

Recommendation about Development by the State

Non-statutory notice issued under section 71(6) of the Queensland Heritage Act 1992 about development of a State heritage place

Our references: QHR place ID 602598 | Permit No. A-DAS-NEW-101088792_ | eDOCS 072/0005999-001

10 July 2026


Deputy Premier, Minister for State
Development, Infrastructure and Planning
and Minister for Industrial Relations

cc 
A/Senior Development Manager
Economic Development Queensland

Dear Minister

I write following Queensland Heritage Council (Heritage Council) consideration of the report submitted under section 71 of the *Queensland Heritage Act 1992* (the Act) regarding proposed development of the Animal Research Institute (former) (ARI), (place reference 602598) located at 681 Fairfield Road, Yeerongpilly.

The Heritage Council understands that the proposed works at the ARI comprises preliminary building and restoration works to make the ARI Main Building safe, secure, and watertight. This includes demolition of the former stables and partial demolition of the southern wing, which sustained significant fire damage in 2023.

After consideration at its 19 June 2026 meeting, the Heritage Council resolved the following:

RESOLUTION NO. 391.7

The Queensland Heritage Council has considered the:

- *Report prepared by the Department of the Environment, Tourism, Science and Innovation;*
- *Application material provided by the Economic Development Queensland (EDQ), including:*
 - *Attachment 1 – Animal Research Institute Heritage Remediation Works Qld Government Application Form;*
 - *Attachment 2 – Animal Research Institute Heritage Remediation Works Phase 3 – Section 71 Development by the State _Drawings;*
 - *Attachment 3 – Animal Research Institute Heritage Remediation Works Heritage Impact Statement_Final_Rev 4;*
 - *Attachment 4 – Heritage Register Entry;*

- *Presentation authored by Stewart Armstrong Heritage Architect and representatives of EDQ.*

The Heritage Council resolves to write to The Hon. Jarrod Bleijie Deputy Premier, Minister for State Development, Infrastructure and Planning and Minister for Industrial Relations that the: Phase 3 works at the place "Animal Research Institute (former)" be carried out according to the submitted documentation and subject to the conditions included in the notice of recommendation.

The recommended conditions and relevant documents are contained in **Attachments 1-4**.

The Heritage Council acknowledges:

- The proposed Phase 3 development is considered urgently required to secure the place from further degradation from the substantial damage caused by the 2023 fire in the south-east corner of the Main Building.
- The proposed Phase 3 demolition and security works will have considerable impacts on the cultural heritage significance of the place, with these predominantly related to the loss of early and original building fabric.

Notwithstanding the above, Heritage Council is of the view that the effects of the proposed Phase 3 development on the cultural heritage significance of the place can be minimized and offset, including by:

- Securing the site and undertaking early works to make the building watertight and structurally sound.
- Proposed mitigation measures including reinstatement of the most significant areas of the main building.
- EDQ's Stage Two Concept Design for Future Apartments reinterpretation of the Main Building and acknowledgment of the demolished Hospital Wing through layout, scale and setbacks.
- The heritage buildings are being adaptively reused on site.
- Any future land disposal by EDQ under the *Economic Development Act 2012* is recommended to have conditions added.

Statutory process

Under section 71(4) of the Act, a public notice inviting submissions about proposed development is required if the development would substantially affect the cultural heritage significance of a place on the Queensland heritage register. The proposed development was publicly advertised.

In accordance with QHA section 72(5), on 15 May 2026 Heritage Council published a public notice on the DETSI public notices and consultations page with details of the development and inviting written submissions by 12 June 2026.

No submissions were received about the proposed development.



Under section 71(9) of the Act, the Minister proposing development must consider the Heritage Council's recommendation and decide whether to accept or reject it. As the development relates to a Queensland Housing facility, this decision rests with the Deputy Premier, Minister for State Development, Infrastructure and Planning and Minister for Industrial Relations.

As public notice about this development was published, the Minister proposing it is required to give public notice of a decision.

