process for assessing sites (see Appendix 6 for more details).

5.1.2 Queensland Heritage Act 1992 (2008)

The *Queensland Heritage Act 1992 (2008)* outlines specific criteria for assessing the cultural significance of heritage places. Under Section 23 (1) of the Act, a place may be entered into the register if it satisfies one or more of the following criteria:

- a) If the place is important in demonstrating the evolution or pattern of Queensland's history;
- b) If the place demonstrates rare, uncommon or endangered aspects of Queensland's cultural heritage;
- c) If the place has potential to yield information that will contribute to an understanding of Queensland's history;

- d) If the place is important in demonstrating the principal characteristics of a particular class of cultural places;
- e) If the place is important because of its aesthetic significance;
- f) If the place is important in demonstrating a high degree of creative or technical achievement at a particular period;
- g) If the place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons;
- h) If the place has a special association with the life or work of a particular person, group or organisation of importance in Queensland's history.

In addition at section 60 of this Act a place may be entered in the Queensland heritage register as an archaeological place if the place:

- a) is not a State heritage place; and
- b) has potential to contain an archaeological artefact that is an important source of information about Queensland's history.

5.1.3 Queensland Heritage Council Guidelines

The Queensland Heritage Council provides guidelines to assist in assessing which level of cultural heritage significance is applicable to a site. These guidelines provide the following definitions:

A place is of local cultural heritage significance if its heritage values are of a purely localised nature and do not contribute significantly to our understanding of the wider pattern and evolution of Queensland's history and heritage.

A place is of state cultural heritage significance if its heritage values contribute to our understanding of the wider pattern and evolution of Queensland's history and heritage. This includes places that contribute significantly to our understanding of the regional pattern and development of Queensland (2006:5).

5.2 Significance Ratings for the Study Area

The significance assessment for the Study Area has been compiled using the available documentary material and resources at the time the study was being undertaken, including the QHR citation for the homestead. More research into the history of the tourism industry, particularly material lodged at the Queensland State Archives and Queensland State Library Collections, would help establish the degree of significance attributed to the site. Further, the collection of ephemeral material and oral history would contribute to an understanding of the sites' historical significance.

With regards to tangible values, elements of heritage fabric are of varying significance and are ranked in regards to their ability to demonstrate a site's cultural heritage significance, including condition and integrity. Such elements include both built and natural features which constitute an area. Generally, the criteria for ranking physical elements are as follows:

Table 8: Hierarchy of significant elements

Grading	Justification
Exceptional	Rare or outstanding element, exhibiting a high degree of intactness or other such quality and is interpretable to a high degree, although alteration or degradation may be evident.
High	Featuring a high degree of original or early fabric or demonstrative of a key part of the place's significance, with a degree of alteration which does not unduly detract from that significance.
Moderate	Altered or modified elements. Elements with little heritage value, but which contribute to the overall significance of the item.
Low	Difficult or unable to be interpreted, not an important function, often subject to alteration, detracting from the significance of the place.
Intrusive	Damaging the site's overall significance, an aspect of the site's significance and/or significant fabric.

The significance of the Study Area has been considered in relation to the above significance ratings as well as the criteria listed in the *Queensland Heritage Act 1992* (Section 34 (1)). The local and state cultural heritage values of the Study Area are as follows:

Table 9: Significance assessment of the Study Area

Criteria	Grading	Statement
A – Evolution or Pattern of Qld’s or the local area’s History	High	<p>Leeke Homestead is important in demonstrating the evolution of Queensland’s history, being a representation of the development of Great Keppel Island. The Homestead is a part of the story of attempts to establish viable pastoral operations on the island through the violent displacement of the indigenous population. The Homestead is the only remaining physical link between the 4000 years of Woppaburra occupation and the tourist development that now dominates the island. Leeke Homestead illustrates the tenacity and determination of Lizzie Leeke in staying on the island for so long, tolerating isolation and flouting social convention in order to live the independent life of her choosing (QHR 2000).</p> <p>The Study Area demonstrates activities related to the sheep grazing and tourism on a small island. Sheep grazing operated for approximately 100 years before being superseded by an increasingly successful tourist industry which operated on the Island for approximately the last 65 years. The physical evidence of this transition is best evidenced by Leeke’s Homestead and elements within the resort located at Fishermans Beach.</p> <p>The former resort on Great Keppel Island provides evidence of the boom in the tourist industry on islands off the Queensland coast from the mid 1970s when the combination of improved access and particular marketing strategies for particular locations were activated by P & O and TAA. Whilst the majority of the heritage values of the former resort are intangible in nature, elements of the landscape from this era provide tangible evidence of the historical evolution of tourism on Great Keppel Island.</p> <p>The Study Area is considered to have State (in relation to pastoral) and local (in relation to tourism) cultural heritage significance for this category.</p>
B – Rare, Uncommon or Endangered aspects of Qld’s or the local area’s cultural heritage	High	<p>The Study Area is a rare example in Queensland of a pastoral industry being replaced by tourism industries on an island. Sheep grazing operated for approximately 100 years largely at a subsistence level reflecting the initial violent displacement of the Indigenous population, the run’s isolation and the difficulty of the terrain and poor nutritional value of the native vegetation.</p> <p>The Study Area is considered to have State cultural heritage significance for this category.</p>

