

# Application form

Heritage

## Development by the State

*Use this form if you represent a Queensland Government department or agency and are seeking to obtain a recommendation from the Queensland Heritage Council about proposed development on a State heritage place (a place that is entered in the Queensland Heritage Register).*

### 1. Applicant details

NAME OF MINISTER PROPOSING DEVELOPMENT MINISTER FOR ECONOMIC DEVELOPMENT QUEENSLAND (MEDQ)	
NAME OF QUEENSLAND GOVERNMENT DEPARTMENT OR AGENCY ECONOMIC DEVELOPMENT QUEENSLAND (EDQ)	
POSTAL ADDRESS GPO BOX 2202, BRISBANE, QLD	POSTCODE 4001

### 2. Place details

NAME OF PLACE AND/ OR FORMER NAME FORMER ANIMAL RESEARCH INSTITUE
QUEENSLAND HERITAGE REGISTER NUMBER 602598
STREET ADDRESS 37 FIG TREE STREET, YEERONGPILLY, QLD, 4105
REAL PROPERTY DESCRIPTION (LOT ON PLAN) LOT 8 ON SP301006
LOCAL GOVERNMENT AUTHORITY BRISBANE CITY COUNCIL

### 3. Pre-lodgement meeting details

It is strongly advised that a pre-lodgement meeting is arranged with the department before you lodge this application. Prior to the meeting, complete the heritage development checklist in the department's [Guideline: Developing heritage places – Using the development criteria](#) available on the Queensland Government website at [www.qld.gov.au/environment/land/heritage/publications/](http://www.qld.gov.au/environment/land/heritage/publications/) to identify the heritage requirements relevant to your application. Please bring this checklist and other relevant documentation about your proposal to the meeting.

**Have you consulted with the department about this application or other applications relating to this place?**

- NO Go to Question 4  
 YES Provide following details:

<p>DATE OF MEETING/S</p> <p>Workshop #1 – 24 June 2024                  Workshop #2 – 1 October 2024                  Workshop #3 – 5 March 2025                  Pre-lodgement meeting – 3 March 2026</p>
<p>NAMES OF PERSONS WHO ATTENDED THE MEETING/S</p> <p>Workshop #3 attendees:</p> <ul style="list-style-type: none"> <li>- [REDACTED]</li> <li>[REDACTED]</li> <li>[REDACTED]</li> <li>[REDACTED]</li> <li>[REDACTED]</li> </ul> <p>Pre-lodgement meeting attendees:</p> <ul style="list-style-type: none"> <li>- [REDACTED]</li> <li>[REDACTED]</li> </ul>

### 4. Proposed development details

<p>TYPE OF DEVELOPMENT PROPOSED (E.G. MATERIAL CHANGE OF USE, RECONFIGURATION OF A LOT, BUILDING WORK)                  BUILDING WORKS</p>
<p>BRIEF DESCRIPTION OF DEVELOPMENT (MAX 100 WORDS)</p> <p>EDQ SEEK APPROVAL TO CARRY OUT PRELIMINARY BUILDING AND RESTORATION WORKS TO MAKE GOOD, MAKE SAFE, AND MAKE WATERTIGHT THE FORMER ANIMAL RESEARCH INSTITUTE MAIN BUILDING, INCLUDING DEMOLITION OF THE STABLES AND PARTIAL DEMOLITION TO THE SOUTHERN WING WHERE THE BUILDING HAS SUSTAINED SIGNIFICANT FIRE DAMAGE (NB THERE ARE TWO EARLIER PHASES OF RELATED PRELIMINARY BUILDING WORKS PROPOSED UNDER THE GENERAL EXEMPTION CERTIFICATE AND A PROPOSED GENERAL EXEMPTION CERTIFICATE).</p>
<p>ESTIMATED COST OF DEVELOPMENT (FOR STATISTICAL PURPOSES ONLY)</p> <p>[REDACTED]</p>

## 5. Report on proposed development


Under the *Queensland Heritage Act 1992* you are required to submit a report on the proposed development. This report must be prepared in accordance with Section 4.0 Preparing a heritage impact statement in the *Guideline: State Development Assessment Provisions State Code 14: Queensland Heritage* available at [www.qld.gov.au/environment/land/heritage/publications/](http://www.qld.gov.au/environment/land/heritage/publications/).

**Tick below to confirm a report on proposed development is attached:**

- A report on proposed development prepared in accordance with the information requirements for Heritage impact statements outlined in Section 4.0 in the department's *Guideline: State Development Assessment Provisions State Code 14: Queensland Heritage* available at [www.qld.gov.au/environment/land/heritage/publications/](http://www.qld.gov.au/environment/land/heritage/publications/) is attached to this form.

## 6. Authorised signatory

This application must be signed by the Chief Executive of the Queensland Government agency or department proposing the development, or a public service officer with a delegation from the Chief Executive under the *Public Service Act 2008*.

NAME OF CHIEF EXECUTIVE OR DELEGATE HEATHER BROWNE AUTHORISED DELEGATE FOR THE MEDQ	POSITION EXECUTIVE DIRECTOR, HOUSING SUPPLY AND DELIVERY ECONOMIC DEVELOPMENT QUEENSLAND
SIGNATURE OF CHIEF EXECUTIVE OR DELEGATE 	DATE 23 April 2026

## 7. Lodgement

Send one copy of the completed form and report on the proposed development to:

**Email:**

**OR**

**Post:**

[palm@des.qld.gov.au](mailto:palm@des.qld.gov.au)

Permit and Licence Management  
Department of Environment and Science  
GPO Box2454  
Brisbane Q 4001

## Further information

For more information about development by the state or to arrange a pre-lodgement meeting:

- email [palm@des.qld.gov.au](mailto:palm@des.qld.gov.au)
- call 13 QGOV (13 74 68) and ask to speak to an officer in heritage development
- visit [www.qld.gov.au/environment/land/heritage/](http://www.qld.gov.au/environment/land/heritage/)

## Stewart Armstrong Heritage



## Animal Research Institute, Yeerongpilly Green Phase 3 – Preliminary Building Works S.71 Queensland Heritage Council Submission Heritage Impact Statement

Final Rev2 24 April 2026

Prepared for Economic Development Queensland.

# Animal Research Institute

## Document Control

Project Number	<b>SAH105</b>
Project Title	<b>Animal Research Institute Yeerongpilly Green Phase 3 – Preliminary Building Works S.71 Queensland Heritage Council Submission Heritage Impact Statement</b>
Client	<b>Economic Development Queensland</b>

Version	Date	Purpose
Rev0	20 April 2026	Draft for review
Rev1	24 April 2026	Final for lodgement
Rev2	24 April 2026	Revised final for lodgement

**Cover Image:** *Animal Research Institute, Yeerongpilly Green, Stewart Armstrong Heritage, 2026*

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# Executive Summary

## Background

Stewart Armstrong Heritage Pty Ltd (SAH) has been engaged by Economic Development Queensland (EDQ) to prepare a Heritage Impact Statement (HIS) for proposed Phase 3 Preliminary Building Works at the former Animal Research Institute (ARI), Yeerongpilly Green, 37 Fig Tree Street, Yeerongpilly, (the Project).

The ARI is entered in the Queensland Heritage Register (QHR) as a State Heritage Place (SHP) (QHR 602598). It is also listed on Brisbane City Council's Register of Local Heritage Places.

The proposed works are for the Veterinary School Main Building (Main Building) and Veterinary School Hospital Block (hospital Block), which are both included in the QHR Entry for the ARI as significant features.

Both the Veterinary School Main Building and Hospital Block have been unoccupied for some time and are in poor condition. A fire in 2023 in the south-east corner of the Main Building caused substantial damage.

EDQ is proposing to release the property for redevelopment, as part of the Yeerongpilly Green precinct. EDQ is proposing to undertake Preliminary Building Works in several stages prior to the release the property for development, leaving further applications for development to be prepared and lodged by the developer. In order to release the property for development, EDQ is proposing to undertake Preliminary Building Works to:

- Make good.
- Make safe.
- Make watertight.

The current proposal is to undertake the Preliminary Building Works in several stages:

- **Phase 1** - works within the scope of the General Exemption Certificate (which do not need a specific heritage application but notification of the scope has been provided to DETSI).
- **Phase 2** – works that will have no more than a minimal detrimental impact on the heritage significance of the SHP and require the lodgement of a Section 72 Exemption Certificate application for approval (not included in this scope).
- **Phase 3 - (this application)** works that will have more than a minimal detrimental impact on the heritage significance of the SHP and require the lodgement of a Section 71 report for development by the State for review by the Queensland Heritage Council (QHC).

This HIS has been prepared for Phase 3 for works to accompany a submission to the QHC for their recommendation.

Information on Phases 1 and 2 is included as Attachment 1 for information only.

## Proposed Works

In proposed Phase 3 building works are to include:

- Recording of the Veterinary School Main Building (Main Building) and Veterinary School Hospital Block will be completed prior to the previous Phase 2 works.
- Demolish the Veterinary School Hospital Block due to its poor condition.
- Remove and store roof tiles from the areas of the Main Building to be demolished and damaged by fire.
- Remove roof framing to the section to be demolished and retain any timber members in good condition for repairs if required.
- Demolish the south wing and the southern end of the east wing, retaining the whole of the eastern facade of the east wing.
- Construct a temporary wall at the southern end of the Main Building to be retained.
- Remove roof tiles and repair roof framing to section of Main Building east wing damaged by fire and to be retained.
- Retain panels of external brickwork of the south wing to be demolished for future reuse.
- Remove Hazmat materials including:
  - All sheeted and battened ceilings after recording, retaining as much of the of timber cornices in place as possible.
  - All plaster ceilings to entry after recording, retaining as much of the plaster cornices in place as possible.
- Demolish roof to the Waiting Shed.
- Temporarily prop and support the retained section of the facade to the southern end of the east wing and cap the top of retained brick walls that are not roofed.



Image ES1. Aerial photograph (Source: EDQ in Architectus Presentation to EDQ 2025).



Image ES2. Aerial photograph showing location of fire damage to the roof (Source: Queensland Globe).



Image ES3. Diagrammatic site plan of proposed demolition works shaded in red, retained facades in green and temporary wall dotted (Source: Blueprint Architects from EDQ with shading by SAH).

## Impacts

The proposed Phase 3 building works will have considerable impacts on the significance of the SHP, but are necessary to provide safe access to the SHP and encourage the development and reuse of the site and the retained building.

The proposed works are the result of an extensive process to investigate:

- Options for conservation and retention.
- The feasibility of the development of the site.
- Addressing structural issues.
- Addressing issues with widespread hazardous materials.

The scope of works has been limited to that necessary to make good and make safe.

The demolition of the Hospital Block is necessary because of its very poor condition, its hazardous materials which have been damaged and dispersed, and its difficulty of reuse.

The demolition of the south wing and southern end of the east wing is necessary because of the extensive damage by fire, the structural concerns and safe access issues and the dispersion of hazardous materials.

The proposed works are minimising the impacts on the significance of the SHP as much as possible. As much of the building in sound condition is being retained, including its fixed furniture.

The development of a Concept Design as a feasibility study has demonstrated that the proposed works is a practical balance between conserving as much as possible and providing for future development so the building can be used and accessed and the significance of the site interpreted.

## Recommendations

To minimise and mitigate any impacts on significance, it is recommended that:

- The buildings are recorded prior to the demolition works.
- The timber and decorative plaster cornices are left in place when the ceilings are removed.
- Works to remove timber floors are only undertaken if other measures to address underfloor Hazmat materials have been unsuccessful.

## Future Development

Once the Preliminary Building Works (Phases 1, 2 and 3) are completed, EDQ is proposing to put the site on the market to attract interest from the private sector to develop the site with additional buildings and provide new uses for the retained building.

Attachment 2 includes a Concept Design developed to demonstrate the feasibility of developing the site while retaining a section of the significance Main Building.

## Abbreviations and Definitions

Abbreviation	Definition
CMP	Conservation Management Plan
DEHP	Department of Environment and Heritage Protection (now DETSI)
DETSI	Department of Environment, Tourism, Science and Innovation (Queensland Government)
EDQ	Economic Development Queensland (Queensland Government)
HEC	Exemption Certificate under Section 74 of the <i>Queensland Heritage Act 1992</i>
HIS	Heritage Impact Statement
LHP	Local Heritage Place
QH Act	<i>Queensland Heritage Act 1992</i>
QHR	Queensland Heritage Register
SAH	Stewart Armstrong Heritage Pty Ltd
SHP	State Heritage Place

### Burra Charter Terms

Definitions of terms in the *Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance, 2013* (the Burra Charter) which are relevant to this HIA include:

- **Conservation** means all the processes of looking after a place so as to retain its cultural significance.
- **Maintenance** means the continuous protective care of the fabric and setting of a place and is to be distinguished from repair.
- **Repair** involves restoration or reconstruction.
- **Preservation** means maintaining the fabric of a place in its existing state and retarding deterioration.
- **Restoration** means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.
- **Reconstruction** means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material into the fabric.
- **Adaptation** means modifying a place to suit the existing use or a proposed use.

# Contents

<b>1.</b>	<b>Introduction</b> .....	<b>9</b>
1.1	Background.....	9
1.2	Methodology.....	10
1.3	Limitations.....	10
<b>2.</b>	<b>The Heritage Place</b> .....	<b>11</b>
2.1	Brief History.....	11
2.2	Brief Description.....	14
2.3	Images.....	16
2.4	Structural Condition.....	26
2.5	Harzardous Materials.....	34
2.6	Significance.....	35
2.7	QHR Heritage Boundary.....	37
2.8	Elements of Significance.....	37
2.9	Elements not of Significance.....	38
2.10	Significant Views.....	38
<b>3.</b>	<b>Proposed Works</b> .....	<b>40</b>
3.1	Proposed Development.....	40
3.2	Schematic Drawings.....	41
3.3	Detailed Scope of Works.....	48
3.4	Pre-lodgement Advice.....	53
<b>4.</b>	<b>Impacts on Significance</b> .....	<b>55</b>
4.1	Summary.....	55
4.2	Impacts on Significant Views.....	55
4.3	Impacts on Significant Elements.....	56
4.4	Response to State Code 14.....	57
4.5	Burra Charter.....	59
	<b>Attachment 1: Phases 1 and 2 – For Information Only</b> .....	<b>61</b>
	<b>Attachment 2: Concept Design – For Information Only</b> .....	<b>63</b>

# 1. Introduction

## 1.1 Background

Stewart Armstrong Heritage Pty Ltd (SAH) has been engaged by Economic Development Queensland (EDQ) to prepare a Heritage Impact Statement (HIS) for proposed Phase 3 Preliminary Building Works at the former Animal Research Institute (ARI), Yeerongpilly Green, 41 Godiva Avenue, Yeerongpilly (the Project).

The ARI is entered in the Queensland Heritage Register (QHR) as a State Heritage Place (SHP) (QHR 602598). It is also listed on Brisbane City Council's Register of Local Heritage Places.

The proposed works are for the Veterinary School Main Building (Main Building) and Veterinary School Hospital Block (1938-1940) which are both included in the QHR Entry as significant features.

Both the Veterinary School Main Building and Hospital Block have been unoccupied for some time and are in poor condition. A fire in the south-east corner of the Main Building caused substantial damage.

EDQ is proposing to release the property for redevelopment, as part of the Yeerongpilly Green precinct. EDQ is proposing to undertake Preliminary Building Works in several stages prior to the release the property for development, leaving further applications for development to be prepared and lodged by the developer.

In order to release the property for development, EDQ is proposing to undertake Preliminary Building Works to:

- Make good.
- Make safe.
- Make watertight.

The current proposal is to undertake the Preliminary Building Works in several stages:

- **Phase 1** - works within the scope of the General Exemption Certificate (GEC) (which do not need a specific heritage application but notification of the scope has been provided to the Department of the Environment, Science Tourism and innovation [DETSI]).
- **Phase 2** – works that will have no more than a minimal detrimental impact on the heritage significance of the SHP and require the lodgement of a Section 72 Exemption Certificate (EC) application for approval (not included in this scope).
- **Phase 3 - (this application)** works that will have more than a minimal detrimental impact on the heritage significance of the SHP and require the lodgement of a Section 71 report for development by the State for review by the Queensland Heritage Council (QHC).

This HIS has been prepared for Phase 3 for works to accompany a submission to the QHC for their recommendation.

Information on Phases 1 and 2 is included as Attachment 1 for information only.

## 1.2 Methodology

The methodology employed in preparing this HIS is based on the information included in the *Guideline: State development Assessment Provisions, State Code 14: Queensland heritage* (State of Queensland 2017).

