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Victoria Barracks Brisbane

Heritage Asset Action Plan

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Victoria Barracks Brisbane Heritage Asset Action Plan

Victoria Barracks Brisbane (VBB) has Commonwealth Heritage significance (Place ID: 105226) for its historical importance to Queensland and Australia's Defence history. The place contains a cohesive group of exceptional mid-19th to mid-20th century military buildings, structures and grounds which form an identifiable precinct closely associated with, and providing physical evidence of, the role and growth of the military in Queensland.

Environmental Resources Management Australia Pty Ltd (ERM) has been engaged by Downer Group, on behalf of the Department of Defence (Defence) to prepare this Heritage Asset Action Plan (HAAP) for Victoria Barracks Brisbane.

How to use this document

This document establishes a baseline for heritage considerations to assist in the development of a minimum refurbishment scope to prepare the site for future uses.

Importantly, it rationalises information on recent master planning initiatives that have been driven by non-Defence interests. Whilst no decisions have yet been made, VBB may be considered by Defence for future divestment. As such, this document sets out appropriate actions in support of this possibility, and a number of *Case Studies* (Section 3) which present a range of site use directions and methodologies that may assist Defence in the 're-imagining' of VBB.

Importantly, conservation management guidance for Commonwealth Heritage values is set out through the lens of two *Future Use Scenarios*: continuity of Defence use, and site transfer/disposal (Section 3). For each scenario, opportunities and constraints are presented at precinct level, and for individual elements.

This HAAP is also intended for Defence stakeholders involved in the day-to-day management and upkeep of VBB. This HAAP provides Defence with up-to-date significance, integrity and condition assessments of each of the built and landscape heritage assets at VBB in the form of *Individual Asset Action Profiles* (Section 4), and identifies priority works and use opportunities.

Heritage management actions (Sections 5 and 6) covers both strategic recommendations relating to Future Use Scenarios, and general maintenance and upkeep to safeguard the place's Commonwealth Heritage values.

Section 7 provides a summary of Conservation and Maintenance Actions, arising from asset-specific appraisal.

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Definitions

Term	Definition
Adaptation	Modifying a place to suit the existing use or a proposed use.
Adaptive Reuse	The modification of a heritage place to a new use that conserves its heritage values/
Alterations and additions	Physical changes to the fabric, setting or layout of a heritage item.
Amenity	The 'liveability' of a place – making it pleasant and agreeable for individuals and the community.
Associations	The special connections that exist between people and a place.
Compatible use	A use which respects the cultural significance of a place. Such a use involves no, or minimal, impact on cultural significance.
Conservation	All the processes of looking after a place so as to retain its cultural significance. It includes maintenance and may, according to circumstance, include restoration, preservation, reconstruction and adaptation, and will commonly be a combination of more than one of these.
Context	The specific character; quality; physical, historical and social characteristics of a building's setting.
Cultural significance	Aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups.
Demolition	actions which reveal structures of relationships of much greater significance than the structure demolished, or that will remove intrusions which reduce the significance of the place. At time demolition may be considered if portions of the site can be opened for new construction that will facilitate the successful adaptation of the more significance components.
Fabric	All the physical material of the place including components, fixtures, contents, and objects.
Interpretation	All the ways of presenting the cultural significance of a place and may include exhibitions, events, publications, art works and other forms of expressions, and is not confined to the place..
Maintenance	The continuous protective care of the fabric and setting of a place, and is to be distinguished from repair. Repair involves restoration or reconstruction.
Meanings	Denote what a place signifies, indicates, evokes or expresses.
Place	Site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.
Preservation	Maintaining the fabric of a place in its existing state and retarding deterioration.

Term	Definition
Restoration	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	Returning a place to a known earlier state and is distinguished from restoration by the introduction of new material into the fabric.
Related place	A place that contributes to the cultural significance of another place.
Related object	An object that contributes to the cultural significance of a place but is not at the place.
Setting	The area around a place, which may include the visual catchment.
Use	The functions of a place, as well as the activities and practices that may occur at the place.

In addition to the Burra Charter terms, the following have specific meanings within the context of this report:

Term	Definition
Element	A key feature of the site (i.e. house, shed).
Component	A part of an element, or individual spaces within an element group.
Authenticity	This is a measure of the place as an authentic product of its history and of historical processes. Cultural heritage places may meet the conditions of authenticity if their cultural values are faithfully and credibly expressed through a variety of attributes such as form and design, materials and substance, traditions, techniques and management systems, location and setting, language and other forms of intangible heritage, spirit and feeling.
Integrity	This is a measure of the wholeness and intactness of the place and its attributes. Examining the conditions of integrity, therefore, requires assessing the extent to which the property: (a) includes all elements necessary to express its outstanding universal value; (b) is of adequate size to ensure the complete representation of the features and processes which convey the property's significance; (c) suffers from adverse effects of development and/or neglect.
Guideline	A statement framed to clarify or guide the implementation of a broader conservation policy, setting a preferred direction for such implementation, e.g. the HAAP guideline.

Acronyms and Abbreviations

BCA	Building Code of Australia	ESM	Environment Sustainability Manager
BCC	Brisbane City Council	GML	Godden Mackay Logan Pty Ltd (GML Heritage)
Burra Charter	The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance 2013	HIA	Heritage Impact Assessment
CH	Commonwealth Heritage	HMP	Heritage Management Plan
CHL	Commonwealth Heritage List	ICOMOS	International Council on Monuments and Sites
CoA	Commonwealth of Australia	NAA	National Archives of Australia
Cth	Commonwealth	NCC	National Construction Code
DAWE	Department of Agriculture, Water and the Environment	QDF	Queensland Defence Force
DCP	Development Control Plan	QHA	<i>Queensland Heritage Act 1992</i>
Defence	The Department of Defence	QLD	Queensland
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i>	QHR	Queensland Heritage Register
EPBC Regulations	<i>Environment Protection and Biodiversity Conservation Regulations 2000</i>	RNE	Register of the National Estate
ERM	Environmental Resources Management Australia Pty Ltd	SLQ	State Library of Queensland
		VBB	Victoria Barracks Brisbane
		WWI	World War One / First World War
		WWII	World War Two / Second World War

1. PROJECT OVERVIEW

1.1 Introduction

Environmental Resources Management Australia Pty Ltd (ERM) was engaged by Downer Group, on behalf of the Department of Defence (Defence) to prepare a Heritage Asset Action Plan (HAAP) for Victoria Barracks, Brisbane (VBB), Queensland.

VBB is a Commonwealth Heritage listed place that has made significant contribution to a number of phases in the history of Queensland and Australia.

1.2 Project Background

A detailed Conservation Management Plan (CMP) was prepared for VBB by Ivan McDonald Architects in 1992, and an updated Heritage Management Plan was prepared by GML Heritage in 2005, however there have been no updated whole-of-site heritage management documents prepared since this time that address changes to VBB. As such, ERM has proposed the development of this HAAP to reset a baseline understanding of VBB's heritage values, condition, integrity, maintenance requirements and future use potential.

What is a Heritage Asset Action Plan?

A Heritage Asset Action Plan (HAAP) is a recently developed approach to heritage conservation developed by the Heritage Council of New South Wales (NSW) in 2021, with the intention of replacing the conservation management strategies where a more succinct and 'action' based document is needed. HAAPs have more targeted objectives than a conservation management plan. HAAPs are clear about what the overall project objective is and are structured accordingly, so as to successfully realise its targeted role¹. The objective of a HAAP may be to provide guidance on maintenance of a heritage item, or conservation management guidance for a component of an item, or recommendations on

current and future uses. HAAPs are intended to be relatively simple, plain language and succinct documents.

Refer to Appendix A for the full 'Statement of best practice for heritage asset action plans' (or, the 'HAAP guideline').

Who is this Heritage Asset Action Plan for?

This HAAP is intended for Defence stakeholders involved in the management and upkeep of VBB, and any future Defence stakeholders/contractors involved in developing a minimum maintenance or refurbishment scope to prepare the site for future divestment.

Whilst no decisions have yet been made, VBB may be considered by Defence for future divestment. As such, this document also sets out appropriate actions in support of this possibility.

1.3 Heritage Context

VBB is listed on the Commonwealth Heritage List (CHL) [Place ID: 105226] for its historical importance to Queensland and Australia's Defence history (criterion A), its rarity (criterion B), principal characteristics (criterion C), social and association values (criteria G and H).

In particular, it has a long and strong connection with the Australian Defence Forces, dating back to the establishment of the independent colony of Queensland. The site continued in use as a military establishment for much of the second half of the nineteenth century, and played an important role in the operation of Australia's defence forces in World War I (WWI), World War II (WWII) and the Vietnam War. It remains an important component of Defence's administrative infrastructure.

¹ NSW Government (2021) Statement of best practice for heritage asset actions plans p. 2 [online] available: [Statement-of-Best-Practice-for-Heritage-Asset-Action-Plan-25-May-2021-v2.pdf](https://www.nsw.gov.au/heritage/asset-action-plan-25-May-2021-v2.pdf) (nsw.gov.au)

The VBB has developed as defined by natural terraces of the landform and in relation to its oldest buildings and landscape elements. Elements characterise distinct administrative, industrial, accommodation, recreation and landscaped precincts. While precincts date to different periods of site use, they together comprise a single heritage entity embodying exceptional Commonwealth Heritage values (GML 2005: i)

Reflecting the age-depth of the site, VBB incorporates buildings from varying periods, form and function. The heritage buildings and historic site elements at VBB can be generally grouped into the following significant development phases:

- **Imperial Forces Phase:** 1863-1869 (x7 buildings extant);
- **Mounted Police & Asylum Phase:** 1870-1884 (x1 building extant);
- **Queensland Defence Force Phase:** 1885-1900 (x7 buildings extant);
- **Federation to First World War:** 1901-1918 (x5 buildings extant); and
- **First World War to the Present:** 1918-2022 (x6 building extant).

Some of these buildings have been modified over time to make them suitable for continued use within a working military complex. There are a number of significant masonry walls, landscape elements, plantings and areas of potential historical archaeology that should be considered during any future refurbishment works.

Note that the buildings not indicated on *Figure 1.1* are of no heritage value, such as the new garages in 'A' Complex and the tennis court at the north-west corner of the site. *Figure 1.2* indicates masonry walls of identified heritage value (ERM 2021).

1.4 Methodology

Previous Reporting

As an exceptionally significant Commonwealth Heritage site, VBB has been the subject of a number of previous heritage studies and reports, ERM has utilised all previous reporting regarding VBB where it has been provided by Defence or located by ERM. This reporting includes:

- Department of Administrative Services Construction Group (1987) Brisbane Victoria Barracks Landscape Strategy Plan;
- Roderick, D (1985) Victoria Barracks. Brisbane: An Historical Survey of the Existing Complex;
- Ivan McDonald Architects (1992) Conservation Management Plan Victoria Barracks Brisbane;
- GML (2005) Heritage Management Plan, Victoria Barracks Brisbane; and
- ERM (2021) Heritage Assessment: Masonry Walls, Victoria Barracks Brisbane.

Archival Research

In addition to the review of previous reporting for the site, desktop and archival research was also undertaken to fill any identified gaps. This information has been used to confirm the site's associated historic themes and values and to clearly identify changes to the site and its heritage buildings over time. Archival research included searches of the following databases:

- National Archives of Australia;
- Queensland State Archives;
- National Trust of Australia (Queensland) Archives;
- Royal Historical Society of Queensland Archives;
- National Library of Australia (Trove) online database; and
- State Library of Queensland.

Defence and Industry Leading Practice Standards

In addition to the NSW Government (2021) Heritage Asset Action Plan (HAAP) Statement of Best practice, all phases of work have been informed by the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) and *Environment Protection and Biodiversity Conservation Regulations 2000* (EPBC Regulations); and the following Defence and industry best practice standards and guidance:

- Defence Estate Heritage Strategy (2017);
- Defence Environment and Heritage Manual (EHM) (2019);
- Defence Heritage Toolkit, Section 6, Annex C - Heritage Impact Assessment template;

- Heritage Management Principles (2007);
- Recognising our Heritage: Defence Heritage Assessment Kit (GML 2010);
- The Australia International Council for Monuments and Sites (ICOMOS) Charter for Places of Cultural Significance (2013) (the Burra Charter);
- Working Together: Managing Commonwealth Heritage Places (DoEE, 2019);
- Department of the Environment and Heritage (2004) Adaptive Reuse: Preserving our Past, Building our Future. Australian Government;
- Heritage Council of NSW (2008) New Uses for Heritage Places: Guidelines for the Adaptation of Historic Buildings and Sites. NSW Government;
- Office for Design and Architecture SA (2014) Adaptive Reuse: ODASA Design Guidance Note. Government of South Australia; and
- Department of Environment and Heritage Protection (2013) Developing Heritage Places: Using the Development Criteria. Queensland Government.

1.5 Objectives of this HAAP

The objective of this HAAP is to provide Defence with up-to-date significance, integrity and condition assessments of each of the built and landscape assets at VBB and to present priority works and preliminary future use / tolerance for change guidance. This document aims to provide a baseline understanding of the heritage considerations at VBB in order to assist in the development of a minimum maintenance or refurbishment scope to prepare the site for future uses or possible divestment.

How to use this document

ERM has developed this document in a succinct and logical way as guided by the HAAP guideline and Burra Charter principles, and is structured as follows:

Chapter 1: Project Overview, which introduces the project and applied methodology;

Chapter 2: Understanding the Place, which provides a summary history, description of setting, and Statement of Significance;

Chapter 3: Future Use Scenarios, which covers the VBB's master planning history, adaptive reuse principles, relevant case studies, and discussion of future use by precinct;

Chapter 4: Individual Asset Action Profiles, which presents significance, priority works and future use scenario options by asset; and

Chapter 5: Actions and Implementation.

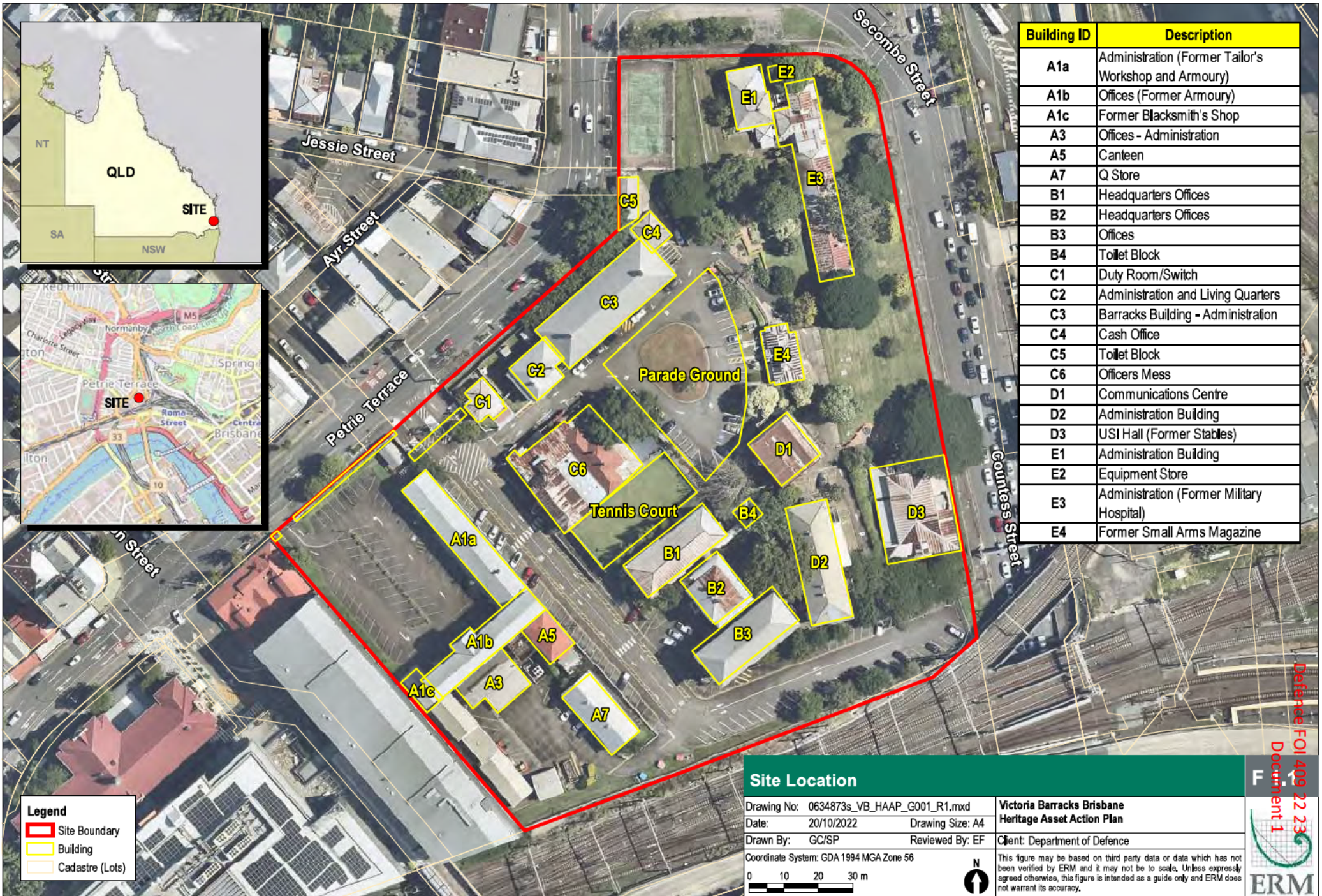
1.6 Limiting Factors

As pursuant to the HAAP guideline, this document has not been written with the purpose of justifying a specific project or development. This HAAP is not intended to be used as an impact assessment or comprehensive options analysis for the future refurbishment and divestment of VBB - rather it is a baseline document with high-level conservation/ maintenance recommendations and future use guidance.

The Future Use Scenarios presented in this report are plausible uses based on comparable heritage sites, and on this author's understanding of current directions in repurposing of heritage spaces and places. These scenarios have not been subject to multi-factor analysis, have not included cost benefit analysis or any assessment of potential impact. A detailed Heritage Impact Assessment will need to be completed should any of the options be progressed.

The physical condition and intactness of VBB has been recorded in sufficient detail (using the CMP 1992 and HMP 2005 as base documentation) to identify significant fabric. Detailed condition surveys and photographic surveys of each building was not within the scope of this HAAP. It is understood that more detailed work, such as the preparation of Heritage Impact Assessments, will take place as and when required.

This HAAP was commissioned by Downer/Spotless and provides an updated baseline for the site's condition based on visual inspection only. Consultation on specific user requirements with VBB/Defence stakeholders was not undertaken.



Building ID	Description
A1a	Administration (Former Tailor's Workshop and Armoury)
A1b	Offices (Former Armoury)
A1c	Former Blacksmith's Shop
A3	Offices - Administration
A5	Canteen
A7	Q Store
B1	Headquarters Offices
B2	Headquarters Offices
B3	Offices
B4	Toilet Block
C1	Duty Room/Switch
C2	Administration and Living Quarters
C3	Barracks Building - Administration
C4	Cash Office
C5	Toilet Block
C6	Officers Mess
D1	Communications Centre
D2	Administration Building
D3	USI Hall (Former Stables)
E1	Administration Building
E2	Equipment Store
E3	Administration (Former Military Hospital)
E4	Former Small Arms Magazine



2. UNDERSTANDING THE PLACE: HISTORY, SETTING AND SIGNIFICANCE

This section presents an abridged history of the VBB and site development, its CHL Statement of Significance, followed by a discussion of the VBB within a national context. A more comprehensive history is presented in Appendix C. The histories in this section summarise those contained in the CMP 1992 and HMP 2005.

2.1 Site Development

The development history of VBB can be divided into five key phases dating from its establishment in 1863 as follows:

- 1863-1869 Imperial Forces Phase;
- 1870-1884 Mounted Police & Asylum Phase;
- 1885-1900 Queensland Defence Force Phase;
- 1901-1918 Federation to WWI; and
- 1918- WWI to the Present.

The VBB site has grown from its initial establishment in 1863 to incorporate part of the adjacent former gaol site to the southwest. The site required a considerable amount of excavation of the natural hill top to form a level area for the Barracks buildings and parade ground. The lower boundary towards the town followed the line of the gaol fence down to Countess Street. The upper boundary was Petrie Terrace along to Secombe Street as today. The development of the VBB site and changes to its boundaries, are illustrated in *Figure 2.1*.

Victoria Barracks remains prominent in Brisbane's inner city townscape structure and views. The Barracks complex of historic buildings and mature trees is seen distinctly on the Petrie Terrace ridge, in association with Hargrave Park to the north, from Wickham Terrace, upper Albert Street and Roma Street across the low lying Roma Street rail yards. The visual and spatial relationship of the old windmill precinct, the city centre, Roma Street railway and the Barracks, remain today very similar to that established in its 19th century beginnings and this visibility is a contribution to the richness of the city fabric

2.2 Historical Overview

The township of Brisbane began as a penal settlement for reoffending convicts in 1825. It existed in isolation and permission to approach within fifty miles was rarely given. The first military barracks was built in 1830 on a site in what is now Brisbane's central business district.

Shortly after Queensland's separation from New South Wales, Queensland's first Governor, Sir George Ferguson Bowen, arrived in Brisbane in 1859. Bowen notes the absence of a military and set about establishing the colony's defences against perceived local and international threats. In 1862, Major General Pratt, the former Commander of Imperial troops in the Australian colonies asked Bowen if his government was prepared to receive the War Office recommended troop allocation (100). This was the driver for new barracks construction.



Victoria Barracks c.1868 (Queensland State Library Id 18861)

Legislation was enacted, plans drawn up and on the new 'Green Hills' barracks site, adjacent to the gaol built on the Petrie Terrace ridge by Andrew and John Petrie from circa 1858. Part of the gaol site was subsumed by the VBB in 1885. Thirty men were employed to excavate the site. The barracks were occupied by the British 12th (East Suffolk) Regiment work was completed in 1864.

Bowen's efforts to secure more Imperial troops fell on deaf ears; his request being refused outright on two occasions. Earlier attitudes to the Moreton Bay settlement, which showed little understanding of local needs and even less regard to officials and by member of the NSW legislature, still prevailed.

Eventually, one non-commissioned officer was sent to instruct volunteers in drill. Promises were made to send additional troops but only apologies were received, the Māori Wars taking precedence over Imperial promises to Bowen. When eventually in 1867 twenty-five soldiers of the 50th Regiment arrived in Brisbane from the garrison in Sydney, they were not well received by the citizens of Brisbane, to whom soldiery was a reminder of the 'penal regime'. The local press made scathing comment about Bowen and the newly arrived troops.

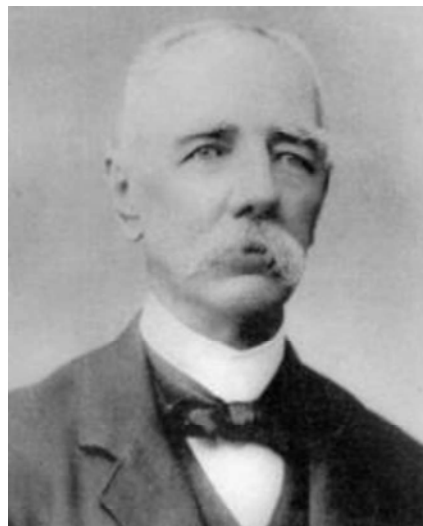
Governor Blackall (after whom the main street with VBB is named) succeeded Bowen in 1868. The detachment of the 50th Regiment, which had been stationed in Brisbane for 12 months embarked for Sydney the following year. Blackall received notification from the Queensland Government that a military force would not be required, owing to the present state of the colony.

After the withdrawal of the Imperial Troops from Brisbane by 1869, the newly completed Barracks site was left vacant. David Seymour become Queensland's first Police Commissioner in 1864 and the police occupied the VBB site from about 1870 until 1885.

British soldiers returning from the Māori Wars were given medical attention and nursing care in the military hospital (E3). However, the hospital's use by the military was short-lived and, in 1870, it opened as the 'Lunatic Reception House'.



Military Police at Victoria Barracks, 1916 (Queensland State Library Id 121268)



Queensland's first Police Commissioner David Thompson Seymour, c.1864

Queensland's third Governor, Lt-Colonel George French of the Royal Artillery urged the government to form a battery of permanent artillery. He restored and reoccupied the VBB as a military barracks (Queensland Defence Force) in 1885 and a few years later it was re-named in honour of the Queen. The VBB expanded across Blackall Street onto the old Gaol site during this period. This growth in the Queensland Defence Force (QDF) reflected the rapid economic growth in Queensland at the time.

Expansion of the Army leading up to and during WWI saw all of the VBB site put to use and achieve much of its present character and form. Gas and water was reticulated. A lawn tennis court built in the Barracks is reputedly the oldest in Queensland. More stables (now demolished), an artillery gun park, and administration buildings were constructed during this period. VBB continued to evolve after WWI, but much more slowly and only two major buildings were constructed, one during WWII (D2) and another during the Vietnam War period (D1).

The development of the VBB site and changes to its boundaries, are illustrated in *Figure 1.1* below.

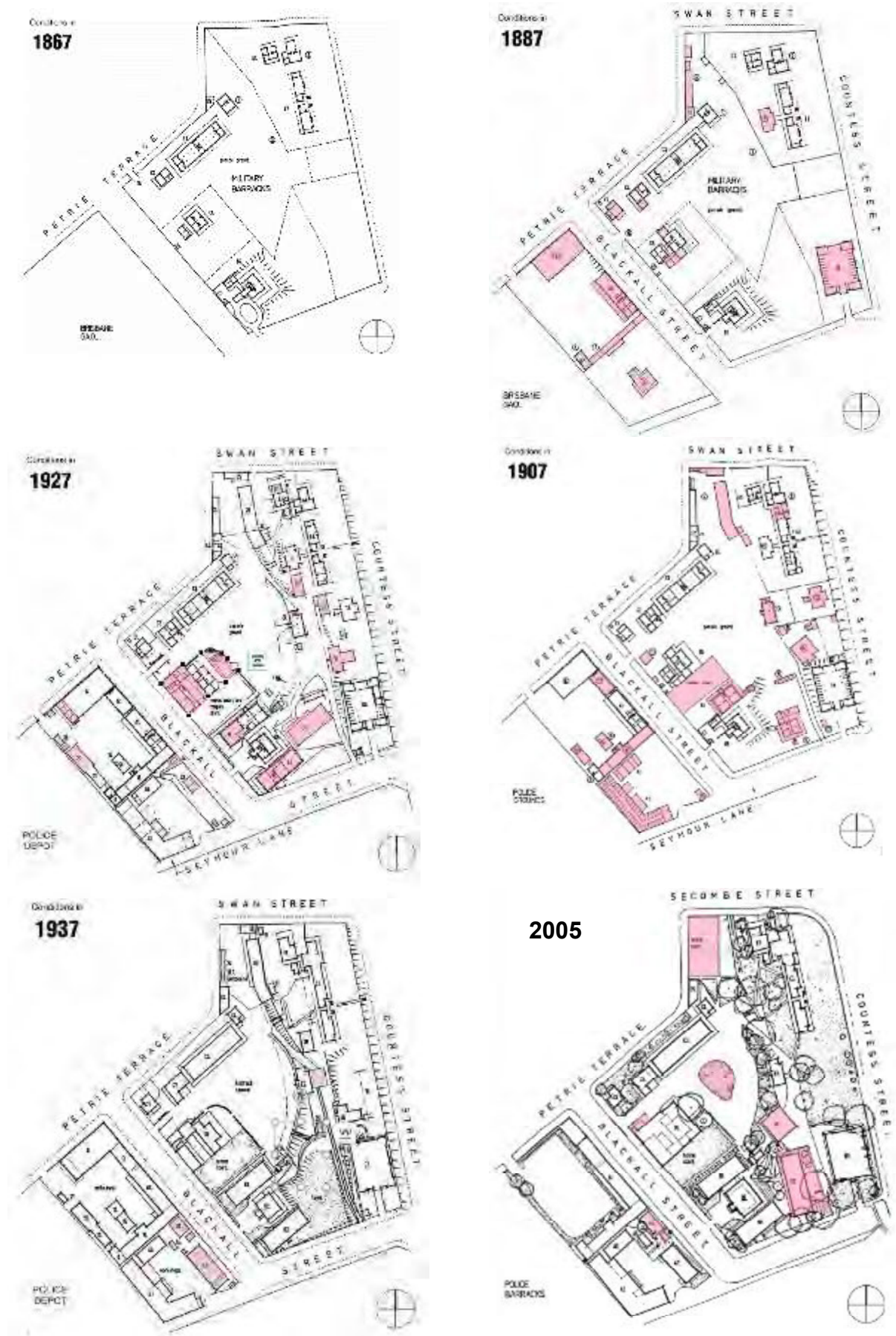


Figure 2.1 VBB Site Development (GML 2005) Refer to Figure 1.1 for current layout.