Criteria	Grading	Statement
C – Potential to Yield Information that will contribute to an understanding of Qld's or the local area's history	High	<p>The area of the first homestead is considered to have some potential to yield information that will contribute to an understanding of region's history within the meaning defined under this category and s. 60 of the QHA. Mitigation strategies in relation to this site are outlined in Section 7 - Recommendations.</p> <p>The Study Area is considered to have potential at a local level within this category.</p>
D – Demonstrates the Principle Characteristics of a Particular Class of Cultural places	High	<p>The Leeke Homestead demonstrates the principles characteristics of an isolated island residence. Built by the owner at a time when transport of materials was difficult and skilled labour was unavailable, Leeke Homestead is distinctive as an example of the kinds of dwellings erected under such circumstances in remote locations along the Queensland Coast (QHR 2000).</p> <p>The Study Area is considered to have State cultural heritage significance for this category.</p>
	Moderate	<p>The Study Area represents the principle characteristics of an island resort. Elements of the landscape such as its mature Pine, Palm and Fig tree plantings, particularly along Fisherman's Beach and throughout the resort, are evocative of tropical island characteristics.</p> <p>The Study Area is considered by this assessment to have cultural heritage significance at a local level.</p>
E – Aesthetic Value	High	<p>Leeke Homestead is of aesthetic significance, due to its setting among Hoop Pines and fig trees on a high point of the island. The simple design and rudimentary construction techniques contribute to its aesthetic qualities and assist in the integration of the house in the landscape (QHR 2000).</p> <p>The Study Area is considered to have State cultural heritage significance for this category.</p> <p>Elements of the landscape such as its mature Pine, Palm and Fig tree plantings, particularly along Fisherman's Beach and throughout the resort, are evocative of an island resort.</p> <p>The Study Area is considered by this assessment to have cultural heritage significance at a local level.</p>

Criteria	Grading	Statement
F – High degree of Creative or Technical Achievement at a Particular period	N/A	<p>Detailed analysis regarding the degree of creative or technical achievement was not possible within the constraints of this assessment. To determine the significance rating for this category a comparative analysis of similar pastoral techniques and/or resort construction styles, including an analysis of the technological hurdles which had to be overcome, locally and potentially regionally, across the State and nationally would be required. There is no physical evidence readily identifiable which would suggest any outstanding creative or technical attributes exist at a State level.</p> <p>The Study Area is considered to have low potential within this category.</p>
G – Strong or Special Association with a Particular Community	High	<p>The Great Keppel Island resort is considered to be socially significant for its special association with the successful tourist industry on Great Keppel Island from the mid 1970s.</p> <p>The Study Area is considered by this assessment to have cultural heritage significance at a local level.</p>
H – Special Associations with a Particular Person	High	<p>Lizzie Leeke is associated with the early history of the Great Keppel Island.</p> <p>The Study Area is considered by this assessment to have cultural heritage significance at a local level.</p>

5.3 Statement of Cultural Heritage Significance

The following summarised statement of significance continues on from the information in Table 9, which is provided to reflect the Study Area’s cultural heritage significance within current legislative frameworks.

The cultural significance of the island’s pastoral industry has been recognised by the inclusion of Leeke’s Homestead on the QHR (ID 601216). This inclusion represents the violent removal of the original occupants followed by a long period demonstrating the pastoral industry in an isolated location which had economically marginal land.

Of similar historic significance to the development of the region, is the tourism industry and this is represented by a number of tangible and intangible values within the former resort area. Tangible

heritage values worthy of retention/ conservation include the 'footprint' of the original airstrip as well as mature exotic and indigenous plantings associated with the resort era of the Island.

Intangible heritage values (such as its social and representative qualities) are found within the former resort's infrastructure such as the waterfront guest accommodation and the Wreck Bar, as evidence of the boom in the tourist industry on Queensland's islands from the mid 1970s. These physical elements of the resort, however, do not demonstrate the type of significant values (such as aesthetics or technical achievements) which would warrant their physical preservation. The prevailing heritage value of the resort is its historic and social significance associated with tourism on the island.

5.4 Identified Sites

Cultural heritage significance relates to people's perspective of place and sense of value, within the context of history, environment, aesthetics and social organisation. In this assessment twelve sites were identified, of which eleven were assessed. All sites have been attributed an individual cultural heritage significance rating (see Table 10).

Leeke's Homestead is already listed on the Queensland Heritage Register and Livingstone Shire Council local register of heritage sites and it is assumed that it will be nominated for inclusion on the Rockhampton Regional Council local register of heritage sites now in preparation.

The lighthouse, though unassessed, has also been attributed provisional individual cultural heritage significance rating. It is recommended that this provisional rating be verified (see Section 7 for specific recommendation).

Each site was assessed against the categories as itemised in the QHA and section 60 requirements taking into account the contextual historical information available for the region, the existing cultural heritage management strategy and specific Study Area. The level of cultural heritage significance for the twelve sites guides the discussions relating to the management of cultural heritage values within the Study Area (see Section 7).

Whilst Table 9 identifies the heritage values of the Study Area as a whole, Table 10 (below) provides a site by site analysis of the twelve heritage places within the vicinity of the Study Area.

Table 10: Summary of Individual Site Significance

Site No.	Name	Criterion	Level of Significance
1	Dam 1	-	Low Local
2	Hut 1	-	Low Local
3	Leeke's Wharf and careening poles	A	Low to Medium Local
4	Thomasson's Wharf	A	Low to Medium Local
5	Shearing Shed	A, B	Low to Medium Local
6	Loading Platform	A, B	Low to Medium Local
7	Example of earlier fencing	A, B	Low to Medium Local
8	Resort	A, D, E, G	High Local
9	Causeway	-	Low Local
10	Dam 2	-	Low Local
11	Leeke's Homestead	A, D, E	State significance
12	Lighthouse	-	High Local

Additionally, this report suggests that further historic items may exist within the Study Area as the nature of the assessment did not allow for an assessment of 100% of the Study Area. A process for managing historic cultural heritage material which may be located during further development within the Study Area is itemised in a flowchart in Appendix 2.

6.0 The Project

This section identifies the types of likely impacts to the non-indigenous cultural heritage significance of the Study Area as a result of the Project.