The following relevant resources were reviewed in the preparation of this HIS:

- *Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance, 2013* (the Burra Charter).
- Entry in the Queensland Heritage Register (QHR 602598) (<https://apps.des.qld.gov.au/heritage-register/detail/?id=602598#>).
- *Animal Research Institute, Yeerongpilly, Heritage Strategy* (Niche 2024).
- *Yeerongpilly Veterinary School, Initial Structural Condition Report* (Bligh Tanner 2023).
- *Yeerongpilly Veterinary School, Structural Condition Report* (Bligh Tanner 2024).
- *Yeerongpilly Stable Buildings Structural Condition Report* (Bligh Tanner 2024).
- *Preliminary Site Investigation* (Prensa 2024).
- *Hazardous Building materials Remediation Technical Specification* (Prensa 2024).
- *Yeerongpilly Green ACM Location Plan* (Prensa 2024).

## 1.3 Limitations

The following limitations were encountered in the preparation of this document:

- Site inspections for this Project were undertaken on many occasions including:
  - 15 July 2025.
  - 16 December 2025.
  - 16 January 2026.
  - 18 March 2026.
  - 8 April 2026.
  - 13 April 2026.
- No additional historical research was undertaken.
- The scope of this HIS does not include addressing any Indigenous cultural heritage issues that may be relevant to this project.

## 2. The Heritage Place

The information included in Section 2 has been summarised from the documents listed in Section 1.2 above.

### 2.1 Brief History

#### 2.1.1 Animal Research Institute (ARI)

The former Animal Research Institute at Yeerongpilly was established by the Department of Agriculture and Stock (now the Department of Primary Industries and Fisheries, part of the Department of Employment, Economic Development and Innovation) in 1909 as the Stock Experiment Station.

The Station was the first purpose-built, farm-based facility of Australia's first Stock Institute and its work was primarily to research and control diseases in livestock, develop vaccines and improve animal health and production.

The entire ARI was originally bounded on the north by King Arthur Terrace, to the east by Fairfield Road, on the south by the Tennyson Branch Railway line, and to the west by an easement shared with the Queensland Tennis Centre. Its entrance was on King Arthur Terrace on the north-eastern corner and the significant buildings clustered on higher ground across the eastern half of the site with the remaining, lower area comprising many large, fenced yards of grass.

The complex was extended over time to accommodate the changing needs of the Institute, the University of Queensland's first veterinary training facility in 1938-1940 and then, between 1933 and 1967, the interrelated work of the Commonwealth Scientific and Industrial Research Organisation.

In 1954, the Animal Health Station was renamed the Animal Research Institute (the Institute) and from 1967 State Government laboratory staff were again housed in the Stock Experiment Station Main Building, following CSIRO's departure for new laboratories at Long Pocket, Indooroopilly.

By 2011, the Institute had vacated the site as it was to be redeveloped as part of the Yeerongpilly Green development.

#### 2.1.2 Veterinary School

In the 1930s, Station staff carried out the first animal husbandry research studies in Queensland with nutritional experiments on pigs and poultry. Major alterations were undertaken in 1939 to convert the Animal Health Station for use as an anatomy school by the University of Queensland's Veterinary School. In April 1935 Premier Forgan-Smith had stated the reasoning behind the government's funding of a veterinary school for Queensland - that:

*'Queensland ... was a primary producer, and its problems could in large measure be solved by research; veterinary science would supplement the contribution of agriculture ... a scientific veterinary staff would enable the Department of Agriculture and Stock to deal efficiently with all aspects of veterinary problems and only a Queensland school could meet Queensland's needs ...'*

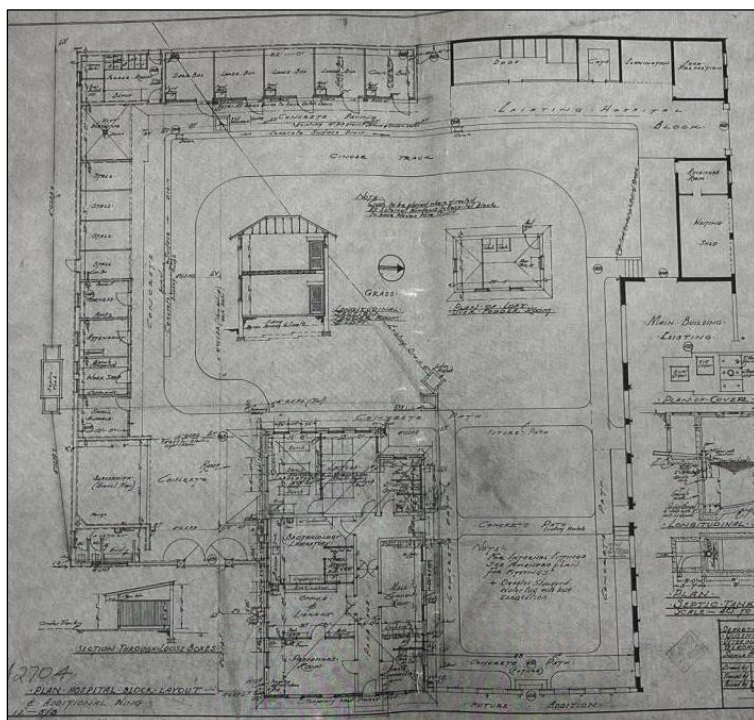
The Courier Mail concurred: 'animal husbandry, sheep, beef and dairy cattle supported the whole edifice of the state's economy. The need was clear ...!'

Subsequently in 1936, a faculty of Veterinary Science had been established within the University of Queensland to provide local training for veterinarians. For practical and economic reasons the faculty used the existing facilities at the Animal Health Station at Yeerongpilly and the North Queensland Stock Experiment Station at Oonoonba in Townsville (est. 1915), as it was thought that their work would complement that of the Veterinary Science Department.

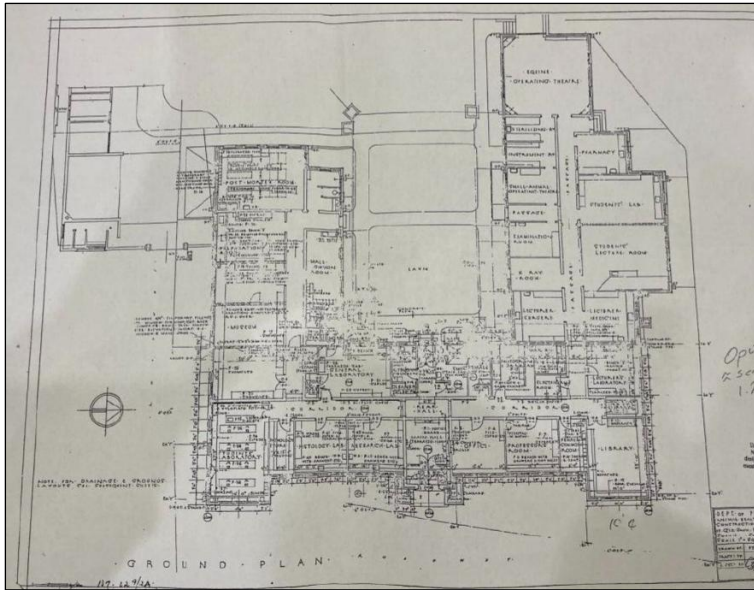
A dedicated building for the School was planned for the Yeerongpilly site and its first stage - comprising part of the animal hospital and the north wing of the Main Building - was completed in 1938.

The final two stages in the building of the Veterinary School were completed by 1940 commencing with the remainder of the Hospital Block and the south wing, and ending with the east (entry) wing. It contained five laboratories, offices, library, dark room, stores, toilets, locker and common rooms; the north wing offices, lecture rooms, X-ray room and operating theatres; and the south wing a museum, preparation room, post-mortem room and common room.

The Hospital Block was L-shaped forming a courtyard at the rear of Main Building. It provided accommodation for cattle, horses, dogs, cats, and small animals receiving treatment. A two-storey fodder store was located on the south-western corner of the Hospital Block and a blacksmith shop on the eastern end of its south wing. The construction of the Veterinary School was completed for £26,000.



**Image 1. Floor Plan showing proposed west and south wing of the Hospital Block and the proposed south wing of the Main Building, as well as showing the Main Building north wing and the Hospital Block north wing are already existing at this time (dated 1938) (Source: QSA Drawing A2704 Additions May 1938 ITM2638057 in Niche 2024).**



**Image 2. Floor Plan showing the north wing as the first stage of construction (arrowed), then the east and south wings as the later stages. Also note that the south wing of the Hospital Block is existing at this time (dated 193?) (Source: QSA Drawing Construction of 3rd Section ITM2638057 in Niche 2024).**

The Veterinary School suspended its activities during the Second World War. The United States Army's 3rd Medical Laboratory arrived in Brisbane in June 1942, and its Headquarters Section moved into the new Veterinary School buildings soon after. The functions of a Medical Laboratory (on behalf of US Army medical units) included: water analyses; examination of food supplies; investigation of epidemics and epizootics; and the distribution of special laboratory supplies. The laboratories performed special serological, bacteriological, pathological and chemical examinations, and would have played an important role in safeguarding the health of US troops operating in a tropical environment.

Medical Laboratories could also furnish support for post mortem examinations. The USA Quartermaster had a morgue in Yeerongpilly by October 1943, and this was probably the morgue at the School. US military personnel who died in Australia were buried locally, including at Ipswich, and their bodies were returned to the US after the war.

Prior to the Yeerongpilly Green development, the former ARI was a complex of buildings, sheds and animal pens on a 12 hectare site in the Brisbane suburb of Yeerongpilly which included:

- The Stock Experiment Station Main Building (1909) and associated Stable (1909).
- The purpose-built Animal Morgue (1934).
- The Veterinary School Main Building and Hospital Block (1938-1940) (the subject of this application).

Since the Institute vacated the site in 2011, changes to the Veterinary School have included:

- Removal of additions and garages to the western side of the Hospital Block which were not of heritage significance.
- Removal of the metal awning over the entry door to the east elevation of the Main Building, which was not significant.
- Removal of the grassed area with a large, circular garden bed formed by concrete edging, including a steel flagpole dating from the period of the building's occupation

during WWII at its centre, which was located to the east of the entrance to the Main Building.

- The timber stair and landing on the western side of the Fodder Store, which provided access to the upper level, is no longer in place having been removed or collapsed.
- Removal of debris and vegetation to the building surrounds.
- The fire in 2023 in the south-east corner of the Main Building which has caused substantial damage.
- Installation of wall braces and tarpaulins in response to the fire damage.

## 2.2 Brief Description

### 2.2.1 Animal Research Institute (ARI)

The surviving buildings of the ARI include:

- The Stock Experiment Station Main Building (1909) and associated Stable (1909).
- The purpose-built Animal Morgue (1934).
- The Veterinary School Main Building and Hospital Block (1938-1940) (the subject of this application).

### 2.2.2 Main Building

The Veterinary School Main Building is located to the south-east of the Stock Experiment Station Main Building, facing east towards Fairfield Road.

It is a large, single storey, U-shaped building of brick construction with a hipped roof clad with tiles. The roof has collapsed sections from the fire damage, most covered by temporary tarpaulins.

The building is notable for its Interwar Classical design and detailing, including its symmetrical plan form, high ceilings, interior colour scheme of white paint and dark-stained timber, and the rhythmic placement of its windows. The exterior of the building is glazed brick with cream-painted, cement-rendered dressings. Much of the external glazed brickwork has graffiti.

The symmetrical front facade to the east wing has a central pedimented entry and flanking wings with rhythmically placed windows terminating in projecting bays. The entry is prominent, having brick planters and metal pedestal lights.

The entry foyer has a terrazzo floor, rendered walls scored to imitate stonework, moulded timber picture rail, decorative plaster cornice, and stained and clear lacquered timber doors with leaded glazing panels, sidelights, and fanlights. A timber-framed reception window opens into the adjacent room. The room features timber, wall-hung display cabinet and pigeon holes.

The building plan is arranged around a central corridor that runs down all wings providing access to variously sized rooms on either side. The entry (east) wing contains laboratories, offices, toilets, and store rooms.

The south wing is currently not safely accessible due to the extensive fire damage.

The north wing contains laboratories, offices and store rooms, but also a large lecture room with dais and kitchenette, and an equine operating theatre. Another large room, it has concrete

floors, coved concrete skirtings, walls tiled to shoulder height, a steel I-beam and hoist trolley fixed to the ceiling above the large doorway to the exterior.

The Veterinary School building interior has sheeting and batten cover strips lining its ceilings in a geometric pattern. Walls are rendered, and floors are finished with carpet, vinyl, or sealed concrete coved to the walls.

There are dark-stained and clear-finished timber skirtings, cornices, picture rails, and architraves in most rooms, although some have been painted. Room names and numbers are painted on timber panels and fixed above doorways. The timber doors match the other timberwork in the building with circular, glass observation panels, or panels with bolection moulding. Some retain original brass hardware and some the original auto-closers.

Windows are timber-framed double-hung sashes or timber-framed fixed panes. Almost all of the glass panes to the windows, externally and internally, are broken.

The building retains many original items of built-in furniture including terrazzo-topped, cantilevered concrete work benches, solid timber cabinets, drawers, cupboards, ceramic pedestal basins, wall-hung timber display cases, and picture frames. The toilets retain original partitions and doors as well as many fixtures and fittings.

The building wings facing to the west enclose a small courtyard which has large sections of concrete pathway. The plantings, none of which were significant, have been removed.

### 2.2.3 Hospital Block

The Veterinary School Hospital Block is located to the west of the Veterinary School Main Building and its L-shaped plan completes a large grassed courtyard between the two.

The Hospital Block is long and narrow with small stalls for animals along the west wing, a two-level, brick fodder store in the south-western corner, a series of work rooms by the yard entrance on the north-west, further work rooms in the south wing terminating to the east with a blacksmith's room with forge and chimney.

It combines glazed brickwork (the same as in the Veterinary School Main Building adjacent) and timber construction with a hipped roof over the fodder store and skillion roofs elsewhere; all clad with corrugated metal sheets. The interior walls of the animal stalls are painted brick with concrete floors.

Enclosure on the yard side is by timber half-doors, steel mesh, and fly screens. A timber and mesh enclosure runs along the front of the animal stalls and a concrete apron with drain extends into the courtyard. The workrooms and blacksmith's room have timber double-hung sash windows and ceilings of jointed boarding. The forge is sheeted over internally.

There is evidence of the location of the external timber stair which used to access the upper level of the fodder store on its western side.

## 2.3 Images

Below are images of the ARI Veterinary School Main Building and Hospital Block. The photographs were taken by SAH in 2025-26 during the site inspections noted in Section 1.3 of this HIS, unless noted otherwise.

### Hospital Block



Image 3. South wing north elevation (Jan 26).



Image 4. South wing north elevation with two-storey fodder store right (Jan 26).



Image 5. West wing part east elevation (Jan 26).



Image 6. West wing part east elevation left and north wing right (Jan 26).



Image 7. Blacksmith's room north elevation (Apr 26).



Image 8. South wing north elevation (Apr 26).