2.3 Military Context

VBB is one of three 'Victoria Barracks' across Australia – three sites that as a group demonstrate the vast span of Australia's Defence history. The three Victoria Barracks sites are located in Brisbane, Melbourne and Sydney.

Victoria Barracks Sydney (VBS) is considered the finest complex of pre-1850 colonial barracks in Australia and is still in military use. It contains one of the most important groups of dressed sandstone 'Colonial Georgian' and Edwardian military buildings in Australia. It contains a substantial number of buildings, groups of buildings and other features and vegetation of high individual significance (AHD 2012: 105277). The length of the barracks building, and the detailing of the former Officers Mess and the former hospital of Victoria Barracks in Sydney are however unmatched by any of the other sites under consideration.



Victoria Barracks, Sydney 1840s ([Dictionary of Sydney](#))

Victoria Barracks Melbourne (VBM) was built substantially in the late 1850s-early 1860s. The basalt (bluestone) buildings are fine examples of design, illustrating several architectural styles including Georgian, Victorian Italianate and Art Deco. F Block is the earliest known surviving hospital building in Victoria. Victoria Barracks Melbourne became the headquarters for Australia's Defence administration, and the complex retained this role until the Department of Defence moved to Canberra in the late 1950s (AHD 2004: 105232).



Victoria Barracks Melbourne (*Oz at War*)

All three Barracks sites in Brisbane, Sydney and Melbourne have associations with Imperial force period of Australian defence, through localised variation. With the departure of British forces, the change to colonial Defences, and then with Federation and the Commonwealth's assumption of responsibility for Defence matters, the Barracks' accommodation role changed and the complexes were used increasingly for the development of Australian military forces.

All three Barracks are good and intact examples of nineteenth century military barracks planning. Key characteristics such as the axial planning, remnant perimeter walling, central parade ground, and the strong functional relationship between the buildings and the parade ground (including important vistas and view sheds) are highly significant. Surviving original buildings evidence contemporary attitudes the role of the military and the daily life and operation.

As a group of sites, VBB, VBS and VBM are likely to have National Heritage significance for their historical, rarity, aesthetic, representativeness, associational and technical values.

2.4 VBB Significance

Refer to *Appendix B* for the complete CHL citation and Statement of Significance.

VBB has CH significance as a cohesive group of exceptional mid-19th to mid-20th century military buildings, structures and grounds which form an identifiable precinct closely associated with, and providing physical evidence of, the role and growth of the military in Queensland. The buildings are significant in illustrating the key phases of Defence expansion in Queensland: the 1860s use of Imperial forces; the establishment of the QDF in the second half of the 1880s; the expansion of Defence facilities in the period leading up to, and just after, Federation; the transfer of Defence

responsibilities to the new Commonwealth of Australia in the early 1900s; and the expansion of military administrative infrastructure during the First and second World Wars. In particular, the place is significant as the administrative headquarters of the Army in Brisbane from 1885 to 1992, and as Brisbane's Joint Defence headquarters.

In Brisbane particularly and Queensland generally, surviving 1860s building fabric is rare. As such, The VBB is able to demonstrate the styles, values, building materials and level of technical achievement available of the time. Whilst older buildings used by the military exist in Brisbane, such as St. Helena Island, the Commissariat Stores and the old Windmill, these all relate to Brisbane's penal period and are to be distinguished from the Barracks military associations with the defence of the colony. As such, they are the oldest extant military barracks in Queensland and those in the longest continuous use.

The 1860s buildings are substantially intact and are important in demonstrating the principal characteristics of a mid-19th century British colonial military complex, and of the adaptation of British institutional buildings to a sub-tropical climate. The 1866-67 former military hospital is important for its contribution to a group of 1860s military medical buildings rare in the Australian context. Its 1869-70 conversion to a Lunatic Reception House provides important surviving physical evidence about mid and late 19th century attitudes toward the treatment of psychiatric patients.

VBB is associated with Sir George French, appointed as the first Commandant of the QDF in 1883.

The CHL citation lists the buildings and structures of particular significance. This ranking is reflected in the 2005 HMP. A revised significance assessment for each individual site element is based on the assessments by GML in the 2005 HMP, validated and revised by ERM for this HAAP. In providing the assessment against the CHL criteria, the *Defence Guidelines on Assessing Significance* (GML 2009); *Recognising Our Heritage Kit* (GML 2010); and *Identifying Commonwealth Heritage values and Establishing a Heritage Register: A Guide for Commonwealth Agencies* (AHC 2010) have been consulted.

The validation assessment against the Defence Garrison Estate Management System (GEMS) Importance to Listed Place Ranking System is attributed to each individual elements by GML new rankings are provided where required (*Table 3.1*).

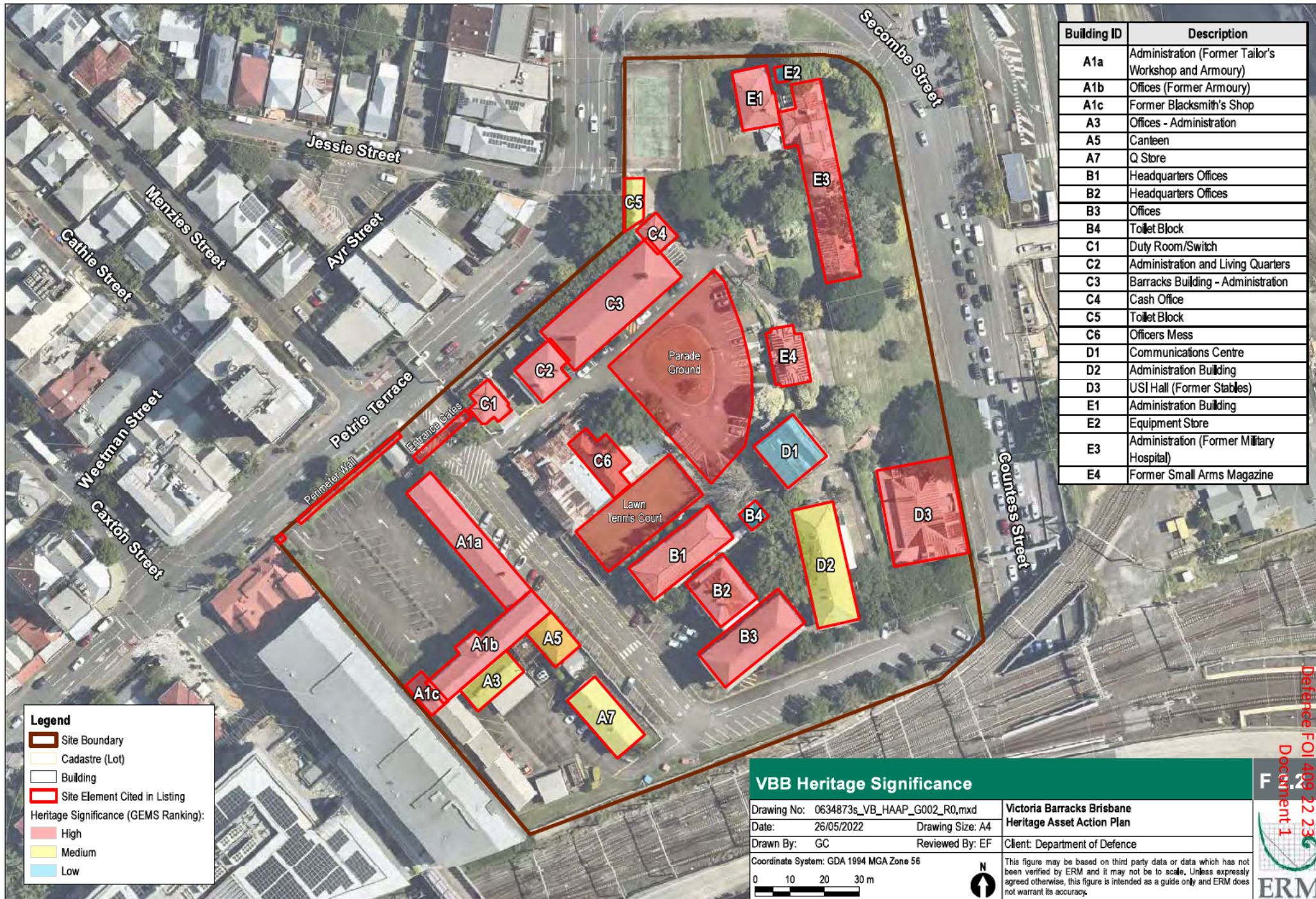
2.4.1 Defence Significance Ranking System

Individual buildings and site elements within the overall heritage place may have different levels of significance, making varied contributions to the overall significance of the place. The contribution of individual site elements has been ranked using GEMS. The ranking system can assist in prioritising works and maintenance according to a building's level of significance, and in decision making for the site. These rankings and definitions are presented in *Table 2.1*.

Table 2.1 GEMS Importance Rankings

GEMS Ranking	Definition
Cited in Listing	The Item/Value is cited in the CHL listing.
High	The Item/Value makes an irreplaceable contribution to the significance/heritage value of the listing as a whole. Without this element the significance of the listing is diminished.
Medium	The Item/Value makes an important contribution to the significance/heritage value of the listing as a whole. Without this element the significance of the listing may be diminished.
Low	The Item/Value makes a contribution to the significance/heritage values of the listing as a whole. Without this element the significance of the listing may not be diminished, provided mitigation measures are implemented.
Intrusive	The Item/Value which detracts, or has the potential to detract, from the significance of the listing.
None	The Item/Value has no importance to the listing

Figure 2.2 presents the revised heritage significance ranking for individual elements at VBB.



Building ID	Description
A1a	Administration (Former Tailor's Workshop and Armoury)
A1b	Offices (Former Armoury)
A1c	Former Blacksmith's Shop
A3	Offices - Administration
A5	Canteen
A7	Q Store
B1	Headquarters Offices
B2	Headquarters Offices
B3	Offices
B4	Toilet Block
C1	Duty Room/Switch
C2	Administration and Living Quarters
C3	Barracks Building - Administration
C4	Cash Office
C5	Toilet Block
C6	Officers Mess
D1	Communications Centre
D2	Administration Building
D3	USI Hall (Former Stables)
E1	Administration Building
E2	Equipment Store
E3	Administration (Former Military Hospital)
E4	Former Small Arms Magazine

3. FUTURE USE SCENARIOS

As a functional Defence facility, VBB will be subject to pressures to maximise use of the site. In the event that the Commonwealth Government should choose to divest VBB itself partially or fully of this facility, it will become the subject of additional pressures to maximise its development potential.

The following section presents viable future pathways and use options for VBB, grounded in adaptive reuse principles, and contextual master planning history since 2015.

3.1 What is Adaptive Reuse?

Adaptive reuse is the conversion of a building, site or precinct from one use to another. Adaptive reuse gives new life to a site, rather than seeking to 'freeze' it at a particular moment in time. It explores the options that lie between the extremes of demolition or turning a site into a museum. Adding a new layer without erasing earlier layers, an adaptive reuse project becomes part of the long history of the site.²

Adaptive reuse advocates use as an integral component of conservation. It enables the heritage place to have not only continuing use, but also continuing social relevance (NSW Office of Environment & Heritage 2012:4).

The best way to conserve a heritage building, structure or site is to use it
(Heritage Council NSW 2007:5)

Places that lose relevance or purpose can become vulnerable to neglect and decay, and at worst can involve the demolition of a place. Inappropriate use can also impact the conservation of heritage places, which is why guidance is needed for planning and managing use. State agencies have made policies in recent years to manage the change of heritage places through adaptive reuse; these policies generally contain standard criteria to ensure that adaptive reuse projects have minimal impact on a building's heritage values.

General policies include:

- requiring new work to be recognised as such, not imitating the original historic style of a building;
- seeking a new use that is compatible with the building's original use; and
- avoiding "façadism", where the building is gutted internally with only its façade remaining (DEH 2004:3).

Adaptation may involve the introduction of new services, or a new use, or changes to safeguard a heritage item. Overall, the adaptive reuse of a historic building should have minimal impact on the heritage significance of the building and its setting. As such, anyone undertaking an adaptive reuse project should first understand what makes the building significant and pursue a new use that is sympathetic to this significance.

Adaptive reuse is often the only way that a building's fabric will be properly cared for, revealed or interpreted, while making better use of the building itself (DEH 2004).

A successful adaptation is one that is sympathetic to the existing building and its historic context. Adaptation makes changes that reveal and interpret heritage places, adding contemporary layers to already significant heritage places. Heritage Conservation through adaptive reuse can also be a catalyst for improving social, economic and environmental outcomes, especially when it involves urban areas in town and cities that are being regenerated (Heritage NSW 2008:10).

² The information provided has been drawn from the following key publications on Adaptive Reuse in Australia: Department of the Environment and Heritage (DEH) (2004) *Adaptive Reuse: Preserving our past, building our*

future. Australian Government; Heritage Council of NSW (2008) *New Uses for Heritage Places: guidelines for the adaptation of historic buildings and sites*. NSW Government; and The Australia ICOMOS Burra Charter.

3.1.1 Adaptive Reuse Guiding Principles

Burra Charter - Article 7.2

A place should have a compatible use.

A 'compatible use' is a use which is appropriate to the heritage significance of the place. It is important to first understand the significance of a place, and identify any significant fabric. This new use should consider retention or re-establishment of the relationship between the place and its use, and continue practices and associations that contribute to the significance of the place. Where a use is integral to the heritage significance of a place, this use should be retained.

New uses should not obscure important historical associates or the ability of the item to demonstrate its historic use.

Burra Charter – Article 21.1

Adaptation is acceptable only where the adaptation has minimal impact on the cultural significance of the place.

A new use should also be compatible with heritage significance and involve minimal changes to significant fabric, layout and setting. This would mean to reuse the heritage place and significant elements of the place in this new use, rather than constructing major new additions. In order to minimise the impact on significant fabric, there must be a determination as to the appropriate level of change.

Where aspects of the new use are found to have an unacceptable impact on the place's heritage values, consideration should be made to instead accommodate these values in sympathetic modest additions.

Burra Charter – Article 21.2

Adaptation should involve minimal changes to significant fabric achieved only after considering alternatives.

Adaptive reuse should minimise impact on significant interiors, interior planning (such as the relationship and use between rooms) and decorative schemes and finishes. Any new services must be located in areas where they do not impact on significant spaces or fabric.

Changes of use also require compliance with the National Construction Code (NCC) for disabled access, fire, health and safety. While compliance with NCC can have an adverse impact on the significance of a place, there are often flexible solutions available.

Interpretation

Burra Charter – Article 25

The cultural significance of many places is not readily apparent, and should be explained by interpretation. Interpretation should enhance understanding and engagement, and be culturally appropriate.

Adaptive reuse should both reveal and interpret the heritage significance of a place as an integral and meaningful part of the adaptation project. Interpretation communicates the history and previous uses of a building to its occupants and visitors and helps to explain how and why the adaptive reuse changes have been made. Interpretation is a key element of the adaptive reuse process as it helps to communicate the significance of the building and its layers of use. Interpretation can be achieved through use, in the way the fabric is investigated and conserved, or through interpretive media such as displays/signs/activities/events etc. Interpretation can also be an important way to safeguard a place against vandalism through public awareness.

Setting

Burra Charter – Article 1.12

Setting is the immediate and extended environment of a place that is part of or contributes to its cultural significance and distinctive character.

Conservation requires the retention of an appropriate setting. This can include retention of the visual and sensory setting, as well as the retention of spiritual or cultural relationships. Where the relationship between the heritage item and its setting contributes to its significance, this relationship should be preserved.

Case Studies

The following series of case studies demonstrate successful adaptive reuse approaches for former Defence (and one non-Defence) sites. These case studies focus on different aspects of site repurposing projects which could be applied to VBB.

There are very few examples of Defence barracks or other sites in Australia that have been subject to significant urban renewal projects. Bulimba Barracks in Brisbane and former Dubbo RAAF base are both sites currently in the master planning phases for future mixed residential and commercial development, with no earth works having commenced. For this reason, the scope of comparison has been cast wider - a naval base in San Diego, the (non-military) Herston Quarter redevelopment (in Brisbane, and the information gathering phase of Columb Barracks, Ireland.

Case Study 1 – Liberty Arts District in San Diego showcases a highly successful adaptive outcome for an historical naval base, with integrated community, commercial and creative industry uses.

Case Study 2 – The Herston Quarter Redevelopment in Brisbane demonstrates successful adaptation for a site which will retain related function to its historical use as a health care complex. This may be drawn upon by Defence as an example of repurposing VBB for continued occupancy.

Case Study 3 – Columb Barracks provides a look into early community and stakeholder consultation for the divestment of the historically significant barracks by the Irish Department of Defence.

Successful adaptive reuse is not limited to the approaches presented. Use, design or functional requirements will evolve through comprehensive stakeholder and community consultation, and will be unique to the VBB.

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Case Study 1: Liberty Arts District (Former Naval Training Centre)

Location: San Diego, California

Use: Combined Creative and Commercial



Summary History and Heritage Status

The Naval Training Center (NTC) is a former Navy base located on San Diego Bay, California. Throughout its 70-year history as a military base, the mission of NTC was to provide primary, advanced and specialized training for members of the U.S. Navy and Naval Reserve. NTC eventually expanded to include 300 buildings across nearly 225 ha. The site is listed on the U.S. National Register of Historic Places and many of the individual structures are designated as historic by the City of San Diego.

Description of Reactivation and Reuse

The NTC officially closed in 1997. The former base was divided into ten parcels and transferred to a variety of entities. The City of San Diego gained ownership of the majority of the site in 2000. The NTC Reuse Committee was created, with the aim of recognising the heritage values of the former base through redevelopment, and opening it to the public. Partnership with a private entity was sought and a developer was selected through a public EOI process. The City required the developer to establish and seed the 'NTC Foundation' with millions in capital for the non-profit to sustainability manage the site's ongoing built environment conservation as Liberty Station.

The Liberty Station project demonstrates interpretation of the historical resources through an innovative approach to preservation. The layout of Liberty Station remains un-changed and the adaptive reuse applied to the buildings generally consists of updating the exteriors to present a fresher version of themselves and the interiors are updated to adapt to the uses of the new tenants. Ninety percent of the historic fabric is untouched. Original stairs, windows, outdoor lighting, internal spaces, and overall spatial relationship of 26 buildings were restored to original design. The historic character of the property is preserved even as the buildings are repurposed for vibrant new uses, such as a missile manufacturing building becoming a dance studio, and a recreation hall becoming a live performing arts theatre. Arts District Liberty Station is currently home to 145 tenants, including restaurateurs, artists, dance instructors, painting instructors, galleries, oral histories, creative businesses, meeting spaces, museums, and non-profits serving San Diego. The development won the 2017 Excellence in Economic Development Gold Award from the International Economic Development Council.



Case Study 2: Herston Quarter

Location: Herston, Brisbane, Queensland

Use: Health Care related services



Summary History and Heritage Status

The Lady Lamington precinct (named after Lady Lamington, the wife of former Queensland Governor) was constructed over three stages between 1896 and 1931 to provide improved nurses' accommodation for the hospital. The six buildings within the complex are heritage listed and afforded protection under the *Queensland Heritage Act 1992*, these are: Lady Lamington Nurses' Home; Lady Lamington North and South Towers; Lady Norman building; and the Edith Cavell building.

Description of Reactivation and Reuse

In 2014, the Queensland Government earmarked an approximately 5 ha location adjacent to the Royal Brisbane and Women's Hospital (RBWH) to become a mixed-use precinct for health, bio-medical, residential and retail activity. In need of significant investment to preserve them for the future, the adaptive re-use of the heritage buildings on the site was a key component of the Government's vision and tender requirements.

The \$1.1 billion redevelopment of Herston Quarter will deliver quality health, education and biomedical facilities across half of the site. Supporting this is a range of uses including residential and student accommodation, commercial, child care, retail and food and beverage services. The aim of the redevelopment is to create a landmark Brisbane destination and a global benchmark for health precincts. It will "integrate public rehabilitation services and elective surgery, intergenerational living and green spaces in ways that encourage socialisation, innovation, collaboration and interaction".

Herston Quarter is a good local government-driven example of adaptation of a site comprising significant heritage values to provide for state of the art services, while respecting and celebrating historical uses. The new uses for the heritage buildings are appropriate, as they respect and even continue historical use (health-related accommodation).



Source: [Metro North Health](#)

Case Study 3: Columb Barracks

Location: Mullingar, County Westmeath, Ireland

Use: TBC



Summary History and Heritage Status

Columb Barracks were built as part of the response to the Irish Rebellion and completed between 1814 and 1819. The barracks were taken over by forces of the Irish Free State in 1922. There are thirteen individually listed items on Ireland's National Register of Architectural Heritage associated with the site, including all buildings and residences, boundary wall, water tanks, entrance gates, and a water well.

Description of Reactivation and Reuse

The Columb Barracks site is currently owned by the Irish Department of Defence and is earmarked for transfer to the Land Development Agency (LDA). In January 2021, the LDA invited key local partners and stakeholders to join a Columb Barracks Advisory Group, to provide an opportunity to collaborate and advise the LDA in developing a vision for the regeneration of Columb Barracks. The Advisory Group identified five themes to inform the vision and wider aims for the regeneration plan and support the potential for enterprise and innovation, education and training, community facilities, cultural and heritage uses, public amenity spaces and climate resilient low-carbon housing across a mix of dwelling types, size, and tenure.

A two-month consultation process has held during the summer and involved themed webinars, workshop, posters, and informational leaflets. Community groups, statutory bodies, businesses and individuals participated in the process. The engagement was intended to involve the community in discussing both the opportunities and the issues relating to the potential for redevelopment of the former Barracks site. The response was a high level of support for redevelopment. The potential to develop educational facilities such as a trade school was strongly favoured, as was the potential for a museum. The opportunity to develop a digital and remote working hub was also raised. The broad and transparent stakeholder and community engagement bodes well for successful outcomes at Columb Barracks.



Enterprise and Education

- A local focus with national reach
- Attracting enterprise – identifying opportunities
- Innovation – Centre of excellence in Built Environment
- Education – Acting as a catalyst for enterprise
- Incubation space – Nurture and grow indigenous business
- Remote Working – Close to home, but not at home



Housing

- Provision of homes as part of wider regeneration
- Homes at the heart of a vibrant community
- Exhibit Climate resilient homes
- Mix of homes suitable for all life cycle stages
- Exemplar of adaptive reuse of protected structures
- Potential for accommodation associated to education



Community, Recreation, Civic, Culture and Heritage

- Provision of community, cultural, recreational and social infrastructure facilities
- Recognising the importance of Columb Barracks – culture and heritage
- Meaningful engagement to allow all of Mullingar put forward views
- Supporting and enhancing the social infrastructure within the local and wider community
- Integrating with the existing community and harnessing the cultural contribution of Columb Barracks



Sustainable

- Environmentally Sustainable – adaptive reuse of heritage buildings and low carbon building innovation, promoting green infrastructure and biodiversity
- Society Sustainability – vibrant and inclusive community, facilitating a broad role of users, promoting activation of spaces throughout the day
- Commercially sustainable – a managed and coordinated mix of feasible uses to ensure long term viability



Construction Innovation

- Embrace innovation in new-build and refurbishment projects
- Create a 'hub' of research, education and demonstration
- Modern Methods of Construction
- Deep Retrofit and Adaptive Reuse Methodologies
- Climate Resilient Low-Carbon Housing
- Education, Training & Upskilling

3.2 Urban Revitalisation: VBB's master planning initiatives

The Barracks

'The Barracks' site at 61 Petrie Terrace is the location of the former Brisbane Gaol, and adjoins the VBB to the south. The site laid derelict for nearly 20 years before its \$120 million mixed-use redevelopment completed in 2008. The Barracks is a popular landmark retail and commercial precinct, and successfully integrated three heritage listed buildings (the 1912 stables, the 1939 three storey brick barracks (1939) and the World War II radio communications centre) with contemporary architecture. In 2009, The Barracks won two prestigious Urban Development Institute of Australia awards for Urban Renewal and best large Retail/Commercial development.³

Draft City West Renewal Strategy 2015

Brisbane City Council's (BCC) *City Centre Master Plan 2014* identified a need to further revitalise the City West area, which includes VBB. The local plan for City West was developed more than 28 years prior, and BCC flagged the need to review the Plan to ensure it reflected current community needs and aspirations. This groundswell of interest in the City West area (no doubt supported by the success of The Barracks, and new Caxton Street and Petrie Terrace entertainment venues and eateries) culminated in the *Draft City West Renewal Strategy 2015* (the Draft Strategy).

The Draft Strategy reimagined the VBB site within the context of urban revitalisation, and stated that as a public asset, the site should become a key destination in Brisbane. A range of key initiatives, underpinned by public 'celebration of the site's history', included adaptive re-use of buildings as spaces for 'business incubators, small tenancies and creative hubs', a heritage trail, connectivity to the Central Business District via a footbridge to Roma Street Station, and an 'activated edge to Petrie Terrace and Countess Street' (BCC 2015: 33).

The Draft Strategy clearly set out BCC's vision to 'utilise this space as a creative community hub, should the Department of Defence change the ownership of the site. The site could potentially be opened up allowing public access, community activities, and encourage new businesses'. VBB would become City West's creative cultural destination, as the Powerhouse is the premier arts-based performance and gallery space for New Farm in City East (BCC 2015:30).

The Draft Strategy was adopted as the City West Neighbourhood Plan, which became effective in *Brisbane City Plan 2014* on 16 February 2018.⁴



Figure 3.1 VBB Indicative Land Use (BCC 2015:31)

³ <http://www.thebarracks.info/history/>

⁴ [https://www.brisbane.qld.gov.au/planning-and-building/planning-guidelines-and-tools/neighbourhood-](https://www.brisbane.qld.gov.au/planning-and-building/planning-guidelines-and-tools/neighbourhood-planning-and-urban-renewal/neighbourhood-plans-and-other-local-planning-projects/local-projects-finalised-in-2018)

[planning-and-urban-renewal/neighbourhood-plans-and-other-local-planning-projects/local-projects-finalised-in-2018](https://www.brisbane.qld.gov.au/planning-and-building/planning-guidelines-and-tools/neighbourhood-planning-and-urban-renewal/neighbourhood-plans-and-other-local-planning-projects/local-projects-finalised-in-2018)



Figure 3.2 Artists impression showing potential changes to Victoria Barracks (BCC 2015: 30)

Victoria Barracks Masterplan – Conrad Gargett 2015

Around the time of Draft Strategy development, Conrad Gargett was engaged to prepare design an architectural concept plan as part of a broader Urban Renewal Master plan for VBB.⁵ New approaches to the existing buildings and site were developed and tested following workshops with Council and heritage and urban/cultural landscape analysis. The Master plan 'aimed to tell the unique story of the site through a visitor centre, museum, artefacts and heritage walking trail while retaining and enhancing the Defence presence on site.'



