

BNE. 18714

MINUTES

QUEENSLAND HERITAGE COUNCIL MEETING NO. 214

FRIDAY, 14 MARCH 2008, COMMENCING AT 8.30AM

15TH FLOOR, 160 ANN STREET, BRISBANE

Agenda No.	ITEM	Action
6.3.7	s.73 - Not relevant	QHCS to send letters.
6.3.8	<p>602469 Petrie Bight Customs House Precinct, Brisbane</p> <p>FG gave a brief outline of the nomination and tabled correspondence from Riveredge Bulimba Pty Ltd together with supporting documentation.</p> <p>RESOLUTION NO. 214.16 Having considered the report of the Agency for the Petrie Bight Customs House Precinct, Brisbane, the Queensland Heritage Council resolves in accordance with s.35(4) of the Queensland Heritage Council Act 1992 not to enter the Petrie Bight Customs House Precinct, Brisbane, provisionally in the Heritage Register because although it may be a place of Cultural Heritage significance and may satisfy one or more of the criteria specified in s.34(1) of the Act, a policy for dealing with precincts entered in the Heritage Register needs to be developed before the entry of such a substantial and complex precinct can be considered.</p> <p>MOVED: PMK SECONDED: CBu CARRIED: Unanimous</p>	QHCS to send letters.
6.3.9	s.73 - Not relevant	

Report to Heritage Council**Agenda No. 6.3.8****Date of meeting:** 14 March 2008**Subject****PETRIE BIGHT CUSTOMS HOUSE PRECINCT****Queen Street, Brisbane**

602469

Proposal

Heritage Council is to consider the proposal under s.35(1) of the *Queensland Heritage Act 1992* to enter the **Petrie Bight Customs House Precinct** in the Queensland Heritage Register.

Date considered by Heritage Register Advisory Committee: n/a**Applicant:** Brisbane City Council**Date Application Received:** November 2003**Ownership:** Urban Queen Street Pty Ltd, Body Corporate for Admiralty Towers II, Port of Brisbane Corporation, Brisbane City Council**Previous consideration by Heritage Council:** 12 December 2003

- **Resolution 154.3.1:** Heritage Council resolved to accept a letter from Brisbane City Council regarding the proposed entry of the Petrie Bight Customs House Precinct in the Heritage Register (refer to attachments) as a nomination, but requested that further information be provided.

Background:

- The nomination encompasses the Brisbane Customs House, the Petrie Bight Retaining Wall, the balance of the Colonial Building site at 443 Queen Street, and the public open space providing access to the river between the Colonial Building and Admiralty Towers II.
- The Brisbane Customs House (600156) and the Petrie Bight Retaining Wall (600159) are entered in the Queensland Heritage Register as individual places.
- The park/open space on the northern side of 443 Queen Street is protected from further development by way of easement in favour of the Brisbane City Council.
- By letter of 12 February 2004, the owners of 443 Queen Street submitted to this Agency a report prepared on their behalf by Ivan McDonald Architects, arguing that although the Brisbane Customs House and the Petrie Bight Retaining Wall were places of cultural heritage significance, the precinct as a whole was not (refer to attached correspondence and report).
- By letter of 22 January 2004, the Admiralty Towers II body corporate wrote in support of the nomination.
- No further supporting information has been received from Brisbane City Council.

Officer recommendation: Not to enter

Heritage Council Resolution

Option 1

Having considered the report of the Agency, the discussion of significance and the recommendations of the Heritage Register Advisory Committee for the **Petrie Bight Customs House Precinct, Queen Street, Brisbane**, the Heritage Council resolves in accordance with s.35(4) of the *Queensland Heritage Act 1992* not to enter the **Petrie Bight Customs House Precinct, Queen Street, Brisbane** provisionally in the Heritage Register because although it may be a place of cultural heritage significance it does not satisfy one or more of the criteria specified in s.34(1) of the Act.

OR

Option 2

Having considered the report of the Agency, the discussion of significance and the recommendations of the Heritage Register Advisory Committee of the Heritage Register Advisory Committee for the **Petrie Bight Customs House Precinct, Queen Street, Brisbane**, the Heritage Council resolves in accordance with s.35(4) of the *Queensland Heritage Act 1992* not to enter the **Petrie Bight Customs House Precinct, Queen Street, Brisbane** provisionally in the Heritage Register because it is not a place of cultural heritage significance and does not satisfy one or more of the criteria specified in s.34(1) of the Act.

Attached

- Letter from Brisbane City Council dated 7 November 2003
- Letter from Peter Deane dated 12 February 2004
- Report from Ivan McDonald Architects

Report prepared by: Helen Bennett
Principal Heritage Officer

Date: 3 March 2008

Report actioned by: s.49 - Signature
Fiona Gardiner
Manager, Strategy and Planning

Date: 4 March 2008

BNE 18714

6.3.8
Tabled 14/3/08

RIVER EDGE

443 QUEEN STREET
PTY LTD

12th February, 2004

Ref No: L04-V01.110204-EPA.Doc

Att: Robyn Hesse
The Planning Manager SEQ South
Environmental Planning Southern Region
GPO Box 2771
BRISBANE QLD 4001

EPA SOUTHERN REGION	
Correspondence No.	Barcode N
File No.	PART FOR
Action Officer	Related Item

s.49 - Signature

s.49 - Signature

Dear Robyn,

Re: 443 QUEEN STREET, BRISBANE - LOT 1 ON S.L. 805627

I refer to the EPA letter dated 15 December 2003, and our meeting of 10 February 2004.

Thank you for giving me the time to present to you our preliminary thoughts regarding the proposed Heritage Listing of the Petrie Bight Customs House Precinct, Queen Street, Brisbane. Our discussion on the appropriateness of the term precinct or otherwise was inconclusive and better left for others to determine within the meaning of The Act (Queensland Heritage Act, 1992). So I shall not labour that point.

However, I was trying to determine the criteria for assessment as on my reading of your notice (and literature) I was unsure what criteria applied. If I examine the precinct, I find that Customs House and the stone wall already enjoy Heritage Listing and the park/ open space on the northern side of 443 Queen Street is protected from further development by way of easement in favour of the Brisbane City Council. I cannot imagine that our building (443) would attract the interest of your department and therefore can see no reason for its inclusion in your assessment.

Also when I examine the precinct, I draw the same conclusion. The listing is not warranted given the current status of protection of the individual elements.

However, if the context of the precinct was to include vistas and views from Queen Street, the same conclusion could be drawn. The existing development of the precinct precludes vistas or views to the Brisbane River or Storey Bridge except for the spaces between Customs House and 443 Queen Street. It would seem to me and others, that Customs House in particular would be enhanced if it was framed by modern structures.

The only property capable of further development is 443 Queen Street which in itself is subject to high level assessment by virtue of being adjacent to a Heritage Site. It should also be noted that the precinct is already highly developed with projects such as 175 Eagle Street, Aurora, Marriott Hotel and the Admiralty Complex. With this in mind, what justification is there for further Heritage consideration? Customs House can stand alone as a unique monument to our Heritage in contrast with the development of the modern Brisbane.

To further assist in your assessment, I am enclosing a copy of a report prepared by Ivan McDonald in response to a proposal by the BCC to enter the Customs House Precinct in the Brisbane City Council Heritage Register, together with a photographic record of the precinct.

You will also recall that we recently were successful in the Planning and Environment Court in obtaining a Development Approval for the alterations and extensions to our 443 Queen Street property after our Development Application was refused by the Brisbane City Council. Our Application although code assessable was subject to high level referral and was not opposed by any agencies at the time. One would hope that Heritage legislation is not being used to impose conditions that would make that approval difficult to implement.

We would welcome the opportunity to discuss your assessment of the precinct at the appropriate time so that we can prepare a detailed response if necessary.

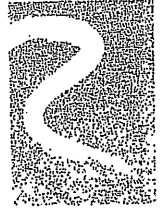
Yours faithfully
RIVEREDGE BULIMBA PTY LTD

s.49 - Signature

PETER DEANE
 DEVELOPMENT DIRECTOR

Encl : Report – Ivan McDonald Architects
 : Photographic record of the precinct

COPY



RIVER EDGE

BULIMBA PTY LTD

14th January, 2004

Ref No: L02-V01.140104-BCC.Doc

Chief Executive Officer
Brisbane City Council
SHTS
GPO Box 1434
BRISBANE QLD 4001

Dear Sir

Re: **PROPOSAL TO AMEND HERITAGE REGISTER PLANNING SCHEME POLICY IN
THE BRISBANE CITY PLAN 2000 – CUSTOMS HOUSE PRECINCT**

We own the land situated at 443 Queen Street, Brisbane, and wish to make a submission in relation to the proposed policy amendments. We submit that the proposed amendments should not proceed, because the parts of the proposed precinct that are not already listed in the Council's Register are not of cultural heritage significance. The grounds of the submission and the facts and circumstances relied on in support of the grounds, are fully set out in the attached report prepared by Ivan McDonald.

Yours faithfully
RIVEREDGE BULIMBA PTY LTD

s.49 - Signature

PETER DEANE
DEVELOPMENT DIRECTOR



BNE 18714 Vol 1

602469

ONE 2342
Vol 2

6.3.8

Brisbane City Council
ABN 72 002 765 795

7 November 2003
Professor J Brannock
Chair Queensland Heritage Council
C/- Manager Queensland Heritage Council Secretariat
Environmental Protection Agency
PO Box 155
BRISBANE ALBERT STREET Q 4002

City Planning
Urban Management Division
Level 16 69 Ann Street
Brisbane Qld 4000
GPO Box 1434 Brisbane Qld 4001

Dear Professor Brannock,

John

Re: Nomination of Customs House Precinct to Queensland Heritage Register.