6.1 The Nature of the Proposed Development

Of the components of the Project, the following are likely to impact on the non-Indigenous cultural heritage so far identified:

- Demolition of the old resort and construction of a new hotel at Fisherman's Beach comprising 250 suites and day spa;
- Golf club and an 18-hole golf course designed by Greg Norman Golf Course Design, integrated with essential habitats and ecological corridors, and located on previously disturbed grazing lands;
- Upgrade works and extension to the existing airstrip runway;
- 750 eco-tourism villas incorporating sustainable building design, rooftop solar panels and water tanks;
- 300 eco-tourism apartments incorporating sustainable building design, rooftop solar panels and water tanks;
- Sporting park which can be used by resort guests and other Great Keppel Island residents and visitors;
- Restoration of the original Leeke's Homestead.

6.2 Types of Potential Impacts

The current development proposal indicates that the resort, staff quarters and associated infrastructure will be demolished. In addition it is proposed to restore Leeke's Homestead. Due to the shearing shed's, and loading platform's proximity to Leeke's Homestead it is likely that these sites will also be impacted. It is unlikely that any non-Indigenous cultural heritage will be impacted by the proposed marina at Putney Beach. Unidentified sites, such as remains of sheep shearing pens may be impacted by the development of the proposed golf course and golf resort facility. Should this occur it is recommended that the process outlined in Appendix 2 be followed.

It is likely that all sites and places identified within the Study Area will be either directly or indirectly impacted by increased visitation to the Island. Strategies in relation to the management of sites are outlined in Section 7 – Recommendations.

In addition, it is possible that further historic sites may be located during the implementation of the Revitalisation Plan. Should this occur it is recommended that the process outlined in Appendix 2 be followed.

Potential direct impact on recognised and potential cultural heritage sites by the Project will generally be in the nature of demolition of buildings, removal of the ground surface and sub-surface, vegetation clearance related to the redevelopment of the resort and associated villas, the development of associated infrastructure, and the consequent destruction and/or removal of the structures/features which form the non-Indigenous cultural heritage of the area.

Although a comprehensive study was undertaken, there is a low potential for further historic places/items to exist within the Study Area as the nature of field assessment did not allow for a survey of 100% of the Study Area. These are likely to be sites relating to pastoral activities, such as remnant fence lines and shearing enclosures. Recommendations to manage project impact on unexpected finds are provided in the following section.

7.0 Recommended Mitigation Measures and Conclusions

The field survey has identified twelve historic cultural heritage sites. One of these sites is considered to have cultural heritage significance at a state level (Leeke's Homestead). The remaining sites are potentially significant at a local heritage level. This section provides specific recommendations in relation to these sites and general mitigation recommendations to manage unknown and unexpected historic cultural heritage sites located within the Study Area that may potentially be impacted by the Project. Unknown historic cultural sites or places may include or be related to:

- Remains from settlement pastoral/agricultural activities;

Assuming the recommendations below are suitably implemented, this report finds the nature and level of impact by the Project to the cultural heritage values as acceptable.

Table 11: Recommendations for the Management of Heritage Values in the Study Area

Type	Recommendations
Recommendation 1 Representation of Former Resort Features into the Redevelopment	<p>The former resort at Fishermans beach is assessed as having high local heritage significance. The representation and/ or inclusion of some of the former resort's features into the redevelopment should be considered for the design of the new resort, wherever possible. The representation and/ or inclusion of these elements should be in accordance with local planning legislation and involve cultural heritage advice from an appropriately qualified heritage practitioner.</p> <p>Specific areas within the resort which should be integrated into the master plans of the Project are:</p> <ul style="list-style-type: none"> • the footprint of the airstrip² (this refers to an interpretable space, rather than the entire runway); and • mature exotic and indigenous plantings associated with the resort era of the island (to aid this outcome, a landscape and tree management study, with a heritage focus, for the resort area should be undertaken prior to the Project commencing). <p>It is also recommended that the following work be implemented:</p> <ul style="list-style-type: none"> • undertake an extensive photographic recording of the resort and its structures; • undertake further research into the resort. This may include: <ul style="list-style-type: none"> ▪ the production of a site plan/scaled drawings, ▪ individual building plans (where warranted), ▪ the collation of a oral history of the resort and Great Keppel Island, and ▪ the collation of additional written material regarding the resort and Great Keppel Island such as redevelopment/refurbishment plans, photographs, advertising material, pamphlets, unpublished papers and articles.

² The current Revitalisation Plan already reflects the footprint of the airstrip in its design, implementation of the Plan should recognise the linear form of the airstrip as portrayed in the design.

Type	Recommendations
Recommendation 2 Local Heritage Register	It is recommended that discussions are held with Rockhampton Regional Council with a view to removing from the Rockhampton Regional Council Planning Scheme local heritage register, which is currently in preparation, those archaeological sites currently identified on the Livingstone Shire local heritage register as these sites do not fall within the parameters of site types defined within the QHA. In addition the protection and management of these sites should become part of discussions with the Aboriginal Parties in order that the redevelopment project meets its obligations under the <i>Aboriginal Cultural Heritage Act 2003</i> .
Recommendation 3 Avoidance of Sites	The best form of cultural heritage management is to avoid impact on sites and places of significance. It is recommended that the design of the Revitalisation Plan for Great Keppel Island take into account each of the heritage sites and places discussed in this report, and, where possible, avoids impacting on these sites, or if this is not possible, implements the relevant mitigation measures as recommended in this report.
Recommendation 4 Development of an Interpretation Strategy	<p>It is recommended that a holistic interpretation strategy for Great Keppel Island be developed for the future use by the resort. This strategy should include:</p> <ul style="list-style-type: none"> • information about the growth and development of the pastoral industry incorporating the sites of Leeke's Homestead, the shearing shed, loading platform, old wharves and remnant fencing ; • information about the growth and development of the tourist industry; • information which becomes available as a result of the implementation of Recommendations 5; • include a tour of these sites and features; • development of a display located in an appropriate location on Great Keppel Island; • production of a web-based audio interpretation package; • production of site-based interactive interpretation, such as apps for mobile phones; • production of a report compiling the results of any further research undertaken as part of the development of the strategy; • copies of this report should be lodged at the GKI Resorts Pty Ltd, with the local historic society and the Rockhampton Shire library and the John Oxley library.