Figure 3.3 VBB Master plan (Conrad Gargett, 2015)

⁵ BCC and Qld Government (without input from Department of Defence) funded the 'urban renewal' master plan in the hope that the property may be gifted/sold/acquired from Defence, if Defence decided to divest (pers. comm. Defence, 10/2022). Refer

New uses for heritage buildings were identified, based existing form, scale, internal layout and original function. Proposals for new buildings highlighted the requirement to be sensitive to siting and to respect existing heritage buildings while enabling a commercially viable redevelopment. Overall, the Master plan aimed to create a new, permeable mixed use precinct improving the amenity of City West through hotel accommodation, functions, retail, community functions and quality public realm.



Figure 3.4 VBB Master Plan Render – Petrie Terrace visualisation (Conrad Gargett, 2015)



Figure 3.5 VBB Master Plan Render – Petrie Terrace visualisation (Conrad Gargett, 2015)

3.3 Presentation of Future Use Scenarios

There are two possible future pathways for VBB in which adaptive reuse may occur. For each future use scenario, there would be a range of possible uses for each precinct or individual building. The two pathways are: continuity of Defence use, and site transfer/disposal.

to: <https://www.arkhefield.com.au/projects/city-west-master-plan/>; and <https://www.brisbane.qld.gov.au/about-council/governance-and-strategy/business-in-brisbane/growing-brisbanes-economy/opportunity-brisbane/opportunity-city-west>.

Scenario 1: Continuity of Defence Use

The first scenario supports VBB remaining in Defence ownership and occupancy. 'Site recycling' would identify new users and VBB assets would be upgraded and maintained in fit-for-purpose condition. For those assets currently vacant, these would be incorporated into a minimum maintenance regime (mothballed), while Defence continues to actively seek and return them to service as soon as possible.

The whole of the VBB has potential for Defence site reuse but will need to be guided by heritage considerations. The heritage constraints of VBB give rise to a broad range of development issues on the site such as:

- Refurbishment and alterations of existing assets;
- Colour schemes for existing assets and new development;
- The introduction of new or replacement fencing, signage, hard and soft landscaping; and
- Existing and new vehicular movement and parking provisions within the precinct;
- The appropriate location for massing, and the basic form, scale, fabric of new development. New facilities could be sensitively located in the Old Store Precinct, Blackall Street termination, the tennis court at Swan Street and Petrie Terrace, and within the Barracks precinct. Small scale and/or low height temporary development may be possible in Former Armoury Precinct and Countess Street Lawn Precinct (precincts are discussed in detail in *Table 3.2* and shown in *Figure 3.6*).

Site retention by Defence would require innovative architectural and planning approaches and will likely have positive implications for VBB in term of its heritage values, including continuity of Defence occupancy and use, site activation and heritage appreciation through integrated interpretation, and asset upgrade and reuse. Case Study 2 is a good example of reactivation of a heritage site which allows for (and enhances) historic continuity.

Importantly, retention and reuse of VBB by Defence would conserve its individual heritage values, and also keep the group of three Victoria Barracks sites within Commonwealth ownership.

Appropriate reuse by Defence may include classrooms, accommodation, workshops, messes, stores. The adaptive reuse examples presented below for Scenario 2 may also be relatable to Defence uses. Conservation of the VBB assets through refurbishment to continue appropriate functions is aligned with the Commonwealth heritage management principles (refer *Appendix D*), as well as Burra Charter principles.

Mothballing

When all means of finding a productive use for a historic building have been exhausted or when funds are not available to put a deteriorating structure into a useable condition, it may be necessary to close up, or de-activate the asset/building temporarily to protect it from the weather as well as to secure it from vandalism. This process, known as mothballing, can be a necessary and effective means of protecting the building while planning the property's future, or raising money for a preservation, rehabilitation or restoration project.

A vacant historic building cannot survive indefinitely in an unused condition, however, if mothballing is the only remaining option, it must be done properly. This will require stabilization of the exterior, properly designed security protection, generally some form of interior ventilation, and continued maintenance and surveillance monitoring. Comprehensive mothballing programs are generally expensive and may cost 10% or more of a modest rehabilitation budget. Despite the retention of the heritage values of a place, mothballing poses some risk to those heritage values, and to the structures themselves, including:

- Accelerated decay of building fabric due to deferred maintenance;
- Damage to the building from vermin, birds, insects, vegetation or human action (vandalism); and
- Damage or loss from fire or flood as a result of poor hazard reduction.

If buildings are not properly mothballed and internal ventilation kept working, then build up/proliferation of mould, moisture, possible water egress though unchecked leaks can quickly deteriorate a building in a sub-tropical climate. To mitigate the potential loss of heritage values or loss of individual structures, at least a minimum level of maintenance would be required that would incur funding requirements to Defence.

Many of the VBB buildings are currently vacant but have not been (based on visual inspection only) appropriately mothballed. The inspection and maintenance schedule for these buildings is not known. The buildings will fall into further disrepair, even while being retained in their current state. Even if the buildings were maintained to a minimal standard, they will all continue to degrade and would not have a safe and viable use.

Vacant buildings can be categorised as:

- short-term vacant, where the building is to be vacated for a period of up to a year, and there is relative certainty about a future use. This would require short-term mothballing.
- medium-term vacant (1-3 years) for example where conditions are not available to bring the building back into good condition. Medium-term mothballing assets to a minimum standard would allow time to investigate future need/users for these assets without the assets falling further into disrepair.
- long-term vacant, where there are inherent difficulties in re-using the building because of its location, size, layout or poor condition. *Long-term mothballing (allowing asset buildings to remain vacant for longer than three years) is not deemed to be an appropriate future pathway, operationally, or in terms of a positive heritage outcome.*

Refer to Appendix E for a mothballing checklist.

Do Nothing

'Do nothing' also represents an active future use pathway selection. The "Do Nothing" approach to heritage conservation is generally only appropriate in the short-term when items of heritage value are in good condition, with no maintenance concerns. However, according to the principles of the Burra Charter, places of cultural significance should be safeguarded and not put at risk or left in a vulnerable state (Burra Charter Principle 2.4). The word 'safeguarded' is used to ensure an understanding of 'protection', rather than to abandon, ignore, neglect or expose a place to risk.

While this option maintains the VBB in its current form and context (and therefore its heritage values), this is not deemed to be a viable option due to the current safety risks posed owing to priority works having not yet been actioned. The buildings will all continue to degrade and fall into further disrepair, even while being retained in their current state.

'Do nothing' is not deemed to be an appropriate future use pathway for VBB.

Scenario 2: Site transfer or disposal (whole or partial)

In this scenario, VBB would be transferred or disposed of as either a single land parcel, or partial transfer, and would obtain a new use by another public or private sector user. This may include custodianship of a community group. Whole or partial disposal of the site will accord with the Commonwealth Property Disposal Policy.

Partial or whole of site leasing, or site disposal are pathways that would allow public and private sector entities the opportunity to obtain, occupy or redevelop a valuable and unique property in Brisbane. Transfer of statutory heritage protection from the Commonwealth to the State would provide the mechanisms for heritage conservation. Although some impact to heritage significance is anticipated from coming out of Defence ownership, these impacts may be mitigated through sensitive design, and strongly developed interpretation strategies to increase public knowledge and appreciation of the place. Proposed site transfer or disposal will require detailed impact assessment.

It is noted that long-term commercial leases would still require the financial commitment of Defence. Tenancies also expose Defence to risk, as there is likely to be a lack of knowledge and appreciation for the heritage significance of the place. Defence should consider all viable 'receivers' available for transfer or disposal, including other Commonwealth or government agencies, private sector, or community groups.

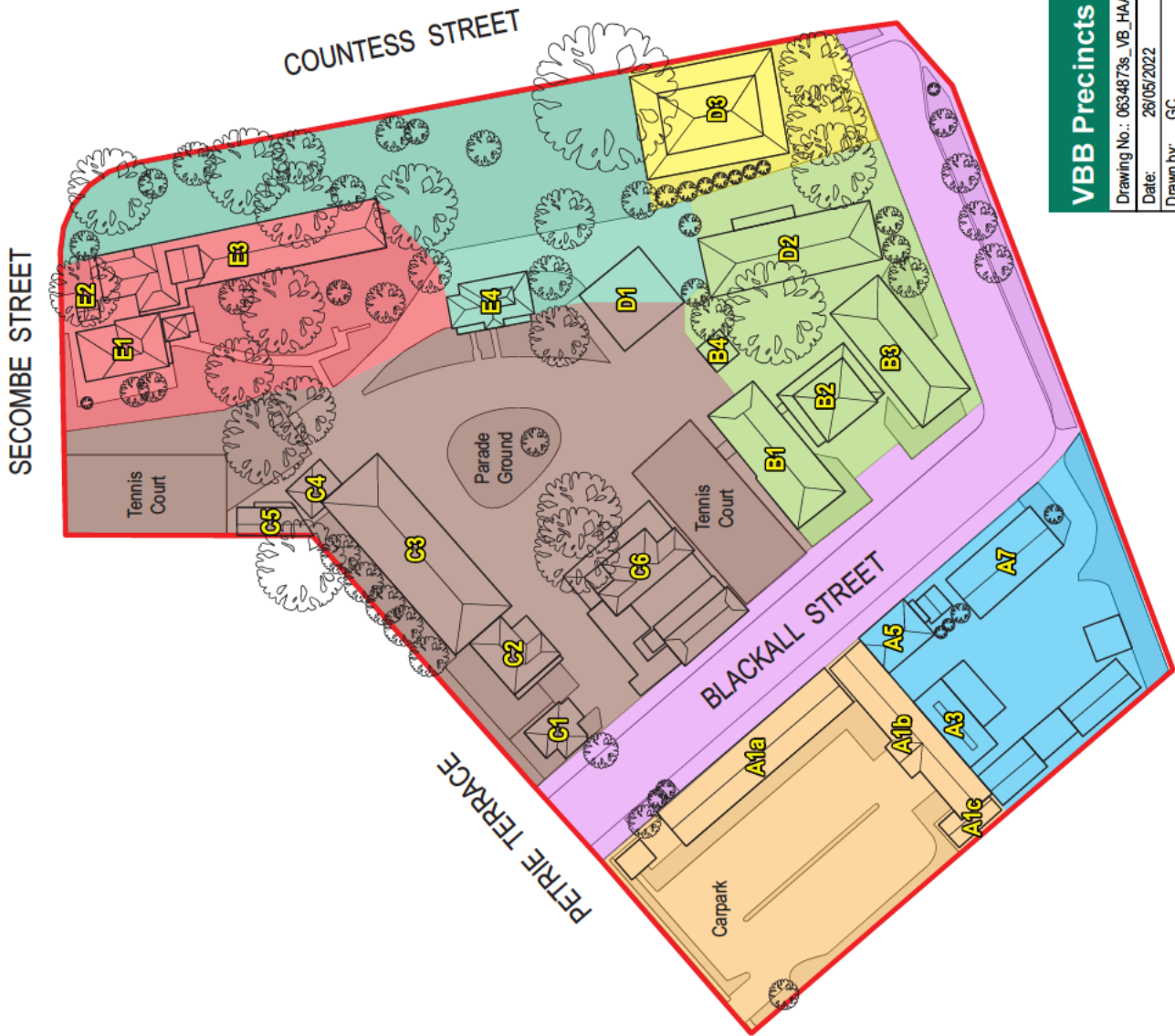
Different kinds of reuse will impact differently on industrial heritage sites. Potentially viable reuse options for VBB include (discussed in detail in *Table 3.2*):

- Early childhood, tertiary education or trades training;
- Tech start-ups and other business incubators;
- Co-working hubs;
- Arts and creative industries;
- Medical and therapy consultation;
- Restaurants/cafes;
- Residential/boutique accommodation; and
- Soft impact uses such as farmers and craft markets, and boutique retail.

Adaptation for residential use can often mean greater impact than other uses, due to smaller subdivision, installation of services, and National Construction Code (NCC) regulations upgrades.

3.4 VBB Precinct Framework

The VBB has been defined as precincts according to the spatial cohesion, aspect and relationship to surrounding built and landscape elements and site development history (*Figure 3.6*). Precinct description, future use scenarios and adaptive reuse opportunities (preliminary suggestions only – these will require detailed impact assessment) per is set out in *Table 3.2*. Conservation guidelines for individual assets are set out in the Individual Assets Action Profiles in *Section 4*.



- Legend
- Former Armoury
 - Old Stores Courtyard
 - Blackall Street
 - Barracks and Parade Ground
 - Military Hospital (Asylum)
 - Headquarters
 - Countess Street Lawn
 - Police Stables

VBB Precincts


Drawing No.: 0634873s_VB_HAAP_1002_R0 ai	Victoria Barracks Brisbane
Date: 26/05/2022	Heritage Asset Action Plan
Drawn by: GC	Client: Department of Defence
Reviewed by: EF	This figure may be based on third party data or data which has not been verified by ERM and it may not be to scale. Unless expressly agreed otherwise, this figure is intended as a guide only and ERM does not warrant its accuracy.

Table 3.1 VBB Precincts – Descriptions and Potential Future Use Scenarios

Precinct Name and GEMS Ranking	Description	Potential Future Use(s)
Former Armoury High Significance	<p>The Former Armoury Precinct was originally part of the Brisbane gaol grounds. In 1885, the land was no longer needed for the gaol. It was proclaimed a Reserve for public purposes in 1887. Some of the old gaol buildings were removed, however the Reserve was not formed and the area was acquired by the Barracks. A tailor's quarters/armour (A1a), blacksmith's shop (A1c), stables and, in 1887, the Drill Shed on the corner of Petrie Terrace and Blackall Street, were erected. A1b was constructed in 1900.</p> <p>The contributing factors to the distinct landscape qualities are:</p> <ul style="list-style-type: none"> the generally level, expansive courtyard space enclosed on four sides by built forms; its separate entry from Petrie Terrace; its visual and grade separation from Blackall Street and the remainder of the grounds (delineated by Building A1a); and the austere, functional character of the courtyard space with its minimal grass and planting. 	<ul style="list-style-type: none"> Defence reuse (or Commonwealth agency use) Early or Tertiary or Continuing Professional Education or Trades Skills Training General arts (arts co-op, leased studios) Farmers markets, retail <p>This Precinct has a self-contained (enclosed, secure) character that would be best suited to continued use as offices, medical or therapy consulting rooms (A1b has been used as dentistry rooms in the past) or more intensive educational uses. Defence or other Commonwealth agency users should be prioritised, although leasing arrangements with educational institutions would be appropriate. For early education, the precinct could be well suited to smaller independent schools, or childcare providers.</p> <p>Other possible 'soft touch' uses include arts co-op or studios (allowing for 'open studio festivals' for the public), farmers/craft market location in the courtyard (excellent visibility and connectivity to Palace Barracks and Caxton Street), local festivals.</p> <div data-bbox="911 1108 1372 1382" data-label="Image"> </div> <div data-bbox="908 1386 1372 1541" data-label="Image"> </div> <p>Future Use Opportunities - Key Guidelines</p> <ul style="list-style-type: none"> Avoid major adaptation and modification of buildings A1a, A1b, and A1c. New development potential along the Palace Barracks site boundary and former Drill Hall location. Sensitive greening of the courtyard and installation of temporary structures may be possible. No new development within courtyard space or which would significantly impact views to Buildings A1a and A1b from Petrie Terrace would be permissible.


⁶ <https://www.theguardian.com/education/2012/may/25/steiner-state-funded-free-schools>

⁷ <https://www.sophiamundi.vic.edu.au/overview/>

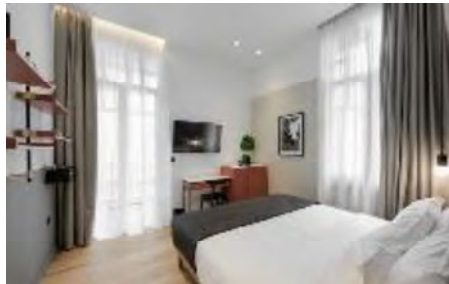


Precinct Name and GEMS Ranking	Description	Potential Future Use(s)
<p>Old Stores Courtyard</p> <p>Medium Significance</p>	<p>The Old Stores Courtyard Precinct was originally part of the Brisbane gaol grounds. The gaoler's quarters was established at court centre. This precinct is somewhat isolated due to its down-slope location behind A1b/A1c. Recent demolition of early store buildings has opened up the courtyard further. Views towards William Jolly Bridge are available, as are views to Buildings A1b, and the B group (B1, B2 and B3), across Blackall Street.</p> <p>Contributing factors to precinct qualities are:</p> <ul style="list-style-type: none"> ■ its open courtyard space, enclosed by A3, A7 and new sheds; ■ the dominant (and detracting) Palace Barracks Theatre building and service area which gives the precinct a 'back of house' character; and ■ the railway reserve and train traffic are highly noticeable. 	<ul style="list-style-type: none"> ■ Preferred location for infill development ■ Defence reuse (or Commonwealth agency use) ■ Commercial adaptation <p>New Defence facilities in this Precinct could include gymnasium or instructional facilities, such as in-the-round lecture theatres (refer indicative image below). These types of facilities may also lend themselves to performing arts spaces. Boutique hotel / mixed used commercial may also be appropriate, but these uses would require strong connections to other VBB precincts, otherwise this area would be relatively isolated. Access opportunities may also be available through the Palace Barracks complex although this would require further assessment.</p>  <p>⁸</p> <p>Future Use Opportunities - Key Guidelines</p> <ul style="list-style-type: none"> ■ Form, massing, height and bulk of any new infill building or structure should be sympathetic to surrounding heritage environment. ■ High rises are not appropriate. ■ Removal or reconfiguration of structures and buildings of nil, low and moderate heritage significance may be possible. ■ Detracting elements include the chain link fence and gates along off Blackall Street; the carport awning to A3, new sheds, and external pipes, plant and its fretwork timber fence surrounds.
<p>Blackall Street</p> <p>High Significance</p>	<p>Blackall Street was an established street prior to the establishment of VBB. It ran down to Roma Street until the Southern and Western Railway line cut across it in 1875, at which time it was diverted into Countess Street. The lower portion of the street alongside the railway reserve was known as Seymour Lane. The upper portion of Blackall Street and the footpath was lowered in 1892, exposing some of the foundations of the stone wall behind and below the Officers' Mess and the lawn tennis court. Blackall Street is the main/formal entry to the Barracks and the principal parking area for visitors and staff. Due to its width and the hillside terrain that required</p>	<ul style="list-style-type: none"> ■ Retention as primary thoroughfare, potential to pedestrianize. ■ Seymour Lane (Blackall Street termination) holds potential as a location for infill development for Defence or other. <p>Future Use Opportunities - Key Guidelines</p> <ul style="list-style-type: none"> ■ Blackall Street to remain intact. ■ No new development within the street envelope or anywhere that would

⁸ <https://insideucr.ucr.edu/stories/2021/12/15/teaching-round>

Precinct Name and GEMS Ranking	Description	Potential Future Use(s)
	<p>terracing and retaining walls to numerous buildings, the street appears as a dividing space to the upper and lower Barracks areas.</p> <p>The entry court to B2 (the old rear entry to the Commandant's house) is included as it is visually and spatially part of the streetscape. Contributing factors to precinct qualities are:</p> <ul style="list-style-type: none"> ■ Its sandstone kerbing defines original street alignment; ■ flanked by historical structures including military buildings of diverse style and form, and masonry retaining walls; and ■ vistas towards Brisbane city and river. 	<p>significantly impact on flanking built form, or significance views.</p> <ul style="list-style-type: none"> ■ Sensitive greening within car park zone may be possible. ■ High rises are not appropriate. ■ Temporary structures may be possible within car park zone.
<p>Barracks and Parade Ground</p> <p>High Significance</p>	<p>The Barracks and Parade Ground precinct extends over the upper terrace to the edge of the surrounding buildings and includes the Officers' Mess courtyard, the lawn tennis court and the entry drive. The site selected for the barracks as it was a convenient location next to the gaol, however, the terrain necessitated extensive earthworks and levelling of areas for buildings and to form the parade area (which was originally larger than current form). The first stage of works in 1864, comprised the building of the Guard House (C2), the main Barracks block (C3), a kitchen (current location of C5 Pay Office), and officers' quarters (C6). Photos taken in the 1860s show the grounds terraced to accommodate the buildings, and the site is bare of any trees or shrubs. By the 1880s the northern edge of the grounds on the Terrace housed stables and dung pit, toilets and later in the 1920s and 1930s, ordnance stores and garages. The retaining wall fanning the upper terrace on which the tennis court is located was formed around the early 1900s.</p> <p>The contributing factors to the distinct landscape qualities are:</p> <ul style="list-style-type: none"> ■ its strong form and placement of key buildings (C3, C2, C6, E4), all fronting the original parade ground; ■ open space and significant views permitted to and from Building C3; ■ the now raised and formalised central lawn area with monument; and ■ its large trees and plantings spaced between and in the forecourt of key buildings soften terrace edges and create more intimate core area. 	<ul style="list-style-type: none"> ■ Defence occupation and use as HQ, offices, or Consolidated Army History Unit/Museum/Gallery <p>As the core heritage zone, Defence presence and compatible use would be the preferred scenario for this precinct. Continued function of C2 and C3 as offices, or consolidated Army History Museum, with C6 as a café or restaurant. E4 has adaptive potential as an information centre or gallery space.</p> <p><u>Future Use Opportunities - Key Guidelines</u></p> <ul style="list-style-type: none"> ■ Avoid major adaptation and modification of buildings C1, C2 and C3 ■ No new development is permitted within the Parade Ground, however, consideration should be given to reversing later modifications such as refurbishment of the Building C6 forecourt outdoor dining area and removal of original cottage verandah infill, and all obscuring kitchen/service entry additions along the Parade Ground access road. ■ Redevelopment potential at Building D1 site may be possible. ■ Tennis court (corner of Petrie Terrace and Secombe Street) is a prime location for sympathetic new development. ■ Detracting elements are the tennis court (in particular, its prominence and its fence), much of the planting at Building C3 along Petrie Terrace, and the timber screen fence erected alongside Buildings C1 and C2. ■ Consideration should be given to the functionality of C6 in terms of spatial flow and current use. The 1952 link may be potentially removed or replaced with a more sympathetic design. The lawn tennis court is of high heritage value however opportunities may be available for 'soft touch' use such as outdoor dining or reception space.

Precinct Name and GEMS Ranking	Description	Potential Future Use(s)
<p>Military Hospital (Asylum)</p> <p>High Significance</p>	<p>The Military Hospital (Asylum) Precinct is located at the north-eastern corner of the site, fronting Secombe and Countess Streets. The Precinct is spatially separated from the Barracks and Parade Ground Precinct by a planted terrace, embankment and retaining walls. The key buildings in this Precinct (E1 and E3) were established in the 1860s and are associated with the early military hospital and later Lunatic Reception House. The Lunatic wards (E3a) were surrounded by a high timber fence, and the boundary ran around the Secombe and Countess Street boundary and at right angles to Countess Street on the hospital's southern boundary. The hospital grounds appeared to have had more planting than the Barracks. Photos from 1876 and 1882 show progressively more planting in the Barracks grounds with considerably more trees and shrubs in the hospital grounds. There was an entry from Countess Street leading up to the centre of E3 until the early 1960s.</p> <p>The contributing factors to the distinct landscape qualities are:</p> <ul style="list-style-type: none"> ■ its building orientation to Secombe Street and Countess Street ■ open slope from the old hospital buildings down to Countess Street is an important part of the VBB setting; ■ Buildings E1, E3a and E3b – form and material demonstrating 19th century attitudes to health, including psychiatric health, and continual adaptation to Queensland Police and Defence operational requirements; ■ its 'porous edge' buildings of wide verandahs and corridors, abundant green screening, stone and timber stairs and drainage bridges nestled among vegetation; and ■ its terrace plantings, large significant trees, retaining walls, and pathways. 	<ul style="list-style-type: none"> ■ Continued Defence Use as offices ■ Retail ■ Restaurant/café precinct <p>This precinct has a distinctive sense of privacy and enclosure, despite its proximity to the busy Secombe Street and Countess Street junction. Continued office function is appropriate. The large open space rooms could also be adapted for retail (preference for pop ups or local independent designers and stores, but not entities requiring extensive brand fit-out). Dining opportunities are also feasible – this would be an appropriate 'nod' to the building's historical use as a mess.</p>  <p>9</p> <p>Future Use Opportunities - Key Guidelines</p> <ul style="list-style-type: none"> ■ Use as a restaurant or café would require higher degree of architectural intervention - potential for adaptation of existing kitchenette and toilet as commercial kitchen. ■ The outdoor BBQ area has adaptation potential for outdoor dining.
<p>Headquarters</p> <p>High Significance</p>	<p>The Headquarters Precinct is located along the south-eastern slope, from the terrace below the parade ground, to the north-west Blackall Street leg. The Precinct comprises Buildings D2 and B1, B2 and B3 and their surrounds, including all retaining walls, steps, drains and terraces constructed to incorporate the change in levels, and all grounds and gardens. The driveway and retaining wall from Blackall Street would have been constructed in the early 1900s, and forms the precinct</p> <p>The area between the old Commandant's House and then Headquarters (B2 and B1, B3) and the old Police Stables (D3) and various other buildings built there in the early 20th century prior to the current Building D2 (c 1941). The</p>	<ul style="list-style-type: none"> ■ Continued use as Defence as offices ■ Commercial real estate (offices, boutique accommodation) <p>This precinct contains historically significant buildings that would be best suited to continued use as offices by either Defence or other Commonwealth agency users. B1 and B3 were purpose-built for administrative functions, however B2 has been used as a converted residence. As such, B2 offers spaces that may be better suited to function spaces for ceremonial events such as office dinners, awards or other presentations.</p> <p>The B Group may be suited to either Defence accommodation or commercial/boutique hotel</p>

⁹ Photos of the Old Dutch Hospital, Colombo, Sri Lanka. Adaptive reuse conversion to shopping and dining precinct. Sourced from google public domain, 28 April 2022.

Precinct Name and GEMS Ranking	Description	Potential Future Use(s)
	<p>contributing factors to the distinct landscape qualities are:</p> <ul style="list-style-type: none"> ■ its Blackall Street frontage and building triptych design symmetry of Buildings B1, B2 and B3; ■ its densely planted courtyard which is unusual in the VBB for its sense of enclosure and tropical foliage character; ■ its elevated bridges between buildings against backdrop of mature tropical vegetation; ■ curved pathways and terrace retaining walls ■ level changes and sense of elevation of all buildings, particular from views to the first floor verandah of Building D2 from the driveway, from Blackall Street to the east elevation of B3, and B2's three verandah levels from the courtyard/pathway. 	<p>function, or student housing, although this type of conversion would require a higher degree of architectural intervention, with anticipated greater impact to original planning configuration and fabric.</p>    <p>10</p> <p><u>Future Use Opportunities - Key Guidelines</u></p> <ul style="list-style-type: none"> ■ No new development within B2 courtyard space to Blackall Street ■ New development may be possible at the site of Building B4 and the rainforest landscape adjacent ■ Consideration should be given to functionality of elevated walkway between D2 and B3. Interface of these buildings have some potential for redesign.