The following information is provided in support of a nomination for entry on the Queensland Heritage Register of a precinct of cultural heritage significance in the vicinity of the Brisbane Customs House, Queen Street, Brisbane.

Extent of nominated precinct:

The precinct consists of the Brisbane Customs House and Petrie Bight Retaining Wall (both currently entered on the Register as individual places), together with the balance of the Colonial Building site at 443 Queen Street and the public open space providing access to the river between the Colonial Building and Admiralty Towers II.

The precinct is described as:

427 and 427B Queen Street. Lot 19 on RP207927 and Lot 650 on SP104142, (Brisbane Customs House and adjacent boardwalk)

443 and 443A Queen Street. Lot 1 on SL805627 and Lot 649 on CP844970 (Colonial Building, adjacent boardwalk and part of Petrie Bight Retaining Wall)

501 and 493E Queen Street. Part of Lot 922 on CP899979 and part of Lot 482 on CP891630 (Open space, adjacent boardwalk and balance of Petrie Bight Retaining Wall)

As shown on accompanying map.

Basis of nomination under Queensland Heritage Act:

The Queensland Heritage and Other Legislation Amendment Act 2003 is due to come into operation on 28 November 2003. One of the proposed amendments will allow the entry on the Queensland Heritage Register of precincts where part of the place may not fully satisfy a criterion for listing in its own right, but the overall cultural heritage significance of a streetscape or precinct needs to be protected.

This is the case with the Customs House Precinct, where the Colonial Building and the open space form part of the streetscape with, and are adjacent to, the registered places of the Brisbane Customs House and the Petrie Bight Retaining Wall. In addition, failure to enter the place in its entirety on the Queensland Heritage Register would reduce the overall cultural heritage significance of the streetscape and/or the registered place by failing to prevent the likelihood of inappropriate development within the precinct.

ENVIRONMENTAL PROTECTION
17.11.2003 S.49 - Signature

History of development of the precinct:

The Petrie Bight Retaining Wall was built in 1881 and the Brisbane Customs House was completed in 1889. At that time, the surrounding buildings were low structures associated with the adjacent wharves. The two-storey Maritime Building on the site of the present Colonial Building was built in 1924 and demolished in the late 1980s, together with the wharves. Part of the area between the river and the retaining wall was then developed as a park. The National Trust and Australian Heritage Commission were instrumental in having the views across the park to the Story Bridge listed in the Register of the National Estate, in a bid to have future development in sympathy with the heritage values of the area.

The large site downstream from the Customs House was transferred from the State Government to a development company in 1987, and Brisbane City Council and the Australian Heritage Commission entered into negotiations with the developer to protect the setting by limiting the scale of development adjacent to the Customs House. This resulted in a relatively low building next to the Customs House (the present Colonial Building), retention of the retaining wall, reconstruction of the park as a roof to underground car parking, and a series of tall residential towers at the far end of the site, distant from the Customs House. The Colonial Building was built higher than Council had approved, after a process of objections and determinations by the Building Referee. The building was originally to have a similar bulk and height to the Maritime Building it replaced, but was ultimately constructed almost 7 metres higher than the adjoining Customs House parapet.

An application to almost double the height of the Colonial Building by adding four floors and converting it to residential use was refused by Council in April 2003, following detailed assessment, advice from the Heritage Advisory Committee and a public campaign by the National Trust of Queensland. The proposal was considered to impair the views of the Customs House by relegating it to a secondary built form in its current setting, and reducing the prominence of its dome by blocking its silhouette against the sky when viewed from Queen Street.

This refusal was appealed to the Planning and Environment Court and the appeal was allowed. Building work in accordance with the Court approval has not yet commenced, and the property is currently for sale. A prospective purchaser has recently approached Council with concept drawings to demolish the present Colonial Building and replace it with a 62 storey residential tower. Council has indicated to the applicant that this concept would not be supported in such an important historic precinct. Council has also proposed amendments to the City Plan to reduce the height limit of buildings in the vicinity from 250 metres AHD to 120 metres, increase the scope of neighbouring sites which will require assessment under the Heritage Place Code, and broaden the range of performance criteria used in assessing the impact of proposals on the historic setting of heritage places. However these amendments are unlikely to be able to be incorporated into the City Plan before July 2004.

Despite Council's record of attempting to protect this precinct for almost 20 years, and a clear indication to the prospective purchaser of the Colonial Building that any proposal exceeding the current Court approval would not be supported, an application for the building's replacement by a 62 storey tower under the current planning provisions, may be received. If this occurs and Council's decision is again appealed to the Planning and Environment Court, the outcome can not be certain.

Significance of Streetscape and Precinct:

The Customs House Precinct presents two public faces – one to Queen Street, and the other to the Brisbane River and Kangaroo Point. All the components of the precinct contribute to these street- and river-scapes, including the Customs House and the Colonial Building which present river frontages virtually identical to their street facades, apart from the increased height on the river side due to the topography of their sites. The historic fig tree between the two buildings is also a landmark from both directions, and the open space allows views from the river to Queen Street, and from Queen Street to the river, Kangaroo Point and the Story Bridge. The Petrie Bight Retaining Wall is partly visible from the river, and highly visible from Queen Street as a series of stone piers and decorative wrought iron balustrade.

The precinct has aesthetic significance as a human scale streetscape of relatively low buildings, a decorative wall/fence, a mature tree and an extensive open space stretching for almost 200 metres along Queen Street and the riverbank, providing expansive views of the Story Bridge. The significance is further emphasised by the prominent bend in Queen Street at this location, and by the flanking commercial and residential towers of 21 and 37 storeys respectively, which frame the view and define the precinct.

The historic significance of the precinct is derived from the importance of the Customs House, the early municipal engineering work of the retaining wall, the long-established fig tree, the open space providing views and access to the riverside boardwalk as a link to the early wharves, and the Colonial Building as a built form approximating the size and location of the former Maritime Building.

Some aspects of the precinct's aesthetic and historic significance have been eroded by development, and are likely to be further eroded by recently approved expansion. However its fundamental importance remains as a low-scale precinct between Brisbane's premier street and the river, incorporating two significant heritage structures and a publicly accessible open space providing vistas of the City's iconic bridge.

Conclusion:

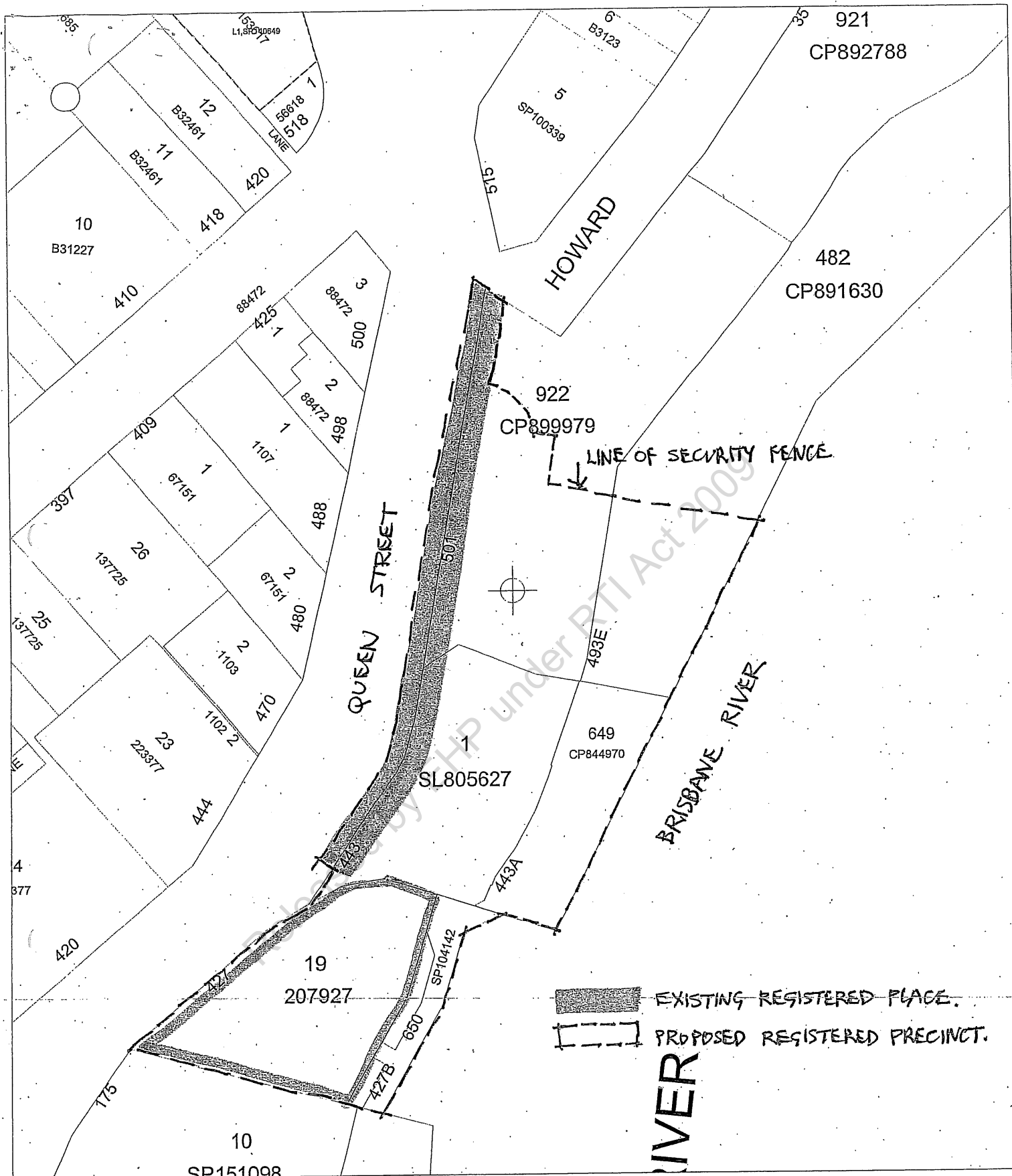
In order to reinforce the protection of heritage places from adjoining development currently provided by the City Plan, this nomination invites the Queensland Heritage Council to use the proposed amendments to the Act to enter the Customs House Precinct on the Queensland Heritage Register. This precinct is considered to be of historic and aesthetic significance, has a history of local government and community concern over its recent development, and is currently under considerable threat of inappropriate development proposals.