**Image 9. Fodder store looking south-west (Jan 26).**



**Image 10. Fodder store ground floor entry (Apr 26).**



**Image 11. West wing east elevation (Apr 26).**



**Image 12. West wing east elevation (Apr 26).**



**Image 13. North wing east elevation (Apr 26).**



**Image 14. North wing east elevation (Apr 26).**



**Image 15. North wing north elevation (Apr 26).**



**Image 16. North wing west elevation (Jan 26).**



**Image 17. West wing west elevation (Jan 26).**



**Image 18. Fodder Store west elevation (Jan 26).**



**Image 19. South wing south elevation (Jan 26).**



**Image 20. South wing south elevation (Jan 26).**



**Image 21. Blacksmith's room, east elevation (Jan 26).**

**Main Building – Exterior**



**Image 22. North wing part north elevation looking east (Jan 26).**



**Image 23. North wing part north elevation looking west (Jan 26).**



**Image 24. North wing part north elevation looking east (Jan 26).**



**Image 25. North wing north elevation of former waiting shed (Jan 26).**



**Image 26. North wing part north elevation looking east showing substantial subfloor cracking (Jan 26).**



**Image 27. East elevation looking south (Jan 26).**



**Image 28. East elevation looking south showing propping to southern end (Jan 26).**



**Image 29. East wing east elevation looking north showing existing propping (Jan 26).**



**Image 30. South wing part south elevation (Jan 26).**



**Image 31. South wing part south elevation (Jan 26).**



**Image 32. South wing west elevation (Jan 26).**



**Image 33. Courtyard looking east towards the east wing (Jan 26).**



**Image 34. North wing part south elevation (Jan 26).**



**Image 35. Propping to courtyard junction of east and south wings (Jan 26).**



**Image 36. North wing south elevation (Jan 26)**



**Image 37. North wing south elevation of former waiting shed (Jan 26).**



**Image 38. Eaves soffit of asbestos cement sheeting (Jan 26).**



**Image 39. Water damage to eaves soffit (Apr 26).**

**Main Building - Interior**



**Image 40. South wing fire damage viewed from an external window (Jan 26)**



**Image 41. South wing fire damage viewed from an external window (Jan 26).**



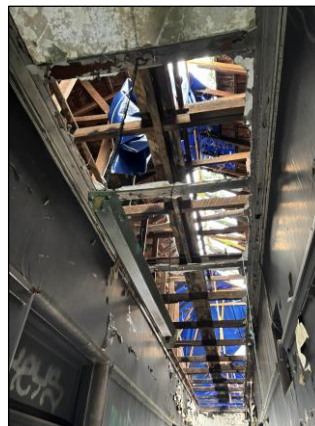
**Image 42. South wing fire damage viewed from an external window (Jan 26).**



**Image 43. South wing fire damage viewed from an external window (Jan 26).**



**Image 44. East wing central corridor looking south from entry into fire damaged area (Jan 26).**



**Image 45. East wing central corridor looking south, sheeted ceiling damaged by fire (Apr 26).**



**Image 46. North wing operating theatre looking west (Jan 26).**



**Image 47. North wing operating theatre looking south (Jan 26).**



**Image 48. North wing operating theatre looking west, typical sheeted and battened ceiling now painted white, with steel ceiling beam and trolley to be retained centre (Jan 26).**



**Image 49. Loading doors to western side of operating theatre to external concrete ramp (Apr 26).**



**Image 50. North wing meeting room looking north (Jan 26).**



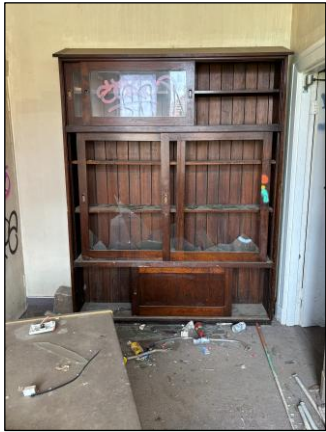
**Image 51. North wing meeting room looking west (Jan 26).**



**Image 52. North wing meeting room, typical manhole in timber floors to be enlarged for investigations as part of Phase 2 (Jan 26).**



**Image 53. North wing meeting room, substantial cracking to external wall (Jan 26).**



**Image 54. North wing example of fixed timber furniture to be retained (Jan 26).**



**Image 55. North wing example of fixed timber furniture to be retained (Jan 26).**



**Image 56. East wing central corridor looking south showing noticeboards to be retained (Jan 26).**



**Image 57. East wing, concrete bench to be retained (Apr 26).**



**Image 58. North wing south side damaged ceiling from water ingress (Jan 26).**



**Image 59. North wing damaged ceiling from water ingress showing original dark timber finish to timber cornice (Apr 26).**



**Image 60. East wing toilets with terrazzo flooring, asbestos sheet wall lining and original door frames (Jan 26).**



**Image 61. East wing central corridor looking north (Jan 26).**



**Image 62. East wing entry showing leadlight entry doors with side and top lights (Jan 26).**



**Image 63. East wing entry looking north showing scored render walls (Jan 26).**



**Image 64. East wing entry looking south (Jan 26).**



**Image 65. East wing entry showing fire damage to plaster ceiling to be removed, decorative cornice to be retained if possible (Apr 26).**



**Image 66. East wing entry water damage to plaster ceiling (Apr 26).**



**Image 67. East wing entry original light fitting to be salvaged for reuse (Apr 26).**

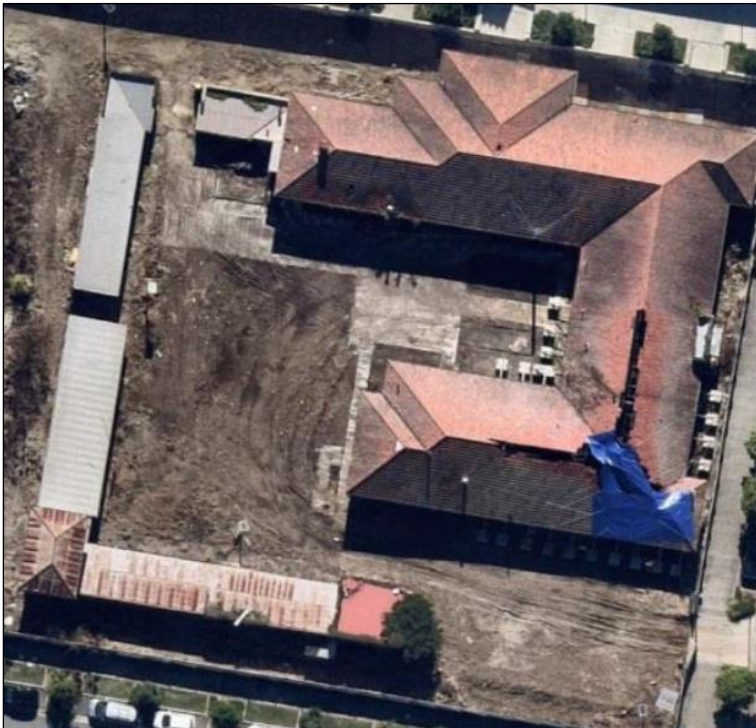
## 2.4 Structural Condition

### 2.4.1 Main Building

A Structural Condition Report was prepared for the Veterinary School buildings (Bligh Tanner 2024). This report was prepared following the external propping was installed to stabilise the external walls after they were damaged and became unsupported after the fire in 2023.



**Image 68. Aerial photograph (November 2023) showing extent of roof damage from fire prior to installations of tarpaulins (Source: Bligh Tanner 2024).**



**Image 69. Aerial photograph (June 2024) (Source: Bligh Tanner 2023).**



Image 70. Roof Plan showing extent of fire damage (Source: Bligh Tanner 2024).

## 2.4.2 Hospital Block

A preliminary structural assessment was undertaken in 2024 (Refer Image below). Since that time, the condition of the Hospital Block has continued to deteriorate. Further information on the condition Hospital Block in April is also included below.

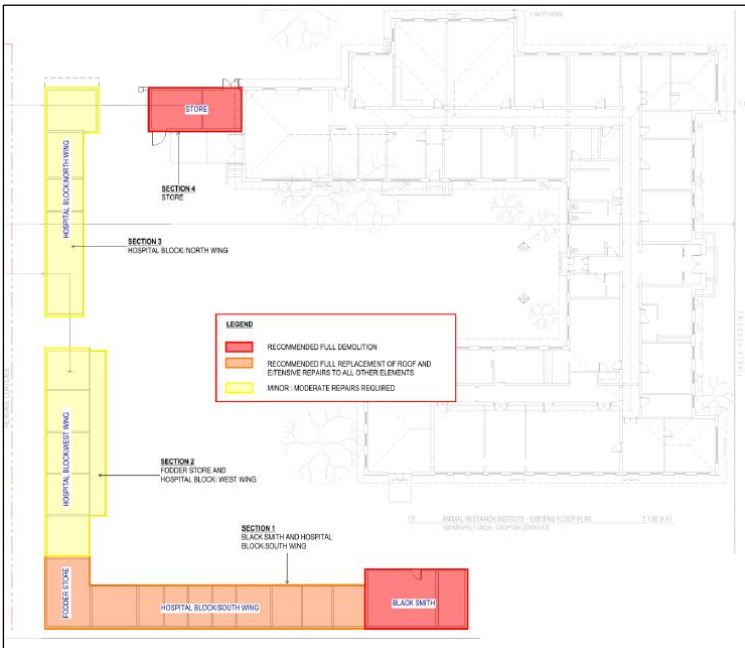


Image 71. Hospital Block condition survey (Source: Bligh Tanner 2024).

## Blacksmith's Room

- Collapsing roof and ceiling from rot and termites.
- Termites in timber wall framing.



Image 72. Damaged built-in furniture (Apr 26).



Image 73. Corner forge sheeted over (Apr 26).



Image 74. Terrazzo workbench (Apr 26).



Image 75. Collapsing ceiling (Apr 26).



Image 76. Termite damage to wall framing (Apr 26).

## South Wing

- Dislodged roof sheets.
- Rotted and collapsing roof framing.
- Collapsing boarded ceilings.
- Cracks in brickwork.
- Broken asbestos cement sheets.
- Broken glass.
- Termite in timber wall framing and ceiling boards.



Image 77. Collapsing roof framing (Apr 26).



Image 78. Collapsing ceiling (Apr 26).



Image 79. Cracks in brickwork (Apr 26).



Image 80. Cracks in brickwork (Apr 26).



Image 81. Deteriorating timber entry (Apr 26).

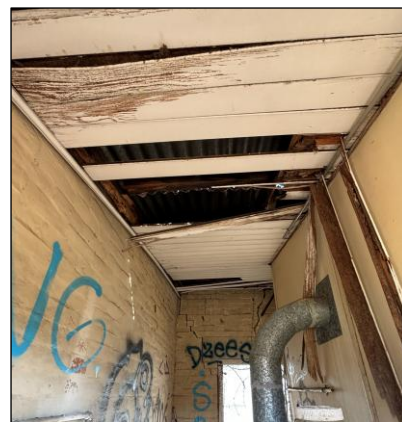


Image 82. Collapsing boarded ceiling and cracks in brickwork (Apr 26).



**Image 83. Collapsing boarded ceiling (Apr 26).**



**Image 84. Broken asbestos sheet and termites in wall framing (Apr 26).**



**Image 85. Detail of termite damage to north wall (Niche 2024).**

**Fodder Store**

- Some evidence of leaks but upper level not accessible.
- Termites in door and frame.
- Cracks in brickwork.



**Image 86. Ground floor interior looking south (Apr 26).**



**Image 87. Damaged ceiling.**



**Image 88. Damaged ceiling possibly from water ingress (Apr 26).**



**Image 89. Termite damage to door and frame (Apr 26).**

### **West Wing**

- Some timber rot to eastern entrances.
- Broken asbestos cement sheets.



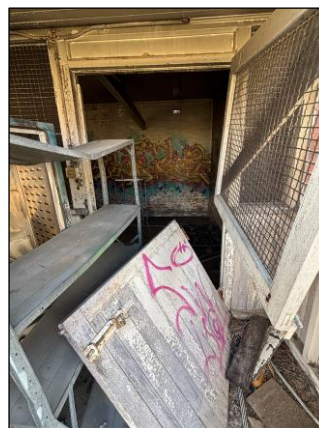
**Image 90. Dislodged and rot in timber (Apr 26).**



**Image 91. Asbestos wall and ceiling sheeting (Apr 26).**



**Image 92. Damaged timber to entries (Apr 26).**



**Image 93. Dislodged door and furniture (Apr 26).**

## North Wing

- Cracked concrete floors.
- Cracks in to brickwork.
- Broken FC sheeting.
- Broken glass.



Image 94. Broken glass and removed door (Apr 26).



Image 95. Cracks in brickwork (Apr 26).



Image 96. Broken FC sheets (Apr 26).

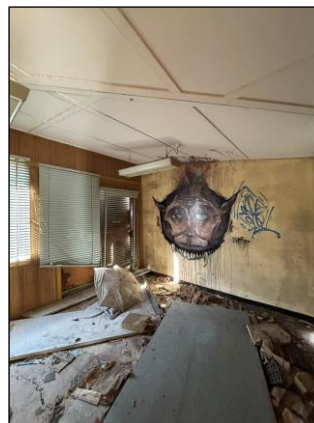


Image 97. Interior northern end with non-significant wall linings and aluminium glazed doors (Apr 26).



Image 98. Cracks in brickwork above doorway (Apr 26).



Image 99. Concrete workbench (Apr 26).



Image 100. Cracks in concrete floor (Apr 26).



Image 101. Cracks in concrete floor (Apr 26).

### Store

Located at the western of the north wing of the Main Building, refer to information on the Waiting Shed.

## 2.5 Harzardous Materials

A Harzardous materials assessment was undertaken in 2024. The main contaminants in relation to heritage issues are:

- Asbestos, particularly asbestos cement sheeting.
- Lead paint.
- PCBs.

Some of the asbestos cement sheeting is in a stable condition, some is cracked and broken and some has been damaged by the fire (refer Image below).

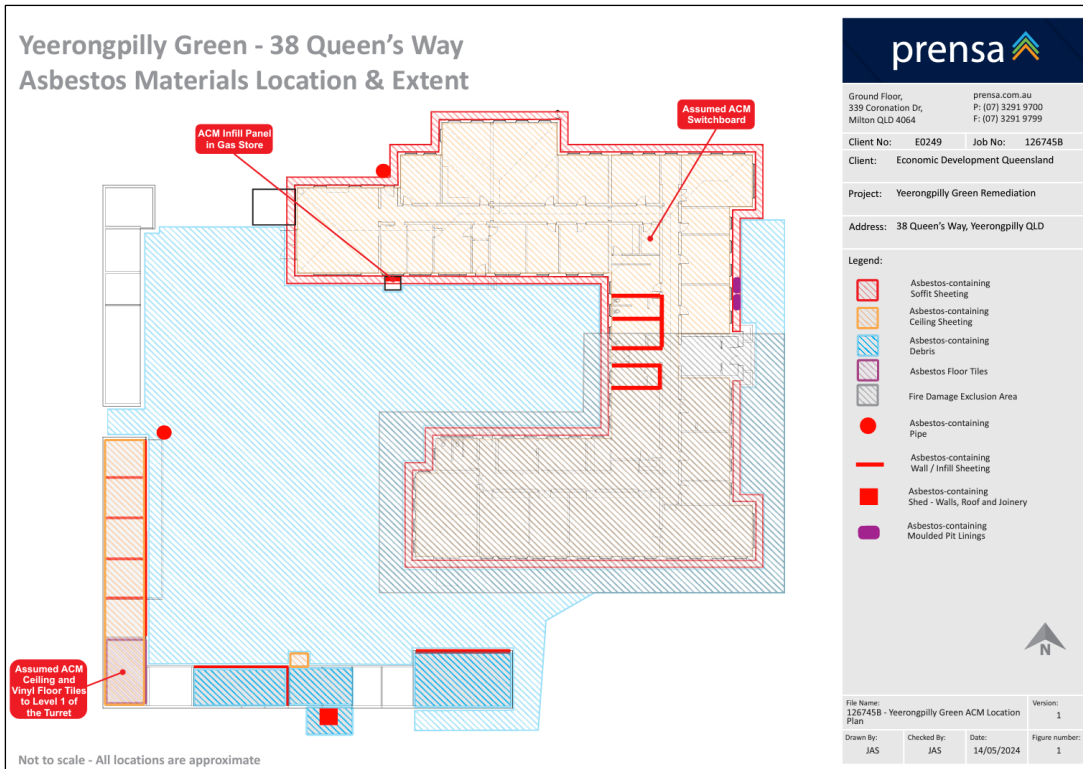
The hazardous materials identified in this report in the Main Building include:

- All sheet soffit linings to all roof eaves contain asbestos.
- All ceilings to accessible areas, some of which are damaged by water and broken, contain asbestos.
- Walls to the toilets have wall sheeting that contains asbestos, some of which is broken.
- Loose asbestos fibres detected in underfloor areas.
- Loose asbestos fibres are also likely to be in the ceiling spaces.

The hazardous materials identified in this report in the Hospital Block include:

- No hazardous materials in the northern end, suggesting it was recently refurbished.
- Wall sheeting containing asbestos.
- Ceilings containing asbestos.

The asbestos debris on the ground to the externa areas has been previously removed.



**Image 102. Site plan showing the location and extent of asbestos materials (Source: Prensa 126745B/1 in Niche 2024).**

## 2.6 Significance

The Statement of Significance included in the Table below is summarised from the Entry in the QHR. Relevant sections are highlighted in **bold**.