Type	Recommendations
Recommendation 5 Leeke's Homestead	<p>It is a legislative requirement that the management of Leeke's Homestead be carried out in accordance with the provisions of the <i>Queensland Heritage Act 1992</i>. In addition it is recommended that the management of the homestead includes:</p> <ul style="list-style-type: none"> • the preparation of a Conservation Management Plan which includes a structural assessment; • the preparation of a landscape and tree management plan; • the relocation and appropriate storage, in a dry, vermin proof area, of the documents and diary logs from Leeke's Homestead which were stored in 2008 when the resort closed; • the removal of the hoop pine which is impacting the southwest corner of the homestead under the Emergency Works provisions of the QHA.
Recommendation 6 Cultural Heritage Assessment of the Lighthouse	<p>It is recommended that a cultural heritage assessment of the Great Keppel Island Lighthouse be conducted and the current, provisional, cultural heritage significance rating be verified.</p>
Recommendation 7 Site of the Original Homestead	<p>It is recommended that the area identified as likely to contain evidence of the original pastoral homestead located near Leeke's Creek at 290888/ 7435518 and a 50 metre buffer around this point remain undisturbed.</p>
Recommendation 8 Cultural Heritage Management of Unknown Sites	<p>It is possible that currently unknown sites of non-Indigenous cultural heritage significance exist within the study area, these may include remnant features relating to pastoral activities and development of the island such as blazed trees, fence lines and other associated remains. In these circumstances it is recommended that the process outlined in Appendix 2 is adopted.</p>

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Queensland State Archives

Run File Great Keppel Island Run No: 1627, Item 27497

14005 Occupation Licence Files, Item 335300

Appendix I: Site Details

Site No	I
Type/Name	Dam I
Location (Datum GDA94 Zone 56K)	289592E/7435139N
Description	Earthen banked dam located on the N side of the Long Beach track to the SE of the green waste refuse tip. Located near the base of the hill which rises to the NE and on the S side of a spur extending to the SW from this ridge. Comprises a earthen bank, up to approximately 3m high and approximately 2m wide. Ovoid in shape, approximately 60m by 50m.
Provenance	c. 1980s (C. Svendsen pers. comm.)
Condition	Good to excellent
GSV	95%
Integrity	95%
Potential Impact	May be impacted by proposed redevelopment
Significance	Low at a local level
Management Recommendation	No further management action required.



Figure 8: Dam I – view to W



Figure 9: Dam I – view to N

Site No	2
Type/Name	Hut 1
Location (Datum GDA94 Zone 56K)	290037E/7434045N
Description	Water Pump House located at back on dunes of Long Beach. House with fuel tank lying within a cyclone fence enclosure. No close inspection undertaken.
Provenance	Known to date from c. 1983 -5. Discontinued use 2004-5 (C. Svendsen pers. comm.)
Condition	Good to excellent
GSV	95%
Integrity	Unknown
Potential Impact	May be impacted by proposed redevelopment
Significance	Low at a local level
Management Recommendation	No further management action required.



Figure 10: Hut 1 – view to S

Site No	3
Type/Name	Leeke's 'wharf' and careening poles
Location (Datum GDA94 Zone 56K)	290712E/7436452N
Description	<p>Located behind sand dune at back of Leeke's Beach on edge of creek line. Wharf is remnant comprising remains of 4 bush poles (ie undressed) exposed on dead low tide Approx diameter of poles approximately 200mm, height approximately 400mm. Associated artefacts comprise metal concretions, clear decorative bottle glass fragment and fragments of copper sheathing.</p> <p>2 sets of careening poles lie within 100m of the area. Both comprise two bush poles set into sand adjacent to the edge of a mangrove outcrop. The poles are approximately 3 to 3.5 metres high and are braced with 2 cross bush poles twitched with fencing wire. Wire is also run on the diagonals for further reinforcing. Guy wires and ropes to the mangroves and bush pole braces extending behind the poles and set into the ground further secure the structure.</p>
Provenance	'Wharf dates to c. 1930s, careening poles to c. 1970s (C. Svendsen pers. comm.)
Condition	Wharf – poor. Careening poles - fair
GSV	95%
Integrity	Wharf 5%, Careening poles 90%
Potential Impact	Unlikely to be impacted by proposed redevelopment
Significance	Wharf – medium at local level, Careening poles- low at local level
Management Recommendation	No further management action required. Integrate site into an island wide interpretation strategy.



Figure 11: Leeke's Wharf footings



Figure 12: Leeke's Wharf area. View to E



Figure 13: Leeke's Wharf area. Careening poles to NE of wharf. View to NE



Figure 14: Leeke's Wharf area. Careening poles to ESE of wharf. View to ESE

Site No	4
Type/Name	Thomasson's Wharf
Location (Datum GDA94 Zone 56K)	290582E/7436242N
Description	<p>Located behind sand dune at back of Leeke's Beach on edge of creek line. Wharf is remnant comprising remains of a couple of fallen over bush pole fragments and one possible remnant post. Also possible kerosene fridge and battery casing. Remains of wire set in tree on bank above location of wharf used for dressing sheep.</p> <p>Whole site is overlaid with new set of careening poles comprising two bush poles set into sand adjacent to the edge of a mangrove outcrop. The poles are approximately 3 to 3.5 metres high and are braced with 2 cross bush poles twitched with fencing wire. Wire is also run on the diagonals for further reinforcing. Guy wires and ropes to the mangroves further secure the structure.</p>
Provenance	'Wharf dates to c. 1970s. Wharf was burnt to the ground when Thomason's boat caught fire and burnt to ground level in c. 1973/75(C. Svendsen pers. comm.). Site is heavily disturbed by recent construction of careening poles/cyclone careening poles.
Condition	Wharf – poor.
GSV	95%
Integrity	Wharf 5%,
Potential Impact	Unlikely to be impacted by proposed redevelopment
Significance	Wharf – low to medium at local level,
Management Recommendation	No further management action required. Integrate site into an island wide interpretation strategy.