Enclosed with this nomination are copies of plans, reports and community documents to assist the Heritage Council in reaching its decision. If you require any further information please contact Laurie Jones, Senior Heritage Architect on 3403 4059.

Yours sincerely

s.49 - Signature

Peter R Cumming
Manager City Planning
URBAN MANAGEMENT DIVISION



Date: 07/11/2003 Themes: Cadastre
Time: 10:09:50
Userid: pscp2
Scale: 1:1248

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WebBASX version 1.246

Location: 503126 6962109

Disclaimer:

"While every care is taken by Brisbane City Council (BCC) and Dept. of Natural Resources & Mines (NRM) to ensure the accuracy of this data, BCC and DNR jointly and severally make no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaim all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which may be incurred as a result of data being inaccurate in any way and for any reason."

Based on Data provided with the permission of NRM: Cadastral Data (October 2003)





Important News

Brisbane's Customs House Under Threat!!

Just prior to printing this journal, the National Trust learnt of development plans which we believe represents an insensitive and obtrusive **threat** to the integrity of what is undisputably one of Queensland's most treasured heritage buildings, the former **Customs House in Brisbane**.

On Friday 24 May the Courier Mail reported on a proposal to add a further four to six storeys to the Colonial Building located at 443 Queen Street, in Brisbane's CBD. We have subsequently identified that this is the second published report of plans to heighten this low rise office complex which abuts the former Brisbane Customs House building.

This earlier report, also published in the Courier Mail, refers to plans by the development company, Urban Properties, to increase the building's height by a further three stories.

Any such height increases, irrespective of their dimensions, would have a **seriously detrimental impact** on not only one of Brisbane's most significant heritage buildings, but also on what is one of the central business district's few remaining precincts in which the historic relationship of the city and river survives.

Widespread public sentiment has undoubtedly confirmed the former Customs House as one of Brisbane's most cherished and admired buildings, and a personification of Brisbane's unique identity. Apart from its highly significant architectural and heritage features, it occupies a **pivotal location within the historic Petrie Bight** riverfront walk precinct which provides the last remaining link to the city's past maritime and mercantile activity.

It was for these very reasons that before the Colonial Building was approved for development in 1990,
15-246 INT

strict limitations on the scope and height of the building mass allowed were negotiated by the Australian Heritage Commission and Brisbane City Council.

To put the current redevelopment plans for this building in their true perspective, adding just four floors would virtually double its existing elevation. This is simply **unacceptable** given that the Colonial Building was designed so it specifically **did not exceed the parapet level of the Customs House**.

We are extremely alarmed not only by any height increases, but also by what appears to be the wildly fluctuating descriptions of the redevelopment planned over a matter of only a few weeks.

One would naturally wonder what in fact the developer's final plans are for this critically important site.

The National Trust is **unequivocally opposed** to any increase in the height of 443 Queen Street and intends conducting a concerted campaign to ensure any such redevelopment will never proceed.

As an initial priority we have commissioned a report by heritage architects, Allom Lovell, on the cultural significance of the Customs House and the likely impact of the present proposal. This report will be made available to members at the earliest possible time.

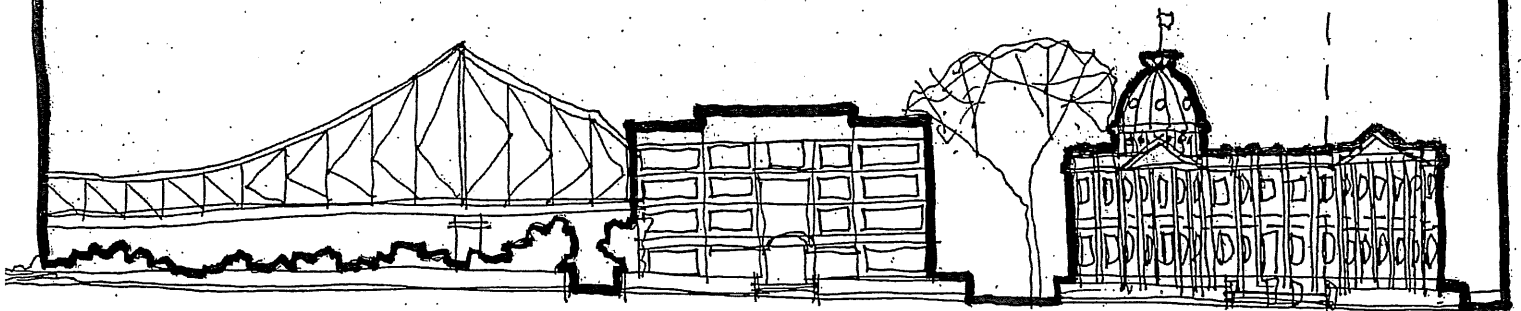
As you are all aware, Brisbane's architectural heritage has suffered too often and too painfully from ill-conceived and insensitive redevelopment plans. We are adamant this will not be allowed to occur in this case and look forward to **receiving the unified support of our members** in our fight to protect one of the state's finest architectural treasures.

AURORA
67 FLOORS

ADMIRALTY TOWERS II
37 FLOORS

175 EAGLE ST.
22 FLOORS

Released by EHP under RTI Act 2009



EXISTING VIEW FROM QUEEN STREET



Queensland
Government

Enquiries Hazel Zanatta
Telephone (07) 3227 8542
Your reference
Our reference 602469

Environmental Protection Agency

Incorporating the
Queensland Parks and Wildlife Service

19 March 2008

The Manager
Port of Brisbane Corporation
Locked Bag 1818
WYNNUM QLD 4178

Dear Sir / Madam

Re: Application under s.35 of the *Queensland Heritage Act 1992* proposing the entry in the Queensland Heritage Register of "Petrie Bight Customs House Precinct", Queen Street, Brisbane.

I wish to advise that the Heritage Council considered this matter at its meeting of 7 December 2007 and resolved **not** to enter the place in the Queensland Heritage Register. The Queensland Heritage Council made the following resolution:

RESOLUTION NO. 214.16

Having considered the report of the Agency for the Petrie Bight Customs House Precinct, Brisbane, the Queensland Heritage Council resolves in accordance with s.35(4) of the Queensland Heritage Act 1992 not to enter the Petrie Bight Customs House Precinct, Brisbane, provisionally in the Heritage Register because although it may be a place of Cultural Heritage significance and may satisfy one or more of the criteria specified in s.34(1) of the Act, a policy for dealing with precincts entered in the Heritage Register needs to be developed before the entry of such a substantial and complex precinct can be considered.

If you have any further queries concerning this matter, please do not hesitate to contact Hazel Zanatta, Site Registrar on (07) 3227 8542.

Yours sincerely

s.49 - Signature

Fiona Gardiner
Manager
Strategy and Planning



Queensland
Government

Enquiries Hazel Zanatta
Telephone (07) 3227 8542
Your reference
Our reference 602469

Environmental Protection Agency

Incorporating the
Queensland Parks and Wildlife Service

19 March 2008

The Director
Body Corporate for
'Admiralty Towers II'
Community Titles Scheme
PO Box 731
SPRING HILL QLD 4004

Dear Sir / Madam

Re: Application under s.35 of the *Queensland Heritage Act 1992* proposing the entry in the Queensland Heritage Register of "Petrie Bight Customs House Precinct", Queen Street, Brisbane.

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s.49 - Signature

Fiona Gardiner
Manager
Strategy and Planning



Queensland
Government

Enquiries Hazel Zanatta
Telephone (07) 3227 8542
Your reference
Our reference 602469

Environmental Protection Agency

Incorporating the
Queensland Parks and Wildlife Service

19 March 2008

The Executive Director
Urban Queen Street Pty Ltd
C/- Nicholson's Solicitors
Level 2, 77 Eagle Street
BRISBANE QLD 4000

Dear Sir / Madam

Re: Application under s.35 of the *Queensland Heritage Act 1992* proposing the entry in the Queensland Heritage Register of "Petrie Bight Customs House Precinct", Queen Street, Brisbane.

