

MC06.1219 – TPA23835
P/06/00492

Mr Neil Laurie
Clerk of the Parliament
TableOffice@parliament.qld.gov.au

Dear Mr Laurie

Thank you for providing me with a copy of the wording of petition no. 587-05 regarding the sale of Yungaba.

As this matter falls primarily within the responsibilities of my Cabinet colleague the Honourable Robert Swarten MP, Minister for Public Works, Housing and Racing, I have forwarded a copy of your correspondence to him for consideration and reply to the principal petitioner (Ms Emma Hossack).

A copy of my reply to Ms Hossack is attached for your information.

Yours sincerely

Desley Boyle MP
Minister for Environment
Minister for Local Government and Planning
Minister for Women

Att.



Hon Desley Boyle MP
Member for Cairns

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30 MAR 2006

Ms Emma Hossack
Principal Petitioner
Story Bridge & Yungaba Association
GPO Box 710
BRISBANE QLD 4001

Dear Ms Hossack

The Clerk of the Parliament has forwarded me a copy of the wording of your petition, lodged with the Legislative Assembly of Queensland on 28 February 2006 regarding the sale of Yungaba.

As this matter largely falls within the responsibilities of my Cabinet colleague the Honourable Robert Swarten MP, Minister for Public Works, Housing and Racing, I have forwarded a copy of your correspondence to him for consideration and reply direct to you.

Yours sincerely

Desley Boyle MP
Minister for Environment
Minister for Local Government and Planning
Minister for Women



Queensland
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Hon. Robert Swarten MP
Member for Rockhampton



**Queensland
Government**

**Minister for Public Works,
Housing and Racing**

Ref: CAB PW00934/06

16 MAY 2006

Ms Emma Hossack
Principal Petitioner
Story Bridge & Yungaba Association
GPO Box 710
Brisbane Qld 4001

Dear Ms Hossack

I refer to your petition number 587-05 concerning the sale of Yungaba which was tabled in Parliament on 28 February 2006. Your petition was forwarded to me as the Minister responsible for the Yungaba property.

When Yungaba's use for immigrant reception was discontinued in 1995, extensive research and consultation occurred about its future. The Government's priorities were identified as being the establishment of a multicultural centre and the protection of the heritage values of Yungaba.

A feasibility study was conducted into the suitability of Yungaba as a multicultural centre. It was found that, as the heritage building was built for residential purposes, converting the building for public use would require significant intrusion in order to meet the requirements of the building code. From a heritage perspective, the continued reuse of the building for residential purposes is considered to be a less intrusive change to the building.

Following a competitive tender process, a wholly owned subsidiary of Australand Holdings Limited (Australand) was selected as the developer. Conservation of the heritage building was an important selection criterion. The Australand development proposal achieved the Government priorities for the site without the financial burden being borne by the taxpayer.

Under the Australand proposal, the State will gain a purpose built building to facilitate intercultural communication, understanding and appreciation of the multi-cultural community. Significantly, this will be achieved without major structural changes to the heritage building.

The development proposal for the Yungaba site involves a conservation management plan for the protection and maintenance of the Yungaba garden areas. While access to these gardens will remain controlled, the proposal includes landscaping to provide public parkland and a riverwalk adjacent to the river.

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I am advised by my Cabinet colleague, the Honourable Desley Boyle MP, Minister for Environment, Local Government, Planning and Women, that she used her reserve powers to 'call in' the Yungaba development pursuant to section 3.6.6 of the *Integrated Planning Act 1997*. Minister Boyle has advised she 'called in' the development to ensure that economic benefits to the community were not lost or unduly delayed through the proposed multicultural centre and the cultural benefits of restoring and preserving the Yungaba site.

On 29 September 2005, Minister Boyle conditionally approved the Yungaba development. This included a Development Permit for Material Change of Use and Preliminary Approval for associated works. Minister Boyle has advised her decision is largely consistent with the Brisbane City Council's decision issued on 12 April 2005, with a few minor amendments to update and clarify certain conditions. The development primarily includes four new multi-unit residential dwellings, one mixed use building (including community facilities, convention centre, retail facilities and residential component) and residential use of the original Yungaba building.

Minister Boyle has advised that, prior to reaching her decision, officers of the Department of Local Government, Planning, Sport and Recreation undertook an extensive assessment of the proposed development against the applicable requirements of the Brisbane City Plan 2000, specifically in relation to height and setback from heritage listed structures. Consideration was also given to the submissions received by the Brisbane City Council during the public notification period as well as representation Minister Boyle received from submitter appellants.

Minister Boyle has advised that the main concern raised by submitters was the impact that development would have on the heritage listed Story Bridge and Yungaba building. These matters were determined by the Queensland Heritage Council's conditional approval issued through a Planning and Environment Court order on 1 October 2004. The proposed development is also consistent with provisions in the Brisbane City Plan, specifically in relation to height and setback from heritage listed structures.

All actions in regards to the sale of the property have been conducted in accordance with the Government land policies. However, it should be noted that before the development can proceed, a number of other approvals are required.

I trust this information addresses the concerns of petitioners.

Yours sincerely



Robert Swarten MP
**Minister for Public Works,
Housing and Racing**