¹⁰ <https://www.designboom.com/architecture/the-modernist-boutique-hotel-heritage-building-thessalon-ki-greece-08-24-2020/>

Precinct Name and GEMS Ranking	Description	Potential Future Use(s)
Countess Street Lawn High Significance	<p>The grassed hillside along and above Countess Street is a distinctive setting of the Barracks complex. The open slope from the old hospital buildings and the driveway behind the Museum (E4) down to Countess Street is an important part of the VBB setting and remnant hillside on which the VBB was built. It contains many mature trees, discrete areas of planting, and permits wide views of the grounds and buildings from parts of the city. The land between the Police Stables Precinct (D3) and the Parade Ground appears to have been used for storage of old building materials, posts, palings, stones, etc and was overgrown with lantana and long grass, harbouring rats. In August 1911 the land was cleared and had several buildings in different locations from the early 1900s to the 1960s, including a carpenter's shop, stationery store, medical office and examination room. Since the 1960s the lawn has been clear of buildings.</p> <p>The contributing factors to the distinct landscape qualities are:</p> <ul style="list-style-type: none"> ■ its steep slope down to Countess Street, punctuated by mature trees, paths, and plantings; ■ open, grassed lawn; and ■ intra-site views between precincts and buildings, and significant views between VBB and external city locations. ■ Includes a tree propagated from the famous Gallipoli 'Lone Pine'. 	<ul style="list-style-type: none"> ■ Retention as open area/lawn. <p><u>Future Use Opportunities - Key Guidelines</u></p> <ul style="list-style-type: none"> ■ Erosion stabilisation required to the rear of D3. ■ Retention of all mature trees. ■ Suitable precinct for new paths, seating, platforms paths, and interpretation devices.
Police Stables High Significance	<p>The Police Stables Precinct comprises the grounds around Building D3, essentially spatially separate and contained by the retaining walls to the north and west, Blackall Street and Countess Street. The main entry was from Countess Street until 1914 when it was relocated to Blackall Street. Due to the slope of the site, the building was set on a terrace cut into the hillside, necessitating an embankment and cut off drains on the uphill side. The contributing factors to the distinct landscape qualities are:</p> <ul style="list-style-type: none"> ■ self-contained and enclosed character ■ sense of approach and mystery in approach through sunken access and large door ■ its prominence in views towards VBB from Countess Street and Wickham Terrace. 	<ul style="list-style-type: none"> ■ Continued Defence Use / Defence Unit HQ ■ Corporate or community event facility <p>Building D3 is the headquarters for Royal United Services Institute (RUSIQ). The intimate character of the building lends itself to a range of smaller corporate or community meetings, events or conferences. Other possible 'soft touch' uses include gallery, yoga studio, therapy rooms.</p> <p><u>Future Use Opportunities - Key Guidelines</u></p> <ul style="list-style-type: none"> ■ The garden areas on either side of the entrance were originally grass with the Poinciana trees planted in the centre in the 1960s. The 1992 CMP consider the paving, seats and much of the small planting under the Poinciana now as out of character with the grounds setting and the historical development of the precinct. However, consideration may be given to retention if they enhance/augment future uses. ■ Future uses to prioritise removal/reversal of later unsympathetic fabric to the interior, and placement of air-conditioning units and services.

4. INDIVIDUAL ASSET ACTION PROFILES

This section presents Individual Asset Action Profiles for all key buildings and structures, and includes:

- asset description;
- key dates and uses;
- assessment of condition and integrity;
- tolerance for change;
- revised significance assessment and value ranking;
- identification of key contributory elements (significant fabric);
- urgent maintenance actions; and
- future use scenario suggestions.

The Individual Asset Action Profiles apply the Precinct Framework discussed in *Section 3*, as precinct values will have direct bearing on future use opportunities and constraints for any particular asset. Any future proposal for the change of use of individual elements should consider impact on the individual built and landscape element, its precinct, and the VBB as a whole.

A1a Administration (Former Tailor's Workshop/Armoury)



DESCRIPTION

A1a is a long block with a corrugated iron gable roof, originally built as a 2-storey tailor's workshop and residence armoury, store fronting Blackall Street during the Queensland Defence Force (1885-1901) period. External walls are original face brick. A single entrance off Blackall Street leads to a split level original stairs. Chimney on east side of the traverse entrance and fireplace (now boarded) serviced what were the original tailors' quarters and workshops. Timber verandah leads to VBB Recreation Room in A1b. Verandah is comprised of timber decking and simple post and rail balustrading, punctuated by four sets of short concrete steps to the expansive central courtyard.

A second 'new armoury' building was built adjacent to the extant building circa 1899 although records as early as

1890 mention the new build. The buildings were connected via an elevated bridge, and only later bricked in to connect the two buildings. The link is clearly identified through use of different colour bricks. A small gable indicates the central bay and accommodated a hoist mechanism to the first floor.

Timber four-pane sash windows remain largely intact and many timber lined ceilings survive either exposed to view or likely to be concealed above recent suspended ceilings. Some evidence of earlier steel bars to window openings remains to demonstrate the security used to protect the armoury and stores however, most of this fabric has been removed. The building is currently used for a range of office functions, with later partitions and fit-outs. The area between the northwest end and the Petrie Terrace wall is used as a covered outdoor break area, and the former location of a Drill Shed.

Condition & Integrity

Numerous reversible internal planning changes have occurred and original/early room configuration are legible. Changes include wall partitioning, false ceilings, toilet and tearoom fit-outs etc. Stages of exterior entrance features (multiple ramps and stairs) and awnings (skillion, barrel with range of timber and steel posts) - require some consistency of form. Sandstone sills and porphyry base walls survive although some are badly weathered.

Tolerance for Change

Low—External building and roof form, fenestration and opening patterns. All original fabric, location of verandah and internal stairs.

High—Infill form and material of previously refurbished spaces/fit-outs to both floors.

Key Dates and Uses

- 1886—A1a built as armoury, store, tailor's shop and residence
- 1899—New armoury building towards Petrie Terrace, connected to original build by bridge

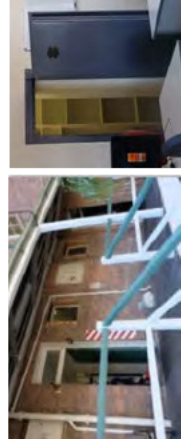


CHL CRITERIA

Criterion a) association with the Queensland Defence Force phase of site expansion

Criterion d) ability to demonstrate late 19th century military life and original use of the building in situ, with evidence of tailor and armoury activities

Criterion f) Surviving evidence of early use of wrought-iron beam structural system



SIGNIFICANT CONTRIBUTORY ELEMENTS

- Setting—Blackall Street streetscape frontage and courtyard shared with A1b and A1c
- Building form, including visual evidence of construction phases in masonry
- Roof form and pitch, including chimney and gable to south-west elevation
- Hoist pulley mechanisms at gable and associated opening
- Unpainted exterior brick walls
- Fenestration arrangement, form, and all associated original or early fabric (double hung sash timber windows, stone sills, header brick course, remnant bars)
- Staircases—location and fabric
- Interior doors with transoms
- Original ceilings including timber boarded ceiling linings and corncicing
- Wrought-iron structural system
- Fireplaces
- Chubb safe (First Floor)
- All original hardware

High Priority Works

- Rectify failing mortar and loose face bricks
- Blocked drainage—check outlet
- Gaps between sills and window frames
- Repair and repaint windows
- Rectify Spalling sills
- Rust treatment to downpipes

FUTURE USE SCENARIOS—Conservation Requirements

Pathway 1 : Defence Operational Use

Continued use by Defence as a training facility, offices or similar is appropriate. No further alterations or modification should be permitted that would compromise the integrity of the external form and composition. The interior has been modified over time, so the addition of new internal partitioning configuration would be acceptable. Refurbishment may be acceptable so long as significant contributory elements are not adversely impacted.

Pathway 2 : Disposal (Adaptive Reuse Potential)

A1a would be a suitable building to support medical or therapy consulting, educational classrooms, pop up or incubator spaces, or creative industries. Refer to Former Armoury Precinct 'Potential Future Uses' description in Table 3.2.

Pathway 1 conservation guidance should be applied.

A1b—Offices (Former Armoury)



GEMS RANKING: CITED IN LISTING/HIGH

Key Dates and Uses

1885—stables in location of current building

1900—A1b constructed for additional armory and storage

DESCRIPTION

Stables with stone walls and harness rooms were erected in this location circa 1886 and demolished in 1900 to allow for A1b to be built.

Building A1b is a 3-storey narrow block with a central breakout bay to the west elevation. The bay has off-centre loading doors and original stairwell features to each landing of hinged flaps designed to allow a lifting cradle to pass through each floor or loading and unloading goods. A timber cradle is located on the first floor landing, and ropes/pulleys are intact. A1b also features internal brick pilasters with stone brackets to beams.

Timber windows remain largely intact and many timber boarded ceilings survive either exposed to view or likely to be concealed above recent suspended or sheeted ceilings. Some evidence of earlier steel bars to windows, openings remain to demonstrate the security used to

Condition & Integrity

Building condition and integrity are good. External weathering and areas of inappropriate repairs to brickwork and mortar noted. Reversible internal planning changes have occurred but original/early room configuration are legible. Changes include wall partitions, false ceilings, toilet and tearoom fit-outs, etc.

Tolerance for Change

Low—Building form and materiality; roof form and pitch; fenestration and opening patterns; all original fabric; location of verandah and internal stairs (all Significant Contributory Elements).

High—Infill form and material of previously refurbished spaces/fit-outs to all floors.



CHL CRITERIA

Criterion a) association with the Queensland Defence Force phase of site expansion

Criterion d) ability to demonstrate late 19th century military life and original use of the building in situ, with evidence of former armoury function (such as hoist mechanism in central breakout bay)

Criterion f) Surviving evidence of early use of wrought-iron beam structural system



SIGNIFICANT CONTRIBUTORY ELEMENTS

- Setting—courtyard shared with A1a and A1c; significant sight lines from Petrie Terrace
- Building form
- Roof form and pitch, including gable to central breakout bay
- Fenestration and door opening arrangement, material: double hung sash timber windows, sandstone sills, brick header course, remnant bars
- Central bay: three level openings form and alignment, porthole windows to south elevation, porthole vent to west façade (at gable)
- Staircases—location and fabric
- Central bay landing features: hoist flaps, metal pulley, ropes and lifting cradle arched doorways, sliding timber access doors and roller mechanisms
- Original ceilings including timber boarded ceiling linings and corning
- Pilasters with concrete bracket to joists (ground and first floor levels)
- Original doors, fanlights (including arched heads to central bay)

FUTURE USE SCENARIOS—Conservation Requirements

Pathway 1 : Defence Operational Use

Continued use as Defence as a training facility, offices or similar is appropriate. No further alterations or modification should be permitted that would compromise the integrity of the external built form and composition of the building. The interior has been modified over time, so the addition of new internal partitioning configuration would be acceptable. Refurbishment may be acceptable so long as significant contributory elements are not adversely impacted.

Pathway 2 : Disposal (Adaptive Reuse Potential)

A1b would be a suitable building to support medical or therapy consulting, educational classrooms, pop up or incubator spaces, or creative industries. Refer to Former Armoury Precinct 'Potential Future Uses' description in Table 3.2.

Pathway 1 conservation guidance should be applied.

High Priority Works

- Rectify spalling sills
- Safeguard and restore timber cradle (hoist component)
- Failing mortar and loose face bricks (poor prior repair jobs)
- Corrosion to downpipes and check outlet areas (drain blockages)

A1c—Former Blacksmith's Shop



**GEMS RANKING: CITED
IN LISTING/HIGH**

Key Dates and Uses

1887—Building constructed

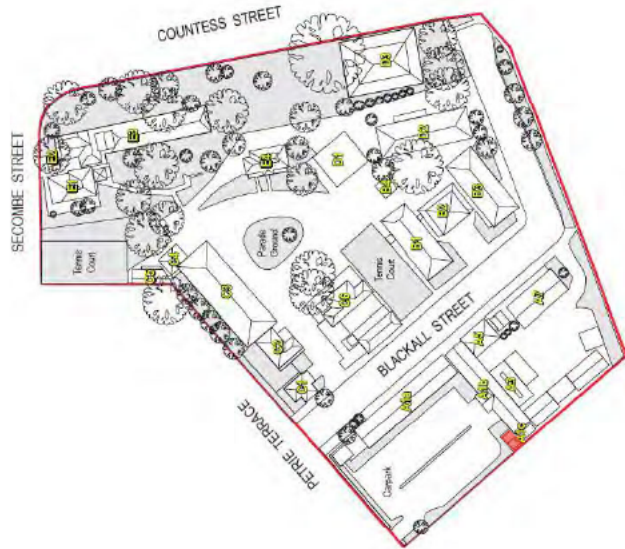
DESCRIPTION

Building A1c is a small rectangular single storey building with face brick walls in garden bond on a stone base course. It is located at the south-west boundary of VBB and was constructed in the same period as A1a. The gable roof has corrugated sheeting and a large surviving chimney to the original smithy's forge helps to demonstrate this early function. Timber framed double-hung windows with decorative iron hoods, skillion awning over entrance. Building is attached to A1b.

All evidence of the forge has been concealed by plasterboard linings. Consideration should be given to revealing the forge and installation of interpretation when building renovation is next planned.

Condition & Integrity

Building A1c is in good condition with fair integrity. Interior alterations for repurposing the building has occurred several times and the space is currently used as a tea room and office. Reversible internal planning changes have occurred and changes include wall partitioning and false ceilings. The original blacksmiths forge has been concealed by plasterboard.



In the 1990s the building was used as a treatment and consulting room and store for dental surgery. It has since been converted to a tea room and office.

Tolerance for Change

Low—All Significant Contributory Elements

High—Infill form and material of previously refurbished spaces/fit-outs

CHL CRITERIA

Criterion a) Associated with the provision of self-sufficient services for the Queensland Defence Force

Criterion b) Uncommon building type in the Defence estate, rare remnant fabric related to original function

Criterion d) ability to demonstrate late 19th century military life and original use of the building in situ



SIGNIFICANT CONTRIBUTORY ELEMENTS

- Setting—courtyard shared with A1a and A1b significant sight lines from Petrie Terrace
- Single storey building form
- Stone base
- Unpainted brickwork
- Chimney with protruding banding and decorative brickwork
- Gable roof form and pitch
- Fenestration and door placement
- Timber sash windows and stone sills
- Remnant forge fabric
- Metal bullnose window hoods and single timber strutted door awning
- Timber boarded ceiling lining

High Priority Works

- Remove or relocate select redundant pipes that are causing damage to base stone course
- Remove or relocate connecting downpipe from A1b
- Check damp proof course
- Rectify spalling sills
- Repair and repaint timber windows
- Check corrosion to metal window hoods and repaint
- Remove A/C units from windows and install replica glazing

FUTURE USE SCENARIOS—Conservation Requirements

Pathway 1 : Defence Operational Use

Continued use by Defence as a tea room or offices is appropriate.

No further alterations or modification, should be permitted that would compromise the integrity of the external form. The interior has been modified over time, so the addition of new internal partitioning configuration would be acceptable so long as this is temporary infill and significant contributory elements are not adversely impacted.

Pathway 2 : Disposal (Adaptive Reuse Potential)

A1c would be a suitable building to support a boutique, meeting space, or a small coffee shop. Refer to Former Armoury Precinct 'Potential Future Uses' description in Table 3.2.

Pathway 1 conservation guidance should be applied.

A3 — Q Store (Artillery Gunpark)



**GEMS RANKING: CITED
IN LISTING/MEDIUM**

Key Dates and Uses

1905—Building A3 constructed
1923—Converted to Armourers workshop—tool room and expense store, senior armourers' offices workshop

DESCRIPTION

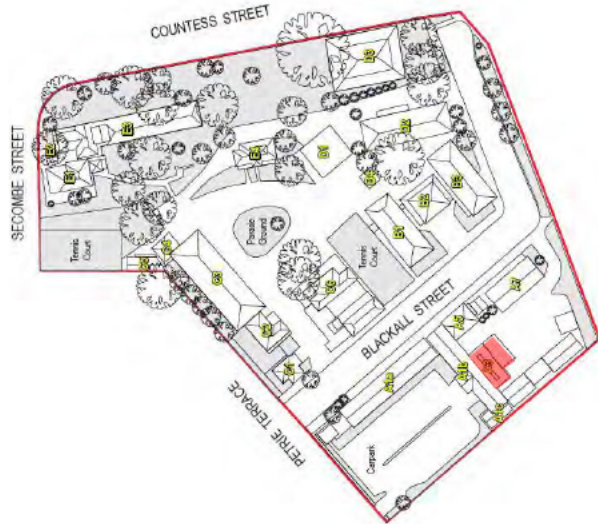
Building A3 is a rectangular single-storey timber-framed corrugated iron shed originally built as a gunpark, carpenters workshops and veterinary pharmacy in conjunction with the demolished A2 stables building. The building was substantially altered internally in 1923 to provide armourers' facilities. Its form closely resembles that of the demolished adjacent stables and features gable roof. With a large curved corrugated iron ridge vent.

Currently used by Army Museum South Queensland Library and storage. Internal modifications have been made for a kitchenette/tea room, including partition walls.

Condition & Integrity

The condition and integrity of Building A3 is fair. Alterations have been made to the building's façade and only one original entrance remains (other doors have been replaced by windows). Side and rear fenestration may be original. Wall re-sheeting has occurred (probably several times during its 100+ year lifespan). Carport detracts from the building's appearance. Original timber tongue and groove wall panelling and early room configuration remains intact.

Tolerance for Change Low—All Significant Contributory Elements; High—Infill fabric associated with refurbished spaces/fit-outs.



CHL CRITERIA

Criterion a) Associated with expansion of VBB following Federation



SIGNIFICANT CONTRIBUTORY ELEMENTS

- Building form and roof form/pitch
- Corrugated metal sheeted walls
- Timber sash windows and sills
- Original double door entrance
- Tongue and groove walls to interior and timber lined ceiling (original layout)

Priority Works

- Exterior surface finishes—repaint flaking corrugated sheeted walls
- Recondition and repaint timber sash window frames

FUTURE USE SCENARIOS—Conservation Requirements

Pathway 1 : Defence Operational Use

Continued use as a mixed-use storage facility and offices is appropriate. Internal layout reconfiguration may be acceptable, so long as this is temporary infill and significant contributory elements are not adversely impacted.

Pathway 2 : Disposal (Adaptive Reuse Potential)

Office use or creative industries space. Future uses may require some degree of internal reconfiguration and adaptation / upgrading.

Refer to Old Stores Courtyard Precinct 'Potential Future Uses' description in Table 3.2. Pathway 1 conservation guidance should be applied.

A5 —Canteen

GEMS RANKING: CITED
IN LISTING/MODERATE

Key Dates and Uses

1940—Building constructed



DESCRIPTION

Building A5 is a single-storey timber-framed building supported on concrete stumps and clad with chamferboard and fibre cement panels. It has a hipped corrugated Colorbond roof and has been used as a canteen since its erection in 1940. It is adjacent to Blackall Street, however is situated lower than the street and 'tucked behind' Building A1b. It does not present an obvious building frontage that might contribute positively to the Blackall Street streetscape aesthetic, as the dominant visual element is the roof. The building's surrounds are further obscured by an unsympathetic external timber deck that

is shared/provides access to the Recreation Club within the ground floor (NE corner) of A1b. The majority of the building is on concrete stumps as it straddles a significant change in level.

A skillion-roofed addition to the south-east end is used internally for storage off the kitchen. Windows are timber framed, with unsympathetic aluminium doors and a single pane window inserted to the south-west elevation.

Condition & Integrity

The condition and integrity of Building A5 is fair.

Fencing to Blackall Street and the elevated deck obscures the building's setting. The building has been substantially and unsympathetically altered internally. Some early/original tongue and groove panelled walls/partitions exist within the kitchen section. Aluminium sliding doors to deck and single pane window to south elevation detract from original fenestration pattern. Finishes to exterior paint also detract from appearance.



Tolerance for Change

Moderate—All Significant Contributory Elements; **High**—Fenestration and door locations to southwest elevation. Skillion addition to southeast elevation. Interior fit-out fabric.

CHL CRITERIA

Criterion a) Associated with the expansion of the VBB during World War II

SIGNIFICANT CONTRIBUTORY ELEMENTS

- Building form and hipped roof
- Select original windows
- Weatherboard (materiality, use of)



Priority Works

- Exterior finishes—repaint flaking corrugated sheeted walls
- Recondition and repaint timber sash window frames
- General exterior clean
- Remove or upgrade unsightly timber screening and deck
- Consideration should be given to reversing unsympathetic alterations

FUTURE USE SCENARIOS—Conservation Requirements

Pathway 1 : Defence Operational Use

Continued use as a canteen is an appropriate use. Building relocation within precinct may be possible and alternate uses such as offices or storage feasible

Building A5 has been subject to internal modification over decades. Some internal layout reconfiguration and additions are would be acceptable.

Pathway 2 : Disposal (Adaptive Reuse Potential)

The building would likely require significant upgrades for repurposing beyond Defence use as a canteen. This may present an opportunity to reverse prior unsympathetic alterations, and enhance the physical appearance of the building.

A7 —Q Store

GEMS RANKING: CITED
IN LISTING/MODERTATE

Key Dates and Uses
1925—Building A7 constructed



DESCRIPTION

Building A7 is a rectangular single-storey timber-framed building originally used as a workshop and now used as stores. The building is clad in weatherboard, painted light blue with a corrugated iron gable roof. A linear bank of windows at height with timber strut and slatted window awning to south elevation. The linear window bank (8 x 2 double bank) to the north elevation have been painted over. The building has two access doorways to the south elevation - aluminium sliding doors at the east end, and double timber door beneath the windows at the west end. Downpipes are white or painted PCV.

Internally, the east room features timber boarded ceiling lining and timber roof trusses. The west room is on slab and used for storage.

Condition & Integrity

Building A7 is reasonably intact and in good condition.

Tolerance for Change

Low to Moderate—Building and roof forms and fenestration pattern (particularly linear glazing), all Significant Contributory Elements.

High—Infill fabric associated with refurbished spaces/fit-outs.



CHL CRITERIA

Criterion a) Associated with the expansion of the VBB in the Inter-war period. The building is associated with activities which define an ongoing role as a military barracks.



SIGNIFICANT CONTRIBUTORY ELEMENTS

- Building form and gable roof
- Weatherboarding
- Fenestration patterning, particularly linear and bank rows of glazing
- Tongue and groove walls to interior and timber lined ceiling (original layout)

FUTURE USE SCENARIOS—Conservation Requirements

Pathway 1 : Defence Operational Use

Continued use as a storage facility and offices is appropriate. Internal plan reconfiguration may be acceptable, so long as this is temporary infill in nature, and significant contributory elements are not adversely impacted.

Pathway 2 : Disposal (Adaptive Reuse Potential)

Current use as storage facility may be applicable to creative industry use, or a small co-working space. Future uses may require some degree of internal reconfiguration and adaptation / upgrading.

Refer to Old Stores Courtyard Precinct 'Potential Future Uses' description in Table 3.2. Pathway 1 conservation guidance should be applied.

High Priority Works

- Remove AC unit from window
- Recondition and repaint timber sash window frames
- Consider unblocking windows
- .

B1 —Headquarters Offices



DESCRIPTION

Building B1 is a three-storeyed office building of unpainted brick in Dutch (English cross) bond. The rear section dates from 1901 and the front section, in a redder brick, from 1917. The line of change in brick colour is apparent. A change in width and type of eaves between the sections can be seen also. The two sections are unified by a long hipped roof with small ridge gables. The 1901 section was an extension to the 1866 Administration Building (Building B2), and provided twelve additional offices and a strongroom. This section features bands of lighter brickwork, expressing the floor levels and shallow-arched window heads. Metal strap reinforcing underlies these window heads. The windows are four-paned sashes, with sills of weathered stone. Timber strutted and slatted window hoods remain on the northeast and northwest walls. A circular opening towards the rear of the southeast wall has been in-filled in brick. This section is connected to Building B2 by elevated ramps at second and third levels.

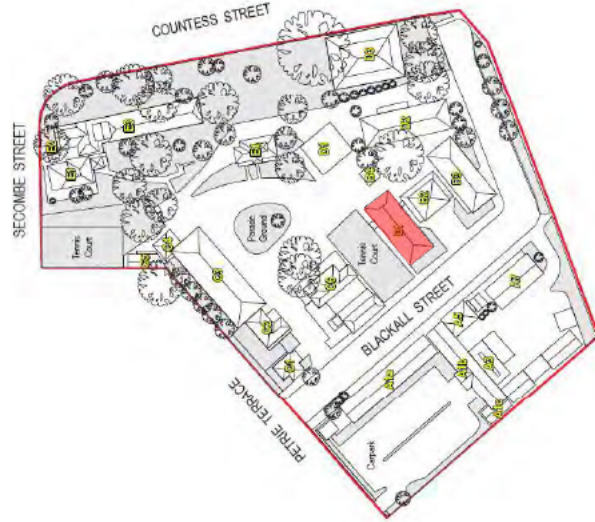
The 1917 section extends toward Blackall Street, beyond the frontage line of the adjacent Building B2 and was specifically designed to match the new Pay Office (B3). The windows are multi-paned sashes, featuring on the second (central) floor, large windows with a shallow-arched head and bullnose brick sills. Decorative lines of protruding brickwork accentuate these windows and the front corners (stepped treatment) of the long building sides. Wide concrete beams

**GEMS RANKING: CITED
IN LISTING/HIGH**

Key Dates and Uses

1901—Building constructed as HQ

1917—Extended in complementary style, paired with B3 fronting Blackall Street



span the internal space, between attached piers.

The earlier 1901 section features timber lined ceilings in contrast to the 1917 plaster ceilings. The building continues to be used for office functions. Internally, the stair balustrade is of stained silky-oak, and the ceilings are of tongue and groove boarding. Later plasterboard and glass partitions and false ceilings have been installed to all levels.

Condition & Integrity

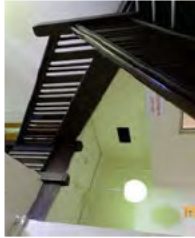
Building B1 has a high level of built integrity and is in good condition. The original floor plan of both sections remains largely intact and most original windows, doors and timber moldings survive. Numerous reversible internal planning changes have occurred and original/early room configuration are legible. Changes include superficial partitions, false ceilings, toilet and tearoom fit-outs etc. False ceilings block original window headers.

Tolerance for Change Low—Building form, materiality and decorative brickwork, roof form and pitch, and fenestration and opening pattern, original and early fabric, location of stairs, plan configuration including all doors/fanlights, **High**—Infill form and material of previously refurbished spaces/fit-outs to all floors.

CHL CRITERIA

Criterion a) Associated with the expansion of the VBB following Federation and the Inter-war periods

Criterion d) Ability to demonstrate principal characteristics of a purpose-built administration building within a military context, spanning two separate construction periods



SIGNIFICANT CONTRIBUTORY ELEMENTS

- Setting—Blackall Street streetscape frontage and one of three 'B Group' key buildings
- Building form including materiality and decorative unpainted brickwork
- Roof form and pitch
- Fenestration arrangement, form, and all associated fabric (double hung sash timber windows, bullnose or stone sills, header brick course, window hoods to 1901 section)
- Plan configuration including interior doors with fanlights
- Staircases—location and fabric
- Original ceilings—timber boarded ceiling linings and cornicing, and pressed metal

FUTURE USE SCENARIOS—Conservation Requirements

Pathway 1 : Defence Operational Use

Continued use of Building B1 as office accommodation is appropriate. Adaptation for accommodation may also be feasible—see Scenario 2. No further alterations or modification should be permitted that would compromise the integrity of the external built form and composition of the building. The interior has been modified over time through reversible or temporary interventions such as wall partitioning and false ceilings. Some internal layout reconfiguration may be acceptable, so long as this is temporary infill and significant contributory elements are not adversely impacted.

Priority Works

- General cleaning and vermin control in unused 1901 section
- Consider raising or removal of false ceiling during next refurbishment to expose full window assemblies

Pathway 2 : Disposal (Adaptive Reuse Potential)

Building B1 presents potential opportunity (along with B2 and B3) for repurposing as temporary accommodation, commercial/boutique hotel function, or student housing—although adaptation for this use would require a higher degree of architectural intervention, with anticipated greater impact to original fabric. Refer to Headquarters Precinct 'Potential Future Uses' description in Table 3.2. Pathway 1 conservation guidance should be applied.