I wish to advise that the Heritage Council considered this matter at its meeting of 7 December 2007 and resolved **not** to enter the place in the Queensland Heritage Register. The Queensland Heritage Council made the following resolution:

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Yours sincerely

s.49 - Signature

Fiona Gardiner
Manager
Strategy and Planning



Queensland
Government

Enquiries Hazel Zanatta
Telephone (07) 3227 8542
Your reference
Our reference 602469

Environmental Protection Agency

Incorporating the
Queensland Parks and Wildlife Service

19 March 2008

Chief Executive Officer
Brisbane City Council
PO Box 1434
BRISBANE QLD 4001

Dear Sir / Madam

Re: Application under s.35 of the *Queensland Heritage Act 1992* proposing the entry in the Queensland Heritage Register of "Petrie Bight Customs House Precinct", Queen Street, Brisbane.

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The Queensland Heritage Council notes that the site may have some local cultural significance and information has been enclosed accordingly for your information.

If you have any further queries concerning this matter, please do not hesitate to contact Hazel Zanatta, Site Registrar on (07) 3227 8542.

Yours sincerely

s.49 - Signature

Fiona Gardiner
Manager
Strategy and Planning

23rd April, 2004

EPA SOUTHERN REGION		
Correspondence No.		Barcode No.
STH2004/2926		
File No.	PART	FOLIO
STH 4373	1	
Action Officer		Related Items
s.49 - Signature		

RIVER EDGE

443 QUEEN STREET
PTY LTD

Ref No: L05-V01.230404-EPA.Doc

Att: Robyn Hesse
The Planning Manager SEQ South
Environmental Planning Southern Region
GPO Box 2771
BRISBANE QLD 4001

Dear Robyn,

Re: **443 QUEEN STREET, BRISBANE – LOT 1 ON S.L. 805627**

We refer to our letter of 12th February '04 which addressed some of our concerns regarding the proposed heritage listing of our property at 443 Queen Street, Brisbane.

In view of the recent press speculation regarding this precinct and the impact this has on the property values, we would appreciate your advice regarding the current status of your assessment of our property.

Again we would welcome the opportunity to comment on your assessment.

Yours faithfully
443 QUEEN STREET PTY LTD

s.49 - Signature

PETER DEANE
DEVELOPMENT DIRECTOR



Fax

**Queensland Government****Environmental Protection Agency**Incorporating the
Queensland Parks and Wildlife Service

To:	Robyn Hesse	Fax:	(07) 3238 3514
From:	Marina Price		
Telephone:	(07) 3227 6532	Fax:	(07) 3227 7803
E-mail:	Marina.Price@epa.qld.gov.au		
Date:	22 January 2004	Pages:	8 (including this page)
Subject:	Petrie Bight Precinct - Customs House (602469) BNE 18714		

Robyn

Attached is some information on the Petrie Bight Precinct as mentioned in my email. I hope this is of some use for you.

Regards

s.49 - Signature

Marina Price

JB
+
MR
ML

Privacy and confidentiality notice

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PO Box 155, Brisbane Albert Street, Queensland 4002 Australia

MINUTES HERITAGE COUNCIL MEETING NO.154 8.30 AM, FRIDAY, 12 DECEMBER 2003 FLOOR 15, 160 ANN STREET, BRISBANE		
	s.73 - Not relevant	BNE 18714 Petrie Bight Precinct
154.3	COPIES OF CORRESPONDENCE	
154.3.1.	<p>s.73 - Not relevant</p> <p>The HC discussed the letter from Brisbane City Council regarding the Petrie Bight Customs House Precinct, and accepted the letter as a nomination to the Heritage Register, but advised that the Brisbane City Council be requested to provide further information in support of the nomination. JB advised that in the closed session of the last HC meeting it was agreed that whilst JB and RR had previous involvement with this place, this involvement was not considered to be a conflict of interest.</p> <p>s.73 - Not relevant</p>	<p>s.73 - Not relevant</p> <p>Petrie Bight Customs House Precinct to be discussed again at next meeting.</p> <p>s.73 - Not relevant</p>
154.3.2	s.73 - Not relevant	



Brisbane City Council

ABN 72 002 765 795

City Planning

Urban Management Division

Level 16 69 Ann Street

Brisbane Qld 4000

GPO Box 1434 Brisbane Qld 4001

7 November 2003

Professor J Brannock

Chair Queensland Heritage Council

C/- Manager Queensland Heritage Council Secretariat

Environmental Protection Agency

PO Box 155

BRISBANE ALBERT STREET Q 4002

Dear Professor Brannock,

John

①

cctc

Re: Nomination of Customs House Precinct to Queensland Heritage Register.

The following information is provided in support of a nomination for entry on the Queensland Heritage Register of a precinct of cultural heritage significance in the vicinity of the Brisbane Customs House, Queen Street, Brisbane.

Extent of nominated precinct:

The precinct consists of the Brisbane Customs House and Petrie Bight Retaining Wall (both currently entered on the Register as individual places), together with the balance of the Colonial Building site at 443 Queen Street and the public open space providing access to the river between the Colonial Building and Admiralty Towers II.

The precinct is described as:

427 and 427B Queen Street. Lot 19 on RP207927 and Lot 650 on SP104142, (Brisbane Customs House and adjacent boardwalk)

443 and 443A Queen Street. Lot 1 on SL805627 and Lot 649 on CP844970 (Colonial Building, adjacent boardwalk and part of Petrie Bight Retaining Wall)

501 and 493E Queen Street. Part of Lot 922 on CP899979 and part of Lot 482 on CP891630 (Open space, adjacent boardwalk and balance of Petrie Bight Retaining Wall)

As shown on accompanying map.

Basis of nomination under Queensland Heritage Act:

The Queensland Heritage and Other Legislation Amendment Act 2003 is due to come into operation on 28 November 2003. One of the proposed amendments will allow the entry on the Queensland Heritage Register of precincts where part of the place may not fully satisfy a criterion for listing in its own right, but the overall cultural heritage significance of a streetscape or precinct needs to be protected.

This is the case with the Customs House Precinct, where the Colonial Building and the open space form part of the streetscape with, and are adjacent to, the registered places of the Brisbane Customs House and the Petrie Bight Retaining Wall. In addition, failure to enter the place in its entirety on the Queensland Heritage Register would reduce the overall cultural heritage significance of the streetscape and/or the registered place by failing to prevent the likelihood of inappropriate development within the precinct.

ENVIRONMENT	COM
s.49 - Signature	

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The large site downstream from the Customs House was transferred from the State Government to a development company in 1987, and Brisbane City Council and the Australian Heritage Commission entered into negotiations with the developer to protect the setting by limiting the scale of development adjacent to the Customs House. This resulted in a relatively low building next to the Customs House (the present Colonial Building), retention of the retaining wall, reconstruction of the park as a roof to underground car parking, and a series of tall residential towers at the far end of the site, distant from the Customs House. The Colonial Building was built higher than Council had approved, after a process of objections and determinations by the Building Referee. The building was originally to have a similar bulk and height to the Maritime Building it replaced, but was ultimately constructed almost 7 metres higher than the adjoining Customs House parapet.

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Despite Council's record of attempting to protect this precinct for almost 20 years, and a clear indication to the prospective purchaser of the Colonial Building that any proposal exceeding the current Court approval would not be supported, an application for the building's replacement by a 62 storey tower under the current planning provisions, may be received. If this occurs and Council's decision is again appealed to the Planning and Environment Court, the outcome can not be certain.

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The historic significance of the precinct is derived from the importance of the Customs House, the early municipal engineering work of the retaining wall, the long-established fig tree, the open space providing views and access to the riverside boardwalk as a link to the early wharves, and the Colonial Building as a built form approximating the size and location of the former Maritime Building.

Some aspects of the precinct's aesthetic and historic significance have been eroded by development, and are likely to be further eroded by recently approved expansion. However its fundamental importance remains as a low-scale precinct between Brisbane's premier street and the river, incorporating two significant heritage structures and a publicly accessible open space providing vistas of the City's iconic bridge.

Conclusion:

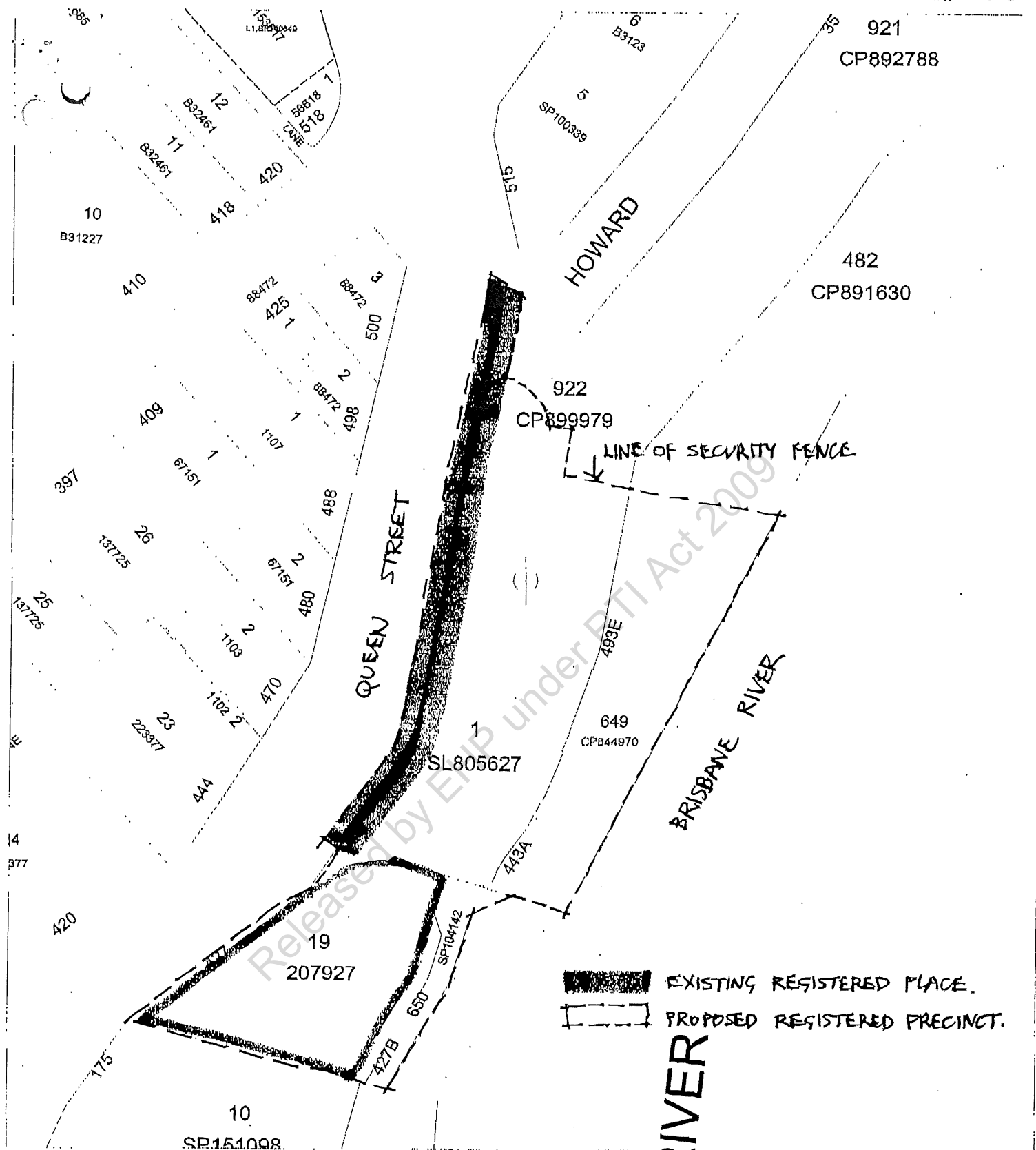
In order to reinforce the protection of heritage places from adjoining development currently provided by the City Plan, this nomination invites the Queensland Heritage Council to use the proposed amendments to the Act to enter the Customs House Precinct on the Queensland Heritage Register. This precinct is considered to be of historic and aesthetic significance, has a history of local government and community concern over its recent development, and is currently under considerable threat of inappropriate development proposals.

Enclosed with this nomination are copies of plans, reports and community documents to assist the Heritage Council in reaching its decision. If you require any further information please contact Laurie Jones, Senior Heritage Architect on 3403 4059.

Yours sincerely

s.49 - Signature

Peter R Cumming
Manager City Planning
URBAN MANAGEMENT DIVISION



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WebBAX version 2.0

Date: 07/11/2003 Themes: Cadastre
Time: 10:09:50
Userid: pscp2
Scale: 1:1248

Location:
503126 6962109

Disclaimer:

"While every care is taken by Brisbane City Council (BCC) and Dept. of Natural Resources & Mines (NRM) to ensure the accuracy of this data, BCC and DNR jointly and severally make no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaim all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which may be incurred as a result of data being inaccurate in any way and for any reason."

Based on Data provided with the permission of NRM:
Cadastral Data (October 2003)





Important News

Brisbane's Customs House Under Threat!!

Just prior to printing this journal, the National Trust learnt of development plans which we believe represents an insensitive and obtrusive **threat** to the integrity of what is undisputably one of Queensland's most treasured heritage buildings, the former **Customs House in Brisbane**.

On Friday 24 May the Courier Mail reported on a proposal to add a further four to six storeys to the Colonial Building located at 443 Queen Street, in Brisbane's CBD. We have subsequently identified that this is the second published report of plans to heighten this low rise office complex which abuts the former Brisbane Customs House building.

This earlier report, also published in the Courier Mail, refers to plans by the development company, Urban Properties, to increase the building's height by a further three stories.

Any such height increases, irrespective of their dimensions, would have a **seriously detrimental impact** on not only one of Brisbane's most significant heritage buildings, but also on what is one of the central business district's few remaining precincts in which the historic relationship of the city and river survives.

Widespread public sentiment has undoubtedly confirmed the former Customs House as one of Brisbane's most cherished and admired buildings, and a personification of Brisbane's unique identity. Apart from its highly significant architectural and heritage features, it occupies a **pivotal location within the historic Petrie Blight** riverfront walk precinct which provides the last remaining link to the city's past maritime and mercantile activity.

It was for these very reasons that before the Colonial Building was approved for development in 1990,

strict limitations on the scope and height of the building mass allowed were negotiated by the Australian Heritage Commission and Brisbane City Council.

To put the current redevelopment plans for this building in their true perspective, adding just four floors would virtually double its existing elevation. This is simply **unacceptable** given that the Colonial Building was designed so it specifically **did not exceed the parapet level of the Customs House**.

We are extremely alarmed not only by any height increases, but also by what appears to be the wildly fluctuating descriptions of the redevelopment planned over a matter of only a few weeks.

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The National Trust is **unequivocally opposed** to any increase in the height of 443 Queen Street and intends conducting a concerted campaign to ensure any such redevelopment will never proceed.

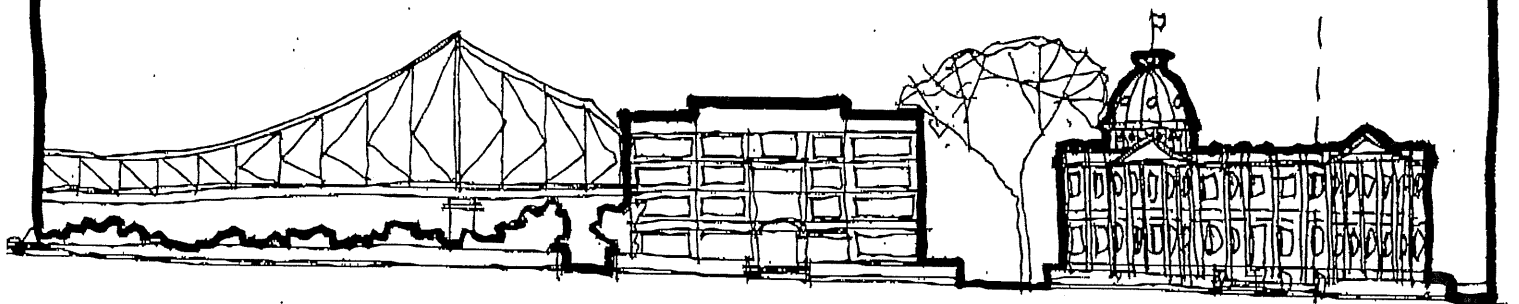
As an initial priority we have commissioned a report by heritage architects, Allom Lovell, on the cultural significance of the Customs House and the likely impact of the present proposal. This report will be made available to members at the earliest possible time.

As you are all aware, Brisbane's architectural heritage has suffered too often and too painfully from ill-conceived and insensitive redevelopment plans. We are adamant this will not be allowed to occur in this case and look forward to **receiving the unified support of our members** in our fight to protect one of the state's finest architectural treasures.

AURORA
67 FLOORS

ADMIRALTY TOWERS II
37 FLOORS.

175 EAGLE ST.
22 FLOORS



EXISTING VIEW FROM QUEEN STREET

RIVER EDGE

443 QUEEN STREET
PTY LTD

12th February, 2004

Ref No: L04-V01.110204-EPA.Doc

Att: Robyn Hesse
The Planning Manager SEQ South
Environmental Planning Southern Region
GPO Box 2771
BRISBANE QLD 4001

EPA SOUTHERN REGION	
Correspondence No.	Barcode No.
SH20024/1079	
File No.	PART FOLI
SH 4373	
Action Officer	Related Item

s.49 - Signature

s.49 - Signature

Dear Robyn,

Re: **443 QUEEN STREET, BRISBANE – LOT 1 ON S.L. 805627**

I refer to the EPA letter dated 15 December 2003, and our meeting of 10 February 2004.

Thank you for giving me the time to present to you our preliminary thoughts regarding the proposed Heritage Listing of the Petrie Bight Customs House Precinct, Queen Street, Brisbane. Our discussion on the appropriateness of the term precinct or otherwise was inconclusive and better left for others to determine within the meaning of The Act (Queensland Heritage Act, 1992). So I shall not labour that point.

However, I was trying to determine the criteria for assessment as on my reading of your notice (and literature) I was unsure what criteria applied. If I examine the precinct, I find that Customs House and the stone wall already enjoy Heritage Listing and the park/ open space on the northern side of 443 Queen Street is protected from further development by way of easement in favour of the Brisbane City Council. I cannot imagine that our building (443) would attract the interest of your department and therefore can see no reason for its inclusion in your assessment.

Also when I examine the precinct, I draw the same conclusion. The listing is not warranted given the current status of protection of the individual elements.

However, if the context of the precinct was to include vistas and views from Queen Street, the same conclusion could be drawn. The existing development of the precinct precludes vistas or views to the Brisbane River or Storey Bridge except for the spaces between Customs House and 443 Queen Street. It would seem to me and others, that Customs House in particular would be enhanced if it was framed by modern structures.

