



Speech by


Hon. Campbell Newman

MEMBER FOR ASHGROVE

Hansard Tuesday, 29 May 2012

MINISTERIAL STATEMENT

Government Administrative Precinct, Redevelopment

 **Hon. CKT NEWMAN** (Ashgrove—LNP) (Premier) (9.39 am): I am pleased to inform members of the House that this government is developing an exciting plan to renew the government administrative precinct. It is no secret that the building and construction industry is showing signs of stress. We know from figures released by the Australian Securities and Investment Commission on 10 February 2012 that Queensland's external administrations rose by 12.7 per cent based on the period from the December quarter 2010 to the December quarter 2011. Consistent with this trend, six building contractors registered on the government's prequalification system have failed in the current financial year to date, eclipsing the number for each of the previous four financial years.

The renewal we are proposing involves the implementation of a five-year precinct master plan developed by the Department of Housing and Public Works' Accommodation Office. It will reinvigorate the government administrative precinct as well as provide a catalyst for new building activity in the construction industry in what will become a mixed-use precinct. Importantly, this precinct plan will provide around 18,000 jobs over five years and will be delivered at no additional cost to Queensland taxpayers. In fact, in the longer term it will save recurrent expenditure through the consolidation of CBD office space requirements.

The Queensland government administrative precinct area stretches from Queen Street to the Botanic Gardens and from the river's edge to Albert Street. The last documented plan for the administrative precinct was in 1974 and this area offers significant potential for revitalisation. This potential could be further enhanced when combined with the opportunity to develop the underutilised area underneath the South East Freeway. It is also an ideal time to work with the council to improve traffic flow around this precinct.

To kick-start this revitalisation, the Department of Housing and Public Works will this week seek registrations of interest in state and national media for the procurement of a new office building of up to 60,000 square metres at 1 William Street to replace the existing government CBD office space around the local area. The vacant site at 1 William Street is a strategic government holding due to its proximity to the state parliamentary complex and has been designated for government office development since 1974. It is intended that the cost of the new mixed-use building at 1 William Street and associated infrastructure will be met through the rationalisation of redundant properties. The private sector will be putting the capital up and it is proposed that the government rents the property. It means effectively that this will be done at no cost to the Queensland taxpayer.

For the government, the building industry, the private sector and Queensland taxpayers, everybody comes out a winner. The prospect of increased private sector development in the William and George streets precinct is a tantalising one. Mixed-use development may incorporate uses for office, retail, hotel, open spaces, residential and entertainment areas. The master plan will turn largely inactive areas into a unique urban precinct that protects and commemorates the existing heritage buildings and transforms the

area into one which hums with activity day and night. This will not be the only place where that is going on. It will also celebrate the river by maintaining and promoting connections into and throughout the area.

Madam Speaker, I am sure that you will agree that this is an exciting time for the city and the people of Queensland. The implementation of this master plan, which will be done fully with the Brisbane City Council under the auspices of their existing CBD master plan and utilising the Urban Futures Brisbane committee that they have under the leadership of Bevan Lynch, will strengthen this precinct's identity as the heart of the Queensland government, reinvigorate the area, preserve the historical streets and buildings in this area and reconnect the precinct with the people of Queensland.