**Table 1. State of Significance in the QHR Entry.**

Criteria	Significance
<p><b>Criterion A</b> The place is important in demonstrating the evolution or pattern of Queensland's history.</p>	<p>The Animal Research Institute (former) at Yeerongpilly is the oldest facility of its kind in Queensland, its work having begun with the establishment of the Stock Experiment Station in 1909 - the state's first purpose-built, farm-based animal research laboratory - and continued until its closure in 2010. The place demonstrates the enduring importance of the pastoral primary industries to Queensland's economy and the commitment of successive governments to supporting this industry through scientific research into its productivity, most particularly the diseases that threatened its profitability.</p> <p><b>The Veterinary School Main Building and Hospital Block (1938-1940) are the first purpose-built facility for tertiary-level veterinary science training in Queensland. The buildings demonstrate the formalisation of professional training in the medical and veterinary sciences, and its physical association within professional facilities, an approach being strongly advocated by the state government at the time.</b></p> <p>Over the course of its long history the Animal Research Institute (former) has accommodated the work of the state government's Animal Research Institute, the University of Queensland Veterinary School and the Commonwealth Scientific and Industrial Research Organisation (CSIRO). The place is associated with important scientific advances in diagnostic research</p>

	<p>into the prevention and treatment of diseases in livestock, and the development and supply of vaccines, to which all of these organisations have contributed.</p> <p>The circular garden bed and flagpole (<b>now demolished</b>) at the front of the Veterinary School Main Building provide the only evidence of the occupation of it, and other parts of the site now demolished, by the United States Army during World War II. The 3rd Medical Laboratory, based there from 1942 until 1943 when the 8th Medical Laboratory took its place, played an important role in safeguarding the health of US troops operating in a tropical environment and was the only laboratory in the South West Pacific Area until mid-1943.</p>
<p><b>Criterion D</b> The place is important in demonstrating the principal characteristics of a particular class of cultural places.</p>	<p>The Stock Experiment Station Main Building (1909), Stable (1909) and Animal Morgue (1934) are important as a demonstration of the principal characteristics of an animal research facility, comprising research laboratories, offices, animal accommodation and handling, and facility for conducting post mortems.</p> <p><b>The Veterinary School Main Building and Hospital Block (1938-1940) are important as a demonstration of the principal characteristics of Queensland's first veterinary school, including formally composed facades, offices, a lecture room, library, laboratories, animal operating and post-mortem rooms, animal stalls, fodder store and blacksmith.</b></p> <p>The Stock Experiment Station Main Building, Animal Morgue, <b>Veterinary School Main Building, and Hospital Block</b> are substantially intact and retain original interior and exterior detailing to facilitate superior functionality, as well as built-in and loose furniture, fixtures, and fittings used specifically for performing animal research, all of which provide a clear demonstration of the original function of the place.</p>
<p><b>Criterion H</b> The place has a special association with the life or work of a particular person, group or organisation of importance in Queensland's history.</p>	<p>The core of the Stock Experiment Station Main Building and the Stable, the earliest parts of the former Animal Research Institute, have a special association with Charles Joseph Pound (b. 1866, d. 1946), the inaugural director of the Queensland Stock Institute, the first such laboratory in Australia, and head of the facility at Yeerongpilly from 1910 to 1932 when he retired. Pound is credited with the research and development that provided a means of preventing the spread of Redwater Disease, which caused heavy losses to Queensland's vital cattle industry during the late nineteenth century. Under the auspices of the Institute Pound conducted the first inoculation studies into this disease in Australia and established a methodology and dosage that are still used worldwide.</p> <p>The former Animal Research Institute also has a special association with the internationally renowned parasitologist and entomologist Dr Frederick Hugh Sherston Roberts (b. 1901, d. 1972) who began work at the Yeerongpilly research facility in 1933 when it was known as the Animal Health Station. Following World War II, he returned to work at Yeerongpilly and under his direction as principal research officer and officer-in-charge of CSIRO's veterinary parasitology laboratory (1947-1966) the Yeerongpilly institute gained an international reputation for its studies of parasitic diseases in cattle.</p>

## 2.7 QHR Heritage Boundary

The QHR heritage boundary for the former Animal Research Institute is included in the Image below.

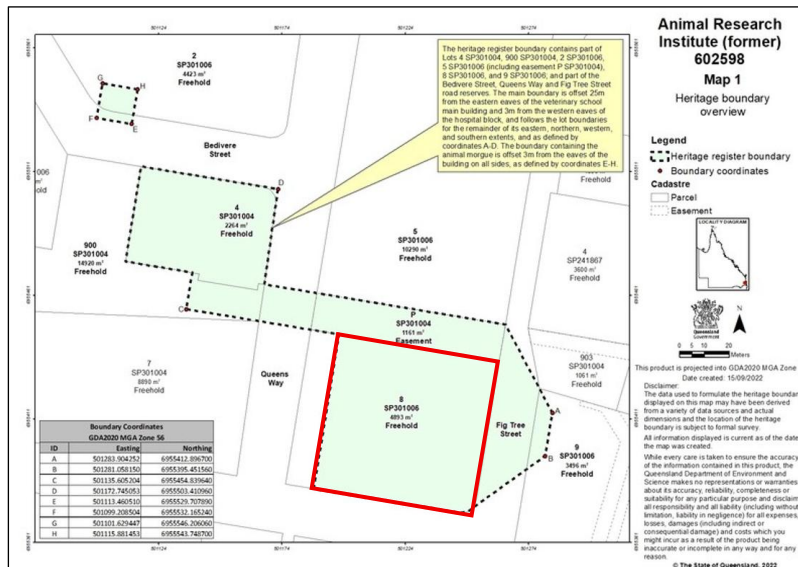


Image 103. Heritage boundary map for Animal Research Institute (former) with the location of Veterinary School Main Building and Hospital Block outlined in red (Source: QHR 602598).

## 2.8 Elements of Significance

The levels of significance of the parts of the Main Building and Hospital Block was reviewed and assessed in the previous Heritage Strategy (Niche 2024). The site plan showing the assessed levels of significance of the areas of the buildings is included below.



Image 104. Site Plan showing levels of significance (Source: Niche 2024).

Elements of significance of the Main Building noted in the Entry in the QHR include:

#### **Exterior**

- Tiled roof.
- Glazed external brickwork with cream-painted rendered dressings.
- Prominent entry with brick planters and pedestal lights.
- Small courtyard to the west.

#### **Interior**

- Symmetrical plan form around central corridors.
- Entry foyer with terrazzo floor, scored rendered walls and leadlight doors.
- Operating theatre in north wing, including concrete floor, steel ceiling beam and trolley and large door to exterior ramp.
- Windows are timber-framed double-hung sashes or timber-framed fixed panes.
- Timber skirtings, architraves, doors and picture rails.
- Furniture including terrazzo-topped, cantilevered concrete work benches, solid timber cabinets, drawers, cupboards, ceramic pedestal basins, wall-hung timber display cases, picture frames and shelving.
- Original toilet partitions and doors.

## **2.9 Elements not of Significance**

The QHR Entry identifies the following elements as not being of state-level heritage significance:

- Additions have been made to the western side of the Hospital Block and are not of heritage significance. Nor are the garages that were part of its original construction (1938-40).

These buildings have already been demolished under a previous approval.

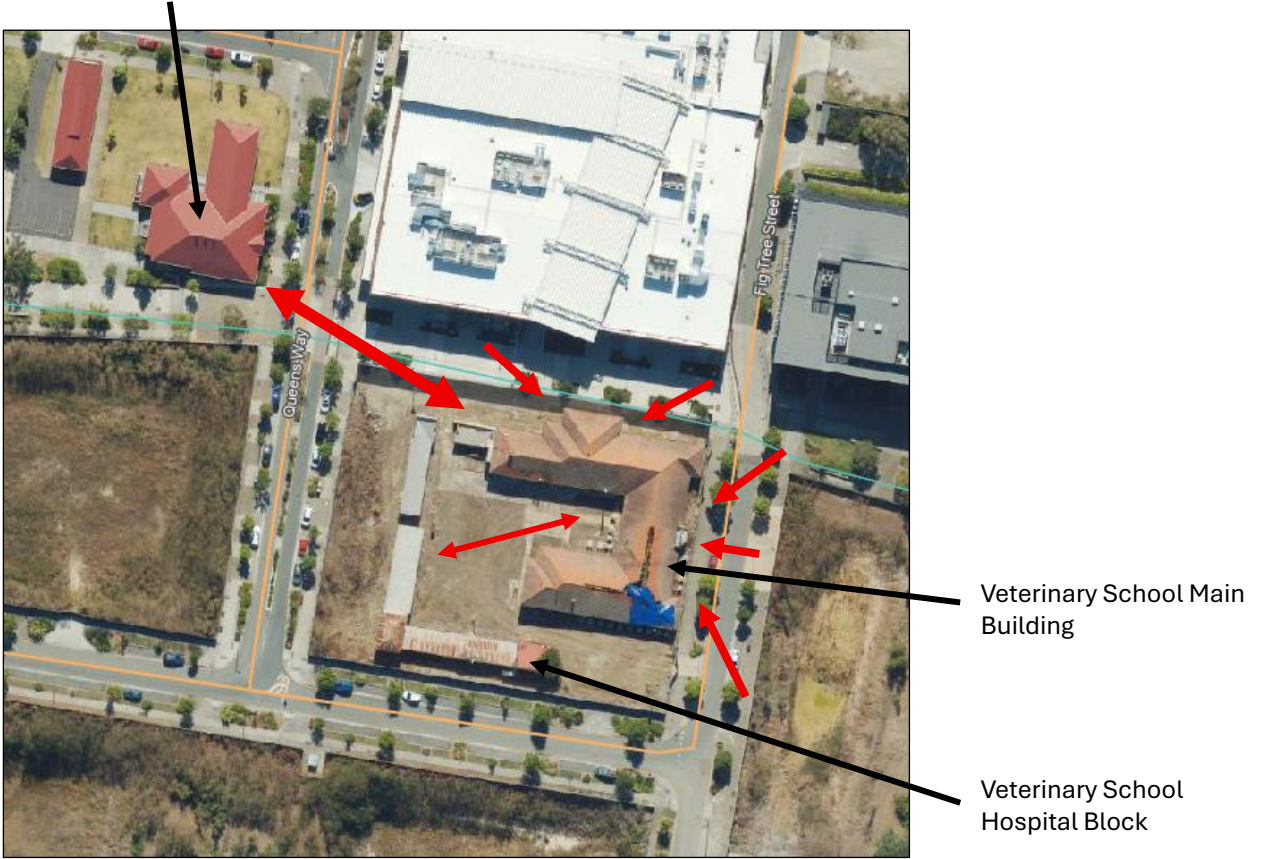
## **2.10 Significant Views**

The significant views assessed for this HIS are included in the Image below.

The visual connection between the Veterinary School Main Building and the Stock Experiment Station Main Building located to the north west is considered significant.

Views to the external building facades to the north and east are also considered significant.

Stock Experiment  
Station Main Building



**Image 105. Aerial photograph showing significant views with red arrows, thickness of the arrow demonstrates relative significance (Source: Queensland Globe with arrows by SAH).**

## 3. Proposed Works

### 3.1 Proposed Development

EDQ is proposing to release the property for redevelopment, as part of the Yeerongpilly Green precinct. EDQ is proposing to undertake Preliminary Building Works prior to the release the property for development, leaving future applications and works to be undertaken by the developer, yet to be determined.

In order to release the property for development, EDQ is proposing to undertake Preliminary Building Works to:

- Make good.
- Make safe.
- Make watertight.

The current proposal is to undertake the **Preliminary Building Works** in several stages:

- **Phase 1** - works within the scope of the General Exemption Certificate which do not need a specific heritage application.
- **Phase 2** – works that will have no more than a minimal detrimental impact on the heritage significance of the place and require the lodgement of a Section 72 Exemption Certificate application for approval.
- **Phase 3 – (this application)** works that will have more than a minimal detrimental impact on the heritage significance of the place and require the lodgement of a Section 71 report for development by the State application for review by the Queensland Heritage Council (QHC).

#### **Phase 1 – General Exemption Works**

Refer to Attachment 1 for information on this scope provided for information only – not included in this application.

#### **Phase 2 – Exemption Certificate Application (separate application)**

Refer to Attachment 1 for information on this scope provided for information only – not included in this application.

#### **Phase 3 – S.71 Submission to QHC (this application)**

The scope of future applications in this Stage is likely to include:

- Record the Veterinary School Main Building (Main Building) and Veterinary School Hospital Block prior to demolition works.
- Demolish the Veterinary School Hospital Block due to its very poor condition.
- Remove and store roof tiles from the areas of the Main Building to be demolished and damaged by fire.
- Remove roof framing to the section to be demolished and retain any timber members in good condition for repairs if required.
- Demolish the south wing and the southern end of the east wing, retaining the whole of the eastern facade of the east wing.
- Retain panels of external brickwork of the south wing to be demolished for future reuse.
- Remove Hazmat materials including:

- All sheeted and battened ceilings after recording, retaining as much of the of timber cornices in place as possible.
- All plaster ceilings to entry after recording, retaining as much of the plaster cornices in place as possible.
- Demolish roof to the Waiting Shed.
- Temporarily prop and support the retained section of the facade to the southern end of the east wing and cap the top of retained brick walls that are not roofed.

Additional information on proposed Phase 3 – S.71 Submission to QHC is included in the drawings and Table below.

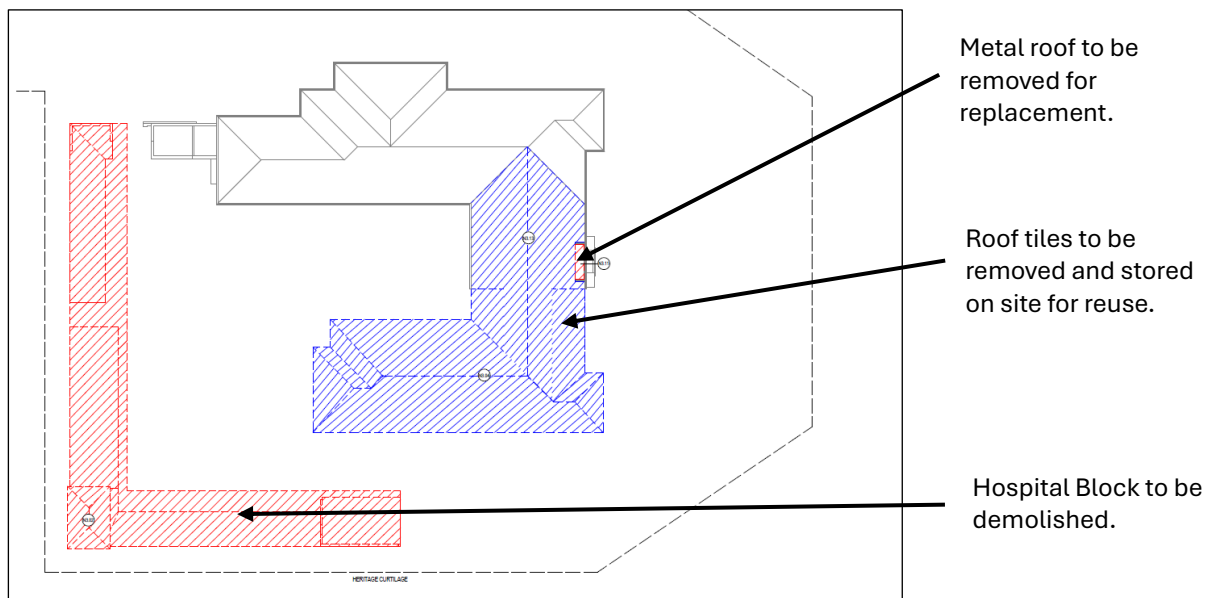
### Future Development by Private Developer (future applications)

The scope of future applications in this Stage is likely to include:

- Construction of residential building.
- Construction of Basement carpark.
- Conservation and adaptation works to the Main Building.

Additional information on a possible Concept Design, developed to test feasibility, is included in Attachment 2.