Reviewed 16/2/04

The only property capable of further development is 443 Queen Street which in itself is subject to high level assessment by virtue of being adjacent to a Heritage Site. It should also be noted that the precinct is already highly developed with projects such as 175 Eagle Street, Aurora, Marriott Hotel and the Admiralty Complex. With this in mind, what justification is there for further Heritage consideration? Customs House can stand alone as a unique monument to our Heritage in contrast with the development of the modern Brisbane.

To further assist in your assessment, I am enclosing a copy of a report prepared by Ivan McDonald in response to a proposal by the BCC to enter the Customs House Precinct in the Brisbane City Council Heritage Register, together with a photographic record of the precinct.

You will also recall that we recently were successful in the Planning and Environment Court in obtaining a Development Approval for the alterations and extensions to our 443 Queen Street property after our Development Application was refused by the Brisbane City Council. Our Application although code assessable was subject to high level referral and was not opposed by any agencies at the time. One would hope that Heritage legislation is not being used to impose conditions that would make that approval difficult to implement.

We would welcome the opportunity to discuss your assessment of the precinct at the appropriate time so that we can prepare a detailed response if necessary.

Yours faithfully

RIVEREDGE BULIMBA PTY LTD

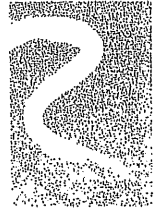
s.49 - Signature

PETER DEANE

DEVELOPMENT DIRECTOR

Encl : Report – Ivan McDonald Architects
: Photographic record of the precinct.

COPY



RIVER EDGE

BULIMBA PTY LTD

14th January, 2004

Ref No: L02-V01.140104-BCC.Doc

Chief Executive Officer
Brisbane City Council
SHTS
GPO Box 1434
BRISBANE QLD 4001

Dear Sir

Re: **PROPOSAL TO AMEND HERITAGE REGISTER PLANNING SCHEME POLICY IN
THE BRISBANE CITY PLAN 2000 – CUSTOMS HOUSE PRECINCT**

We own the land situated at 443 Queen Street, Brisbane, and wish to make a submission in relation to the proposed policy amendments. We submit that the proposed amendments should not proceed, because the parts of the proposed precinct that are not already listed in the Council's Register are not of cultural heritage significance. The grounds of the submission and the facts and circumstances relied on in support of the grounds, are fully set out in the attached report prepared by Ivan McDonald.

Yours faithfully
RIVEREDGE BULIMBA PTY LTD

s.49 - Signature

PETER DEANE
DEVELOPMENT DIRECTOR

MINUTES
HERITAGE COUNCIL MEETING NO.154
8.30 AM, FRIDAY, 12 DECEMBER 2003
FLOOR 15, 160 ANN STREET, BRISBANE

BNE 18714
 Petrie Bight Precinct

		s.73 - Not relevant
154.3	COPIES OF CORRESPONDENCE	
154.3.1.	Inwards	s.73 - Not relevant
	s.73 - Not relevant	Petrie Bight Customs House Precinct to be discussed again at next meeting.
		s.73 - Not relevant
	<p>The HC discussed the letter from Brisbane City Council regarding the Petrie Bight Customs House Precinct, and accepted the letter as a nomination to the Heritage Register, but advised that the Brisbane City Council be requested to provide further information in support of the nomination. JB advised that in the closed session of the last HC meeting it was agreed that whilst JB and RR had previous involvement with this place, this involvement was not considered to be a conflict of interest.</p>	
	s.73 - Not relevant	
154.3.2		s.73 - Not relevant



602469

ONE 2012
Vol 2**Brisbane City Council**
ABN 72 002 765 795

7 November 2003
Professor J Brannock
Chair Queensland Heritage Council
C/- Manager Queensland Heritage Council Secretariat
Environmental Protection Agency
PO Box 155
BRISBANE ALBERT STREET Q 4002

City Planning
Urban Management Division
Level 16 69 Ann Street
Brisbane Qld 4000
GPO Box 1434 Brisbane Qld 4001

Dear Professor Brannock,

John

①

cctc

Re: Nomination of Customs House Precinct to Queensland Heritage Register.

The following information is provided in support of a nomination for entry on the Queensland Heritage Register of a precinct of cultural heritage significance in the vicinity of the Brisbane Customs House, Queen Street, Brisbane.

Extent of nominated precinct:

The precinct consists of the Brisbane Customs House and Petrie Bight Retaining Wall (both currently entered on the Register as individual places), together with the balance of the Colonial Building site at 443 Queen Street and the public open space providing access to the river between the Colonial Building and Admiralty Towers II.

The precinct is described as:

427 and 427B Queen Street. Lot 19 on RP207927 and Lot 650 on SP104142, (Brisbane Customs House and adjacent boardwalk)

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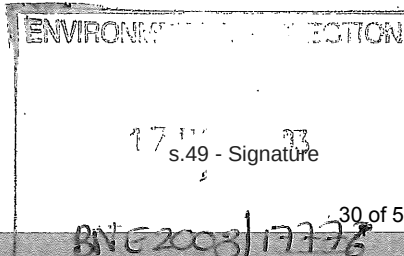
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As shown on accompanying map.

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History of development of the precinct:

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Yours sincerely

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Peter R Cumming
Manager City Planning
URBAN MANAGEMENT DIVISION



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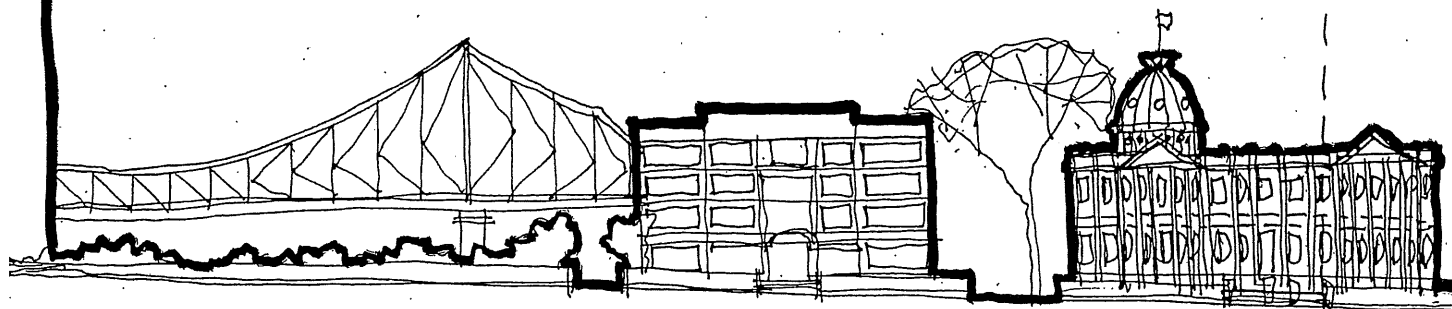
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AURORA
67 FLOORS

ADMIRALTY TOWERS II
37 FLOORS.

175 EAGLE ST.
22 FLOORS



EXISTING VIEW FROM QUEEN STREET

96 JHP 129

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ABN 82 010 120 144

Ph. 1300 885 227
Fax. 07 3870 3838

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DX 90261 Toowong
bcs_brisbane@bcssm.com.au
www.bcssm.com.au

Email: greg.hannant@bcssm.com.au
Direct Line: (07) 3721 7010

602469

22 January 2004

Mr Ken Horrigan
Manager
Qld Heritage Council Secretariat
PO Box 155
BRISBANE ALBERT STREET QLD 4002

EPA SOUTHERN REGION			
Correspondence No.		Barcode No.	
57H 2004/749			
File No.		PART	FOLK
57H 5095			
Action Officer		Related Item	
s.49 - Signature			

Dear Ken

RE: "ADMIRALTY TOWERS II" CTS 15344

In response to your letter dated December 15 2003 relating to proposed entry in the Heritage Register of the Customs House Precinct; I have been instructed to advise the Admiralty Towers II Body Corporate is in support of the proposal provided the Body Corporate can continue to use facilities and services as in the past and that the listing has no adverse effect on Lots 1 and 2, the restaurant.

Yours faithfully
For and on behalf of the Body Corporate

20/1/04

s.49 - Signature

s.49 - Signature

Greg Hannant
BODY CORPORATE MANAGER

Gh.Mg

Noted

FWD: Southern Region

s.49 - Signature

04.02

ATT: Robyn Hesse.

ENVIRONMENTAL PROTECTION AGENCY
23 JAN 2004
BNE 200 41009

s.49 - Signature

61732277803

MR
JB**Fax**

EPA SOUTHERN REGION			
Correspondence No. <i>5TH2004/607</i>		Barcode No.	
File No.	PART	FOLIO	
Action Officer s.49 - Signature		Related Items	

**Queensland Government****Environmental Protection Agency**Incorporating the
Queensland Parks and Wildlife Service

To: Ms Robyn Hesse **Fax:** (07) 3225 8723

From: Joanne Ketter, Cultural Heritage

Telephone: (07) 3227 8542 **Fax:** (07) 3227 7803

E-mail: Joanne.Ketter@epa.qld.gov.au

Date: 28 January 2004 **Pages:** 2 (including this page)

Subject: Customs House Precinct - 602469

Hi Robyn

Please find attached correspondence attached regarding the above place. The letter will be tabled at the Queensland Heritage Council meeting on Friday 30 January 2004.