If further information on this matter is required, please contact [REDACTED] Principal Heritage Officer, Department of the Environment, Tourism, Science and Innovation, [REDACTED]
[REDACTED]

Yours sincerely

Chair

Attachment 1 Recommended Conditions

No.	Condition	Timing
1	The development must be carried out to the extent illustrated in the following documents given to the Queensland Heritage Council under section 71 of the <i>Queensland Heritage Act 1992</i>: • Attachment 1 Animal Research Institute Heritage Remediation Works _ Qld Government Application Form; • Attachment 2 Animal Research Institute Heritage Remediation Works_ Phase 3 – Section 71 Development by the State _Drawings; • Attachment 3 Animal Research Institute Heritage Remediation Works_Heritage Impact Statement_Final_Rev 4. • Attachment 4 Heritage Register Entry. <i>(Reason - To ensure development is carried out generally in accordance with the parameters reported to the Queensland Heritage Council and on which it made its recommendation.)</i>	For the duration of the development.
2	Secure the site and undertake early works to make the building watertight and structurally sound. <i>(Reason – To prevent further damage to the State Heritage Place.)</i>	For the duration of the development.
3	Undertake proposed mitigation measures as per the application documentation, including reinstatement of the most significant areas of the main building. <i>(Reason – To prevent further damage to the State Heritage Place.)</i>	For the duration of the development.
4	A copy of these recommended conditions and a copy of any relevant documents that describe the approved works must be retained at the State heritage place. <i>(Reason – To facilitate the monitoring of development works for compliance purposes)</i>	For the duration of the development.
5	Provide written notice of the start of works to the Queensland Heritage Council via email to Heritage.Council@detsi.qld.gov.au The notice must state the: name of State heritage place, Development by the State reference number (A-DAS-NEW-101088792) and condition number under which the notice is made. <i>(Reason – To facilitate the monitoring of development works for compliance purposes)</i>	No later than 10 business days prior to the commencement of the development.
6	a) During development, should damage occur to nearby existing heritage building fabric and/or other significant elements or artefacts, make a report to the Manager, Heritage, Environment and Heritage Policy and Programs, Department of the Environment, Tourism, Science and Innovation via email to Heritage.Council@detsi.qld.gov.au b) A report made under part a) of this condition must include the following information: The name of the State heritage place, Development by the State reference number (A-DAS-NEW-101088792)	a) At all times b) No later than 2 business days after the incident has occurred.

No.	Condition	Timing
	and the condition number under which the report is being made; ii. Details of incident, including time and cause of incident and the nature of damage caused to the place; iii. Details of measures that were in place at the time to protect the place and why these did not prevent damage; and iv. Name and contact details of person making report. <i>(Reason - To ensure that the cultural heritage values of the place are appropriately recognised and managed.)</i>	
7	a) All damage to elements of cultural heritage significance at the place must be rectified using best practice heritage conservation standards. b) Submit to the Queensland Heritage Council via email to Heritage.Council@detsi.qld.gov.au a detailed report about the methods for rectification of any damage caused to elements of the place with identified cultural heritage significance. This report must explain the best practice heritage conservation standards to be employed. c) Submit to the Queensland Heritage Council via email to Heritage.Council@detsi.qld.gov.au a final report illustrating the damage rectification works as completed. Submissions must state the name of State heritage place, the Development by the State reference number (A-DAS-NEW-101088792) the condition number under which the submission is being made. <i>(Reason - To ensure that the cultural heritage values of the place are appropriately recognised and managed.)</i>	a) Within a timeframe agreed with the Department. b) Within 20 business days of rectification method being determined. c) Within 20 business days of completion of repair / rectification works.
8	During development and at completion of development, facilitate access to the State heritage place by Department of the Environment, Tourism, Science and Innovation officers, if requested. <i>(Reason - To ensure development complies with approval.)</i>	At all times.
9	a) Submit to the Queensland Heritage Council via email to Heritage.Council@detsi.qld.gov.au a notice stating that development the subject of this recommendation is complete. The notice must state the name of State heritage place, the Development by the State reference number (A-DAS-NEW-101088792) and the condition number under which the notice is being made. b) The notice submitted under part a) of this condition must be accompanied by photographs that document the development and the changes it has produced for the State heritage place when complete. <i>(Reason - To ensure change associated with the development can be recorded to assist in maintaining information about places on the Queensland Heritage Register.)</i>	Prior to the commencement of use.