Figure 15: Thomasson's wharf with careening poles on top. View to SE



Figure 16: Thomasson's wharf. Wire in tree used for dressing sheep.

Site No	5
Type/Name	Shearing Shed
Location (Datum GDA94 Zone 56K)	290670E/7435627N
Description	<p>Shearing shed set in NW corner of a yard measuring approximately 18 m by 18m. Hut is reconstruction of original shed and has been placed on a concrete slab. Shed has gable roof with open skillion annex extending to the S with corrugated iron levered openings on E, N and W sides. Overall size approximately 12 m². New water tank on concrete slab at NE side of shed.</p> <p>Fence comprises coppers logs poles with original timber slats twitched together between. Gate at SE corner.</p> <p>Sheep dip lies off NE corner of fence and is bisected by a modern fence. Concrete lined, collapsed but appears to have been approximately 600mm wide and c. 3m long.</p> <p>Frame for standing engine and an old post lie off the NS corner of the fence</p>
Provenance	Original shearing shed likely to have been c. 1920s. Reconstruction c. 1980s (C. Svendsen pers. comm.). Sheep dip c. 1950s/60s
Condition	Good
GSV	60%
Integrity	5%
Potential Impact	May be impacted by proposed redevelopment
Significance	Low to Medium at local level,
Management Recommendation	No further management action required. Integrate site into an island wide interpretation strategy.



Figure 17: Shearing shed View to N



Figure 18: Shed interior

Site No	6
Type/Name	Loading Platform
Location (Datum GDA94 Zone 56K)	290702E/7435680N
Description	4 remnant bush timber poles, 3 in one row, 1 in the other covering approximately 4m by 2m area. Poles approximately 200mm diameter, height c. 2m. Lies approximately 80m NE of shearing shed and approximately 50m into the sand flat/riverbank of Leeke's Creek. Mangrove growing up through centre. Apparently room for 2 bales of wool.
Provenance	Probably c. 1950s/60s.
Condition	Poor
GSV	70%
Integrity	10%
Potential Impact	Unlikely to be impacted by proposed redevelopment
Significance	Low to Medium at local level,
Management Recommendation	No further management action required. Integrate site into an island wide interpretation strategy.



Figure 19: Loading platform remains. View to W

Site No	7
Type/Name	Example of earlier fencing
Location (Datum GDA94 Zone 56K)	290968E/7435909N
Description	Split paling fence oriented c. E-W running adjacent to Svendsen's track below the high water mark and extending to the mangroves. Approximately 20m in length. Posts are approximately 1.2m high with 6 holes bored through. End of fence is a bush post twitched with wire onto live mangrove.
Provenance	c. 1940s
Condition	Poor
GSV	70%
Integrity	10%
Potential Impact	May be impacted by proposed redevelopment
Significance	Low to Medium at local level
Management Recommendation	No further management action required. Integrate site into an island wide interpretation strategy..



Figure 20: Early fence remains

Site No	8
Type/Name	Resort
Approx Polygon (Datum GDA94 Zone 56K)	288851E/7434611N -288929E/7434547N – 288852E/7434379N – 288886E/7434349N – 289047E/7434460N – 289120E/7434449N – 289172E/7434493N – 289616E/7434264N – 289648E/7434328N – 289146E/7434712N – 289268289268E/7434988N – 288987E/7435106N – 288790E/7434877N
Description	<p>Resort comprises various eras of buildings but predominately dating between 1970s and 1980s. No remains of the earlier Silver Sands or Ebb and Flow buildings remain. Waterfront area comprises:</p> <p>5 accommodation blocks of 2 storey dorm style rooms. The earliest date to the 1970s and are located at the southern end. A nightclub/retail outlet which was opened on 12/6/1990 is a white 2 storey building in the art deco style with blue trim. The Wreck Bar lies at the northern end of the area and is denoted by its conical roofs. There are 2 pools, one on the west side and associated with the most southerly accommodation block and the other to the west side of the newest building.</p> <p>2 further 'garden' units lie to the east side of the waterfront blocks. These were built c. 1981 and comprise 2 storey dorm blocks in an 'L' shape.</p> <p>To the north of the garden units are tennis and squash courts and a smaller 2 storey dorm block known as the 'Colonials'. To the south are some further buildings including the 'Kids Club'. These are single storey 'shed' style buildings.</p> <p>Rising up the hill to the south of this area is the remains of a golf course and above this are approximately 30 villas which were constructed in the late 1980s-early 1990s. These are set in rows back into the hill</p> <p>The airstrip and terminal building lie to the NE of the resort area.</p> <p>Staff accommodation lies to the NE of the airstrip and is separated from the resort area by the airstrip. Staff accommodation comprises approximately 22 buildings most of which are donga style units often in a 'dorm' style. The dorm style accommodation has twin share ablutions. There are also a number of self contained units. Staff accommodation is located on both sides of the access road in this area. A dining room and social club lie at the NW end of the accommodation area on the S side of the access road. A large work shed and associated infrastructure lie on the SW side of the staff accommodation</p> <p>Approximate area of resort: 540m by 370m Approximate area of airstrip: 970m x 60m Approximate area of staff accommodation: 300m x 310m</p>
Provenance	c. 1970s – 1990s.
Condition	Fair to Good
GSV	70 - 100%
Integrity	80%
Potential Impact	Will be demolished by proposed redevelopment
Significance	local significance
Management Recommendation	Development of Interpretative strategy.