The original will be sent to you in due course.

If you have any further questions regarding this matter please do not hesitate to call me on (07) 3227 8542.

Kind regards

s.49 - Signature

Joanne Ketter
Sites Registrar
Queensland Heritage Council Secretariat

Privacy and confidentiality notice

The information contained in this facsimile is intended for the named recipient/s only. It may contain privileged and confidential information and if you are not an intended recipient, you must not copy, distribute or take any action in reliance on it. If you have received this facsimile in error, please notify the sender.

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www.bcssm.com.auEmail: greg.hannant@bcssm.com.au
Direct Line: (07) 3721 7010602469

22 January 2004

Mr Ken Horrigan
Manager
Qld Heritage Council Secretariat
PO Box 155
BRISBANE ALBERT STREET QLD 4002

Dear Ken

RE: "ADMIRALTY TOWERS II" CTS 15344

In response to your letter dated December 15 2003 relating to proposed entry in the Heritage Register of the Customs House Precinct; I have been instructed to advise the Admiralty Towers II Body Corporate is in support of the proposal provided the Body Corporate can continue to use facilities and services as in the past and that the listing has no adverse effect on Lots 1 and 2, the restaurant.

Yours faithfully
For and on behalf of the Body Corporate

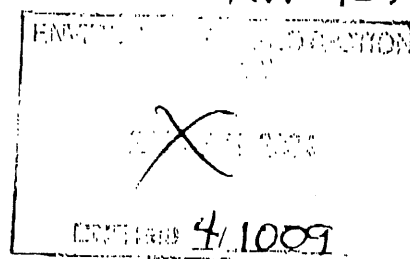
20/1/04

s.49 - Signature

s.49 - Signature

Greg Hannant
BODY CORPORATE MANAGER

Gh.Mg

Noted
FWD: Sathen Regan
ATT: Robyn Henne.

BNE 18714



**Queensland
Government**

Enquires Joanne Ketter
Telephone (07) 3227 8542
Your reference
Our reference 602469

Environmental Protection Agency

Incorporating the
Queensland Parks and Wildlife Service

15 December 2003

The Director
Body Corporate for
'Admiralty Towers II'
C/- Body Corporate Services
PO Box 466
TOOWOONG QLD 4066

Dear Sir or Madam:

Re: Application under s.24 of the Queensland Heritage Act 1992 proposing the entry in the Heritage Register for the Petrie Bight Customs House Precinct, Queen Street, Brisbane.

I write to inform you that at its meeting of 12 December 2003, the Queensland Heritage Council resolved to accept a nomination for the:

Petrie Bight Customs House Precinct, Queen Street, Brisbane

The Agency understands that you own part of this property, which comprises:

Lot	Registered Plan	Parish	County
19	RP207927	NORTH BRISBANE	STANLEY
650	SP104142	NORTH BRISBANE	STANLEY
1	SL805627	NORTH BRISBANE	STANLEY
649	CP844970	NORTH BRISBANE	STANLEY
482	CP819630	NORTH BRISBANE	STANLEY
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P	RP908298	NORTH BRISBANE	STANLEY
R	RP908299	NORTH BRISBANE	STANLEY
S	RP908299	NORTH BRISBANE	STANLEY

Part of common property on
consisting of easements

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

Should you need to discuss the nomination further, please contact Ms Robyn Hesse, Planning Manager, Southern Region on (07) 3224 6233.

Yours sincerely

s.49 - Signature

Ken Horrigar
Manager
Queensland Heritage Council Secretariat

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

c/c Ms Linda Bradby, Manager, Planning Division, Environmental Planning, Environmental Protection Agency, Southern Region (Jetset Building)

Jo-Anne Bain

From: Robyn Hesse [robyn.hesse@epa.qld.gov.au]
Sent: Wednesday, 21 January 2004 11:58 AM
To: Ken Horrigan; Peter Hutchison; Greg Fisk; Maureen Lillie; Jo Bain; Marina Price
Subject: FW: Customs House Precinct nomination

Ken

Since sending the email below, Jo has brought to my attention an email from Bronwyn to Maureen Lillie dated 23 December 2003 in which Bronwyn has responded to questions from the Minister's office regarding the Custom's House precinct proposal and its consideration at the December HC meeting. The file contains an extract of the December draft minutes dealing with inwards correspondence, which simply says that the matter was discussed, a BCC letter was accepted as a nomination, and that BCC would be asked to provide further information. The action column says it is to be discussed at the next meeting.

That is all I can find.

With respect to progress on the Adelaide St precinct, which we have prioritised, we are working towards the March meeting of HRAC.
Robyn

BNE18714.

Generated by Brisbane Office

BodyCorporateServices

Body Corporate Services Pty Limited
ABN 82 010 120 144

Ph. 1300 885 227
Fax. 07 3870 3838

Email: greg.hannant@bcssm.com.au
Direct Line: (07) 3721 7010

EPA SOUTHERN REGION	
Correspondence No. STH 2004/ 628	Barcode 602469
File No.	PART FOLIO
Author	Related Item
s.49 - Signature	

All correspondence:
PO Box 466, Toowong, QLD 4066
DX 90261 Toowong
bcss@brisbane@bcssm.com.au
www.bcssm.com.au

602469

22 January 2004

Mr Ken Horrigan
Manager
Qld Heritage Council Secretariat
PO Box 155
BRISBANE ALBERT STREET QLD 4002

Dear Ken

RE: "ADMIRALTY TOWERS II" CTS 15344

In response to your letter dated December 15 2003 relating to proposed entry in the Heritage Register of the Customs House Precinct; I have been instructed to advise the Admiralty Towers II Body Corporate is in support of the proposal provided the Body Corporate can continue to use facilities and services as in the past and that the listing has no adverse effect on Lots 1 and 2, the restaurant.

Yours faithfully
For and on behalf of the Body Corporate

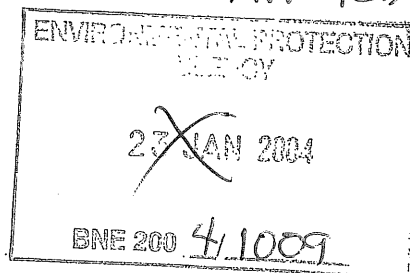
s.49 - Signature

s.49 - Signature

Greg Hannant
BODY CORPORATE MANAGER

Gh.Mg

Noted
FWD: Southern Region
ATT: Robyn Hesse.



Robyn Hesse

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Sent: Wednesday, 21 January 2004 11:58 AM
To: Ken Horrigan; Peter Hutchison; Greg Fisk; Maureen Lillie; Jo Bain; Marina Price
Subject: FW: Customs House Precinct nomination

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That is all I can find.

With respect to progress on the Adelaide St precinct, which we have prioritised, we are working towards the March meeting of HRAC.
Robyn

Released by EHP under RTI Act 2009

Robyn Hesse

From: Robyn Hesse [robyn.hesse@epa.qld.gov.au]
Sent: Wednesday, 21 January 2004 11:07 AM
To: 'Ken Horrigan'
Cc: Greg Fisk; Peter Hutchison; Marina Price
Subject: RE: Customs House Precinct nomination

Ken

I have received no draft minutes or advice of outcomes of the December meeting of the HC. No one from this office was present when the matter was, apparently, discussed.

All I have seen about the Custom's House precinct is what has been published in the CM and that I interpreted as a BCC proposal - not one that the BCC was nominating to the State Gov. This office has no paper work on it and has commenced no evaluation of the area.

Attention and priority have been directed at the Adelaide ST precinct, which is quite separate.
 Robyn

-----Original Message-----

From: Ken Horrigan [mailto:ken.horrigan@epa.qld.gov.au]
Sent: Tuesday, 20 January 2004 6:21 PM
To: Greg Fisk; Marina Price; Robyn Hesse; John Brannock (E-mail); John Brannock (E-mail 2)
Cc: Peter Hutchison; Joanne Ketter
Subject: Customs House Precinct nomination

Hi all

In response to an earlier email from Marina (which I have just read) about the status of the Customs House Precinct nomination (ie Petrie Bight Precinct), I would like to confirm that there is a formal nomination for the Customs House Precinct (Petrie Bight Precinct), from the BCC as recorded in the minutes of the HC meeting of 12 Dec 2003. The Southern Region has been provided with this information so I am not sure why there seems to be some confusion about its status. I have asked Greg Fisk for an update on where they are with the Petrie Bight nomination but haven't had a response as yet.

I understand that John Brannock is speaking with the Mayor about this tonight.

Regards

Ken

Ken Horrigan
 Manager
 Queensland Heritage Council Secretariat
 Cultural Heritage
 Planning Division
 Environmental Protection Agency

p. 3227 8988
 f. 3227 7803
 m. 0421 616 751

visit us online www.epa.qld.gov.au

Maureen Lillie

From: Bronwyn Price [bronwyn.price@epa.qld.gov.au]

Sent: Tuesday, 23 December 2003 12:36 PM

To: Annastacia Palaszczuk

Cc: Ian Gray

Subject: RE: Heritage Matter (Courier Mail)

Annastacia - below are the answers to your questions re the Customs House Precinct:

Cheers
Bronwyn

Q6. When is the heritage council likely to consider this matter ? The BCC has written its submission to the Heritage Council have they received it.