B2 —Headquarters Offices

**GEMS RANKING: CITED
IN LISTING/HIGH**

Key Dates and Uses

1866—Building B2 constructed as double-storey residence
1900—New office on verandah of HQ Office, QLD Defence Force
1912—Third storey added

DESCRIPTION

Building B2, which fronts Blackall Street, is a three-storeyed load-bearing brick building rendered with course lines resembling stonework, corner quoining and semi-circular hood moulds to the west facade. The short-ridged corrugated iron roof forms a shallow pyramid, with a dominant pair of chimneys. The main facade features an ornate entry portico to the central bay with corbelled eaves and a decorative parapet enclosed porch. At each level is a central arched window, with a rectangular window either side. A weatherboard addition to the south extends all three levels.

Building B2 was originally constructed as a 2-storey residence for the Commanding Officer during the Imperial Phase and also functioned as the Administrative Headquarters until Building B1 was constructed in 1901. In 1912, the existing roof was raised and a third storey added. During this period, the building was also used as lecture rooms and other office functions. Since 1915, B2 has been used exclusively for administrative functions. All three levels have wide verandahs that wrap around the north, east and west elevations, and provide bridge connections to B1 and B3. At the front, verandah ends are enclosed full height, with blank masonry on the north, and weatherboards with paired casements at each level, on the south side. Corrugated iron curves over the upper verandah and ripple iron now forms a ceiling over the lower. Balustrading varies at each level, from simple timber slating to decorative ironwork. A flat-sheeted valance extends

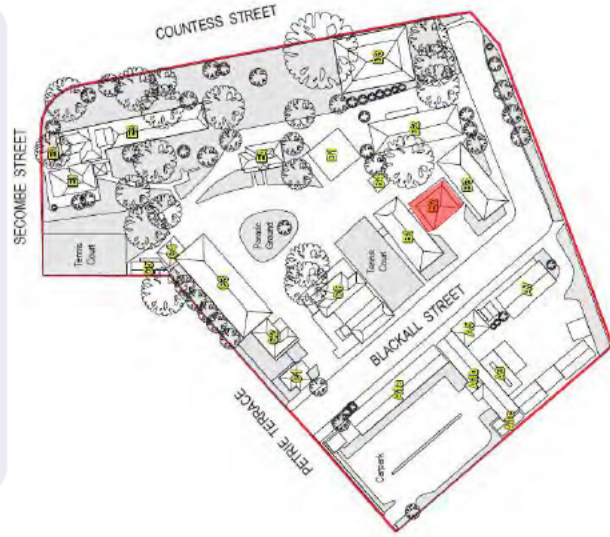


along ground and first floor levels, and post brackets are of solid curved timber. Verandah floors are surfaced in a waterproofing membrane to the first and second floors, with the ground floor remaining unsealed timber decking.

Internally, walls are of rendered brickwork remnants interiors survive including one room with ornate plaster cornices and large timber skirtings. Two separate rooms open onto the rear verandah at second and third levels. At the upper level the folding doors between the rooms remain. Generally, the interiors reflect the 1912 period of alteration especially in the use of pressed metal ceilings and silky oak joinery, and early hardware. The original internal stair survives (moulded timber handrail and ornate balusters), and extended in identical style for the 1912 additions. Fireplaces appear to be intact, but openings have been sheeted. Timber surrounds remain; one clear finished and one painted.

Condition & Integrity

Fair condition. While the style of the original residence was maintained, its elegant proportions were lost following third storey extension. However, B2 has a high level of built integrity and is in fair condition. The original floor plan and most original fabric and joinery remains largely intact. **Tolerance for Change Low**—Building form/materiality and decorative plasterwork, and fenestration and opening pattern, all original and early fabric, location of stairs, plan configuration including all doors/fanlights, **High**—Infill form and material of any more recently upgraded spaces/fit-outs.



CHL CRITERIA

Criterion a) Associated with initial phase of VBB establishment, and also spanning one of the original residences at the Barracks, initial phase of development

Criterion d) Ability to demonstrate principal characteristics of a Victorian residence (with intact period detailing) adapted to suit changing military operational needs

Criterion h) Important for its association with QLD Defence Force, and its first police commissioner Lt Col French

High Priority Works

- Severe deterioration of internal wall and ceiling finishes—repaint (and repair as required) walls and pressed metal ceiling
- Recondition and repaint all timber elements as needed, particularly windows, verandah posts and balustrades, weatherboards
- General cleaning and vermin control
- Check damp proof course and drainage
- Patch /repair downpipe corrosion (replace brackets)



SIGNIFICANT CONTRIBUTORY ELEMENTS

- Setting—Blackall Street streetscape frontage and one of three 'B Group' key buildings
- Building roof form and pitch, and fenestration and opening pattern
- Portico with parapet—form, openings and decorative plasterwork
- Original/early rainwater goods
- Chimneys
- Ashlar rendering and quoining
- Wall vents
- Corrugated iron verandahs soffits
- Plan configuration including interior doors with fanlights/transoms
- Pressed metal ceilings and plaster ceilings with coricing
- Timber floor
- Timber stairs
- 1866 /1912 brick walls
- Timber room divider
- Timber skirting
- Fireplaces and timber mantles

FUTURE USE SCENARIOS—Conservation Requirements

Pathway 1 : Defence Operational Use

Continued use of Building B2 as office accommodation or museum exhibition spaces is appropriate.

No further alterations or modification should be permitted that would compromise the integrity of the external built form and composition of the building. Internal refurbishment may be acceptable, so long as significant contributory elements are not adversely impacted.

Pathway 2 : Disposal (Adaptive Reuse Potential)

Building B2 presents potential opportunity to provide 'common spaces' for functions or particular 'zones' associated with change of use in B1 and B3, such as hotel reception, co-working spaces, etc. Refer to Headquarters Precinct 'Potential Future Uses' description in Table 3.2.

Pathway 1 conservation guidance should be applied.

B3 —Offices (Former Pay Offices)

GEMS RANKING: CITED
IN LISTING/HIGH

Key Dates and Uses
1917—Building B3 constructed

DESCRIPTION

Built during the Federation Phase (1901-1918), Building B3 is contemporary to and identical in style to the later stage of B1 and complements the Blackall Street frontage of the B group. B3 is large four-storey building of load-bearing unpainted brick, with a long hipped roof of corrugated iron. Like the matching Building B1, it extends forward at one side of the early commandant's residence, Building B2. The bank between this building and B2 is retained by a high red-brick retaining wall. The high garden wall aligning the corner of Blackall Street has been, in part, replaced by lower brickwork, with the garden bank cut back. B3 was originally designed as office accommodation (pay offices) and has continued to be used for administrative purposes. Its construction reflected the new demands placed on the army administration by Aus-

Condition & Integrity

Original plan configuration of Building B3 is intact, and retention of original fabric, although many of the moulded timber skirtings have been removed and suspended plasterboard ceilings introduced which impinge on the integrity of the room spaces by obscuring part of the full height window assemblies. Consider reversing and rectifying as part of future refurbishment plans.



tralian involvement in the First World War.

The facade at ground level is rusticated by protruding panels of brickwork. Windows are large twelve-paned sashes on three floors, with shallow arched heads over those on the third level. Protruding brickwork frames the second and third level windows and forms the sills throughout. Fourth level windows are smaller six-paned sashes. Building corners are accentuated by a change in plane of brickwork. Closely spaced timber boarding lines the eaves soffit of the long hipped corrugated iron roof.

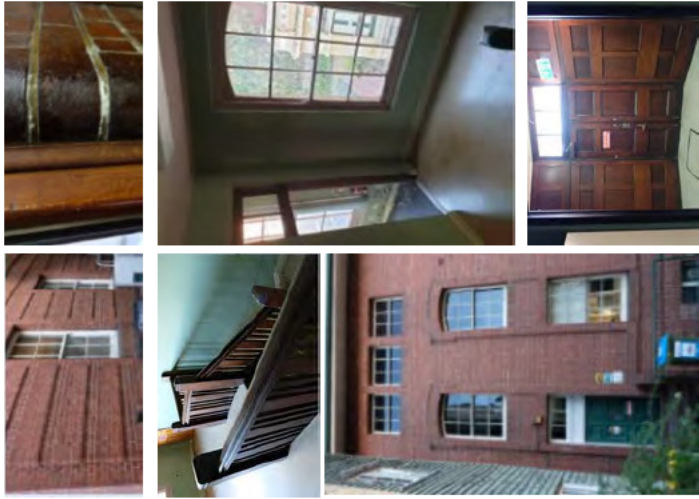
Internally, the original layout is legible and original fabric has been retained such as stair balustrade and joinery, all clear finished silky oak. Either side of the entrance door in the long south-eastern side, internal corners have been screened by timber panelling.

Tolerance for Change Low—Building form, materiality and all Significant Contributory Elements; **Moderate to High**— Infill form and material of previously refurbished spaces/fit-outs to all floors.



SIGNIFICANT CONTRIBUTORY ELEMENTS

- Setting—Blackall Street streetscape frontage and one of three 'B Group' key buildings
- Roof form and pitch
- Timber boarded soffits
- Building form including brick entry stairs (x2) and decorative unpainted brickwork
- Wall vents
- Pre-1917 rainwater goods
- Fenestration arrangement and form, and all associated fabric (double hung sash timber windows, bullnose sills)
- Cantilevered awning over east entrance
- Plan configuration including interior doors with fanlights
- Octagonal timber-paneled east entrance interior (form and fabric) including bullnose brick doorways
- Main timber staircases—location and fabric
- Original ceilings—timber boarded ceilings and moldings, plaster and coricing
- Timber floors



CHL CRITERIA

Criterion a) Associated with the continuing expansion of the VBB during the interwar period

Criterion d) Ability to demonstrate principal characteristics of a purpose-built administration building within a military context



High Priority Works

- Severe deterioration of internal wall finishes—re-paint (and repair as required) walls
- General cleaning and vermin control
- Consider raising or removal of false ceiling during next refurbishment to expose full windows assemblies

FUTURE USE SCENARIOS—Conservation Requirements

Pathway 1 : Defence Operational Use

Continued use of Building B3 as office accommodation is appropriate. Adaptation for accommodation may also be feasible—see Scenario 2. No further alterations or modification, should be permitted that would compromise the integrity of the external built form and composition of the building. The interior has been modified over time through reversible or temporary interventions such as wall partitioning and false ceilings. Some internal plan reconfiguration may be acceptable, so long as this is temporary infill and significant contributory elements are not adversely impacted.

Pathway 2 : Disposal (Adaptive Reuse Potential)

Building B3 presents potential opportunity (along with B2 and B3) for repurposing as temporary accommodation, commercial/boutique hotel function, or student housing—although adaptation for this use would require a higher degree of architectural intervention, with anticipated greater impact to original fabric. Refer to Headquarters Precinct 'Potential Future Uses' description in Table 3.2. Pathway 1 conservation guidance should be applied.

B4 — Toilet Block

GEMS RANKING: Low

Key Dates and Uses

1901—Building constructed as generator room

DESCRIPTION

Former generator room, constructed circa 1901 at same time as Building B1. Small rectangular utilitarian amenities structure, corrugated skillion roof. Converted to toilet block at unknown date. Building B4 is in good condition, but only fair integrity as it has been internally altered from its original use as a generator room.

Tolerance for Change Moderate—Polychromatic brickwork; **High**—All other fabric, some change to general form (internal and external) possible.

FUTURE USE SCENARIOS—Conservation Requirements

Pathways 1 and 2 : Defence Operational Use and/or Leasing / Disposal

- Continued use as toilets is appropriate.
- Adaptation and modification may be acceptable. Fabric can tolerate some levels of adaptation and modification.
- Removal of asset may be considered on justified grounds, through HIA process.



CHL CRITERIA

Criterion a) Associated with the continuing expansion of the Barracks site during twentieth century

C1 — Duty Room/Switch

**GEMS RANKING: CITED
IN LISTING/HIGH**

Key Dates and Uses

1885—Building constructed as lock up
Modified for use as Duty Room 20th
century (date unknown)

DESCRIPTION

When the new Queensland Defence Force occupied the former police barracks in 1885, a new single-storeyed painted brick guard house, comprising guard room, two cells and detached lavatory, was erected at the corner of Blackall Street and Petrie Terrace. This building replaced the 1864 guard house (C2) which was converted to sergeants' quarters. The foundations, steps, sills and window heads of the new guard house were constructed of stone obtained from cell blocks from the demolition and relocation of the adjacent former Brisbane Gaol.

Features include chimney and timber framed double-hung sash windows. The front verandah has recently been reconstructed to what appears to be original detail. The roof extends down over a verandah of two bays, with stop-chamfered timber posts, unadorned, opening to the southeast, facing the entrance drive. Round ended tim-

Condition & Integrity

Building C1 is in good condition and integrity. The original floor plan remains largely intact and evidence of the buildings use as a lock-up survives. Numerous reversible internal planning changes have occurred and original/early room configuration are legible. Changes include superficial partitions, toilet and tearoom fit-outs.



ber boarding forms the triangular panel each end of the verandah roof. The building is orientated to address the earlier Barracks entry point from Blackall Street and has now lost some of its relationship to this important guard function. .

The original plan form remains largely intact and clearly demonstrates its early use. Cells survive although the original cell doors are missing. The original face brickwork has been painted and the original timber floor replaced with concrete

By the early 1990s the building was functioning as the duty room. Standing in the forecourt to this building is a polished brass cannon, set three steps above the entrance drive. To the west, under the main hip, a high wall faces Blackall Street. Behind this wall are two former cells, each with a pair of windows high under the eaves.

Tolerance for Change Low—Building form and floor plan of cells and main room, materiality and decorative brickwork, roof form and pitch, and fenestration and opening pattern, original and early fabric, location of stairs, plan configuration including all doors/fanlights, **High**—Infill fabric associated with refurbished spaces/fit-outs.



CHL CRITERIA

Criterion a) Constructed to accommodate the needs of the Queensland Defence Force and expanding site

Criterion c) Surviving evidence of original use as a lock-up

Criterion d) Ability to demonstrate principal characteristics of a guardhouse building on a military site



SIGNIFICANT CONTRIBUTORY ELEMENTS

- Building and roof form/pitch
- Exterior high level windows to former cells (not original, but location similar)
- Brick walls
- Stone base
- Existing wall vents
- Casement window with fanlight is original (double hung sash windows replacements)
- French doors to main façade
- Early boarded timber lined ceilings
- Internal plan configuration
- 1885 cell door openings with bars

Priority Works

- Building is in good condition and no priority repair or maintenance works are identified
- Consideration should be given to removal of redundant conduit and pipes to both interior and exterior, and patch and repair wall as required.

FUTURE USE SCENARIOS—Conservation Requirements

Pathway 1 : Defence Operational Use

Continued use of Building B1 as a Duty Room/Switch is appropriate.

No further alterations or modification should be permitted that would compromise the integrity of the external built form, significant contributory elements, or legibility of original remnant floor plan configuration.

Pathway 2 : Disposal (Adaptive Reuse Potential)

Building C2 presents potential opportunity for upgrading as an Information centre or future development security hub , or integrated into a museum precinct (with C2 and C3). Refer to Barracks and Parade Ground Precinct 'Potential Future Uses' description in Table 3.2.

Pathway 1 conservation guidance should be applied.

C2 — Administration / Living Quarters



GEMS RANKING: CITED IN LISTING/HIGH

Key Dates and Uses

- 1864—Building constructed as single storey
- 1874—Alternations to form sitting room, two bedrooms and kitchen
- 1892—Additional storey added (conversion to Sergeants Mess)

DESCRIPTION

Building C2 is a two-story, L-shaped, painted brick building linked to C3 by a 1892 rear extension and elevated first floor verandah bridge. It was originally constructed as a single storey guard house in 1864. The building was extended in 1865 and a second storey was added in 1892 to accommodate the sergeants' mess (Queensland Defence Force Phase [1885-1901]). As a single storey building, it originally had a slate roof that was replaced with corrugated sheeting when the second storey was added, which included and a decorative roof ventilator. The stairs are external to the building.

A feature of the building is the timber verandah facing Blackall Street. The verandah roof is a straight slope, set down below the main hipped roof. A two-railed balustrade demonstrates an earlier style that was also used at C3 before the original design was reconstructed. Ground-level verandahs are floored in concrete. Windows are twelve-paned sashes. The corner back verandah has an unlined corrugated iron roof and solid panels of round-ended boarding between the upper and lower level posts. This boarding is also found around the front verandah valences. Simple molded capitals (on upper-level posts only) are painted in a contrasting colour. The site mail room is located on the rear ground floor level.

Plywood and copper panels cover external AC exhaust



ducting (see Building C3 description).

The original face brickwork has been painted and much of the interior finishes have been removed. The levels are divided into several smaller rooms, now used as offices and formerly as residential accommodation. False ceilings have been installed to ground floor level. Fireplaces present to both levels, although these are boarded over.

Condition & Integrity

Overall good condition. Legibility of layout has been compromised through extension and partitioning. The series of additions have obscured original form and understanding of the evolution of this building.

Tolerance for Change

- Low**—External form of two storey building, its materiality and all Significant Contributory Elements
- High**—Infill fabric associated with refurbished spaces/fit-outs.

CHL CRITERIA

Criterion a) Associated with initial phase of the site's development as a barracks and continuing growth of the site

Criterion d) Demonstrates principal characteristics of an early barracks building subject to ongoing adaption to suit changing needs

Criterion e) Important aesthetic contribution to the Barracks site, including the Parade Ground precinct and the Petrie Terrace streetscape



SIGNIFICANT CONTRIBUTORY ELEMENTS

- 2-storey building form and roof form
- Original layout
- Early rainwater goods
- Chimney
- Roof ventilator
- Brick walls
- Wall vents verandah
- Stairs
- Door and window openings (fenestration pattern) and joinery
- Fireplace remnants
- Timber boarded ceiling lining
- Timber mouldings
- Timber floors

High Priority Works

- Rotting timbers to upper level balustrade at bridge to C3 (posts and rails) to be replaced/repared
- Repaint deteriorating finishes to rain head
- Investigate rising damp at ground floor west corner.
- Timber windows peeling internally and requires reconditioning and repainting
- Redundant services should be removed.

FUTURE USE SCENARIOS—Conservation Requirements

Pathway 1 : Defence Operational Use

As the core heritage zone, Defence presence and compatible use would be the preferred scenario for this precinct. Continued function of C2 and C3 as offices, or consolidated Army History Museum. Some internal layout reconfiguration may be acceptable, so long as this is temporary infill and significant contributory elements are not adversely impacted.

Pathway 2 : Disposal (Adaptive Reuse Potential)

Refer to Pathway 1.

C3 Barracks / Administration



DESCRIPTION

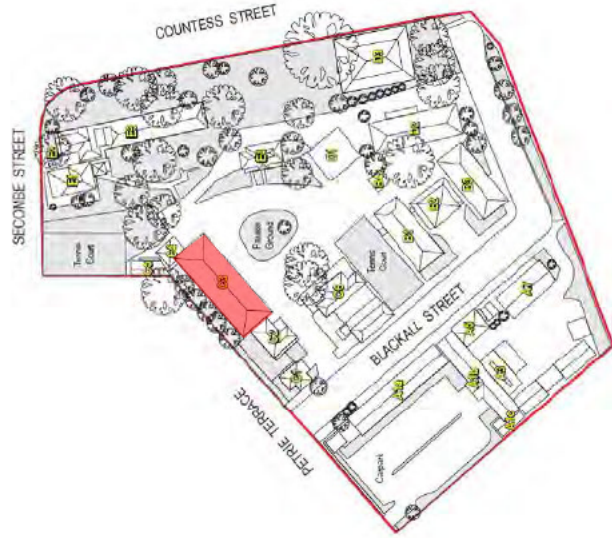
Building C3 is a long, double-storeyed, painted brick barracks building with a hipped roof of corrugated iron which extends over open wide verandahs on all four sides. Originally built as dormitory-style accommodation for ordinary ranks (100 troops), end rooms for commanding officers and all rank dining room (refer photo above, circa 1870). Rising above the roof are a pair of chimneys stands, one on each end of the ridge. The building incorporates mid-span internal timber columns. The building ceased being used as a barracks early this century and is currently used as office accommodation. In 1907, the original slate main roof and curved corrugated iron verandah roof was replaced with the current arrangement of hipped corrugated iron. The original main roof eaves and verandah wall plates survive to demonstrate this previous roof form.

The original verandah balustrading was replaced with a simpler arrangement in about 1903. The upper verandah balustrade is now three rail diagonal cross timber balustrade, which reconstructed the original design (replacing a simpler post and rail). Verandah posts are without brackets. Ground level verandahs are floored in concrete. Verandah ceilings are unfined. Windows are placed central to each verandah bay, on each level, facing the parade ground, with doors occupying the central bay. Views from the upper north-east verandah extend down over the site, and the city.

GEMS RANKING: CITED IN LISTING/HIGH

Key Dates and Uses

1864—Building C3 constructed as main barracks
1903-07—Alterations to layout, roof and balustrade



Internally, the central timber staircase survive intact. Much of the original timber door and window joinery survives. Chimney breasts from earlier fireplaces survive but no evidence exists of fireplace fittings such as mantles, hearths and inserts. Internal walls to the stair-well, and paired rooms either end of the building, remain in rendered brickwork. The original upper level ripple-iron ceiling remains intact over the stairwell. False ceilings have been installed to both levels. The building is connected to building C2 via a verandah bridge, and to C4 and C5 via covered walkways (lower level).

Acceptable treatment of external AC exhaust hose are in place beneath the first floor verandah—panelling with copper joins cover what would otherwise be unsightly external ducts and conduit. This is painted in same cream/yellow colour to recede visually. This treatment also in place at C2 and B3.

Condition & Integrity

Building C3 is in good condition and integrity. **Tolerance for Change Low**—External form and all Significant Contributory Elements; **High**—Infill fabric associated with refurbished spaces/fit-outs.

SIGNIFICANT CONTRIBUTORY ELEMENTS



CHL CRITERIA

- Criterion a) Associated with the initial phase of the site's development as a Barracks and its continuing growth
- Criterion b—RARITY
- Criterion d) strong ability to demonstrate principal characteristics of a Barracks building
- Criterion e) important aesthetic contribution to the Barracks site, including the Parade Ground precinct
- Criterion h) important association with Colonel Broughton who prepared the plans

- Building form
- Existing roof form and pitch (modified 1907)
- Stone base walls
- Chimneys
- Early rainwater goods
- 1864 roof soffit
- Painted brick walls
- Early verandah fabric
- Fenestration pattern and door openings
- Original window and door joinery
- Early ripple iron ceiling linings
- Staircase—location and fabric
- Plastered brick walls
- Timber columns
- Timber floors and beams
- Old metal ducts in corners of main room
- Timber mouldings

FUTURE USE SCENARIOS—Conservation Requirements

Pathway 1 : Defence Operational Use

As the core heritage zone, Defence presence and compatible use would be the preferred scenario for this precinct. Continued function of C2 and C3 as offices, or consolidated Army History Museum. Some internal layout reconfiguration may be acceptable, so long as this is temporary infill and significant contributory elements are not adversely impacted.

Pathway 2 : Disposal (Adaptive Reuse Potential)

Refer to Pathway 1.

High Priority Works

- Uplift and separation of ground floor walkway and steps to east end requires rectification

C4 — Cash Office (Former Kitchen)

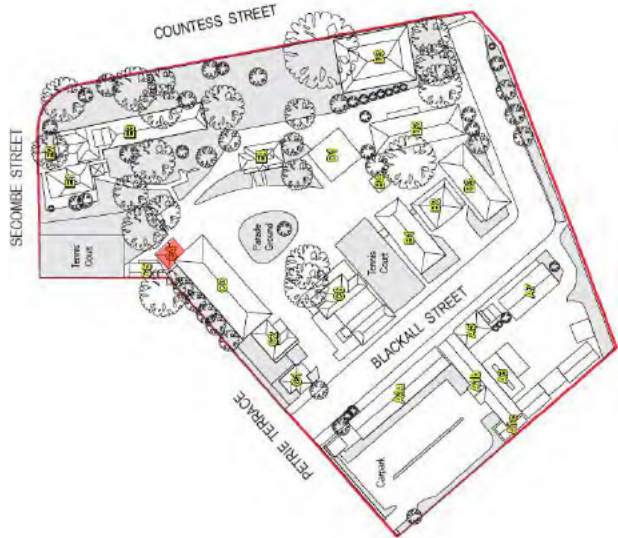
**GEMS RANKING: CITED
IN LISTING/HIGH**

Key Dates and Uses

- 1908—Building C4 constructed as replacement kitchen
- 1950s—likely converted to Cash

DESCRIPTION

Building C4 was constructed as a replacement kitchen for the original Barracks cookhouse on the same site. This small, single-storeyed, painted brick kitchen building adjoins the former barrack block, Building C3. The corrugated iron roof forms a pyramid crowned by a tall metal ventilator. It extends down over a substantially enclosed verandah section on the southeast. A tall, flat-topped chimney stands central to the northwest rear wall. On the southwest an attached covered way of corrugated iron roofing, unlined, links Building C3 with the ablutions block [C5] behind the kitchen building. Tall casement windows add elegance to the southwest and northeast elevations. The building is currently used as a gym and was closed during site inspection for termite treatment.



Condition & Integrity

Timbers have been affected by termite activity and their structural integrity is unknown. The building otherwise appears to be in good condition.

Tolerance for Change

- Low—External form and all Significant Contributory Elements
- High—infill verandah

CHL CRITERIA

Criterion a) Although direct associated with the Commonwealth Defence phase there are a number of buildings associated with accommodation and administration which define an ongoing role as a military barracks. Replacement of earlier kitchen for C3

Criterion d) Buildings and the spatial layout of the Victoria Barracks clearly demonstrates the military lifestyle, utilitarian



SIGNIFICANT CONTRIBUTORY ELEMENTS

- Building and roof forms
- Early rainwater goods
- Battened soffits
- Chimney
- Roof vent
- Rendered brick walls
- Window and door openings and original joinery
- Verandah
- Timber boarded lined ceilings
- Any fireplace remnants
- Original timber mouldings

FUTURE USE SCENARIOS—Conservation Requirements

Pathway 1 : Defence Operational Use

Current use by Defence as a small gym is appropriate.

No alterations or modification should be permitted that would compromise the integrity of the external form and composition. Some internal layout reconfiguration may be acceptable, so long as this is temporary infill and significant contributory elements are not adversely impacted.

Pathway 2 : Disposal (Adaptive Reuse Potential)

C4 would be a suitable building to reactivate as a café. Refer to Barracks and Parade Ground Precinct 'Potential Future Uses' description in Table 3.2.

Pathway 1 general conservation guidance should be applied.

High Priority Works

- Patch before replacement of termite affected timbers. Replacement should seek to use same or similar timber species

C5 — Toilet Block

GEMS RANKING: CITED
IN LISTING/MEDIUM

Key Dates and Uses

- 1885—Building C5 constructed (likely replacement of earlier ablutions)
- 1908—Extension to current form

DESCRIPTION

There is evidence of ablutions being positioned in this located since the commencement of the barracks site. The 1885 construction (Queensland Defence Force Phase [1885-1901]) was likely to be a replacement building for earlier build in this vicinity. The building is a single-storey, painted brick structure which still functions as ablutions. The corrugated iron roof is consistent with the general Barracks character. Its **hipped acute angle forms a sharp corner to align with Petrie Terrace**. Most of the existing interior fit-out is relatively recent although some original fabric such as early timber boarded ceilings and battened soffits remain. Links to the C4, the 1902 kitchen.