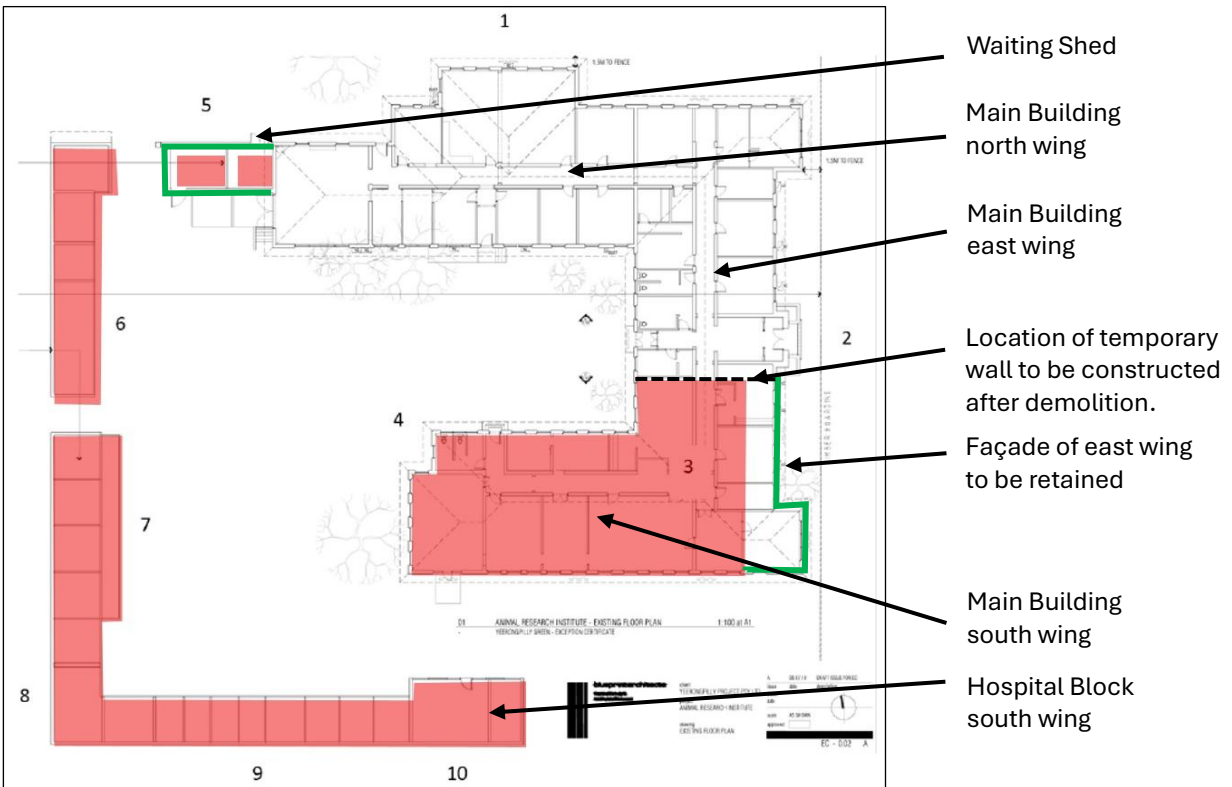
### 3.2 Drawings



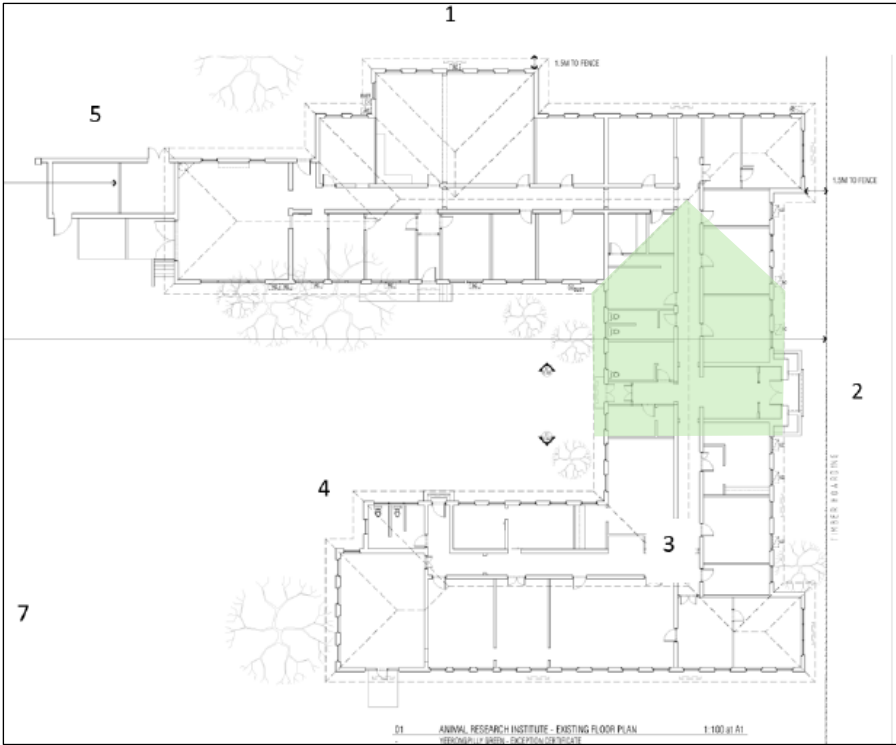
**Image 106. Site Plan and Roof Plan showing roof tiles to be salvaged hatched in blue, Hospital Block to be demolished in red and metal roof to Main Building to be demolished in red (Source: Architectus drawing AR-3.10000).**



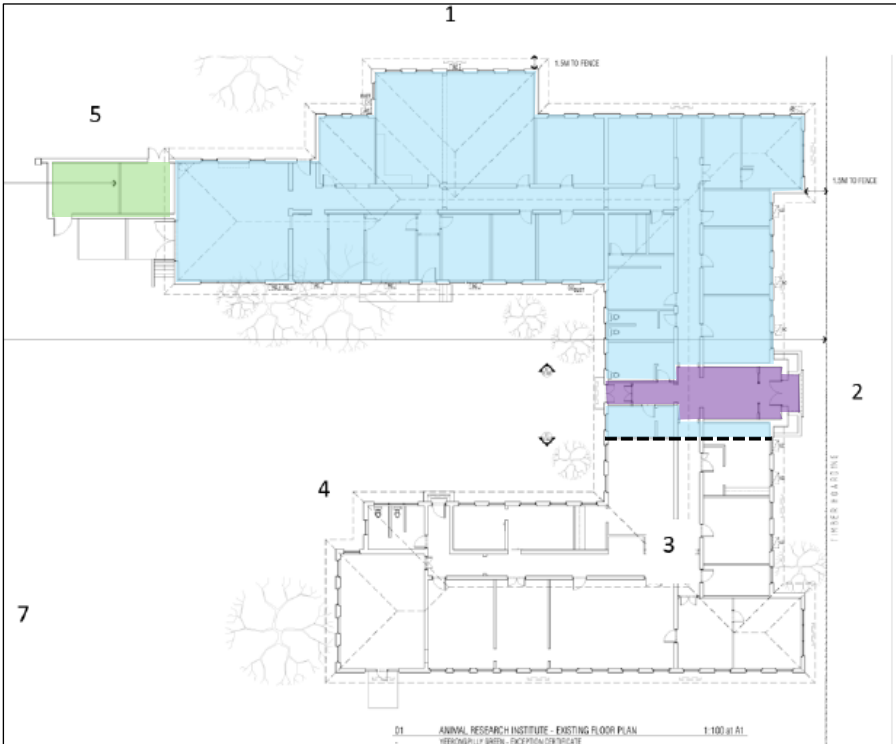
**Image 107. Floor plan showing extent of demolition to Main Building shaded red and removal of facade propping hatch ed in grey (Source: Architectus drawing AR-3.11000).**



**Image 108. Diagrammatic site plan of proposed demolition works shaded in red, retained facades in green and temporary wall dotted in black (Source: Blueprint Architects from EDQ with shading by SAH).**

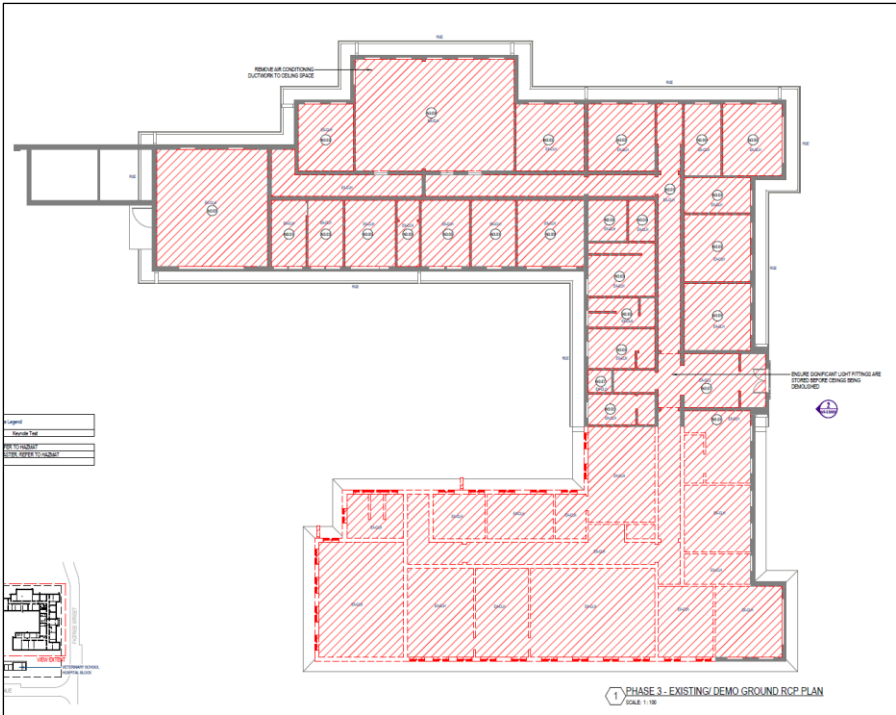


**Image 109. Repair roof framing to area of fire damage to be retained shaded in green (Source: Blueprint Architects from EDQ with shading by SAH).**

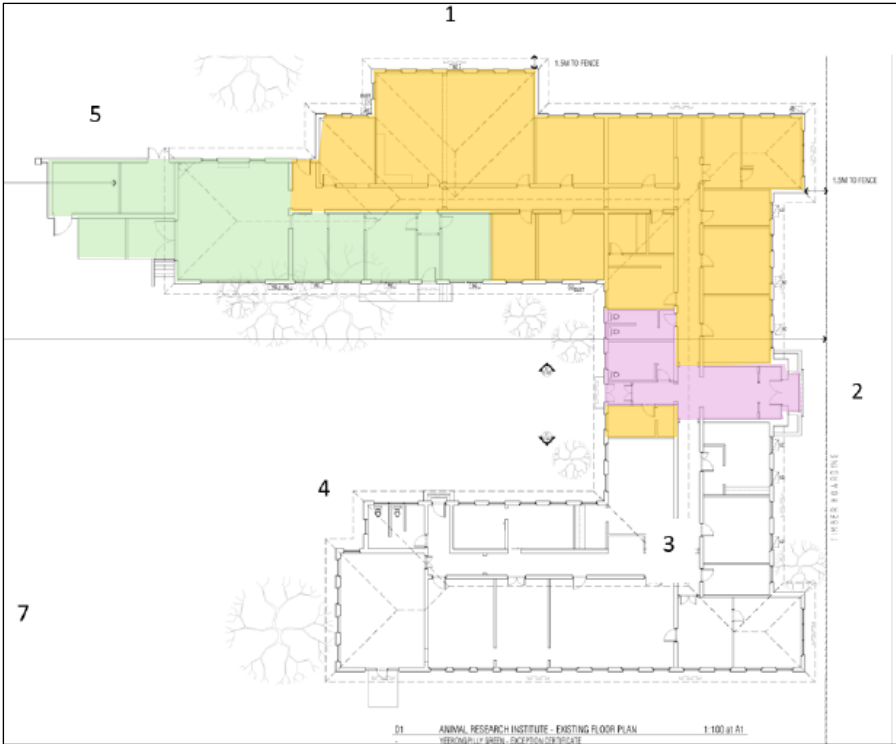


Legend	
	Plaster ceiling to be removed, leaving decorative plaster cornices in place if possible.
	Asbestos cement sheet ceiling with timber battens to be removed, leaving timber cornices in place if possible.
	Damaged asbestos cement sheet ceiling to be removed.

**Image 110. Diagrammatic Ceiling Plan showing existing ceilings (Source: Blueprint Architects from EDQ with shading by SAH).**



**Image 111. Reflected ceiling plan showing extent of ceiling to be demolished, with cornices to be retained if possible (Source: Architectus drawing AR-3.13000).**



**Image 112. Floor construction (Source: Blueprint Architects from EDQ with shading by SAH).**

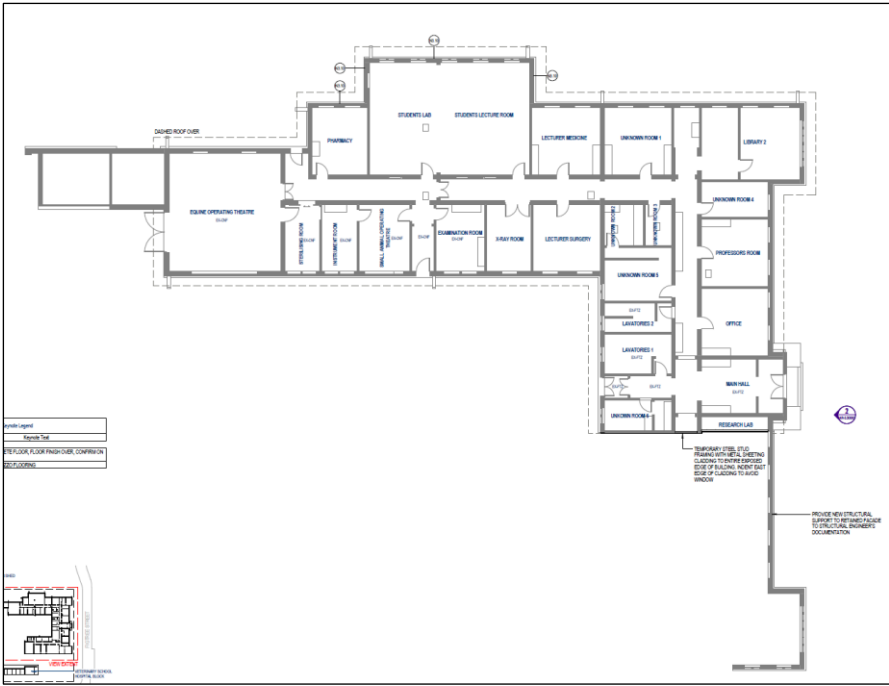


Image 113. Proposed Floor plan after demolition (Source: Architectus drawing AR-3.20000).

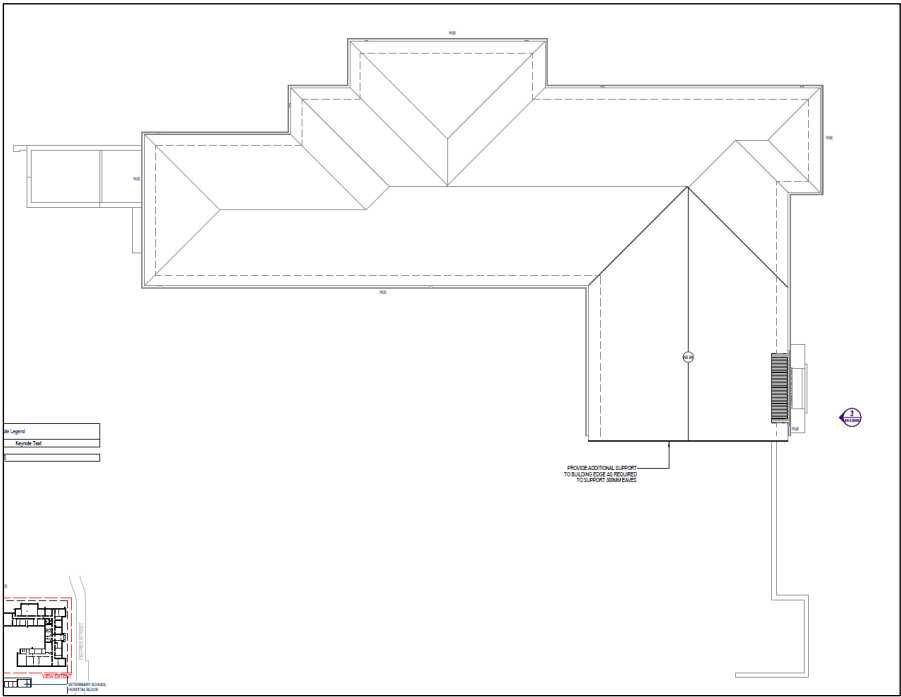
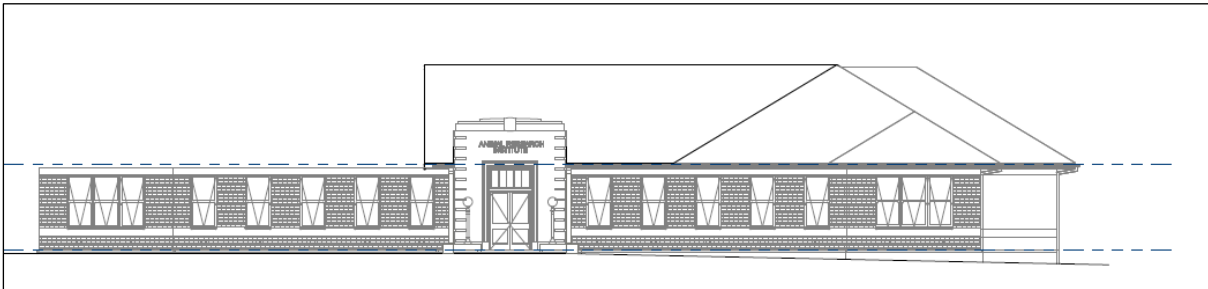


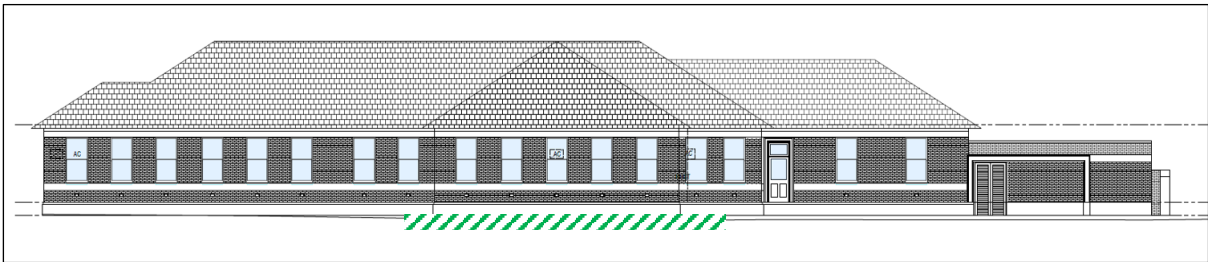
Image 114. Proposed roof plan (Source: Architectus drawing AR-3.21000).