Figure 21: The Wreck Bar



Figure 22: Beachfront set c. 1970s



Figure 23: The Salt nightclub

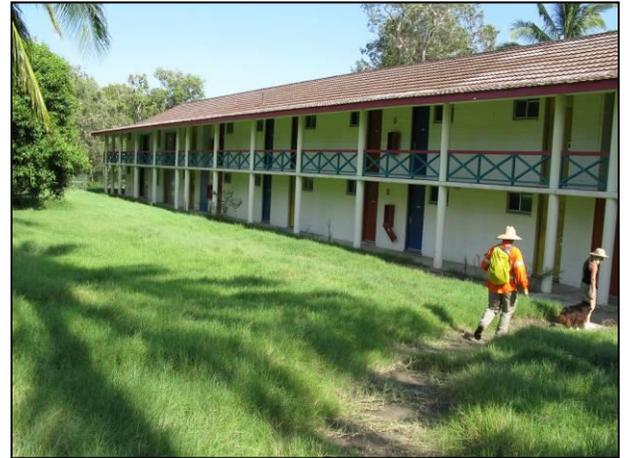


Figure 24: The Garden units



Figure 25: The Hillside Villas



Figure 26: The Kids Club and Golf course

Site No	9
Type/Name	Causeway
Location (Datum GDA94 Zone 56K)	290200E/7435281N
Description	<p>The causeway lies at the SW end of the saltpan associated with Leeke's Creek. It is an earthen causeway with 2 concrete culverts cut through. The length of the causeway is approximately 68m with a maximum width of 4m, raised approximately 1.5 m above the salt pan. It is oriented 295° - 115°</p> <p>The culverts are located at the NW and SE ends of the causeway. They comprise double reinforced concrete box drains set on concrete slabs. Either side of the box drain is braced with concrete wall with timber posts at the top of the causeway. The concrete is formed using corrugated iron some of which remains. The NW culvert is 12m long and the SE culvert is 11m long. Names and dates scratched into the concrete are:</p> <p>NW culvert – "C. McBean 5.9.89"</p> <p>SE culvert - "D Henwood 8.3.90"</p>
Provenance	1989-1990
Condition	Good
GSV	100%
Integrity	95%
Potential Impact	May be impacted by proposed redevelopment
Significance	Low at local level,
Management Recommendation	No further mitigation required.



Figure 27: Causeway view to E



Figure 28: Causeway view to S

Site No	10
Type/Name	Dam 2
Location (Datum GDA94 Zone 56K)	290446E/7435273N
Description	Earthen banked dam located on the SE side of Clam Bay Rd. Located near the base of the hill which rises to the NW. Comprises an earthen bank, up to c. 3m high and c. 2m wide. Square in shape, approximately 40m ² .
Provenance	c 1971/2 - constructed by John Nott (pers. comm C. Svendsen)
Condition	Good
GSV	100%
Integrity	95%
Potential Impact	May be impacted by proposed redevelopment
Significance	Low at local level,
Management Recommendation	No further management action required.



Figure 29: Dam 2. View to E

Site No	11
Type/Name	Leeke Homestead
Location (Datum G DA94 Zone 56K)	290446E/7435273N
Description	<p>The homestead lies within a fenced enclosure approximately 50m by 30m (appears to be replacement fencing c. 1980s). The house lies on the western side of the fenced enclosure on the side of a hill slope which rises to the west, southwest above Leeke Creek. Views extend to middle rock to the northwest and through the valley to the east.</p> <p>The house is a timber tin cottage with corrugated iron pyramid roof and a front open verandah on the northwest corner. It is approximately 8m by 8m in size (under roof). The house is set on the ground at the southern elevation and raised on stumps leading up to approximately 4ft (1m) off the ground towards the northern elevation. These stumps are mainly of bush poles and have commenced a lean of several degrees down hill (to the north). There are doors on southern and eastern sides and a stove recess in the southeast corner. Stumps for a water tank lie off the east side of the house at the southern end. The majority of the outer walls are clad in corrugated iron (some of which has been coated with paint) with the exception of the eastern elevation (front) and part of the southern elevation where it is clad in weatherboard. Internally there are two bedrooms, kitchen/dining, pantry, lounge and a stove recess. An old kerosene fridge survives in the pantry, and a broken foot treadle singer sewing machine (now in the stove recess). The interior has been clad with masonite on the walls and ceiling with pine cover strips suggesting a later refit or improvement. The verandah balustrade also appears to be a more recent repair/improvement, probably dating to the same time that the fence was installed.</p> <p>The construction of the cottage reveals the use of second hand materials and 'inproper' building techniques, including inferior subfloor timbers to support a dwelling of this size, and the use of 'bush pole' timbers which are also heavily undersized and probably inferior timber species.</p> <p>The garden surrounding the house is remnant but includes two mature hoop pines within the fence off the northwest corner of the house and three further hoop pines to the northwest outside the fenced enclosure. A self seeded hoop pine is undermining the southwest corner of the homestead and a broken branch has fallen on the roof. Three palms lie off the southwest corner of the house and a line of mature Oleander figs and two smaller hoop pines line the eastern side of the house.</p> <p>An engine room and outhouse lie approximately 10m to the SE of the house. The engine room is a small besser block structure and the outhouse is clad in corrugated iron with a curved roof. Both are thought to date to the 1980s.</p> <p>A shed and two horse stalls lie outside the fenced enclosure approximately 30m southwest of the homestead. These are constructed of timber and painted white. They are also thought to date to the 1980s.</p> <p>An old metal plough, small standing boiler and remains of a stationary engine lie between the house and the horse stalls under a mature Oleander fig.</p> <p>The house is currently in an unsafe condition (mostly due to the subfloor condition) and should not be entered.</p>
Provenance	c 1942 – ongoing
Condition	Poor - Fair
GSV	80%
Integrity	60%
Potential Impact	Will be impacted by proposed redevelopment
Significance	Homestead listed QHR (ID, 601216). Horse stalls, shed, engine room, outhouse have low significance at a local level
Management Recommendation	Undertake CMP including structural assessment. Develop interpretation strategy. Develop a landscape design which includes a tree management strategy Remove the hoop pine impacting the southwest corner of the homestead under Emergency Works provision of QHA