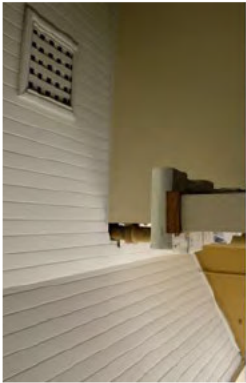
Tolerance for Change

- Moderate**—External form;
- High**—Internal fit-out

FUTURE USE SCENARIOS—Conservation Requirements

Pathways 1 and 2 : Defence Operational Use and/or Disposal (Adaptive Reuse Potential)

- Continued use as a toilet
- Adaptation and /or modification may be acceptable



CHL CRITERIA

Criterion a) Associated with the Queensland Defence Force phase of expansion in the late nineteenth century

Priority Works

- Remove redundant pipes to north and south elevations
- Address flaking paint externally (patch and repaint)

C6 — Officer's Mess

**GEMS RANKING: CITED
IN LISTING/HIGH**

Key Dates and Uses

- 1864—Brick cottage (officers residence)
- 1884—Building extended for Police Inspector
- 1912—Two-storey lecture room/officers' rooms constructed
- 1952—open courtyard enclosed as link

DESCRIPTION

Building C6 is a complex of buildings and additions with its core (an early, single-storeyed painted brick building) dating from 1864. This was originally a four-roomed cottage with detached kitchen and lavatories constructed as officers' quarters, facing the Parade Ground and featuring external verandahs on three sides (shown in photo above dated 1868). It was one of the first buildings erected on the new military site. Two bedrooms were added in 1865. This core retains its original tall and decorative brick chimneys, and internally two fireplaces and the four front verandah doors survive. The front section has a tiled roof which probably dates from 1952 alterations. About 1874 the building was occupied by the Queensland police as a residence for police inspectors. A further two bedrooms appear to have been added at this time and alterations were carried out in 1884. The building was taken over by the new Queensland Defence Force in 1885 and has served as the officers' mess and living quarters since about 1890. In 1912 the rear additions and early kitchen house were demolished and replaced with a detached two-storeyed building connected to the main building by a single-storeyed service wing at the eastern side. The unpainted brick, two-storeyed rear section abuts the Blackall Street footpath. It is a tall hip-roofed form with a slatted timber

pediment to the ridge gable and a high slatted timber window hood facing Petrie Terrace. Its Blackall Street elevation features English and stretcher bond and incorporates two lines of twelve-paned sashes. The upper level northeast verandah remains open, with original paired posts. Ancillary skillion roofed additions to the building flank the entrance road to the parade ground.

In 1952 the two buildings were joined by covering and flooring the intervening courtyard. The original configuration has largely been obscured. The middle link roof is perforated by porthole perspex skylights.

Condition & Integrity

The series of additions have obscured original form and understanding of the evolution of this building. Infill to the front verandah, unsympathetic kitchen addition and ancillary structures to the parade ground access way and the mid-century link all detract from the building aesthetic value and historic form. Early door and window joinery remains throughout 1912 extension, original fabric remains to the 1864 build, albeit obscured. The upper level rooms have been modified as accommodation (circa 1990s). **Tolerance for Change Low**—External form; External form and all Significant Contributory Elements; **High**—infill verandahs, kitchen extension and Infill fabric associated with refurbished spaces/fit-outs.

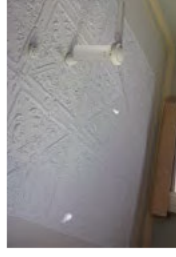
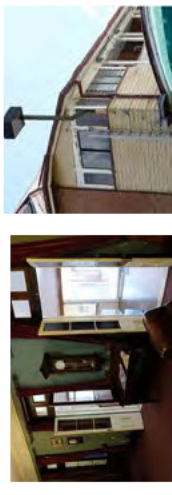


CHL CRITERIA

Criterion a) Important as the original Officers' Quarters dating to 1864

Criterion d) Ability to demonstrate military lifestyle of the 19th century from adaptation from quarters to mess

Criterion g) C6 is the social focus of the VBB as the current mess



SIGNIFICANT CONTRIBUTORY ELEMENTS

- 1864 and 1884 form and fabric including roof form and chimneys
- Layout of key rooms
- Porphyry base walls to 1864/1884 sections
- Brick and plastered walls
- Early fireplaces
- French doors with 2-pane transoms, verandah space (although infill is intrusive),
- Timber sash windows and fenestration pattern to 1864/1884 and 1912 build
- Pressed tin ceilings and plaster ceiling
- Timber mouldings
- Staircase in 1912 section

High Priority Works

- Investigate options in brick courtyard relating to brick paving uplift (trip hazards), subsurface impacts to the building, and water ingress/drainage.
- Investigate integrity of first floor verandah, repair balustrade rails and posts

FUTURE USE SCENARIOS—Conservation Requirements

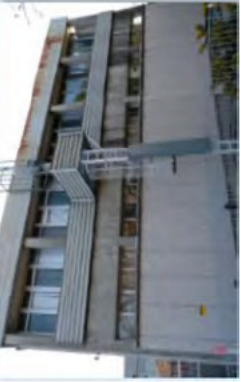
Pathway 1 : Defence Operational Use

Continued use by Defence as the mess. No further alterations or modification should be permitted that would compromise the integrity of the 1864/1884/ and 1912 form and fabric, although there is potential for adaptation to the kitchen annex and 1950s link. Refurbishment of other spaces may be acceptable so long as significant contributory elements are not adversely impacted.

Pathway 2 : Disposal (Adaptive Reuse Potential)

C6 would be suitable as a café or restaurant, with boutique accommodation to the 1912 wing. Refer to Barracks and Parade Ground Precinct 'Potential Future Uses' description in Table 3.2.
Pathway 1 general conservation guidance should be applied.

D1 — Communications Centre



**GEMS RANKING: CITED
IN LISTING / Low**

Key Dates and Uses
1967—D1 constructed

DESCRIPTION

Building D1 is a concrete square three-storey reinforced pre-cast concrete panel building with a flat roof, and limited openings. Constructed in 1967 .
No interior inspection undertaken.

Lister Blackstone diesel engine—generator in basement. Probably attached to an alternator for emergency power supply. Blackstone is a highly respected manufacturer of diesel engines. Engine appears to be post-1950. Retain diesel engine in current location.

Tolerance for Change

Moderate—External form

High—TBC.

FUTURE USE SCENARIOS—Conservation Requirements

Pathways 1 and 2 : Defence Operational Use and/or Leasing / Disposal

- Continued use as an office block is appropriate.
- Adaptation and modification may be acceptable



CHL CRITERIA

Criterion a) Associated with the continuing expansion of the Barracks during the late 20th century , and the need to provide communication facilities during the Vietnam War period



Works

- Patch cracking or spalling of exterior concrete panels

D2 Administration (Former Sergeants Mess)



**GEMS RANKING: CITED
IN LISTING / MEDIUM**

Key Dates and Uses

1941—Building D2 constructed
Conversion to offices in several phases

DESCRIPTION

A number of temporary timber buildings were erected in the grounds of VBB during WWII. The largest of the temporary structures remaining is Building D2, erected in 1941. It continues to function as office accommodation, although it is referred to as the Sergeants Mess.

Building D2 is a long, two-storeyed, timber-framed and weatherboard-clad building on stumps, with a hipped roof of corrugated iron. The sub-floor has been enclosed with cement blocks. Hopper windows are aligned to upper level. A large external uncovered staircase connects ground and first floor level verandahs. An elevated walkway to B3 is positioned to the rear (west) elevation. The verandahs have painted timber slat and fretwork balustrading.

Condition & Integrity

Whilst original fabric remains, there has been extensive later alterations and unsympathetic treatment and later modifications such as the sheeting over of ceiling beams, stained timber panelling to rooms, two coloured glazing and grilles to French doors. Original plan configuration is difficult to read due to later partitioning. Condition of the building is generally good. Staircase and stairwell most intact visible fabric.

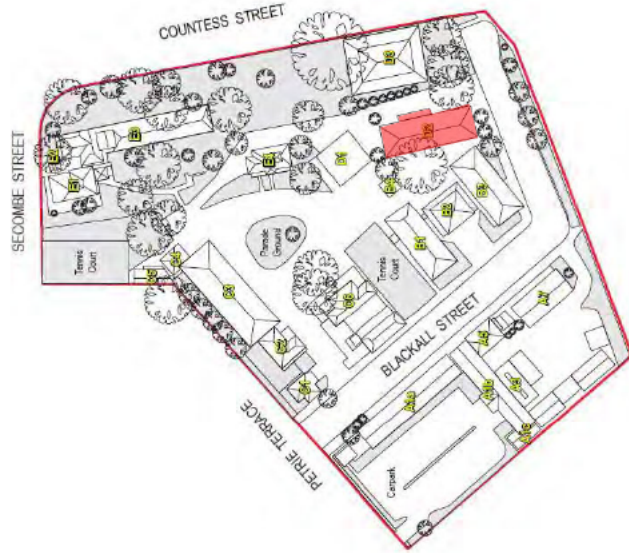
Tolerance for Change

Moderate—All Significant Contributory Elements;

High—internal layout and later fabric

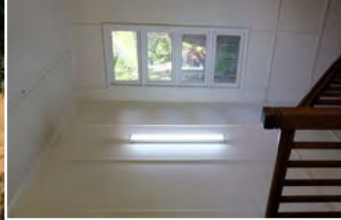
Internally, The first floor was used as sergeants' mess but have been converted to offices. A silky oak staircase is located at the northwest corner of the building. Original four pane tall window illuminates the stairwell. Original panelling with panel joint strips remain to the stairwell.

Many internal walls have later stained timber panelling. Exposed beam have been panelled over, now supporting fans and ducting. Pendant lights are positioned between the trusses. Conduit piping run the length of the room along the top of stained timber panelling and window head cornice boards. Tea room under hipped ceiling to south end (first floor).



CHL CRITERIA

Criterion a) Associated with the continuing expansion of VBB during World War II



SIGNIFICANT CONTRIBUTORY ELEMENTS

- Building and roof forms
- Weatherboard walls
- 1941 Timber window and door openings
- Main stairs

FUTURE USE SCENARIOS—Conservation Requirements

Pathway 1 : Defence Operational Use

Continued use by Defence as offices is appropriate. Some internal layout reconfiguration and refurbishment/upgrades may be acceptable, so long significant contributory elements are not adversely impacted.

Pathway 2 : Disposal (Adaptive Reuse Potential)

Building D2 presents potential opportunity (along with the adjacent B Group) for repurposing as temporary accommodation, commercial/boutique hotel function, or student housing. Refer to Headquarters Precinct 'Potential Future Uses' description in Table 3.2.

Pathway 1 conservation guidance should be applied.

Priority Works

- Check outlet for all downpipes to ensure runoff capture

D3 — Former Stables

DESCRIPTION

GEMS RANKING: CITED IN LISTING/HIGH

Key Dates and Uses

1875—Police stables constructed
1911—Internal alterations for use by
Army Medical Corp
1940—Conversion to offices
Since 1948—RUSIQ HQ and function
space



Constructed in 1875 as police stables, this large, single-storeyed, rectangular painted brick building occupies lowest corner of the VBB close to Countess Street. The main entrance came off Countess Street until the street was lowered in 1914. The building is symmetrical about two porticos central to the Countess and Blackall Street elevations. The Blackall Street doorway is exceptionally tall to enable the police to mount in the courtyard area and ride out of the building. The entrance from Blackall Street has been modified with a sunken ramp and set of steps, and the external brickwork has been painted. A flagstone floor extends through the entrance and likely to be intact in part of the building beneath the current timber floor.

Large overhanging trees enhance the building's setting. The building, designed by colonial architect FDG Stanley, was designed for stabling with 28 stalls, forage stores, harness and saddle rooms, and a large covered mustering court (originally earthen floor) where horses could be washed and groomed. Straddling the entire ridge of the main hipped roof is a dominant hip-roofed clerestory, lighting a main hall. This space is spanned by substantial queen post trusses with a perimeter of carefully worked jack-rafters. Beaded tongue and groove boarding lines the roof and walls down to picture-rail height. The original general layout remains, with lower spaces along each side and brick-partitioned corner rooms. The stalls have been removed,

however Scalloped timber valance boards with round-ended beading survive in part (to the Countess Street side) to demonstrate the horse stall divisions. The Countess Street side is partitioned now with tongue and groove boarding. The tall casement windows are additions. To the west side, space remains more open, and roof framing is exposed. Above the former stalls' entrance line, louvres have been installed. On the external wall are banks of hopper windows. The stables were transferred to the Commonwealth in 1911, but were already being used by the Army Medical Corps as its horse ambulance centre. The building was converted to offices in 1940, with additional windows in the eastern and western elevations possibly dating to this period. Since 1948 the Royal United Services Institute (RUSIQ) has used D3 as its headquarters. D3 also accommodates other ex-service organisations and is used by Defence as a functions facility.

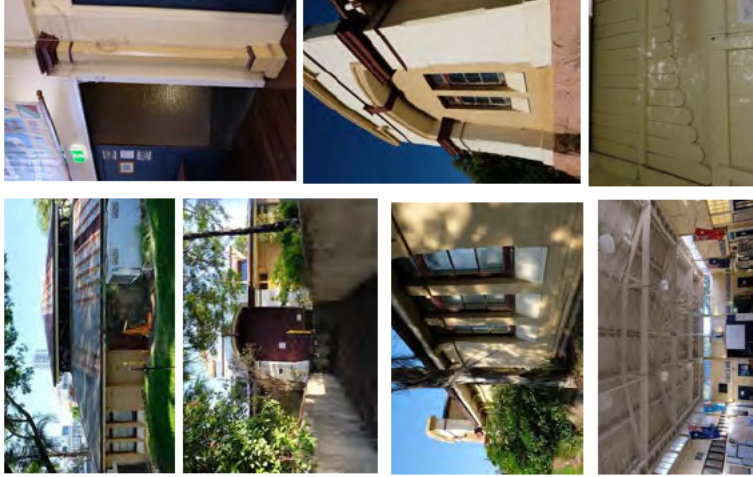
Condition & Integrity

The original stables layout remains legible, and much of the original fabric survives albeit often covered over by later fit-out. The current fit-out, particularly on the western side, is unsympathetic to the building. Some minor cracking noted to north-east and south-east corners.

Tolerance for Change Low—All significant contributory elements; Moderate/High—Infill fabric associated with refurbished spaces/fit-outs.



SIGNIFICANT CONTRIBUTORY ELEMENTS



CHL CRITERIA

- Criterion a) Associated with the Mounted Police phase of VBB development (Imperial Phase)
- Criterion b) Rare and unique example of stables type including original remnant fabric
- Criterion d) Ability to demonstrate principal characteristics of military lifestyle of the nineteenth century and specifically mounted police stabling practices
- Criterion e) Aesthetically appealing building comprising local landmark, including contribution to Countess Street streetscape and VBB more broadly.

- Building and Roof form
- Clerestory and glazing
- Boarded soffits
- Painted brick walls and stone base
- Entry portico
- Stair entry
- Wall vents
- Original fenestration patterns
- Queen post trusses and rafter configuration
- Painted brick walls
- Timber columns
- Timber floor and sub floor
- Original partitions and surviving horse-stall divisions
- Timber boarded ceiling and mouldings
- Early toilet fittings
- Timber entrance doors

High Priority Works

- Rectify retaining wall and steps at Blackall Street entrance
- Cracked brickwork noted to internal rooms
- Check waterproofing along windows
- Investigate erosion control and stair/call collapse to rear (Countess Street lawn)

FUTURE USE SCENARIOS—Conservation Requirements

Pathway 1 : Defence Operational Use

Continued use by Continued use by Defence as a conference/reception/event venue.

No further alterations or modification should be permitted that would compromise the integrity of the external form and composition. Refurbishment may be acceptable so long as significant contributory elements are not adversely impacted.

Pathway 2 : Disposal (Adaptive Reuse Potential)

D3 would be suitable as a function space for a range of smaller corporate or community events. Other possible 'soft touch' uses include: gallery, yoga studio, therapy rooms. Refer to Police Stables Precinct 'Potential Future Uses' description in Table 3.2.

Pathway 1 general conservation guidance should be applied.

E1— Administration Building



DESCRIPTION

Building E1 is a two-storeyed structure of residential character, now used as offices. It consists of a single-storey hip-roofed brick core, the ground level dating from 1866-67. Originally built as the Military Hospital's Superintendent's quarters, and later, the Lunatic Reception House, the building had a second storey added in 1898 and further additions in 1914. From 1915 to 1951 the building was used as the residence of the Senior Army Officer in Queensland. The change in brick colour from level to level is apparent, on the exposed west wall. On this wall there are two windows at each level; the lower are six-paned casements and the upper are four-paned sashes. The front of the building, clearly seen from Secombe Street, is a two-storeyed weatherboard addition built in 1914. The roof is a smaller hip, bell-cast over front and side verandahs. At the lower level the verandahs remain open, with a wide-squared lattice frieze between plain posts. A chain wire balustrade incorporates short panels of slats. At the upper level, verandahs have been enclosed with weatherboards to sill height and casements above. An unsympathetic external exit stair protrudes from the western side of the 1914 addition. At the rear of the brick core, single-storeyed weatherboard additions also date from 1914.

The interior features the 1898 winding stair with timber

GEMS RANKING: CITED IN LISTING/HIGH

Key Dates and Uses

1867—Single-storey residence for Commanding Officer
1869—Medical Superintendent's quarters (Lunatic Reception House)
1889—Second storey added.
1914—Further additions, in use as Senior Army Officer residence



balustrade, and a rare intact fireplace with timber mantle. The 1914 additions feature pressed metal ceilings on the ground floor.

Building E1 is currently used as offices, and linked to E3b and E3a via covered verandah extensions and walkways.

Condition & Integrity

Good condition with high level of original and early fabric remaining.

Tolerance for Change

Low—External form and all Significant Contributory Elements

High—Infill verandahs and fabric associated with refurbished spaces/fit-outs.

CHL CRITERIA

Criterion a) Associated with the initial phase of VBB development and its continuing expansion , specifically as the Superintendent's Quarters for Military Hospital, Lunatic Reception House and Senior Army Officer's Residence.

Criterion d) ability to demonstrate principal characteristics of a Victorian Superintendent's residence, adapted to suite changing military operational needs



SIGNIFICANT CONTRIBUTORY ELEMENTS

- Orientation towards Secombe Street
- 2-story form demonstrating three extension stages—differing brick walls and weatherboard
- Roof form and chimney
- Boarded soffit
- Original/early rainwater goods
- Original internal plan configuration
- Fenestration pattern
- Sash and casement timer windows (including skillion hood to weatherboard section)
- Pressed tin ceiling and plaster ceilings and mouldings
- Timber mouldings
- Remnant joinery—silky oak staircase and balustrade and fireplace (including locations
- Timber floors

FUTURE USE SCENARIOS—Conservation Requirements

Pathway 1 : Defence Operational Use

Continued use by Defence as offices is appropriate. No further alterations or modification should be permitted that would compromise the integrity of the external form and composition. Refurbishment is acceptable so long as significant contributory elements are not adversely impacted. Some internal layout reconfiguration may be acceptable, so long as this is temporary in nature and significant contributory elements are not adversely impacted.

Pathway 2 : Disposal (Adaptive Reuse Potential)

E1 would be a suitable building to reactivate as offices or boutique accommodation. Refer to Military Hospital (Asylum) Precinct 'Potential Future Uses' description in Table 3.2.

Pathway 1 general conservation guidance should be applied.

High Priority Works

- The covered walkway to E3b create a risk of impact at E1 level and should be re-moved.
- Check corrosion of flashing and ridge caps
- Rectify retaining wall spalling to east of rear tea room

E2 — Equipment Store (Garage)



**GEMS RANKING: CITED
IN LISTING / LOW**

Key Dates and Uses
1941—Garage constructed

DESCRIPTION

Building E2 is orientated with direct access to Secombe Street and set below the terrace on which Building E1 is situated. It is a single-storey timber-framed weatherboard-clad structure with a corrugated iron-sheeted gable roof. It was constructed and used as a garage during the World War II period. It is presently used for storage. Internal access unavailable.

External condition is fair, although some loosening of roof sheeting noted.

Tolerance for Change

Low—External form

High—Roof sheeting, rainwater goods

CHL CRITERIA

Criterion a) Associated with mid-twentieth century phase of site development and continuing provision of facilities for personnel

FUTURE USE SCENARIOS—Conservation Requirements

Pathways 1 and 2 : Defence Operational Use and/or Disposal (Adaptive Reuse Potential)

- Continued use as a store is appropriate.
- Adaptation and modification may be acceptable.



E3—Former Military Hospital

**GEMS RANKING: CITED
IN LISTING/HIGH**

Key Dates and Uses

1867—Constructed as single storey separate Military Hospital wards
1873-1888—Various rooms added (Lunatic Asylum Phase—female ward extended in 1873)
1910—Wards joined by link
1912—Alterations in southern part of building (E3a) - conversion to sergeants' mess

DESCRIPTION

Single-storey complex originally comprising two separate wards, amongst the earliest barracks buildings (Imperial Phase [1864-1870]). Building E3a is a single-storeyed painted brick building, comprising a long hip-roofed form aligned with Countess Street, and a cottage form (E3b) at the Secombe Street end, both dating from 1866-67. Linking these is a later transverse gable rising behind the verandahs which flank each long side. The long hip-roofed form, in English bond brickwork, is symmetrical to a central transverse entrance passage. A simple gable pediment marks the entrance on the west. A dominant chimney is situated above, serving fireplaces in the small rooms either side. On the east, facing Countess Street, either side of the entrance passage, the main wall is set back, allowing for two facing flights of stairs. Here, a pair of deep brackets supports the verandah roof, either side of a shallow-arched entry. A chimney on the eastern wall serves large rooms either side. The main roof extends down steeply over the long, narrow verandahs on the east and west. Timber posts have a stepped base and moulded capitals painted in contrasting colour. A balustrade of two horizontal rails lines the Countess Street side only. On this side the verandah continues across the entire front, interrupted only by a projecting gable where it meets the cottage form, towards Secombe Street. Details dating from the use of this long section as psychiatric wards, include timber hatches are believed to have been used to pass food and/or nightsoil and heavy doors with barred viewing slots. Surviving



doors are of particularly heavy timber construction (some metal-lined). Recent toilet installations to the western verandah are unsympathetic. The cottage form (Building E3b) is hip-roofed, with a gable front projecting across the verandah space. Abutting this gable at the Secombe Street end, the verandah roof is set down separate from the main roof (all corrugated iron sheeting) E3b is complete with chimney and in English bond brickwork, stands on stone foundations. On the gable, bands of brickwork protrude across the face at window head and sill line. A pair of four-paned sashes is placed together central to the gable front. Elaborate timber brackets support the gable eaves. Elsewhere windows are twelve-paned sashes with a four-paned panel above. The later gable section has main brick walls in stretcher bond and sheeted in weatherboards and decorated with a battened pediment. Opening to the Countess Street verandah are a pair of French doors and a four-paned sash window. Vertical pivoting windows appear to have provided security as well as ventilation. A deep wear groove in the hearth indicates previous existence of a heavy fireplace grate and small floor level.

Condition & Integrity

Good condition with high level of original and early fabric remaining. **Tolerance for Change Low**—External form and all Significant Contributory Elements; **High**—Infill fabric associated with refurbished spaces/fit-outs.



CHL CRITERIA

Criterion a) Associated with the initial phase of the site's development, Lunatic Reception House, Military Hospital and the continuing expansion of VBB

Criterion b) has significant rare features and fabric that evidence the building's use as a mental health institution, including vertical pivoting windows, pass-through hatches, the grate hinges and wear grooves to a fireplace

Criterion d) Demonstration of principal characteristics of institutional function, and evidence of 19th century attitudes towards mental health and psychiatric treatment



SIGNIFICANT CONTRIBUTORY ELEMENTS

- Building form and material (brick) and legible original plan configuration (early partitions)
- Hipped roof forms and pediment gable
- Stone-flagged drains
- Brick walls and stone base
- Wall vents
- Chimneys
- Verandahs and open corridors and timber posts
- Traverse entrance passage
- Original and early fenestration and multi-paned sash windows, pivot windows and early hardware
- Timber boarded lined ceilings
- Plaster ceilings and skirting
- Hatches/pass-throughs
- Former external windows now internal but indicating areas of extension
- Metal reinforced doors (sliding hatch with bars of very high significance)
- Fireplaces, including mantels, grates and wear grooves to fireplace

FUTURE USE SCENARIOS—Conservation Requirements

Pathway 1 : Defence Operational Use

Continued use by Defence as offices is appropriate. No further alterations or modification should be permitted that would compromise the integrity of the external form and composition. Refurbishment is acceptable so long as significant contributory elements are not adversely impacted. Some internal layout reconfiguration may be acceptable, so long as this is temporary in nature and significant contributory elements are not adversely impacted.

Pathway 2 : Disposal (Adaptive Reuse Potential)

E3 would be a suitable building to reactivate as a café/restaurant, boutique retail or event space. Refer to Military Hospital (Asylum) Precinct 'Potential Future Uses' description in Table 3.2.

Pathway 1 general conservation guidance should be applied.

High Priority Works

- Investigate and rectify cracked brickwork noted externally and internally
- Loose/timber rot to verandah rails and posts
- Missing and broken slats to sub-floor verandah
- Rectify flaking and crazing paint to walls

E4—Former Small Arms Magazine

**GEMS RANKING: CITED
IN LISTING/HIGH**

Key Dates and Uses

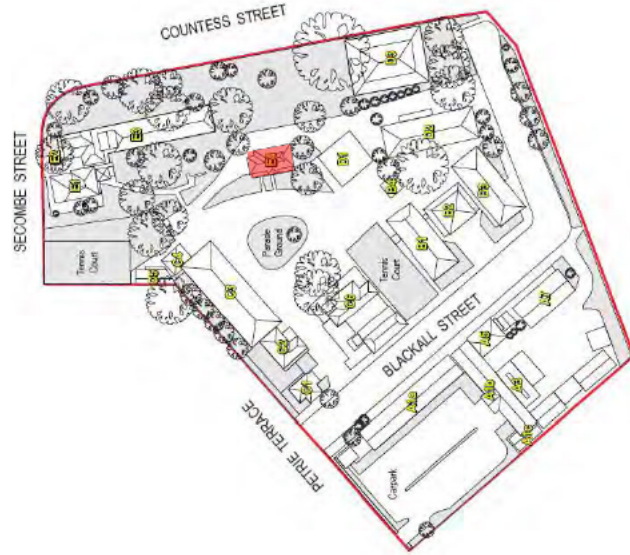
1899—Building E4 constructed as small arms ammunition magazine



DESCRIPTION

Building E4 is a two-storey painted brick building positioned to take advantage of the sloping ground on the eastern side of the parade ground. The double-storey rear elevation is seen clearly from Countess Street with a single-storey elevation presenting to the parade ground. The building was designed to limit the effects of blast in the event of an explosion in the magazine. The walls have two sets of English bond courses strengthened by rubble and concrete poured between the sets. The floor was made of an outside area of reinforced concrete and an inner area of slightly curved unreinforced concrete. The roof comprises a lower portion heavily trussed to the walls and an upper, lightly-constructed part. The aim of this structure was to channel the blast up through the un-reinforced section and out through the lightly constructed part of the roof. Ammunition was brought in and out of the building via an upper level entrance fronting the parade at ground level, and a hoist was used to convey it to and from the lower floor. This hoist does not survive.

The main hipped roof is surmounted by a hip-roofed clerestory, with glazing facing east and west. The shorter north and south clerestory walls are sheeted in a corrugated iron. A tall ventilator with lightning conductor is centrally placed above the clerestory roof. The main roof extends north into a lower hipped section over the stairwell. A verandah was added later on the western side, and a main entrance



(through French doors) was cut into the small central hip-roofed projection which originally housed the hoist. The narrow verandah roof is set well down below the main, battened soffit eaves. Verandah posts are simple undorned timber and a concrete apron forms the floor. With the exception of the entry, doors and windows appear to be in the original positions. On the rear elevation, the fenestration is informal and large cast iron service pipes are clearly seen. Internally, substantial timber trusses span the upper level. The ceiling is tongue and groove boarding. At the northern end is the stair, with moulded timber rail and simple balustrade. A large window fitted with a security grille, like those at the lower level on the east, lights the stair from that direction. Both floors are concrete, with the first floor constructed of arches supported by cast-iron columns.