**Image 115. Main Building east elevation showing roof to be demolished and tiles salvaged in red and roof framing repaired with roof tiles reused in yellow (Source: Blueprint Architects from EDQ with shading by SAH).**



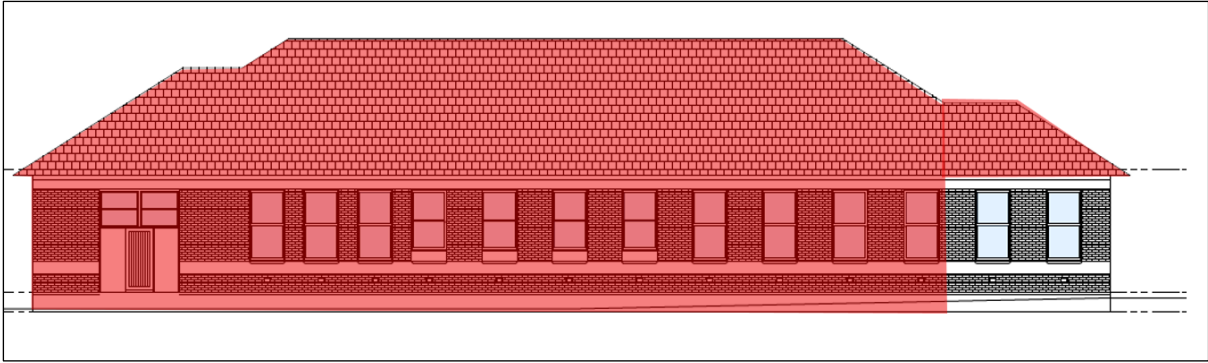
**Image 116. Main Building east elevation at completion of proposed works (Source: Architectus drawing AR-3.30000).**



**Image 117. Main Building north elevation with approximate area of underpinning hatched in green (Source: Blueprint Architects from EDQ with shading by SAH).**



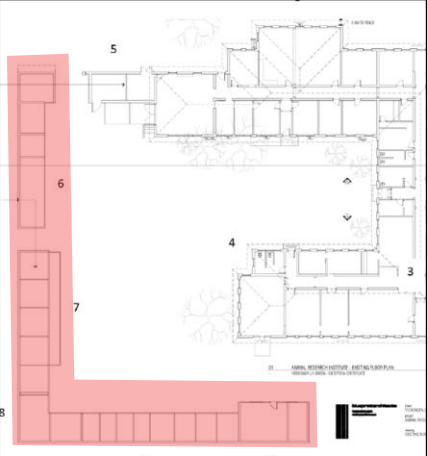

**Image 118. Main Building west elevation showing roof and building to be demolished and tiles salvaged in red and roof framing repaired with roof tiles reused in yellow (Source: Blueprint Architects from EDQ with shading by SAH).**

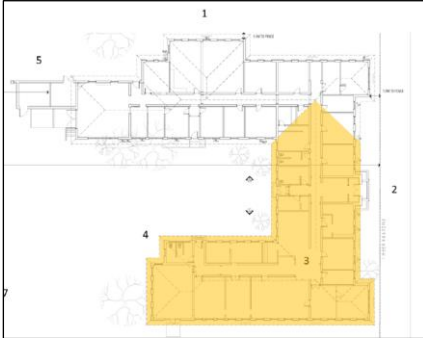




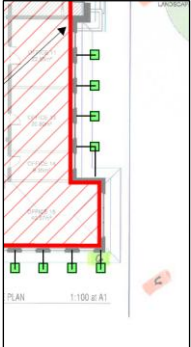
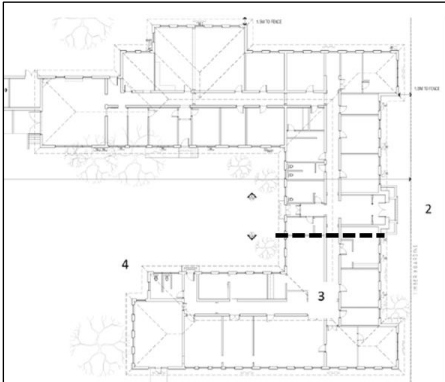

**Image 119. Main Building south elevation showing roof and building to be demolished and tiles salvaged in red (Source: Blueprint Architects from EDQ with shading by SAH).**




### 3.3 Detailed Scope of Works

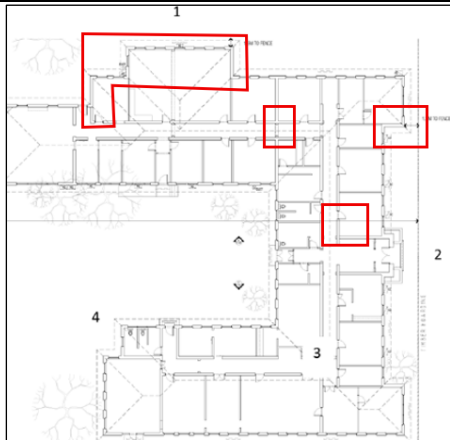
**Table 2. Scope of Works Phase 3**

No	Element	Scope	Images	Notes
3.1	Recording	Recording of the buildings prior to these works being undertaken.		
3.2	Demolition	Demolish all the Veterinary School Hospital Block (shaded red). Includes the removal of Hazmat materials.	 	

3.3	Roof tiles	Remove roof tiles to section to be demolished. Remove roof tiles to area damaged by fire.		Store roof tiles on site for reuse for repairs to roof to be retained and for retiling of area damaged by fire once the roof framing has been repaired.
3.4	Roof framing	After inspections, remove the roof framing to the areas where the tiles have been removed.	 <p style="text-align: center; font-size: small;">Photo 4 Extent of Fire Damage (Drone Photo)</p>	Retain any joists and rafters in good condition for potential reuse. Retaining battens is not required.
3.5	South wing	Demolish south wing and southern end of east wing, retaining the eastern facade. Demolition includes removal of Hazmat materials.	<p style="text-align: center;"><b>Bligh Tanner</b></p> 	The retained facade (Shown in green) will need to be supported.

3.6	Demolition and propping	Install propping of the southern end of the eastern facade. Remove the remainder of the propping. Includes removal of Hazmat materials.		To be designed Project Engineer.
3.7	Temporary wall	After demolition works, construct a temporary wall at the southern end of the east wing (shown dashed black line) to make is secure and watertight until future works begin.		May be lightweigh temporary wall framed in steel and clad in metal cladding of dark colour to minimise impapcts on views.
3.8	Bricks	Salvage panels of brickwork from the demolition of the south wing and retain on site for reuse in future development.		Retain panels of brickwork underneath high set windows or between windows where there is little graffiti, such as panels shown as dashed red lines.

				
3.9	Ceilings	Record the ceilings prior to removal. Remove all the asbestos sheet ceilings and battens. Remove plaster ceiling to entry areas.		Retain timber and plaster cornices if possible. If retaining all of the cornices is not possible, samples of the cornice are to be retained in situ or removed, labelled, recorded and stored for future copying and reinstatement. New ceilings as part of future development approval.
3.10	Floorboards	Remove timber floors only if necessary.		Investigations under the Exemption Certificate application are to enlarge existing manholes and confirm the extent of hazardous materials in the underfloor space and remove if possible. If the hazardous material cannot be removed from the openings created under the EC, all of the floorboards will need to be removed. <b>Carefully remove timber floorboards only if necessary.</b>

				<p>Remove hazardous material on ground below floor.          If the boards are not contaminated, retain a sample of floorboards for reinstatement to a nominated room, preferably the meeting room.          Other floors can be reinstated as particleboard flooring.</p>
1.2.11	Underpinning	Underpin and repair cracks to north and north-east corner of north wing.		<p>To address the structural cracking, particularly in the northern side of the north wing.</p>

### 3.4 Pre-lodgement Advice

In March 2025, EDQ met with the DETSI and the Queensland Government Architect's Office representatives (QGAO) to discuss and review the proposed Concept Design (refer Attachment 2).

DETSI's email following the meeting included the following:

*The workshop acknowledged that this heritage site needs to be adaptively reused in varying ways. DETSI's understanding from the workshop is that:*

- *The main building (North wing and Eastern Façade) is to be restored, keeping as much original building fabric as is extant and introducing new materials where some elements need to be replaced. This would be done in a like for like manner as a restoration.*
- *The southern wing of the building where fire (and later water) damage has been sustained will be rebuilt and supplemented with contemporary materials. The form, volume and finishes are to be a reconstruction with a level of interpretation where elements have been lost or cannot be reconstructed. This area is more open to interpretation and contemporary materials.*
- *The stables area is to be an interpretation by keeping the stables in the footprint and volume of the existing stables, keeping the exact relationship of the stables with the main building. The volume and materiality of the stables is to be recognisable but in all new materials. The Stables is intended to be a 'replica' and are proposed to be a curated food court or similar, where smaller spaces of the stables are useable as small food tenancies.*
- *This heritage precinct sits at the base of the 16-level serviced apartment/hotel.*

The meeting also discussed 12 draft design principles for the Project. These principles and DETSI's response are included in the Table below.

No.	Design Principle	DETSI response
1	De-risk heritage site with removal of items to allow adaptation and targeting replication in new materials.	Requires more detail for DETSI to comment. Heritage Impact study to be done to present itemised list of items proposed for removal. DETSI can provide comment on scope of works, once more detail is available.
2	Adaptation and repairs undertaken in accordance with the Burra Charter 2013.	As per above, detailed scope can be commented on when available.
3	Repair heritage place to conserve sections preserved in-situ to be appreciated by future generations.	Supported. As much original building fabric to be retained as possible.
4	New built-form on ARI site pulled back from street to acknowledge heritage site in key views.	Supported. This is important to maintain visual prominence of the original buildings.
5	New built-form on adjoining site (Lot 9) to be pulled back from the northern boundary to allow the ARI to remain as the key view focus from the pedestrian crossing to the train station.	Supported. This is important to maintain visual prominence of the original buildings.

6	Animal Hospital L-shaped wing / stables wings to be removed and honoured through interpretation.	Supported with the requirement for DETSI input on design guidelines which will need to preserve the scale, location, and legibility of these structures.
7	Rebuilt south wing of the main building to be re-used as function venue with more internal open space.	Supported with the requirement of a dilapidation report showing reusable elements. Design guidelines will require preservation of the scale, materiality of this wing. DETSI acknowledge there is scope for more contemporary intervention in this location.
8	Main building interventions to include:	
	<ul style="list-style-type: none"> <li>removal of some internal walls (retaining some nibs and wall above door heads)</li> </ul>	Detail required to be able to comment on this.
	<ul style="list-style-type: none"> <li>replace timber flooring (some replaced at lower floor level to suit courtyard to south-west)</li> </ul>	Agreed in workshop 2.
	<ul style="list-style-type: none"> <li>new openings to exterior targeted to facilitate adaptation, reinforce historic entry points.</li> </ul>	Supported where reinforcing historic entry points.
9	<ul style="list-style-type: none"> <li>Reference fire damaged exceptional / high significance portion in new design with interpretive approach, retain some exterior masonry walls to east. Supported in principle</li> </ul>	Detailed comment available when scheme develops, or guidelines written to define locations and extent
10	Maintain some visual connection to Stock Experiment Station building to north-west.	Supported.
11	Improve connectivity to pedestrian spine along northern edge, include new framing element structure to integrate with heritage masonry building along this edge.	Supported. No new loads onto heritage building. Self-supporting.
12	Activate courtyard to inside ARI block with new connections through the building including opening up axis up to retail centre to north-west between Hospital Block and Main Building.	Detailed comment available when scheme develops, or guidelines written to define locations and extent.

## 4. Impacts on Significance

### 4.1 Summary

The proposed Phase 3 building works will have considerable impacts on the significance of the SHP, but are necessary to provide safe access to the SHP and encourage the development and reuse of the site and the retained building.

The proposed works are the result of an extensive process to investigate:

- Options for conservation and retention.
- The feasibility of the development of the site.
- Addressing structural issues.
- Addressing issues with widespread hazardous materials.

The scope of works has been limited to that necessary to make good and make safe.

The demolition of the Hospital Block is necessary because of its very poor condition, its hazardous materials which have been damaged and dispersed, and its difficulty of reuse.

The demolition of the south wing and southern end of the east wing is necessary because of the extensive damage by fire, the structural concerns and safe access issues and the dispersion of hazardous materials.

The proposed works are minimising the impacts on the significance of the SHP as much as possible. As much of the building in sound condition is being retained, including its fixed furniture.

The development of a Concept Design as a feasibility study has demonstrated that the proposed works is a practical balance between conserving as much as possible and providing for future development so the building can be used and accessed and the significance of the site interpreted.

### 4.2 Impacts on Significant Views

The proposed Phase 3 works will have some impacts on significant views.

However, the retention of the whole of the eastern facade of the east wing and the external brick walls of the former waiting shed at the north-west corner will minimise impacts on these significant views.

### 4.3 Impacts on Significant Elements

The impacts of the proposed works on the significant elements are included in the Table below.

**Table 3. Impacts on significant elements.**

<b>Element</b>	<b>Significance</b>	<b>Proposed Works</b>	<b>Impacts</b>
<b>Hospital Block</b>	High	Demolition after recording.	Considerable. The condition of these buildings is very poor and there are safety concerns and hazardous materials.
<b>Roof tiles</b>	High	Removal from areas damaged by fire and salvage for reuse.	Minimal.
<b>Roof framing</b>	High	Remove framing impacted by fire damage and retain any elements in good condition for reuse.	Some.
<b>Main Building south wing</b>	High	Demolition after recording.	Considerable. The significance of this wing has been compromised by the fire damage.
<b>East wing, southern end</b>	High	Demolish western side of southern end after recording. Retain all of the eastern facade and prop for stability.	Considerable. Area compromised by fire damage. East facade of East wing to be retained for incorporation into the future development.
<b>Former waiting shed</b>	High	Demolish roof. Retain brick external walls including evidence of former garage opening.	Some. The roof is in very poor and dangerous condition.
<b>Brickwork</b>	High	Retain panels for reuse.	Minimal. Retaining the bricks as a resource for interpretation in the future.
<b>Ceilings</b>	High	Record the ceilings prior to demolition. Demolish ceilings containing asbestos while retaining timber cornices.	Some. But necessary for the removal of damaged fabric and asbestos. To be recorded to be reinstated as part of future development.

## 4.4 Response to State Code 14

The table below includes responses to the *Guideline: State Development Assessment Provisions, State Code 14: Queensland heritage* (State of Queensland 2017).