No.	Condition	Timing
10	<i>Any future land disposal by EDQ under the Economic Development Act 2012 is recommended to have conditions added. to ensure the mitigating factors provided by the later Stage Two Future Development and Concept Design (i.e., reinterpretation of the Main Building and demolished Hospital Wing through layout, scale and setbacks, and adaptive reuse) is fulfilled by a future site owner.</i> Include conditions for: • Design guidelines for reinstatement of the south wing. • Reinterpretation of the Hospital Block. • Parameters for basement car parking extent and footprint. • Timeframes for reinstatement works. Overall design parameters should include: • Development of the site as apartments with a new 15-storey apartment block at the rear southern side of the site. • Set back the new apartment building from Figtree Street, which is main entry to the Veterinary School Main Building, and separate the street and building with parking. • Lower the west wing of the new building to four storeys to minimise impacts and facilitate connections to the Veterinary School Main Building. • Excavate for basement carparking, leaving separation between the Basement and the retained Veterinary School Main Building. • Reconstruct the south wing of the Veterinary School Main Building in contemporary form reflecting the footprint and scale of the existing. • Retain the sections of the Veterinary School Main Building not damaged by fire and develop as Food and Beverage with public access and facilities for shared residential use. • Retain the courtyard space at the rear of the Veterinary School Main Building as open space. • Provide strong connections to the paved pedestrian mall to the north. • Interpret the form of the Veterinary School Hospital Block in the new development. Development should be generally in accordance with the following plans and images contained in the Animal Research Institute, Yeerongpilly Green Phase 3 – Preliminary Building Works S.71 Queensland Heritage Council Submission Heritage Impact Statement, Final Rev2 24 April 2026: • Image A1. Diagram of extent of Basement shaded in blue with retained Veterinary School Main Building shaded in green (Source: Blueprint Architects with shading by SAH);	For the duration of the development.

No.	Condition	Timing
	- Image A2. Diagrammatic preliminary Ground Flor Plan (Source: Architectus October 2025); - Image A3. 3D view of proposed development looking south-west (Source: Architectus October 2025); - Image A4. 3D view of proposed development looking north-west (Source: Architectus October 2025); - Image A5. Sketch of interpretation of the corner tower of the Veterinary School Hospital Block looking north (Source: Architectus October 2025); - Image A7. Approach to built form showing visual connection between the Veterinary School Main Building and the Stock Experiment Station Main Building Animal Hospital as red arrow (Architectus October 2025); - Image A8. 3D view looking south-west (Source: Architectus October 2025); - Image 9. 3D view looking south-east (Source: Architectus October 2025).	
11	The Stage Two Concept Design for Future Apartments is to include reinterpretation of the Main Building and acknowledgment of the demolished Hospital Wing through layout, scale and setbacks.	At all times.
12	The heritage buildings are to be adaptively reused on site.	At all times.
Currency of Recommendation This recommendation is valid for 5 years from date of issue.		
Future Exemption Certificates for Associated Development Aspects of development associated with the demolition of the existing non-significant buildings and construction that will have no more than a minimal detrimental impact on the cultural heritage significance of Animal Research Institute (former) but are not described in reports given to the Queensland Heritage Council, may be approved via an exemption certificate application process. This includes damage rectification works where best practice heritage conservation standards are to be employed to carry out repairs.		

Relevant Documents

Attachment 1	Animal Research Institute Heritage Remediation Works Qld Government Application Form
Attachment 2	Animal Research Institute Heritage Remediation Works Phase 3 – Section 71 Development by the State _Drawings
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