Condition & Integrity

Building E4 is currently vacant and in good condition. It is relatively intact although one cast iron column has been repositioned and the original lower floor open space has been unsympathetically partitioned. Some new penetrations have been formed in walls for windows. **Tolerance for Change Low**—External form and all Significant Contributory Elements; **Moderate/High**: Ground Floor partitioning/layout, later fabric associated with refurbished spaces/fit-

CHL CRITERIA

- Criterion a) Constructed to provide an essential service for the Queensland Defence Force
- Criterion d) Excellent intact example of late 19th century munitions storage building type
- Criterion f) Surviving physical evidence of 19th century fire and blast proofing design system



SIGNIFICANT CONTRIBUTORY ELEMENTS

- Setting and orientation — Double storey form with single storey fronting Parade Ground
- Clerestory form with hipped roof, glazing and corrugate-sheeted sides, lightening rod
- Double brick course walls
- Central bay (former hoist location)
- Exposed timber trusses and tongue and groove panelled ceilings
- Original timber sash window to stairwell
- Reinforced concrete slab floor with cast iron columns at Ground Floor level

High Priority Works

- Cracked brickwork noted internally
- Remove later partition walls and wire grating across lower level
- Rectify flaking paint
- General vermin-proofing and cleaning

FUTURE USE SCENARIOS—Conservation Requirements

Pathway 1 : Defence Operational Use

Use by Defence as an event space or gallery. No alterations or modification should be permitted that would compromise the integrity of the external form and composition. Refurbishment is acceptable so long as significant contributory elements are not adversely impacted. Some internal layout reconfiguration may be acceptable, particularly to the Ground Floor level, so long as this is temporary in nature and significant contributory elements are not adversely impacted.

Pathway 2 : Disposal (Adaptive Reuse Potential)

E4 would be a suitable building to reactivate as a gallery, event space or information centre. Refer to Barracks and Parade Ground Precinct 'Potential Future Uses' description in Table 3.2.

Pathway 1 general conservation guidance should be applied.

Retaining and Boundary Walls

DESCRIPTION AND HERITAGE SIGNIFICANCE RANKING



Retaining Wall No. 1 (RW1) is located in front of the south-west elevations of Buildings B1, B2 and B3. This early section wall section is of face brick, and follows a simple Flemish bond, with a series of vertical pilasters. This section of the wall also has a stucco render to its lower half. The later sections of RW1 are associated with the construction of the Pay Office (B3) in 1917. This design of this later section is more elaborate in its detailing with sections of protruding bricks to each pilaster in continuity with the texture detailing of B3. The design follows the same English Cross or Dutch Bond pattern as the building itself. The lower portion of this later section is not rendered over. GEMS Ranking: **Cited In Listing/High**



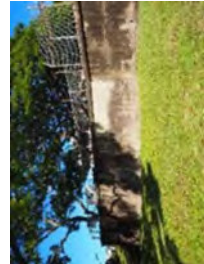
The construction date of Retaining Wall No. 2 (RW2) is unknown. However, it appears to have been constructed sometime in the lead up to or following WWI. It could be associated with the modifications to the building for use by the Australian Medical Corps in 1912 however this could not be substantiated. The wall appears to be a concrete retaining wall of purely functional design with hard cement render finish, however, a sandstone wall is present beneath the cement render. GEMS Ranking: **Low**



Retaining Wall No. 3 (RW3) is located on the west side of the Police Stables (D3), running parallel to Countess Street and has been constructed using irregularly-sized punch blocks – mostly Brisbane tuff (Porphyry) – as well as some dressed sandstone blocks. Exact date of this wall is unknown, it is believed to have been constructed during the Federation to WWI period, possibly around the same time as the Carpenter's Shop (no longer extant) previously located on the embankment above the Police Stables building. GEMS Ranking: **Low**



Retaining Wall No. 4 (RW4) was constructed using brick and stone (basalt) and runs parallel to the north-western side of the police stables. The construction date of this wall is unknown, however it is likely to be associated with the construction of the Carpenter's Shop (no longer extant) in 1907. This wall may have been assembled utilising left over bricks from the construction of the Administration building (B1) and the associated lawn tennis court retaining wall (RW7) and perimeter wall (RW1) in 1901. GEMS Ranking: **None**



Retaining Wall No. 5 (RW5) is located in the north-west corner of VBB and retains the upper bank (sloping to the east) on which the modern Tennis Court is located (associated with VBBs most recent expansion). Subject Wall No. 5 is a concrete wall with stucco rendering. GEMS Ranking: **Low**



Retaining Wall No. 6 (RW6) was constructed concurrently with the former Magazine (E4) building in 1899 and is a good representation of an early 19th century drainage feature. The wall itself is tiered with the upper level forming a small garden retaining walls, and the lower wall topped with a concrete spoon drain that slopes down to building E4 and flattens out towards the north-west. The wall is constructed using irregular sandstone thin veneer blocks of Porphyry/Brisbane Tuff. GEMS Ranking: [Cited In Listing/High](#)



Retaining Wall No. 7 (RW7) consists of three separate masonry walls located parallel to Blackall Street, including one retaining wall abutting the north-west elevation of Building B1. These walls are believed to be associated with the construction of B1 in 1901. RW7a is located parallel to Blackall Street and supports the lawn tennis court (1892) located on the level above Blackall Street. This retaining wall is of random rubble construction, utilising coarse Breakfast Creek sandstone blocks that have been squared. While RW7a is cited in the CHL listing for VBB as being associated with the excavation for B1 in 1901, this wall may have been constructed earlier to support the 1892 lawn tennis court and assembled using the rubble left over from the old gaol wall located across Blackall Street to the west. GEMS Ranking: [Cited In Listing/High](#)



The Boundary Wall (RW8) was constructed between 1885 and 1887, at the same time as the former Drill Hall (no longer extant) that was located on the corner of Blackall Street and Petrie Terrace. The wall was originally repurposed from the former Brisbane Gaol reserve that was demolished to improve air circulation between the military reserve and the former old gaol reserve. The wall was subject to later repointing with a hard cement mortar that has exacerbated the moisture levels in the sandstone, resulting in further deterioration to stone face. GEMS Ranking: [Cited In Listing/High](#)

Priority Works

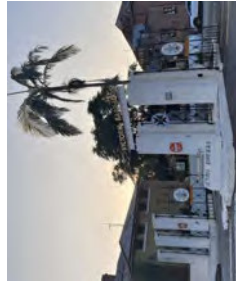
- Initiate repair program immediately at RW7a. Regular monitoring. Should further movement occur the installation of a temporary bracing structure may be necessary to prevent further collapse.
- Clean down and repoint (RW1, RW6). Thorough clean down and patching of missing or cracked render (RW5)
- Address movement in lower section (RW1)
- Monitor annually for movement and cracking, and do not attempt to remove concrete render (RW2)
- Replace fence on RW7b with new galvanised fence of similar design
- Bi-annual inspections to monitor for movement or directly after any severe rain events (RW3, RW4, RW5, RW6)
- Remove delaminated areas of render any areas of loose material (RW5)

Other Landscape Elements

DESCRIPTION AND HERITAGE SIGNIFICANCE RANKING



The Parade Ground is a dominant visual element within the Barracks precinct, dating (as an open space) to the 1860s. Grassed area is not original, however it provides continuity of natural ground as an island within its bitumen surrounds. No priority works are identified. Retain open vistas across the area, and avoid planting trees in open area, placing road signage in vicinity of ground, and do not introduce new services or lighting in visually sensitive area. GEMS Ranking: [Cited In Listing/High](#)



Metal gates incorporating Barracks coat of arms and some landscaping. Presently and historically the main entrance to the Barracks. The wrought iron appears to be in good condition, although the brick columns and surrounds are in need of a re-fresh/paint touch up. GEMS Ranking: [Cited In Listing/High](#)



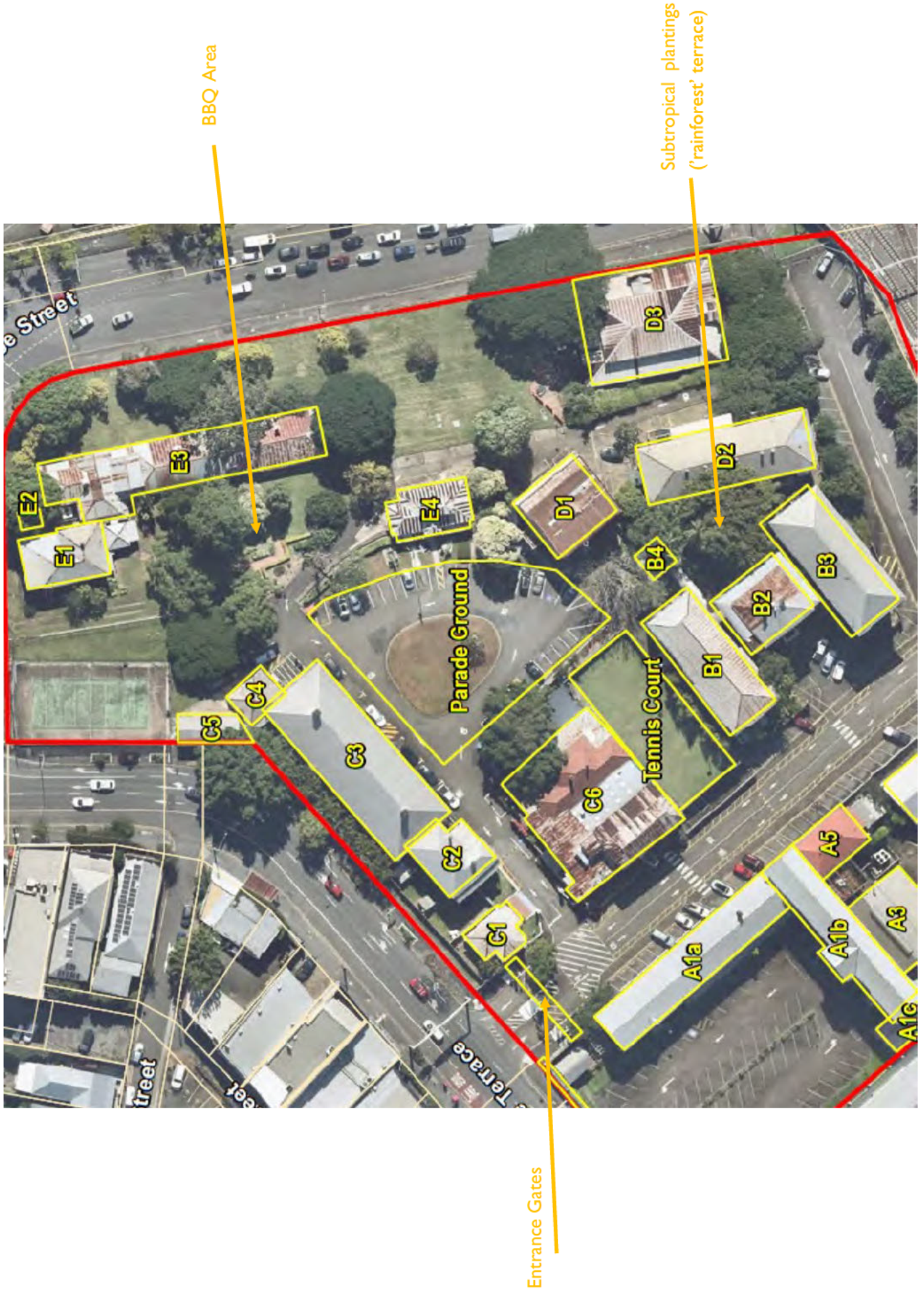
Lawn Tennis Court is a rare example of its type and possibly the earliest in Brisbane. It is associated with the continuing provision of recreational facilities and self-sufficient services at VBB since the 19th century. It is located adjacent to the Officers Mess (C6) and is in good physical condition, requiring basic grounds maintenance only (mowing, weeding). GEMS Ranking: [Cited In Listing/High](#)



The open barbeque area to the west of E3 forms part of landscaped terraces incorporating lawn, brick paving and seating. It is used by VBB personnel as a social recreation space but is a recent addition to the grounds and holds no heritage value. Fabric may be modified graded, but the area should not be extended nor covered over/enclosed as this would have visual impacts to the broader precinct.. GEMS Ranking: [Low](#)



The tropical foliage "rainforest" character planting in the terraced court between B2, B4 and D2 is representative of the popular contemporary 'bush garden' style, and is distinctly Queensland variation. It was likely planted in the 1970s. GEMS Ranking: [Low](#)



5. HERITAGE MANAGEMENT PATHWAY 1: DEFENCE RETENTION OF VBB

The aim of Sections 5 and 6 is to provide general frameworks and certain actions specific to the two viable future heritage management pathways for VBB: 1) retention in Defence ownership (which may include some type of leasing arrangement); or 2) partial/whole divestment/disposal.

Retention of VBB in Defence ownership will be determined by a multiple criteria analysis, with regard to Defence operational capability, stakeholders, and financials. It is noted that a range of Defence stakeholders. Including Directorate of Infrastructure Planning and potentially DEHPD (E&E) will need to be included in future planning discussions for VBB.

It is recommended that Security & Estate Group (SEG), as Capability Manager for the Estate, facilitate a roundtable 'VBB Reimagining' within the next 12 months to commence future use pathway discussion.

enable some sympathetic development should be encouraged to create a viable future for the place. Options that involve 'mothballing' or freezing it in its current form will not contribute to the successful long-term conservation of its heritage values.

Future use scenarios, whether following Defence site recycling/reactivation pathway, or transfer/leasing, require:

- giving the place a sustainable future use;
- providing for ongoing funding for the conservation of the site (reflect on Case Study 1, in which a non-for-profit foundation was established for site conservation);
- integration with the more vibrant urban precincts surrounding; and
- securing the site against neglect and possible vandalism.

Action 1: VBB Defence Future Planning

Actions

- Recognise Defence association is central to CH values and continue current use of buildings and spaces in the short or long-term (future pathway dependent), where practicable.
- SEG to future plan for a VBB Reimagining Roundtable within 12-month timeframe.
- SEG should canvas all potential internal users or 'receivers' in advance and bring this information as a baseline to the roundtable talks.
- Promote innovative new uses to foster viability

Outcomes

- Appropriate Defence uses or leasing arrangements for VBB identified by Defence.
- Future planning commences

Roundtable Discussion Guiding Principles

Compatible Uses for VBB as a Whole

Re-use schemes for VBB need to be sustainable, and reactivate the site via engagement with Defence and/or stakeholders. In view of these factors, future pathways which

Action 2: HAAP Conservation Priorities

Actions

- Address priority conservation works as identified in this HAAP

Specific Recommendations

- For buildings and landscape element of Cited in Listing/High value, adhere to the Individual Asset Action Profiles in this HAAP and the HMP 2005 Handbook and guidelines.
- General maintenance should follow guidance set out in this section, and ultimately as per/adhering to an updated HMP (Action 3). These tasks should be undertaken annually, with additional checks possibly being required following a particularly severe storm. Tasks should be integrated into the service provider maintenance schedule.
- Implement regular maintenance and building condition
- Engage specialists as required
- Removal of unsympathetic fabric or elements to buildings, may be part of adaptive reuse design
- All records are to be retained in GEMS, or in the case of divestment, a new centralised database

Outcomes

Safeguarding CH values

Action Priority / Implementation

Essential / On-going

Updated Heritage Management Plan

Retention of VBB in Defence ownership, management and/or use will necessitate the development of an updated Heritage Management Plan (HMP) that details the necessary actions for the conservation, interpretation, care and maintenance of the heritage values in the long term.

HMP policies should be tailored to the preferred pathway, including:

- design controls including any new development;
- management structure, including lease and tenancy arrangements (as required);
- updated priority and cyclical maintenance; and
- heritage interpretation planning.

Action 3: Update HMP

Actions

Address priority works to maintain historic fabric and ultimately CH values of built and landscape elements

Suggested HMP Policies

- Recognise and preserve heritage values as embedded in built and landscape elements, environment and layout, including road and access pattern.
- A cautious approach should be taken for the adaptive reuse of VBB assets. The traces of additions, alterations and earlier treatments to the fabric of the building are evidence of its history, any conservation action should assist and not impede on the understanding of these buildings (Burra Charter, Article 3).
- Do not take piecemeal approaches to heritage management, or implement changes to buildings or landscape features that is not aligned with the heritage values of the specific asset and broader VBB site.
- Works could be undertaken on a precinct by precinct manner over time, or for specific buildings that lend themselves easily to refurbishment for effective reuse.
- If substantial works are proposed for buildings of High significance, prepare specific HIAs for those buildings.
- Always opt first for adaption instead of redundancy or demolition

Outcomes

Fit for purpose HMP that assists Defence in meeting its obligations under the EPBC Act

Action 3: Update HMP

Action Priority / Implementation

Essential / On-going

Suggested General Maintenance Programming

A program for cyclical inspection and maintenance of VBB should be formulated and implemented. The following maintenance tasks should be integrated into existing programs for VBB and be captured in an updated HMP.

- All maintenance and inspections should be recorded to allow for personnel carrying out the works in the future to understand the background to the buildings' fabric. Documentation of works also allows for cost estimates and forecasting of works programming to be prepared.
- Problems with the condition of the buildings should not be solved in isolation but considered with regard to each building as a whole.
- A fully co-ordinated cyclic program should be established and key roles and responsibilities appointed.
- Ensure maintenance and works program include adequate provision for fire protection and security.
- Generally, do not replace original fabric unnecessarily. It is better to work with the building, doing as much as needed and as little as possible.
- Where new materials are needed for repairs to significant fabric, they should be the same or similar to those used in the construction of the building, unless a new material is considered the best option for protecting fabric.
- Expert advice may need to be obtained for the correct specifications for specialist materials and methods of repair.
- If routine maintenance inspections detect any signs of structural distress in the fabric or movement in the buildings, then a structural engineer should be engaged to inspect the building.

Roof and Drainage

- Regularly check and monitor for water ingress, including ensuring water tightness of materials;
- Regularly check over and ensure water-tightness and fixings of roof drainage system including gutters and pipes. Check and clear gutter, agricultural drains and pipes as necessary to prevent (and/or clear) blockages;
- Ensure that storm-water drainage lines and connections are maintained in water-tight condition;
- Monitor ground conditions around the base of the building (particularly after heavy storms) to ensure that ground water is efficiently drained away. Check existing ground water drainage lines and/or install additional services if/when required; and
- Ensure water supply and/or drainage to services is maintained in good working order and does not leak onto building fabric.

External Fabric

- Periodically check over to ensure soundness of masonry and concrete and/or patch deteriorated sections as necessary (patching rather than replacement is generally recommended);
- Regularly check over to ensure soundness of masonry for water ingress, from rising and falling damp. Repair water ingress or leaks promptly where they may be occurring from outside sources, such as the landscape watering system;
- Regularly check over to ensure that windows and doors are in working order, watertight and secure. Re-secure and/or patch deteriorated sections as necessary (patching rather than replacement is generally recommended);
- Regularly check over and ensure paintwork to external joinery (doors and windows) is maintained in sound and waterproof condition particularly on exposed elements such as the bases of windows and doors;
- Periodically check for movement, structural changes and/or deterioration of building fabric and repair promptly where required;

- Repoint brickwork with lime mortar as required; and
- Keep all drains along face of buildings clear of debris.

Internal fabric

- Regular check and monitor masonry and concrete for water ingress. Repair water ingress or leaks promptly where they may be occurring from outside sources;
- Address damp issues to floors by fixing the source problem and then repairs to damaged floors;
- Repaint crazing and flaking paint;
- Repoint degrading pointing with lime based mortar;
- Maintain paint finishes to internal joinery in sound condition particularly on exposed elements such as the window and door frames. Do not paint over stained or varnished timber joinery;
- Ensure mechanical, hydraulic and electrical services are maintained in sound and safe condition. Rationalise and replace as necessary;
- Repair leaks promptly where they may be occurring from air conditioning units;
- Repairs/upgrading of service should be appropriately supervised to ensure protection of significance features and fabric. Fixtures to and/or penetrations through existing walls, ceilings, doors and windows should not be permitted or should be appropriately directed by a heritage consultant;
- Monitor level of humidity and damp in interior spaces;
- Monitor salt efflorescence on masonry and concrete; and
- Any new fit out works should be directed by a heritage consultant to ensure protection of significant features and fabric.

Landscape elements

- Ensure damage to fabric caused by plantings and vegetation is not occurring by removal of landscape elements such as trees and shrubs that may have penetrating roots;
- Ensure damage to fabric caused by landscape watering systems is not occurring;
- Rationalise and redirect stormwater drainage away from buildings; and
- Remove redundant services.

Archaeological Sensitivity

Ground disturbance can disturb or destroy important archaeological remains. Before doing any ground excavation, refer to the Historical Archaeological Sensitivity Plan in *Appendix F*, which indicates where non-Aboriginal archaeology may exist. Minor excavation can occur in the indicated areas of potential as follows:

- excavation up to 100 mm deep;
- excavation of geotechnical boreholes (up to 150 mm in diameter; and
- installation and maintenance of underground services within existing services lines.

If new development is proposed in the areas of archaeological potential, an archaeological investigation needs to occur before detailed planning, so that any archaeological requirements are established at an early stage. If archaeological remains are revealed during any works within VBB, the ESM must be immediately notified.

Specialist Advice

Ensure all future management and works within VBB have access to expert advice and supervision in a number of areas:

- Heritage engineering advice and monitoring of performance materials;
- Heritage architectural and planning advice;
- Archaeological advice; and
- Heritage interpretation advice including promotion and establishing links to tourism initiatives.

6. HERITAGE MANAGEMENT PATHWAY 2: VBB PARTIAL OR WHOLE DISPOSAL/DIVESTMENT

Heritage Protection Mechanisms

If the preferred adaptive re-use pathway would result in transfer out of Commonwealth ownership, the EPBC Act requires Defence, as a Commonwealth agency, to follow the process as set out in the Commonwealth Property Disposal Policy. All reasonable steps to conserve heritage values throughout the process disposal will be taken, which is likely to include:

- Ensuring VBB is nominated and subsequently listed on the Queensland Heritage Register prior to disposal finalisation;

- Conditions of transfer/disposal to be include the preparation of a well-developed Conservation Management Plan (CMP) underpinned by Burra Charter principles; and
- Adaptive reuse master planning must be guided by the CMP (along with heritage feasibility studies and impact assessment), with heritage advisory providing input throughout the Life of Project.

Defence may seek to engage some stakeholders (such as State or Council) during initial planning (when that occurs), or would likely have a full consultation piece with stakeholders and community should disposal occur, as communication in this regard would be required.

7. SUMMARY HAAP CONSERVATION ACTIONS

The following table summarises the priority works identified for each asset in the 'Individual Asset Action Profiles'. Rankings are: **Priority** (within 12 months), **Medium** (within 2-4 years) and **Low** (4 years +). Note that retaining / masonry walls are not included here as detailed guidance is provided in the separate HIA (ERM 2021).

Table 7.1 HAAP Priority Conservation Recommendations Summary

Asset No.	Conservation Item	Priority
A1a and A1b	Rectify gaps around window sills, repair and repaint windows Rust treatment to downpipes, and check outlet areas(drain blockages) Rectify spalling sills, failing mortar and loose face bricks	
A1b	Safeguard and restore timber cradle (hoist component)	
A1c	Remove or relocate select redundant pipes that are causing damage to base stone course, and check damp proof course Remove or relocate connecting downpipe from A1b Rectify spalling sills Repair and repaint timber windows	
B2	Recondition and repaint all timber elements as needed, particularly windows, verandah posts and balustrades, weatherboards Check damp proof course and drainage Patch /repair downpipe corrosion (replace brackets)	
B2 and B3	Severe deterioration of internal wall and ceiling finishes— repaint (and repair as required) walls and pressed metal ceiling	
C2	Rotting timbers to upper level balustrade at bridge to C3 (posts and rails) to be replaced/repared Repaint deteriorating finishes to rain head Investigate source of rising damp at ground floor west corner. Timber windows peeling internally and requires reconditioning and repainting	
C3	Investigate cause and rectify of uplift and separation of ground floor walkway and steps to east ground floor verandah end	
C6	Investigate options in brick courtyard relating to brick paving uplift (trip hazards), subsurface impacts to the building, and water ingress/drainage. Repair balustrade rails and posts and Investigate integrity of first floor verandah	
D3	Rectify retaining wall and steps at Blackall Street entrance Check waterproofing along windows Investigate erosion control and stair/call collapse to rear (Countess Street lawn)	
E1	The covered walkway to E3b create a risk of impact at E1 level and should be removed. Check corrosion of flashing and ridge caps Rectify retaining wall spalling to east of rear tea room	
E4	General vermin-proofing and cleaning	
E5	Rectify/replace loose and timber rot sections to verandah rails and posts Replace missing and broken slats to sub-floor verandah	
Multiple	Repaint flaking corrugated sheeted walls, recondition and repaint timber sash window frames; general exterior clean (A3, A5) General cleaning and vermin control (B1, B2, B3) Investigate internal and external cracked brickwork and rectify as required (D3, E4, E5) Rectify flaking and crazing paint to walls (C4, C5, E4, E5)	

A1c	Check corrosion to metal window hoods and repaint	
A7	Recondition and repaint timber sash window frames	
C2	Redundant services should be removed	
C4	Patch before replacement of termite affected timbers. Replacement should seek to use same or similar timber species	
D1	Patch cracking or spalling of exterior concrete panels	
D2	Check outlet for all downpipes to ensure runoff capture	
A1c	Remove A/C units from windows and install replica glazing	
A5	Remove or upgrade unsightly timber screening and deck and consideration should be given to reversing unsympathetic alterations	
A7	Remove AC unit from window and Consider unblocking windows (dependent on future use)	
B1 and B3	Consider raising or removal of false ceiling during next refurbishment to expose full window assemblies	
C1	Consider removal of redundant conduit and pipes to both interior and exterior, and patch and repair wall as required.	
C5	Remove redundant pipes to north and south elevations	
E4	Consideration should be given to removal of later partition walls and wire grating across lower level	

8. REFERENCES

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Commonwealth of Australia (2013) Actions on, or impacting upon, Commonwealth land, and actions by Commonwealth agencies - Significant impact guidelines 1.2. Environment Protection and Biodiversity Conservation Act 1999.

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Department of the Environment and Water Resources (former) (2007) Commonwealth Heritage Management Principles.

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Godden Mackay Logan (2005) Victoria Barracks – Heritage Management Plan, unpublished report on behalf of the Department of Defence.

McDonald Architects (1992) Victoria Barrack Brisbane - Heritage Conservation Management Plan (HCMP), unpublished report on behalf of the Australian Army.

The Australia International Council for Monuments and Sites (ICOMOS) Charter for Places of Cultural Significance (2013) (the Burra Charter).

Online Resources

'LDA launches feedback from Columb Barracks Consultation'. Accessed at <[Columbs-Barracks-December-Press-Release13.12.21.pdf](https://columbbarracksproject.ie/December-Press-Release13.12.21.pdf) (columbbarracksproject.ie)>

Land Development Agency 2021, Columb Barracks Project: Initial Public Consultation Stage Summary Results. Accessed at <[Columb-Barracks-Consultation-Report-Final-13.12.21.pdf](https://columbbarracksproject.ie/Columb-Barracks-Consultation-Report-Final-13.12.21.pdf) (columbbarracksproject.ie)>

<https://www.environment.nsw.gov.au/-/media/OEH/Corporate-Site/Documents/Heritage/new-uses-for-heritage-places-guidelines-for-historic-buildings-sites-adaptation.pdf%20>

[Sustainability | Free Full-Text | Military Barracks as Cultural Heritage in Italy: A Comparison between before-1900- and 1900-to-1950-Built Barracks | HTML \(mdpi.com\)](https://www.mdpi.com/2076-3417/12/1/1)

APPENDIX A HAAP GUIDELINE

Statement of best practice for heritage asset action plans

A statement of best practice for heritage asset action plans

In the 2019-2021 review of conservation management plans, a lack of clarity about the function and use of conservation management strategies was identified as problematic. They were increasingly being used as mini conservation management plans. One result of the review is agreement that a name change would clarify the differences between these management tools. After consultation, the name Heritage Asset Action Plan (HAAP) was chosen to describe how the role of this document differs from a conservation management plan.