**Table 4. Response to Performance Outcomes of the State Code 14.**

<b>PO No.</b>	<b>Performance Outcome</b>	<b>Response</b>
<b>PO1</b>	<p><b>Development of a State Heritage Place:</b></p> <p>1. Does not have a detrimental impact on the <b>cultural heritage significance</b> of the State Heritage Place; or</p> <p>2. Where it is demonstrated that 1. is not reasonably achievable:</p> <p>a. minimises and mitigates unavoidable detrimental impacts on its <b>cultural heritage significance</b></p> <p>b. provides opportunities for public appreciation of its <b>cultural heritage significance</b></p> <p>c. where adaptive reuse is proposed, is compatible with its ongoing <b>conservation</b> management.</p>	<p>This HIS demonstrates that development of this SHP that does not have a detrimental impact on the cultural heritage significance of the SHP is not reasonably achievable.</p> <p>This HIS demonstrates that the proposed works has been developed to minimise the impacts and provide for future adaptive reuse and public appreciation of the SHP.</p>
<b>PO2</b>	<p><b>Where open space, or the relationship between built and open spaces at a State Heritage Place is identified as forming part of its cultural heritage significance, development:</b></p> <p>1. maintains or enhances the significance of the <b>setting</b>, including significant views, circulation, access, spatial patterns and layout</p> <p>2. maintains a lot size and layout which permits viable adaptive reuse or <b>conservation</b> of significant heritage buildings and open spaces.</p>	<p>The small courtyard to the west of the Main Building is noted in the Entry in the QHR. The proposed works retain this courtyard. The feasibility study that has been undertaken also demonstrates that this courtyard can be retained in future development.</p> <p>The proposed development does not include changes to Lots or property boundaries.</p>
<b>PO3</b>	<p><b>Development on a State Heritage Place with identified archaeological potential avoids or appropriately manages detrimental impacts on artefacts.</b></p>	<p>The ARI has not been identified in the Entry in the QHR as having archaeological potential.</p> <p>The ground surface has been previously scraped to remove hazardous materials so the archaeological potential is low. Nevertheless, Section 89 regarding the reporting of significant archaeological finds still applies.</p>
<b>PO4</b>	<p><b>Development destroying or substantially reducing the cultural heritage significance of a State Heritage Place must:</b></p> <p>1. Demonstrate that there is no prudent and feasible alternative to carrying out the <b>development due</b> to:</p> <p>a. an extraordinary economic cost to the state, all or part of a community, or an individual; or</p>	<p>The proposed development will have an impact on the cultural heritage significance of the SHP.</p> <p>The scope of the development has been developed to address risks to public health and safety, as noted in this HIS.</p> <p>Interpretation of the history and significance of this SHP should form part</p>

	<p>b. an extraordinary environmental or social disadvantage; or  c. a risk to public health or safety; or  d. another extraordinary or unique circumstance; and  2. Interpret and incorporate the place’s history and significance into any <b>development</b> of the site.</p> <p><i>Editor’s note: The State Assessment and Referral Agency (SARA) will seek advice from the Queensland Heritage Council (via the Department of Environment and Heritage Protection) on any application that will potentially destroy or substantially reduce the cultural heritage significance of a State Heritage Place.</i></p>	<p>of future applications for adaptive reuse of the Mian Building.</p>
<p><b>PO5</b></p>	<p><b>Development on land adjoining a State Heritage Place:</b>  1. is located, designed and scaled so that its form, bulk and proximity does not have a detrimental impact on the <b>cultural heritage significance</b> of the <b>State Heritage Place</b>, or  2. where it is demonstrated that (1) is not reasonably achievable, the <b>development</b> minimises and mitigates unavoidable detrimental impacts on <b>cultural heritage significance</b>.</p>	<p>This development is not on land adjoining a SHP.</p>

## 4.5 Burra Charter

Responses to the Burra Charter Articles most relevant to the proposed works are included in the Table below.

**Table 5. Responses to Relevant Burra Charter Articles.**

No.	Article	Response
<b>Conservation Principles</b>		
<b>Article 2. Conservation and management</b>		
2.1	Places of cultural significance should be conserved.	The proposed development will provide for the conservation of as much of the heritage place as possible and will facilitate future adaptive reuse, access and interpretation.
2.2	The aim of conservation is to retain the cultural significance of a place.	While the proposed works are necessary to address safety and structural concerns, they have been minimised as much as possible to retain as much of the significant and significant material as possible.
<b>Article 3. Cautious approach</b>		
3.1	Conservation is based on a respect for the existing fabric, use, associations and meanings. It requires a cautious approach of changing as much as necessary but as little as possible.	While the scope of works is quite substantial, a cautious approach has been taken in developing the scope of work to retain and conserve as much of the place as possible.
<b>Article 4. Knowledge, skills and techniques</b>		
4.1	Conservation should make use of all the knowledge, skills and disciplines which can contribute to the study and care of the place.	This HIS has been prepared by suitably experienced heritage consultant. Technical advice has also been provided by Structural Engineers with substantial experience in the conservation of heritage buildings.
<b>Article 6. Burra Charter Process</b>		
6.1	The cultural significance of a place and other issues affecting its future are best understood by a sequence of collecting and analysing information before making decisions. Understanding cultural significance comes first, then development of policy and finally management of the place in accordance with the policy. This is the Burra Charter Process.	This HIS is the next step in a process of collecting and analysing information after the previous Heritage Strategy (Niche 2024). The significance of the place and its parts has informed the process of developing this proposal.
<b>Article 7. Use</b>		
7.1	Where the use of a place is of cultural significance it should be retained.	As much of the buildings of the place is being retained as possible.
7.2	A place should have a compatible use.	The works provide for the future use of the place and the opportunity to find a compatible use.

<b>Article 8. Setting</b>		
	Conservation requires the retention of an appropriate setting. This includes retention of the visual and sensory setting, as well as the retention of spiritual and other cultural relationships that contribute to the cultural significance of the place. New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate.	The setting of the place has been considered in the development of the proposed works. The works will provide the opportunity to reinstate significant views to the street frontages of the Main Building and provide access to the courtyard on the western side of the building.
<b>Conservation Processes</b>		
<b>Article 22. New work</b>		
22.1	New work such as additions or other changes to the place may be acceptable where it respects and does not distort or obscure the cultural significance of the place, or detract from its interpretation and appreciation.	The proposed scope of works has been developed to respect the significance of the place as much as possible. The proposed works will provide opportunities for greater access to promote interpretation and appreciation.
22.2	New work should be readily identifiable as such, but must respect and have minimal impact on the cultural significance of the place.	The proposed scope of works will provide opportunities for future uses and new works will form part of those future proposals and applications.
<b>Conservation Practice</b>		
<b>Article 27. Managing change</b>		
27.1	The impact of proposed changes, including incremental changes, on the cultural significance of a place should be assessed with reference to the statement of significance and the policy for managing the place. It may be necessary to modify proposed changes to better retain cultural significance.	The impacts of proposed changes are outlined in this HIS. The scope of works has been developed to minimise as much as possible the impacts of the proposed yet necessary works.
27.2	Existing fabric, use, associations and meanings should be adequately recorded before and after any changes are made to the place.	The parts of the buildings to be demolished will be recorded prior to the works.

# Attachment 1: Phases 1 and 2 – For Information Only

## Phase 1 – General Exemption Certificate (no application required)

The scope of works to be undertaken under the provisions of the *General Exemption Certificate, Queensland Heritage Places (2020)* is included for information only.

- Archival recording.
- Temporary construction site establishment.
- Temporary services.
- Temporary structural support to provide safe access to unsafe areas.
- Remove air conditioning units.
- Clean up litter and debris.
- New temporary external doors.
- Remove redundant electrical wiring and fluorescent lights fittings.
- Protect concrete and terrazzo floors.
- Retain significant furniture in place, remove non-significant furniture.
- Carefully remove graffiti.
- Remove flaking internal paint and encapsulate where lead paint is exposed.
- Undertake temporary repairs to broken tiles and holes in roofing.
- Wash roof tiles.
- Clear stormwater drains and repair downpipes.
- Provide temporary structural support for safe access.
- Remove soil to investigate footings for underpinning.
- Remove vegetation on buildings.
- Remove redundant vent pipes.
- Remove broken glass to internal and external windows.
- Remove temporary ply sheeting to windows, install temporary timber frame and install new sheeting to cover windows.

## Phase 2 – Exemption Certificate Application (separate application)

Refer to Attachment 1 for information on this scope provided for information only – not included in this application.

- Archival recording prior to these Phase 2 works commencing.
- Install temporary lighting, power and fire detection without damaging significant surfaces.
- Install any additional make safe works to facilitate safe access to damaged areas if required.
- Remove areas of unsafe broken and damaged ceilings in the area to be retained.
- Demolish hazardous roof to Waiting Shed (west end to north wing).
- Retain significant external doors and add temporary plywood sheeting for security.
- Replace non-significant external doors with temporary doors.
- After recording, remove all of the asbestos sheet and battened eaves soffits and replace with FC sheeting and battens to match existing.
- Repair timber fascias to match existing, by inserting new sections of fascia boards to the same dimensions as existing.
- Enlarge existing manholes in timber floors, to a maximum size of 2m x 2m, to investigate and remove hazardous materials in the underfloor space and on the ground surface.

- Leave all significant fixed furniture in place as mapped.
- Remove all existing gutters and replace to areas to be retained with galvanised quad profile gutters to match existing size.
- Repair sections of downpipes that are Colorbond or are damaged with rust holes.
- Remove services pit to east side containing hazardous materials.
- Remove an area of roof tiles (shown on drawings) and store on site for reuse, in order to investigate the condition of the roof framing damaged by the fire in area to be retained.
- Remove all roof tiles to areas damaged by fire and store on site for reuse.
- Remove all unsafe roof framing.
- Remove all asbestos wall sheeting and damaged fixtures to toilets in area of the east wing to be retained.
- Resheet with new FC sheeting.
- Remove ply sheeting, repair damaged window frames and sashes by cutting in new sections to match existing.
- Reglaze all windows where broken glass has been removed, both external and internal, and reinstate ply sheeting external protection.

## Attachment 2: Concept Design – For Information Only

**This information is included for information only and does not form part of this application.**

In order to test the feasibility of development on this site and to inform the scope of the Preliminary Building Works (Phases 1, 2 and 3), EDQ engaged Architectus to develop a concept design.

### Pre-lodgement Advice

In March 2025, EDQ met with the DETSI and the Queensland Government Architect's Office representatives (QGAO) to discuss and review the proposed Concept Design.

In that meeting, 12 draft design principles for the future development of the site. Those principles and the responses from DETSI is included in Section 3.4 above.

### Concept Design

The features of the concept design 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.

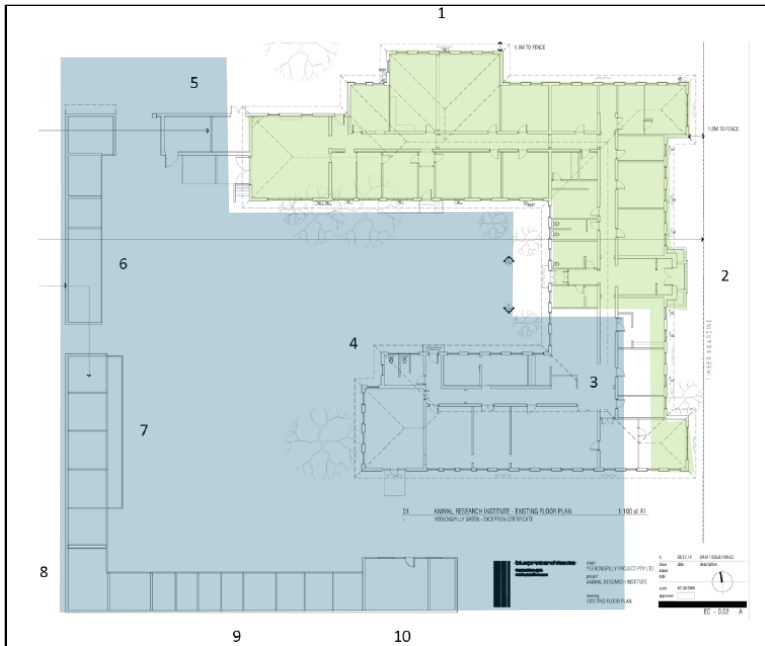
### Heritage Impacts

The impacts of the Concept development have been minimised by:

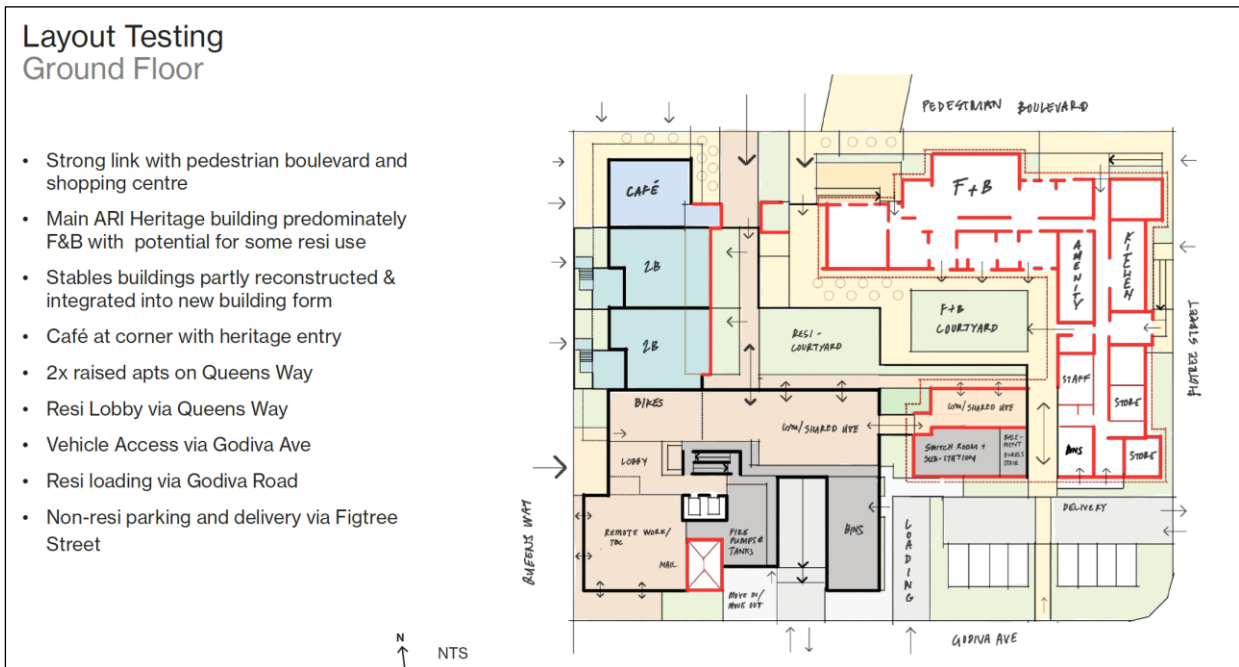
- Setting the apartment building to the rear of the site, minimising its impacts on significant views to the Veterinary School Main Building.
- Setting the apartment building as far back from the Figtree Street frontage as possible.
- Limiting the height of the west wing of the new development to minimise impacts on views and provide a more respectful connection to the Veterinary School Main Building.
- Retaining the open space of the courtyard to the west of the Veterinary School Main Building, while providing separate access from the apartments and the public facilities.
- Interpreting the removed south wing of the Veterinary School Main Building and the Hospital Block in the form of the new development.
- Retain the visual connection between the Veterinary School Main Building and the Stock Experiment Station Main Building.

## Concept Drawings

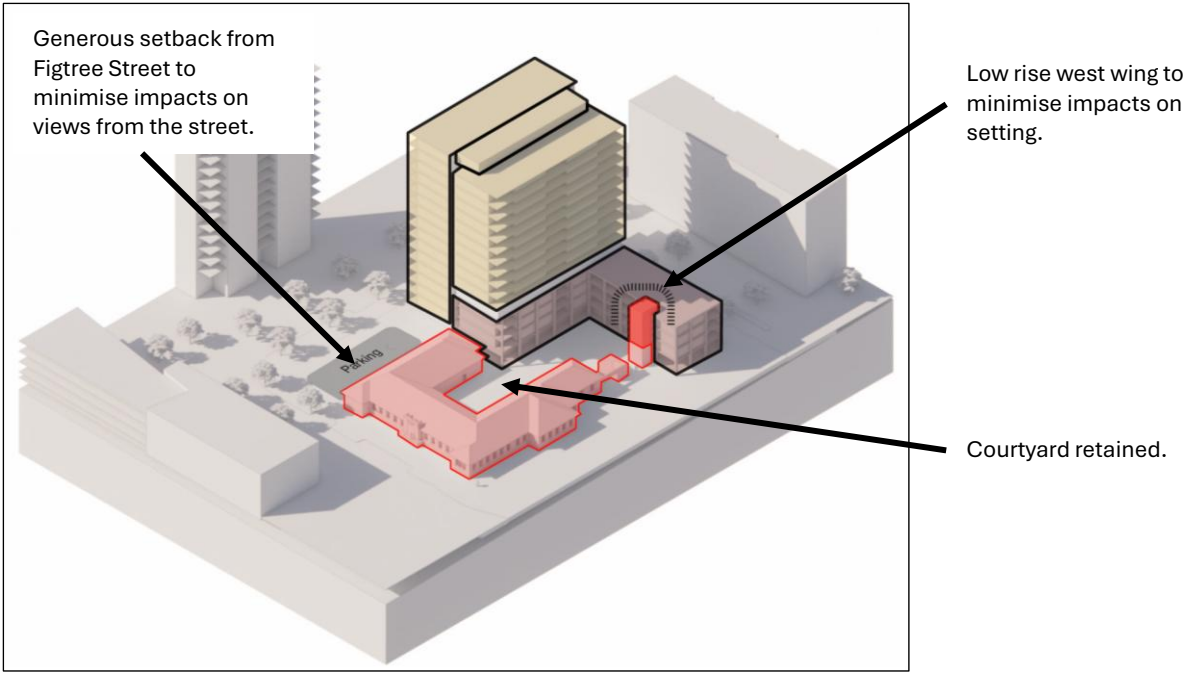
Extracts from the Concept drawings, with added notes in relation to the heritage impacts, are included below.