Figure 30: Leeke's Homestead View to E



Figure 31: Leeke's Homestead View to N



Figure 32: Leeke's Homestead. Stationary

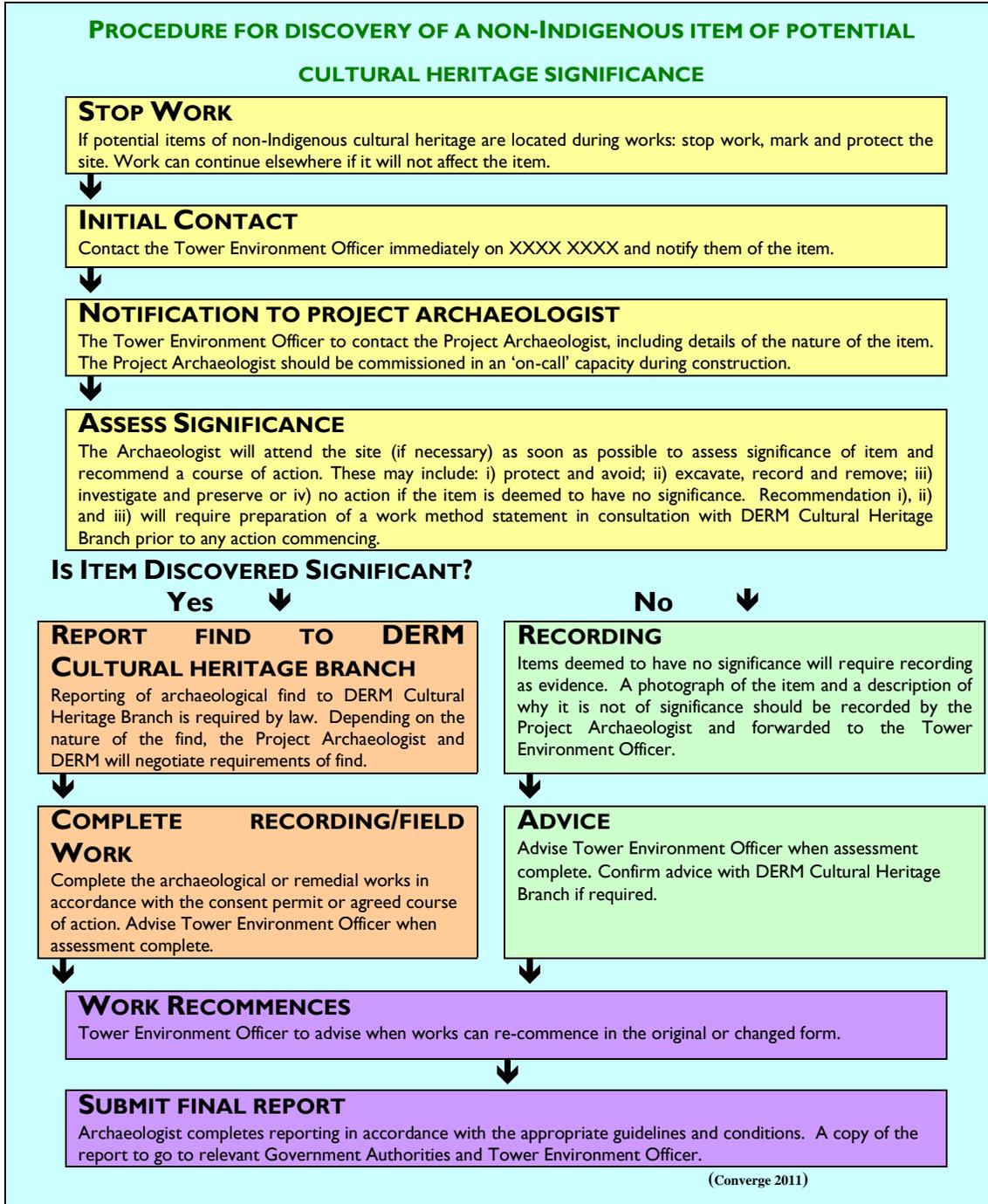


Figure 33: Leeke's Homestead SE corner



Figure 34: Leeke's Homestead Stove recess

Appendix 2: Discovery of Items of Potential Non-Indigenous Cultural Heritage



Appendix 3: Summary of Tourism on Great Keppel Island until 1984 (Ganter 1985)

Appendix IV

The Growth of Holiday Facilities on Great Keppel Island

Year of Growth	Management	Resort Name	Total Units	Guest Capacity	Facilities Added
1939	Creswell Morris (1934-1960)	Old Camp	2	4+	huts
1957	Charles Tompson (1953- 1958)	Old Camp	7	14+	cabins
1958	Alan Morris (1958-1966)	Silver Sands	9	18+	cabins, running water
1961			13	26+	cabins, jetty, airlink, dining and recreation hall
1967	Tom Green (1966-1971)	Great Keppel	21	42+	row of units, airstrip, sewerage, swimming pool, bar, dining room
1971	John Moore, John Van der Borgh, John Nathan (1971-1973)	Great Keppel	(?)	60	tennis courts
1973	Parkview Keppel	Flag Inns	24	100	units, staff accommodation
1975	TAA	Great Keppel	24+12=36	72+	12 Deluxe units, staff accommodation, bar, sewerage treatment plant
1976	(1975-)	Great Keppel	36+22+14=72	ca. 180	22 Colonial units, second storey of row of units
1981		Great Keppel	72+60=132	280-340	60-room block
1984		Great Keppel	132+20=152	320-360	20 beachfront units, new shop complex, dining room extensions, spa pool, second swimming pool, 6-hole golf course, 2 squash and badminton and 1 extra tennis courts

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Appendix 4: Miscellaneous Resort Plans



Figure 35: Survey of Resort 1975 (Source P. Williams)



Figure 36: Resort Upgrade plan 1980 (Source P. Williams)



Figure 37: Resort plan 1983 (Source P. Williams)

