

8 October 2018

Ms Leanne Enoch

Minister for Environment and the Great Barrier Reef, Minister for Science and Minister for the Arts, Department of Environment and Science

GPO Box 5078

BRISBANE QLD 4001

Dear Minister Enoch,

**Re: Broadway Hotel, Woolloongabba**

As you know, the National Trust of Australia (Queensland) is Queensland's largest cultural heritage organisation. A member based charity, we provide strategic advocacy for the protection, conservation and celebration of Queensland's environmental, built and cultural heritage.

We learnt with dismay that the historic Broadway Hotel at Woolloongabba, a place entered in the Queensland Heritage Register, suffered extensive damage in a fire on Sunday 2<sup>nd</sup> September. We note that the Department of Environment and Science has placed a "Stop Order" on the building to pre-empt any move to demolish the Broadway Hotel and we applaud this timely move to protect Brisbane's heritage. We also support the Minister's stated intention of writing to Lord Mayor Quirk to request that Brisbane City Council issue an enforcement notice under Section 248 of the *Building Act 1975* and to the owner of the property to advise them of their responsibilities regarding the safety and preservation of the site.

Unfortunately, this prominent Brisbane heritage place appears to have been deteriorating and suffering from a lack of maintenance and subsequent lack of use for a number of years. Indeed, the National Trust first wrote to the Director-General of the Department of Environment and Heritage in 2014 stating our concern for the Broadway Hotel's lack of maintenance and security, and requesting they issue a maintenance notice under s.87 of the *Queensland Heritage Act 1992* (which requires the owner to undertake some essential maintenance work to secure the future of this significant place).

National Trust of Australia (Queensland) is dedicated to the protection, conservation and celebration of environmental, built and cultural heritage.

Brisbane Office: 19/25 Mary Street, Brisbane, QLD 4000 | Tel: + 61 7 3223 6666

E: [heritage@nationaltrustqld.org](mailto:heritage@nationaltrustqld.org) | W: [nationaltrustqld.org.au/qld](http://nationaltrustqld.org.au/qld)

ABN 85 836 591 486 | Charity Number CP5350

It is a sad situation for this significant building and former beauty that it remained at risk of demolition by neglect and has now succumbed largely to fire. Demolition by neglect continues to be a serious threat to the longevity of Queensland's heritage. The National Trust of Australia (Queensland) highlighted this risk in our 2017 State Election Priorities document and the loss of the Broadway Hotel reiterates the urgent need for the State Government to actively enforce the essential repairs and maintenance provisions of the Queensland Heritage Act 1992. Concurrently, local Council's should be encouraged and assisted to apply to have these powers prescribed to them under the Act. We feel this issue also highlights the urgent need for adequate grant funds for owners of state heritage listed places. As pointed out in our 2017 State Election Priorities document, the high community perceptions of the value of heritage as a public good are *not* matched by a commensurate public-sector resourcing, nor in incentives for private owners. One of the few grants that is available, the Community Sustainability Action Grants, **specifically excludes** *“regular maintenance work that should normally be undertaken to keep the place in good repair.”* Like Lamb House at Kangaroo Point and the former asylum at Wacol, the situation of Broadway Hotel clearly highlights the deficiencies in the current grant structure and lack of overall funding – these deficiencies are exacerbating the deterioration and decay of Queensland's precious heritage assets.

We are in full support of the approach that DES is now taking with the Broadway Hotel and, should DES require any assistance or support, we would be more than willing to assist.

We look forward to your consideration of this issue and your response to this letter.

Yours sincerely,



Jane Alexander

Manager - Heritage Advocacy