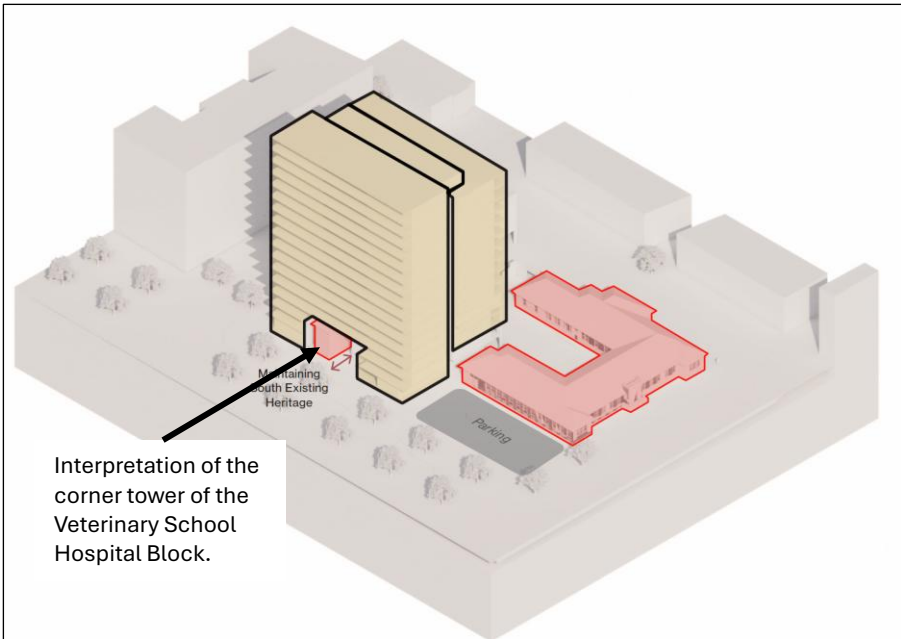
**Image A1. Diagram of extent of Basement shaded in blue with retained Veterinary School Main Building shaded in green (Source: Blueprint Architects with shading by SAH).**



**Image A2. Diagrammatic preliminary Ground Floor Plan (Source: Architectus October 2025).**



**Image A3. 3D view of proposed development looking south-west (Source: Architectus October 2025).**



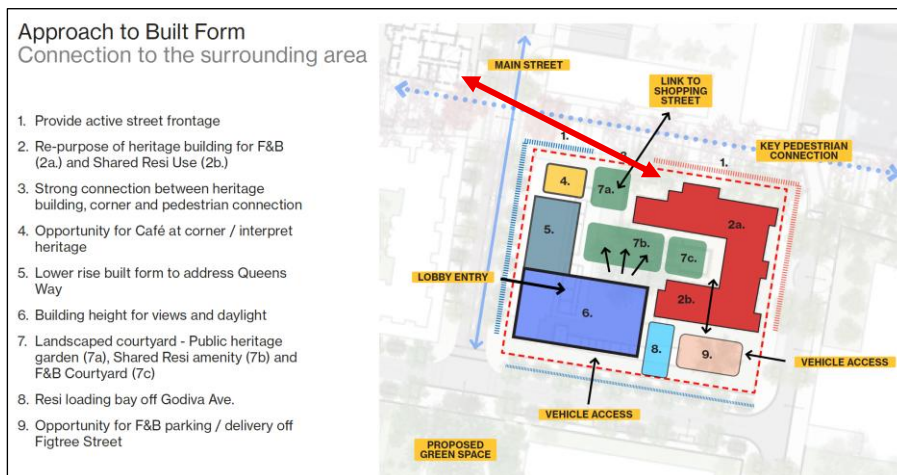
**Image A4. 3D view of proposed development looking north-west (Source: Architectus October 2025).**



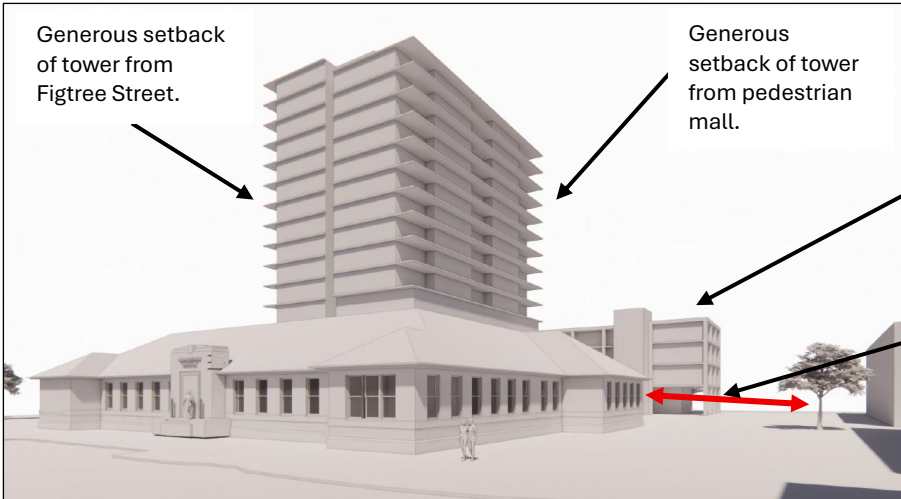
**Image A5. Sketch of interpretation of the corner tower of the Veterinary School Hospital Block looking north (Source: Architectus October 2025).**



**Image A6. Approved Yeerongpilly Green Masterplan showing visual link between the ARI's Veterinary School Main Building and the Stock Experiment Station Main Building (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).**



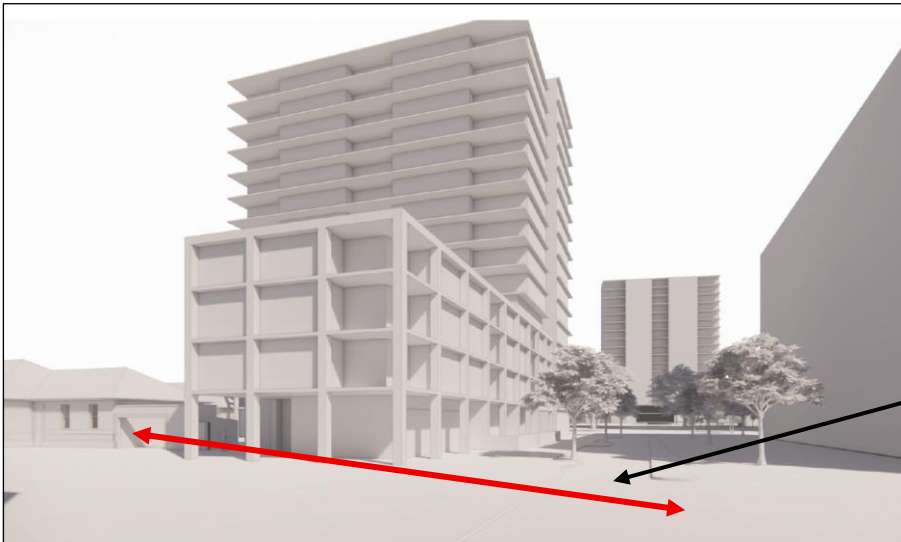
Generous setback of tower from Figtree Street.

Generous setback of tower from pedestrian mall.

Low rise to western side.

Retain visual connection to the ARI Stock Experiment Station Main Building.

**Image A8. 3D view looking south-west (Source: Architectus October 2025).**



Retain visual connection to the ARI Stock Experiment Station Main Building.

**Image 9. 3D view looking south-east (Source: Architectus October 2025).**

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## Phases Summary Table

ELEMENT	STAGE ONE – MEDQ Interim Works		STAGE TWO – MEDQ Interim Works	
	Phase 1 General Exemption Certificate Works	Phase 2 Exemption Certificate Application Works	Phase 3 S.71 Development by the State works	
<b>Archival recording</b>	<ul style="list-style-type: none"> <li>Prior to Phase 2 works.</li> </ul>			
<b>Construction site</b>	<ul style="list-style-type: none"> <li>Establishment</li> </ul>	<ul style="list-style-type: none"> <li>Temporary lighting, power and fire detection.</li> <li>Temporary make safe works to facilitate safe access.</li> </ul>		
<b>Air conditioning units</b>	<ul style="list-style-type: none"> <li>Remove window and wall mounted units and make good.</li> </ul>		<ul style="list-style-type: none"> <li>Remove ductwork in ceiling space above meeting room.</li> </ul>	
<b>Bricks</b>			<ul style="list-style-type: none"> <li>Retain panels of external brickwork of the south wing to be demolished for future reuse.</li> </ul>	
<b>Ceilings</b>		<ul style="list-style-type: none"> <li>Remove areas of broken ceilings with hazardous materials.</li> </ul>	<ul style="list-style-type: none"> <li>Remove all sheeted and plaster ceilings leaving cornices in place.</li> </ul>	
<b>Clean up</b>	<ul style="list-style-type: none"> <li>Remove litter and debris including hazardous materials.</li> <li>Remove broken glass.</li> </ul>			
<b>Demolition</b>		<ul style="list-style-type: none"> <li>Demolish hazardous roof to Waiting Shed (west end to north wing) and interior fitouts.</li> </ul>	<ul style="list-style-type: none"> <li>Demolish Hospital Block.</li> <li>Demolish Main Building south wing and south end of east wing, retaining east facade.</li> <li>Retain panels of brickwork.</li> <li>Finalise demolition of fitouts to Waiting Shed.</li> </ul>	
<b>Doors</b>		<ul style="list-style-type: none"> <li>Retain and support external panel door to north wing north elevation and double doors to operating theatre.</li> <li>Replace all other external doors with temporary doors for security.</li> </ul>		
<b>Downpipes</b>		<ul style="list-style-type: none"> <li>Repair downpipes.</li> </ul>		
<b>Eaves soffits</b>		<ul style="list-style-type: none"> <li>Remove all eaves soffits.</li> <li>Replace sheeted and battened eaves soffits to areas to be retained.</li> </ul>		
<b>Electrical</b>	<ul style="list-style-type: none"> <li>Remove redundant electrical services retaining any significant fittings e.g. switches and light fittings.</li> <li>Temporary electrical services for construction site including lighting and safety.</li> </ul>			
<b>Fascia boards</b>		<ul style="list-style-type: none"> <li>Repair areas with rot and damage.</li> </ul>		
<b>Floors</b>	<ul style="list-style-type: none"> <li>Provide protection to significant concrete and terrazzo floors.</li> </ul>	<ul style="list-style-type: none"> <li>Enlarge manholes to max 2m x 2m to clear debris and hazardous materials below.</li> <li>Remove floor coverings.</li> </ul>	<ul style="list-style-type: none"> <li>Remove all timber floors if necessary and retain enough boards to reuse in meeting room.</li> </ul>	
<b>Furniture</b>	<ul style="list-style-type: none"> <li>Remove non-significant furniture.</li> <li>Retain significant furniture in place.</li> <li>Remove broken glass from significant furniture.</li> </ul>	<ul style="list-style-type: none"> <li>Retain significant furniture in place.</li> </ul>	<ul style="list-style-type: none"> <li>Retain significant furniture in place.</li> </ul>	
<b>Graffiti</b>	<ul style="list-style-type: none"> <li>Test patch on area to be demolished.</li> <li>Remove all graffiti to external walls.</li> </ul>			
<b>Gutters</b>		<ul style="list-style-type: none"> <li>Remove all gutters.</li> <li>Replace to areas to be retained with match quad gutter to area to be retained.</li> </ul>		
<b>Light fittings</b>	<ul style="list-style-type: none"> <li>Remove non-significant fluorescent fittings.</li> </ul>		<ul style="list-style-type: none"> <li>Ensure significant fittings are removed prior to ceiling removal.</li> </ul>	
<b>Metal roof</b>			<ul style="list-style-type: none"> <li>Replace metal sheet roofing and box gutter behind parapet over entry to east wing.</li> </ul>	
<b>Paint</b>	<ul style="list-style-type: none"> <li>Scrape peeling paint and encapsulate as temporary works.</li> </ul>			
<b>Pits</b>		<ul style="list-style-type: none"> <li>Remove pits to exterior of east wing containing hazardous materials.</li> </ul>		

ELEMENT	STAGE ONE – MEDQ Interim Works		STAGE TWO – MEDQ Interim Works	
	Phase 1 General Exemption Certificate Works	Phase 2 Exemption Certificate Application Works	Phase 3 S.71 Development by the State works	
<b>Roof framing</b>		<ul style="list-style-type: none"> <li>Investigate fire damage.</li> <li>Remove all unsafe roof framing.</li> <li>Repair other areas where there are leaks if necessary.</li> </ul>	<ul style="list-style-type: none"> <li>Construct new roof framing over area to be retained and damaged by fire.</li> </ul>	
<b>Roof repairs</b>	<ul style="list-style-type: none"> <li>Repair damage to areas to be retained with temporary flashings or retrieved tiles.</li> </ul>	<ul style="list-style-type: none"> <li>Repair damage to areas to be retained with temporary flashings or retrieved tiles.</li> </ul>	<ul style="list-style-type: none"> <li>Complete roof repairs to area damaged ty fire to be retained.</li> </ul>	
<b>Roof tiles</b>	<ul style="list-style-type: none"> <li>Wash</li> </ul>	<ul style="list-style-type: none"> <li>Remove tiles from area to be retained during investigations of roof framing.</li> <li>Use for roof repairs.</li> <li>Remove all tiles to area damaged by fire and area to be demolished.</li> <li>Store on site for reuse.</li> </ul>	<ul style="list-style-type: none"> <li>Remove all tiles to area damaged by fire and area to be demolished.</li> <li>Store on site for reuse.</li> </ul>	
<b>Services</b>	<ul style="list-style-type: none"> <li>Temporary construction services.</li> <li>Remove redundant electrical fittings.</li> <li>Leave significant light fittings in place.</li> </ul>			
<b>Stormwater drains and downpipes</b>	<ul style="list-style-type: none"> <li>Clean stormwater drains and temporarily repair downpipes.</li> <li>Do not remove rainwater heads.</li> </ul>			
<b>Structural support</b>	<ul style="list-style-type: none"> <li>Temporary structural support for safe access.</li> </ul>		<ul style="list-style-type: none"> <li>Provide structural support to retained facade to south end east wing.</li> </ul>	
<b>Toilets</b>		<ul style="list-style-type: none"> <li>Remove broken fixtures.</li> <li>Remove all asbestos wall sheeting.</li> <li>Resheet in FC sheeting.</li> </ul>		
<b>Toplights</b>	<ul style="list-style-type: none"> <li>Remove broken glass.</li> </ul>			
<b>Underpinning</b>	<ul style="list-style-type: none"> <li>Soil removal excavations to investigate footings for future underpinning.</li> </ul>		<ul style="list-style-type: none"> <li>Undertake underpinning works to Structural Engineer's details.</li> </ul>	
<b>Vegetation</b>	<ul style="list-style-type: none"> <li>Poison and remove</li> </ul>			
<b>Vent pipes</b>	<ul style="list-style-type: none"> <li>Remove redundant vent pipes and make good to roof.</li> </ul>			
<b>Weather proofing</b>			<ul style="list-style-type: none"> <li>Construct temporary wall at limit of demolition in east wing.</li> </ul>	
<b>Windows - external</b>	<ul style="list-style-type: none"> <li>Remove broken glass.</li> <li>Remove temporary ply sheet coverings.</li> <li>Sheet with new ply boarding on new timber frames.</li> </ul>	<ul style="list-style-type: none"> <li>Remove new ply boarding on new timber frames.</li> <li>Repair damaged frames.</li> <li>Replace glass.</li> <li>Reinstate ply boarding onto timber frames.</li> </ul>		
<b>Windows – internal</b>	<ul style="list-style-type: none"> <li>Remove broken glass to toplights above internal doors.</li> </ul>	<ul style="list-style-type: none"> <li>Replace glass.</li> </ul>		