The Heritage Council discussed a letter received from the BCC regarding the Petrie Bight Customs House Precinct at its meeting of the 12/12/03, and accepted the letter as a nomination to the Heritage Register, but advised that the Brisbane City Council be requested to provide further information in support of the nomination.

At this stage nothing further has been received from the Brisbane City Council - the Heritage Council will consider whether to list the precinct when a report to the heritage council has been prepared (no date is available at this stage). Research, assessment and consultation must take place before the report is submitted to the Heritage Council.

Q5. This issue relates to the issue of Colonial Building (near Customs House) seeking to raise its height another 4 floors. If the Heritage Council were to agree to the BCC request of listing the precinct - what would happen to the building?

If the Colonial Building was to be included in the listing of the Petrie Bight Customs House Precinct then it would be subject to the standard processes governing places entered on the Queensland Heritage Register. This means that any development not exempted by an Exemption Certificate would need to make an application under the Integrated Planning Act 1997.

However, it has been indicated by the Heritage Council that it would consider issuing an exemption certificate for the Colonial Building with regards to development that has already been approved by the Planning and Environment Court relating to this building i.e. the addition of 4 floors.

Q2. Is this the first precinct in Qld? Q3. If not what are the others?

Is this the first precinct in Qld? - NO

The Heritage Register currently contains many complex places, which are comprised in separate titles and in different ownership. These include schools, hospital complexes, pastoral properties, mining tenements and a group of six apartment blocks in Julius Street New Farm. These are often popularly known as "streetscapes" or "precincts".

The Heritage Register also includes a number of individual buildings which are part of significant streetscapes, such as Flinders Street East Townsville, Quay Street Rockhampton and Churchill Street Childers.

The recent amendments to the heritage Act clarify that streetscapes of State significance can be listed in the heritage register, even if not every part of the place individually meets the criteria for listing, if it forms part of a streetscape that as a whole meets the criteria for listing.

Q 1. BCC is looking at listing a precinct (around Customs House) what effect will it have?

I think this question has been covered in the answer to question five.

23/12/2003

15-246 INT

45 of 56

Released

-----Original Message-----

From: Annastacia Palaszczuk [mailto:Annastacia.Palaszczuk@ministerial.qld.gov.au]

Sent: Tuesday, 23 December 2003 10:49 AM

To: Bronwyn Price

Subject: RE: Heritage Matter (Courier Mail)

no worries

-----Original Message-----

From: Bronwyn Price [mailto:bronwyn.price@epa.qld.gov.au]

Sent: Tuesday, 23 December 2003 10:40 AM

To: Annastacia Palaszczuk

Subject: RE: Heritage Matter (Courier Mail)

Annastacia - I'll have to do a bit of asking around to find the answers for this enquiry - I'll get back to you asap. Bronwyn

-----Original Message-----

From: Annastacia Palaszczuk [mailto:Annastacia.Palaszczuk@ministerial.qld.gov.au]

Sent: Tuesday, 23 December 2003 9:48 AM

To: Ian Gray

Subject: Heritage Matter (Courier Mail)

Importance: High

Ian

I have been contacted by the Courier Mail. I need to know the answers to the following re. recent legislation passed

Q 1. BCC is looking at listing a precinct (around Customs House) what effect will it have?

Q2. Is this the first precinct in Qld?

Q3. If not, what are the others?

Q5. This issue relates to the issue of Colonial Building (near Customs House) seeking to raise its height another 4 floors.

If the Heritage Council were to agree to the BCC request of listing the precinct - what would happen to the building?

Q6. When is the heritage council likely to consider this matter ? The BCC has written its submission to the Heritage Council have they received it.

cheers

Annastacia Palaszczuk

Senior Media Adviser

Office of the Minister for Environment

Ph: 3225 1819

Fax: 3229 5748

email annastacia@ministerial.qld.gov.au

This email, together with any attachments, is intended for the named recipient(s) only; and may contain privileged and confidential information. If received in error, you are asked to inform the sender as quickly as possible and delete this email and any copies of this from your computer system

**MINUTES
HERITAGE COUNCIL MEETING NO.154
8.30 AM, FRIDAY, 12 DECEMBER 2003
FLOOR 15, 160 ANN STREET, BRISBANE**

s.73 - Not relevant

154.3	COPIES OF CORRESPONDENCE
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154.3.1.

s.73 - Not relevant

s.73 - Not relevant

Petrie Bight
Customs House
Precinct to be
discussed again
at next meeting.

s.73 - Not relevant

The HC discussed the letter from Brisbane City Council regarding the Petrie Bight Customs House Precinct, and accepted the letter as a nomination to the Heritage Register, but advised that the Brisbane City Council be requested to provide further information in support of the nomination. JB advised that in the closed session of the last HC meeting it was agreed that whilst JB and RR had previous involvement with this place, this involvement was not considered to be a conflict of interest.

s.73 - Not relevant

154.3.2

s.73 - Not relevant

The Heritage Council noted the incoming and outgoing



**Queensland
Government**

Enquires Joanne Ketter
Telephone (07) 3227 8542
Your reference
Our reference 602469

Environmental Protection Agency

Incorporating the
Queensland Parks and Wildlife Service

15 December 2003

Ms Jude Munro
Chief Executive Officer
Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001

Dear Ms Munro

Re: Application under s.24 of the Queensland Heritage Act 1992 proposing the entry in the Heritage Register for the Petrie Bight Customs House Precinct, Queen Street, Brisbane.

I write to inform you that at its meeting of 12 December 2003, the Queensland Heritage Council resolved to accept your letter of 7 November 2003 as a nomination for the:

Petrie Bight Customs House Precinct, Queen Street, Brisbane

The Agency understands that you own part of this property, which comprises:

	Lot	Registered Plan	Parish	County
	19	RP207927	NORTH BRISBANE	STANLEY
	650	SP104142	NORTH BRISBANE	STANLEY
	1	SL805627	NORTH BRISBANE	STANLEY
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consisting of easements	A	RP908296	NORTH BRISBANE	STANLEY
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	R	RP908299	NORTH BRISBANE	STANLEY
	S	RP908299	NORTH BRISBANE	STANLEY

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

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

Furthermore, the Queensland Heritage Council would be pleased to receive any further historical information you may have in regards to this place to assist in the assessment of this nomination.

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

Should you need to discuss the nomination further, please contact Ms Robyn Hesse, Planning Manager, Southern Region on (07) 3224 6233.

Yours sincerely

s.49 - Signature

Ken Horrigan
Manager
Queensland Heritage Council Secretariat

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

c/c Mr Peter R Cumming, Manager, City Planning, Urban Management Division, Brisbane City Council, GPO Box 1434, BRISBANE QLD 4001
c/c Ms Linda Bradby, Manager, Planning Division, Environmental Planning, Environmental Protection Agency, Southern Region (Jetset Building)



**Queensland
Government**

Enquires Joanne Ketter
Telephone (07) 3227 8542
Your reference
Our reference 602469

Environmental Protection Agency

Incorporating the
Queensland Parks and Wildlife Service

15 December 2003

The Executive Director
Urban Queen Street Pty Ltd
C/- Nicholson's Solicitors
Level 2, 77 Eagle Street
BRISBANE QLD 4000

Dear Sir or Madam:

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Part of common property on
consisting of easements

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c/c Ms Linda Bradby, Manager, Planning Division, Environmental Planning, Environmental Protection Agency, Southern Region (Jetset Building)



**Queensland
Government**

Enquires Joanne Ketter
Telephone (07) 3227 8542
Your reference
Our reference 602469

Environmental Protection Agency

Incorporating the
Queensland Parks and Wildlife Service

15 December 2003

The Director
Body Corporate for
'Admiralty Towers II'
Community Titles Scheme
PO Box 731
SPRING HILL QLD 4004

Dear Sir or Madam:

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**Queensland
Government**

Enquires Joanne Ketter
Telephone (07) 3227 8542
Your reference
Our reference 602469

Environmental Protection Agency

Incorporating the
Queensland Parks and Wildlife Service

15 December 2003

The Manager
Port of Brisbane Corporation
Locked Bag 1818
WYNNUM QLD 4178

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Heritage places - your questions answered

c/c Ms Linda Bradby, Manager, Planning Division, Environmental Planning, Environmental Protection Agency, Southern Region (Jetset Building)

Joanne Ketter

From: Ian Wilkins [HUTH2@brisbane.qld.gov.au]
Sent: Monday, 15 December 2003 2:48 PM
To: joanne.ketter@epa.qld.gov.au
Subject: Customs House Precinct

I had no luck finding our original letter files - I'll have to wait 'till our admin person comes in tomorrow. In the meantime I grabbed all the RPs from the citation and did a search for their respective owners on Webasx. I've given these below. When I see our Admin person tomorrow I'll check these against her letters and let you know if there are any discrepancies. In the meantime these are most likely to be accurate.

Lot 19 on RP207927
The Manager Accommodation services c/- student support service University of Queensland, Brisbane 4072.

Lot 650 on SP104142
Brisbane City Council, GPO Box 1434 Brisbane 4001

Lot 1 on SL805627
Urban Queen St, PTY LTD
Level 2 77 Eagle St Brisbane 4000

Lot 649 on CP844970
Port of Brisbane Corporation
Locked Bag 1818 Wynnum, 4178

Part of Lot 482 on CP891630
Port of Brisbane Corporation

Part of Lot 922 on CP899979
No owner specified in WEBASX
This is the Admiralty Towers part
Body Corporate?

This message has passed through an insecure network.
All enquiries should be directed to the message author