Appendix 5: Current Tenure Map

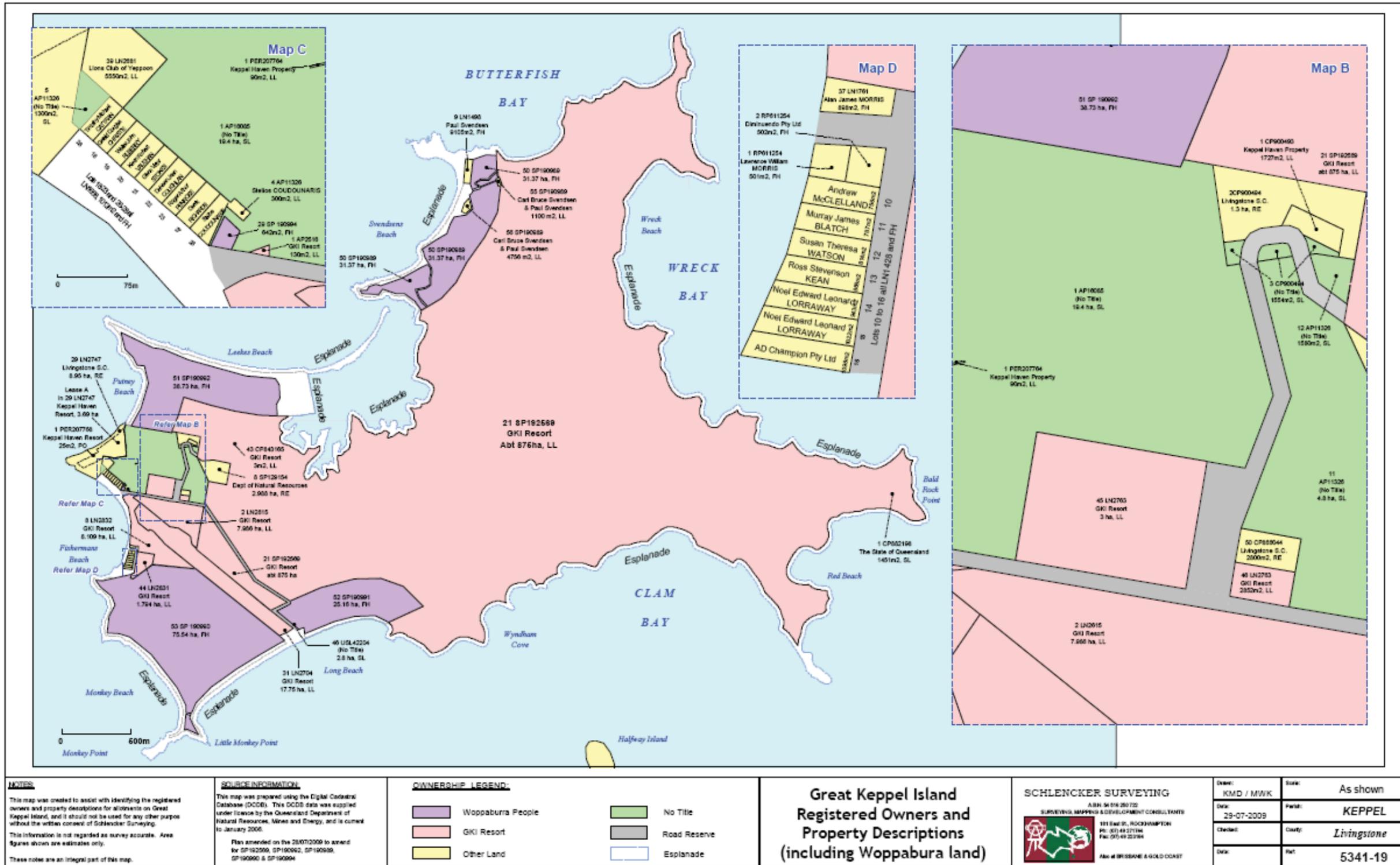


Figure 38: Current Tenure Map (Source GKI Revitalisation Plan: Initial advice Statement, Appendix B)

Appendix 7: The Burra Charter

Although not codified in law, the Burra Charter (Marquis-Kyle and Walker, 1999) is the foundational document upon which cultural heritage management practice is based, and this document continues to guide cultural heritage management in Australia. It was first adopted in 1979 by Australia ICOMOS (International Council on Monuments and Sites) and was initially designed for the conservation of and management of historical heritage. However, after the addition of further guidelines that defined cultural significance and conservation policy, use of the charter was extended to Indigenous studies.

The Burra Charter defines conservation as ‘the processes of looking after a place so as to retain its cultural significance’ (Article 1.4). A place is considered significant if it possesses aesthetic, historic, scientific or social value for past, present or future generations (Article 1.2). The definition given for each of these values is as follows (Articles 2.2 to 2.5).

Aesthetic value includes aspects of sensory perception for which criteria can and should be stated. Such criteria may include consideration of the form, scale, colour, texture and material of the fabric; the smells and sounds associated with the place and its use.

Historic value encompasses the history of aesthetics, science and society, and therefore to a large extent underlies all of the terms set out in this section. A place may have historic value because it has influenced, or has been influenced by, an historic figure, event, phase or activity. It may also have historic value as the site of an important event. For any given place the significance will be greater where evidence of the association or event survives *in situ*, or where the settings are substantially intact, than where it has been changed or evidence does not survive. However, some events or associations may be so important that the place retains significance regardless of subsequent treatment.

Scientific (archaeological) research value of a place will depend upon the importance of the data involved, on its rarity, quality or ‘representativeness’, and on the degree to which the place may contribute further substantial information.

Social value embraces the qualities for which a place has become a focus of spiritual, political, national or other cultural sentiment to a majority or minority group.

Article 2.6 of the Guidelines notes that other categories of cultural significance may become apparent during the course of assessment of particular sites, places or precincts. A range of cultural significance values may apply. Article 5 of the Burra Charter states that:

Conservation of a place should identify and take into consideration all aspects of its cultural significance without unwarranted emphasis on any one aspect at the expense of others (Marquis-Kyle and Walker, 1999)