In overview, a HAAP is a simple and succinct document that provides guidance about:

- the maintenance of a heritage asset or item
- a specific aspect of conservation or management
- a conservation approach that applies across an asset class
- a specific element/component of an item

Purpose of this statement

This statement provides an outline of best practice for heritage asset action plans (HAAPs), which were formerly called conservation management strategies. The statement includes:

- comment on its use
- how it differs from a conservation management plan
- the typical contents of a HAAP
- the objective for the HAAP
- heritage significance to be used in the HAAP
- characteristics of a best-practice HAAP, and
- conservation policies to be used as part of the HAAP

The statement is informed by the [Australia ICOMOS Burra Charter and its Practice Notes](#).

Who this statement is intended for?

This statement is intended for:

- owners and managers of heritage items
- people involved in developing a heritage asset action plan

What is the difference between a heritage asset action plan and a conservation management plan?

There are two types of document that can be used to help guide the conservation management of a heritage item.

Heritage asset action plans (HAAP) are relatively simple and succinct documents that provide guidance about:

- the maintenance of a heritage asset or item
- a specific aspect of conservation or management
- a conservation approach that applies across an asset type
- a specific component of an item.

These may be especially suitable for item of local significance but could useful for items of any level of significance.

HAAPs can be especially effective if there is good base information about the item, such as a good statement of significance. If such information is not available, then additional work will be necessary.

A HAAP should not be used in the context of a major change or development affecting a heritage item.

[Conservation management plans](#) (CMP) tend to be more detailed, comprehensive and concise documents that provide guidance:

- about a range of conservation processes for:
 - a heritage items of high significance
 - a large or complex heritage items
- where substantial change is contemplated to a heritage item.

CMPs can be relatively short or much longer depending on factors, such as the complexity of the item.

The decision whether use of a CMP or heritage asset action plan should be made by the owner/manager of the heritage item, informed by their expert adviser (where necessary), and in consultation with any relevant regulatory bodies (i.e. [Heritage NSW](#) or the [local council/government](#)).

The objective for the heritage asset action plan

Heritage asset action plans have more targeted objectives compared to a conservation management plan. It is important to be clear about what the objective is and to structure the HAAP accordingly, so as to successfully realise its targeted role. If more comprehensive guidance is required, then a CMP should be prepared.

For example, the objective of a HAAP may be to provide guidance on maintenance of a heritage item. This means that key information about the condition of the item will be needed, maintenance problems identified, and maintenance guidance provided which is linked to cultural significance and related conservation policy. For example, a HAAP developed specifically to guide

maintenance should only be used to help with maintenance, and it would not be appropriate to rely on it for guidance about other matters, such as a building extension.

Other examples of HAAP objectives include:

- conservation management guidance for a component of an item (eg the roof of a building, or one minor building within a complex)
- current and future uses
- development that potentially impacted the setting of the item but was limited in scope (ie the consistent conservation management of historic brick and sandstone kerbing across a park)

Typical scope/contents of a heritage asset action plan

The contents of a HAAP may vary depending on its objective, but all will provide:

- a background statement, including identification of the item, purpose, scope, authorship and limitations
- a robust statement of significance for the heritage item – where the HAAP is for a significant part the item, this statement should detail the significance of that component
- factors that will affect the proposed conservation and management activities
- other policies that will guide or support the proposed conservation and management activities

Depending on the objective of the HAAP, information on relevant factors might include:

- the condition of the item and maintenance or other issues
- more detailed information about a component of an item under consideration (e.g. the landscape or garden, or one building within a complex)
- a discussion of any significant uses and possible sympathetic new uses
- analysis of the heritage item, and any extension/addition possibilities that would respect the significance of the item; and
- analysis of the setting of a heritage item, and development that potentially impacted the setting of the item but was limited in scope and that would respect the significance of the item

Other guidance may be provided in the HAAP (e.g. a maintenance schedule provided as an appendix).

Heritage significance to be used in the heritage asset action plan

An understanding of the heritage significance for the item is essential to underpin the HAAP. Where an existing and robust statement of significance already exists, such as from a heritage register like the State Heritage Register, then this should be used.

If a statement of significance is not available, then a heritage investigation and assessment should be completed. For further help, see [the Investigating heritage significance](#) and [Assessing heritage significance](#).

If the HAAP relates to a component of the heritage item, then an understanding of the significance and contribution of this component to the overall significance of the item will be needed. If such information is not provided or apparent from the existing statement of significance, then a more detailed significance assessment will be necessary.

Characteristics of a best-practice heritage asset action plan

A best-practice HAAP demonstrates the following characteristics:

- it is based on the Burra Charter definitions, principles, and process
- it meets all relevant regulations and requirements
- it is developed using a targeted range of expertise and research appropriate to the heritage item and the objective of the HAAP
- it is written in plain English and avoids complex technical language, and makes good use of suitable illustrations
- it is presented with a clear understanding of the audience/s for and users, with information targeted to meet their needs
- it is as short as possible while still including all necessary information
- it provides clarity about the scope of the heritage item and its curtilages. This might also include the significant area associated with the item (the curtilage), and the related area of sensitivity outside of the item (the setting). This should be achieved through brief text or plans
- the objective of the of the HAAP is clearly described
- it identifies key opportunities and limits with the conservation and management of the item relevant to the objective of the HAAP and provides guidance about them. Again, this text should be relatively brief and provide a summary of issues and opportunities
- it demonstrates a clear and logical flow from the statement of significance, to details about factors relevant to the objective of the HAAP, to the conservation management policies and/or other guidance
- it is not written with the purpose of justifying a specific project or development, although a HAAP can provide guidance on how to achieve best-practice heritage conservation within the context of a minor project or development(i.e. to achieve the best possible conservation of heritage significance within the context of the real-world management circumstances of the item)
- research should use existing information about heritage significance, such as a robust existing statement of significance
- details of factors relevant to the objective of the HAAP should be summarised
- it demonstrates a precautionary approach, especially in the context of limited information and research – the strategy is not a full conservation management plan
- it clearly identifies the limitations of the HAAP

Conservation policies as part of the heritage asset action plan

Where a conservation management plan exists, the policies should be integrated into guidance relevant to the objective of the HAAP. A HAAP can also develop policies to guide conservation management but will clearly not have the full suite of policies that might arise in a full CMP.

- The HAAP's conservation management policies should make its objectives and outcomes clear. The policies should not extend beyond the scope established by the heritage significance and details about factors (e.g. if information is only provided about the condition of the item, the policies should not offer guidance about the location of additions to a building). The policies

should provide clear guidance about, if not solve, the issues relevant to the objective of the HAAP.

- Any other guidance provided (e.g. a maintenance schedule) should conserve heritage significance and be consistent with the conservation management policies.

References

[Australia ICOMOS Burra Charter and Practice Notes](#)

[Assessing heritage significance](#)

[Investigating heritage significance](#)

[Conservation management plans](#)

Version no.

1

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APPENDIX B CHL CITATION

Place Details

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Victoria Barracks, 83 - 129 Petrie Tce, Petrie Terrace, QLD, Australia

Photographs



List	Commonwealth Heritage List
Class	Historic
Legal Status	Listed place (14/09/2009)
Place ID	105226
Place File No	4/01/001/0081

Summary Statement of Significance

Victoria Barracks is historically important for its long association with Queensland and Australia's defence. The Barracks were built in 1864 to house a British Imperial Garrison and became the administrative headquarters for the Queensland defence force in 1885. After Federation in 1901 when the Commonwealth took over responsibilities for defence, Victoria Barracks became the administrative headquarters for the Army in Queensland. Since 1992 Victoria Barracks has been occupied by elements of the three defence services.

Victoria Barracks is a good example of a mid nineteenth century to early twentieth century British Empire military establishment. The open parade ground, adjacent barracks, officers' quarters, support buildings, recreational facilities and mature landscaping demonstrate a strong and sharply defined layout which relates to the place's topography, the historic functions of the different site elements and the operational requirements.

Victoria Barracks is important as buildings remain from each of the historic phases of the place's occupation. The most significant of the buildings and elements built during the Imperial Phase are the Officer's Quarters, Police residence and Officer's Mess (Building C6) and the Barrack accommodation, Non Commissioned Officers' rooms and office accommodation (Building C3) which were built around the Parade ground which dates from 1864, and is important for its central dominating position in the precinct. Other important buildings from the period are the Commandant's Residence, the administrative headquarters (Building B2) built in 1866 which has significant Victorian style detailing and is associated with Lt Col French who used it as his home and office during his command of the Queensland Defence Force; the Superintendent's Quarters for the Military Hospital, the Lunatic Reception House and the Senior Army Officer's Residence and offices (Buildings E1) which were built in 1867 with additions in 1899; the Lunatic Asylum's female ward built in 1867 which was later used as the Sergeant's Mess and offices (Building E3a); the Military Hospital, Lunatic Asylum, later barracks and offices (Building E3b); and the Police Horse Stables (Building D3), built in 1875 for the Mounted Police.

The Queensland Defence Force occupied Victoria Barracks from 1885. Important buildings which were constructed during this period include buildings from 1886 which were used as an Armoury, Tailor's Quarters, Stores and offices (Building A1b), the 1885 Guard House and duty room which has surviving evidence of its original use as a lock-up (Building C1); the three storey Barracks, Stores and Offices built in 1886 (Building A1c); the 1886 office building

(Building A1d); Petrie Terrace Wall, a boundary wall built in 1887 which used to support the former Drill Hall; the building which was built in 1899 as a Small Arms Ammunition Magazine and is now used as the Museum (Building E4) which has an early example of a concrete floor and shows late nineteenth century fire fireproofing and blast proofing design features; and a lawn tennis court built around 1892 which is possibly the oldest in the State.

The Commonwealth Defence phase started in 1901 and a number of buildings used for accommodation and administration were built that are associated with Victoria Barracks' function as a military barracks. These include the 1901 purpose built Administrative Headquarters (Building B1); the Gunpark, Workshops, and Veterinary Office, built in 1905 and altered for use as an Armoury in 1923 (Building A3); the Pay Office, built in 1908 (Building C4); purpose built Offices built in 1917 during the First World War (Building B3); a Stores building constructed in 1925 (Building A7); and buildings built during the Second World War, the Canteen in 1940 (Building A5) and Officers' and Sergeants' Mess (Building D2) in 1941; and Communications Centre Offices (Building D1) which is the only building at Victoria Barracks constructed during the Vietnam War, in 1967.

The buildings and the spatial layout of Victoria Barracks clearly demonstrate the military lifestyle of the nineteenth century. Individually significant elements include the Parade Ground, a main barracks building to house the troops (C3), officer's quarters (C6, B2), hospital (E1, E3), guard house and cells (C2, C1), and the various support facilities of stores (A1), kitchen (C4), ablutions (C5) and stables (D3), armoury (A1) and magazine (E4) and with separate ordnance and transport compounds, and the lawn tennis court.

Victoria Barracks is also significant for housing psychiatric patients during the late nineteenth century and demonstrate aspects of nineteenth century attitudes to mental health. Buildings E1, E3a and E3b contain evidence of their use for the care of the mentally ill. Building E1, used as superintendent's quarters for the hospital and later the Lunatic Reception House has a rare intact fireplace. Building E3a, built as a female ward for the former Lunatic Reception House, has important features which show the building's use as a mental health institution, including the vertical pivoting windows, the pass-through hatches, the grate hinges and wear grooves to a fireplace. Significant features in Building E3b, designed as a military hospital and used as a Lunatic Reception House, include the pass-through hatches, the metal-lined doors, the door with a sliding hatch, and the change in window style indicating former cell door openings.

Victoria Barracks has strong associations with generations of military personnel and continues to be used as a social, recreational and resource base for former servicemen and women.

Victoria Barracks is associated with Sir George French, appointed as the first Commandant of the Queensland Defence Forces in 1883. He was a prominent professional army officer who played a significant role in reorganising the military forces of Queensland and New South Wales.

Official Values

Criterion A Processes

Victoria Barracks, established in 1864, to house a British Imperial Garrison is historically significant for its lengthy association with Queensland and Australia's defence. It became the administrative headquarters for the Queensland defence force in 1885. On the Commonwealth's assumption of defence responsibilities following Federation, Victoria Barracks operated as the Army's administrative headquarters in Queensland. Since 1992 Victoria Barracks has been occupied by elements of the three defence services.

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Buildings from each of these phases are extant with the most significant of the buildings and elements being:

Imperial Phase: Officer's Quarters, Police residence and Officer's Mess (Building C6, 1864); Parade ground (1864), significant for its focal position in the precinct; Barrack accommodation, Non Commissioned Officers' rooms, office accommodation (Building C3, 1864); Commandant's Residence, administrative headquarters and administration, significant for its Victorian style detailing and association with Lt Col French (Building B2, 1866); Superintendent's Quarters for Military Hospital, Lunatic Reception House and Senior Army Officer's Residence, offices (Buildings E1 (1867); Lunatic Asylum's female ward, later Sergeant's Mess and offices (Building E3a, 1867); Military Hospital, Lunatic Asylum, later barracks and offices (Building E3b, 1867); and Police Horse Stables (Building D3, 1875).

Significant buildings from the Queensland Defence Force phase include buildings which functioned as an Armoury, Tailor's Quarters, Stores and offices (Building A1b (1886), Guard House and duty room evidencing its original use as a lock-up (Building C1, 1885); Barracks, Stores and Offices (Building A1c, 1886); Barracks (Building A1d, 1886); Petrie Terrace Wall, a perimeter wall which supported the former Drill Hall (1887); Small Arms Ammunition Magazine, now Museum which demonstrates late nineteenth century fire fireproofing and blast proofing design features (Building E4, 1899); and Tennis court (c.1892).

For the Commonwealth Defence phase there are a number of buildings associated with accommodation and administration which define an ongoing role as a military barracks. These include the purpose built Administrative Headquarters (Building B1, 1901); the Gunpark, Workshops, and Veterinary Office, altered as Armoury (1923) (Building A3, 1905); Pay Office (Building C4, 1908); purpose built Offices (Building B3, 1917); Stores (Building A7, 1925); Canteen (Building A5, 1940); Offices and Sergeant's Mess (Building D2, 1941); and Communications Centre, Offices which represents the only Vietnam War development of the Barracks (Building D1, 1967).

Criterion B Rarity

Victoria Barracks is significant for its use in housing psychiatric patients during the late nineteenth century. Buildings E1, E3a and E3b contain evidence of their use for the care of the mentally ill. Building E1, used as superintendent's quarters for the hospital and later the Lunatic Reception House has a rare intact fireplace. Building E3a, built as a female ward for the former Lunatic Reception House, has significant features which evidence the building's use as a mental health institution, including the vertical pivoting windows, the pass-through hatches, the grate hinges and wear grooves to a fireplace. Significant features in Building E3b, designed as a military hospital and used as a Lunatic Reception House, include the pass-through hatches, the metal-lined doors, the door with a sliding hatch, and the change in window style demarking former cell door openings.

These buildings demonstrate aspects of nineteenth century attitudes to mental health.

Criterion D Characteristic values

Victoria Barracks is a good example of a mid nineteenth century to early twentieth century British Empire military establishment. The open parade ground, adjacent barracks, officers' quarters, support buildings, recreational facilities and mature landscaping evidence a strong and sharply defined layout relating to the place's topography, the historic functions of the different site elements and the operational requirements.

Buildings and the spatial layout of the Victoria Barracks clearly demonstrates the military lifestyle of the nineteenth century. Individually significant elements include the Parade Ground, a main barracks building to house the troops (C3), officer's quarters (C6, B2), hospital (E1, E3), guard house and cells (C2, C1), and the various support facilities of stores (A1), kitchen (C4), ablutions (C5) and stables (D3), armoury (A1) and magazine (E4) and with separate ordnance and transport compounds, and the lawn tennis court (possibly the oldest in the State).

Criterion G Social value

Victoria Barracks has strong associations with generations of military personnel and continues to be used as a social, recreational and resource base for former servicemen and women.

Criterion H Significant people

Victoria Barracks is associated with Sir George French, appointed as the first Commandant of the Queensland Defence Forces in 1883. He was a prominent professional army officer who played a significant role in reorganising the military forces of Queensland and New South Wales.

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Description

Victoria Barracks occupies a 2.703 hectare site on the ridge above Countess Street, to the western of the Brisbane central business district. The site is bounded to the north by Secombe Street, to the east by Countess Street, to the southeast by the Southern and Western Railway, to the southwest by the former Petrie Terrace Police Barracks, and to the northwest and west by Petrie Terrace. Victoria Barracks is associated visually with a number of 19th century buildings along Petrie Terrace, and defines the western perimeter of the city centre.

The information is based on the 2005 nomination and two management plans: *Victoria Barracks Brisbane Draft Heritage Management Plan*, Godden Mackay Logan 2005 and *Victoria Barracks Brisbane, Heritage Conservation Management Plan*, Ivan McDonald Architects, 1992.

The majority of buildings on the site are of brick or stone construction. Most of the 1860s buildings have survived, as have the majority of buildings erected between 1875 and 1917. Many of the buildings have been altered, but as a whole the surviving buildings form a cohesive precinct illustrating a range of military architecture from the 1860s to the 1940s.

Significant buildings, structures and site elements include:

Building A1 [1886-87, 1899-1900 Armouries, Tailor's Shop & Stores]

This L-shaped, unpainted brick complex comprises four buildings: an 1887, single-storeyed former armoury on the southwestern boundary; an 1886 two-storeyed building on the footpath line of Blackall Street; an 1899 detached extension later joined to this building; and a 1900 three-storeyed wing linking the 1886 and 1887 elements.

The 1887 former armoury is built on a stone base. Crumbling of the stone is apparent, as is evidence of a clear sealant breaking down. The roof is a simple gable of corrugated iron. A substantial chimney stands to the rear. Window sills are of stone, now concrete rendered, weathered and broken. Windows are four-paned sashes. A metal hood protects the front, northwest-facing window. A timber strutted and battened hood extends over the timber boarded front door. An air-conditioning unit has been installed in half one window space. Along the rear wall a line of iron rods is seen, inserted in the brickwork, with the ends finishing at the wall line. The interior is altered to accommodate doctors' rooms.

The 1886 section is a simple, two-storeyed gable-roofed form with one chimney. There is a single door between levels, opening in the Blackall Street wall. Panels, close to footpath level, ventilating the lower floor, show evidence of change in their brickwork surrounds. Windows to the upper level are eight-paned sashes. On the opposite southwest elevation, two levels of eight-paned sashes overlook the carpark. A verandah aligns the lower level, confined to this section. Vent panels have been cemented close with the introduction of air-conditioning. Ceilings are 150 millimetre beaded tongue and groove. Towards the Petrie Terrace end, false ceilings and full height partitions have been installed.

The 1899 section extends the building form, in differing brick colour. It includes a small gable within the long, southwest side of the main roof, to accommodate a hoist structure, still in place, above a half-panelled opening with sliding timber shutters. Windows are four-paned sashes. The later join between the two sections is apparent, in brickwork of a differing colour. The 1900 wing, attached at right-angles to the southeastern end of the 1886 building, is three-storeyed. A brick gabled porch projects full height, housing a stairwell and a hand-operated hoist, centrally, on the northwest elevation. Its front openings are lattice-panelled to sill height, on second and third levels, with a sliding, boarded and braced timber door behind. At ground level a timber slatted panel infills above the doorhead. At third level an eight-paned sash window lights the stairwell. A circular, timber louvred vent is centrally placed high in the porch gable wall. A similar circular feature decorates each gable end of the main building. Windows are eight-paned sashes. The upper floors are supported on steel beams spanning full width between attached piers, which extend a simple curved capital. Ceilings are of 100 millimetre beaded tongue and groove boarding. Circular fretwork vent panels remain in the third level ceiling. The stair has a moulded timber handrail and plain vertical balusters, all painted. There are partitions of 100 millimetre unbeaded tongue and groove boarding and, more generally, hardboard partitions. Joinery generally is painted.

Building A3 [1905 Gun Park]

This is a high, single-storeyed, timber-framed building clad in corrugated iron. The long gabled roof is also of

corrugated iron, and has a long corrugated iron gabled vent straddling the central two-thirds of the roof. The building is aligned behind the 1900 section of Building A1, facing a car parking area to the southeast. Wide double doors are central to this elevation. Windows, some hooded, are multi-paned.

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Building A7 [1925 Workshops]

This is a rectangular, single-storeyed weatherboard building with a gabled roof of corrugated iron. It is aligned with the slope of Blackall Street.

Building B1 [1901, 1917 Military Headquarters]

This is a three-storeyed office building of unpainted brick. The rear section dates from 1901 and the front section, in a redder brick, from 1917. The line of change in brick colour is apparent. A change in width and type of eaves between the sections can be seen also. The two sections are unified by a long hipped roof with small ridge gables.

The 1901 section, built closely facing building B2, features bands of lighter brickwork, expressing the floor levels and shallow-arched window heads. Metal strap reinforcing underlies these window heads. The windows are four-paned sashes, with sills of weathered stone. Timber strutted and slatted window hoods remain on the northeast and northwest walls. A circular opening towards the rear of the southeast wall has been in-filled in brick. Internally, the stair balustrade is of stained silky-oak, and the ceilings are of 100 millimetre tongue and groove boarding. This section is connected to Building B2 by ramps at second and third levels.

The 1917 section extends toward Blackall Street, beyond the frontage line of the adjacent Building B2. The windows are multi-paned sashes, featuring on the second (central) floor, large windows with a shallow-curved head. Decorative lines of protruding brickwork accentuate these windows and the front corners of the long building sides. Wide concrete beams span the internal space, between attached piers.

Building B2 [1866 Commandant's Residence, Headquarters]

Building B2, which fronts Blackall Street, is a three-storeyed brick building rendered with course lines resembling stonework, and a short-ridged roof of corrugated iron. The unobtrusive corrugated iron roof forms a shallow pyramid, with a short ridge and a dominant pair of chimneys. The main facade features an ornate 1866 masonry central porch. At each level is a central arched window, with a rectangular window either side. Arched mouldings over the central windows are accentuated in lighter colour, as are the quoins standing proud, full height, either side of the facade.

Verandahs extend along both sides and the rear, on each level. Ground level verandahs have been enclosed. At the front, verandah ends are enclosed full height, with blank masonry on the higher, and weatherboards, with paired casements at each level, on the lower side. Rear verandahs at second and third levels look out to the northeast. Verandahs at the lower level retain a cast-iron balustrade. A timber slatted balustrade surrounds the later upper level verandah. Corrugated iron in standard profile curves over the upper verandah and ripple iron now forms a ceiling over the lower. Verandah post brackets are of curved solid timber, along both levels. A timber slatted frieze between second and third levels has been flat-sheeted. Verandah floors have a notable fall to the outside and are surfaced in asphalt.

Bridge connections are in place to two levels of Building B1 and to Building B3.

Internally, walls are of rendered brickwork. Ceilings are of pressed metal. The stair retains a clear-finished moulded timber handrail and ornate white-painted balusters. Two separate rooms open onto the rear verandah at second and third levels. At the upper level the surrounds, only, of folding doors between the rooms remain. The opening is in-filled. The doors themselves are now installed, between the rooms on the lower level, fixed in place and painted out. Fireplace openings have been sheeted. Timber surrounds remain; one clear finished and one painted.

Viewed from Blackall Street, the building is closely flanked by the 1917 three and four storeyed buildings projecting either side. The entrance from street to forecourt has been widened recently.

Building B3 [1917 Offices]

This is a large, four-storeyed, unpainted red-brick office building with a long hipped roof of corrugated iron. Clearly seen from Roma Street, it occupies the corner of the site where Blackall Street turns down to the east. Like the matching Building B1, it extends forward at one side of the early commandant's residence, Building B2. The facade at ground level is rusticated by protruding panels of brickwork. Windows are large twelve-paned sashes on three floors, with shallow arched heads over those on the third level. Protruding brickwork frames the second and third level windows and forms the sills throughout. Fourth level windows are smaller six-paned sashes. Building corners are accentuated by a change in plane of brickwork. Closely spaced timber boarding lines the eaves soffit of the long hipped corrugated iron roof. Internally, the stair balustrade and joinery is in clear finished silky oak. Either side of the door in the long southeastern side, internal corners have been screened by timber panelling. A missing panel reveals service

pipes.

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The bank between this building and B2 is retained by a high red-brick retaining wall. The high garden wall along the corner of Blackall Street has been, in part, replaced by lower brickwork, with the garden bank cut back.

Building C1 [1885 Guard house]

This is a small, single-storeyed, painted brick building with a hipped roof of corrugated iron. It stands adjacent to the entrance to the earliest section of Victoria Barracks. The roof extends down over a verandah of two bays, with stop-chamfered timber posts, unadorned, opening to the southeast, facing the entrance drive. Round ended timber boarding forms the triangular panel each end of the verandah roof. Two doors lead from the main guard room to the concrete-floored verandah. Internally the floors have been concreted also, and two former cells have been converted to a bedroom, locker and small bathroom. An office and tea room complete the accommodation.

Standing in the forecourt to this building is a polished brass cannon, set three steps above the entrance drive. To the west, under the main hip, a high wall faces Blackall Street. Behind this wall are two former cells, each with a pair of windows high under the eaves.

Building C2 [1864 & 1865 Guard House, Sergeants' quarters]

This is a small, two-storeyed, L-shaped, painted brick building, linked to C3 by a 1892 rear extension. A later bridge connection links C3 to the 1892 corner back verandah and stair of C2.

The corner back verandah has an unlined corrugated iron roof and solid panels of round-ended boarding between the upper and lower level posts. This boarding is also found around the south-west front verandahs, where simple moulded capitals, on upper-level posts only, are painted in a contrasting colour. The verandah roof is a straight slope, set down below the main hipped roof. Balustrading matches the two-railed balustrade along C3. Ground-level verandahs are floored in concrete. Windows are twelve-paned sashes.

The ground floor is divided into single quarters, opening into a small sitting room. A tree-shaded barbecue area adjoins the building to the west.

Building C3 [1864 NCOs' and men's barrack block and canteen]

This is a long, two-storeyed, painted brick barracks building with a hipped roof of corrugated iron which extends over open verandahs on four sides. Rising above the roof are a pair of chimneys stands, one on each end of the ridge. The upper verandah balustrade is now two horizontal rails. Verandah posts are without brackets. Ground level verandahs are floored in concrete. Verandah ceilings are unlined. Windows are placed central to each verandah bay, on each level, facing the parade ground, with doors occupying the central bay. Views from the upper north-east verandah extend down over the site, and the city. A winding stair connects the levels. Internal walls to the stair-well, and paired rooms either end of the building, remain in rendered brickwork. The upper level ceiling is of ripple-iron, over an open-plan office. A false ceiling has been installed in the lower level, which includes an air-conditioned drawing-office. The building is connected to building C2.

Building C4 [1902 Kitchen]

This small, single-storeyed, painted brick kitchen building adjoins the former barrack block, Building C3. The corrugated iron roof forms a pyramid crowned by a tall metal ventilator. It extends down over a substantially enclosed verandah section on the southeast. A tall, flat-topped chimney stands central to the northwest rear wall. On the southwest an attached covered way of corrugated iron roofing, unlined, links Building C3 with the toilet block [C5] behind the kitchen building. Tall casement windows add elegance to the southwest and northeast elevations.

Building C6 [1864, 1912 Officers' Quarters, Officers' Mess]

This is a complex of buildings and additions with the core, an early, single-storeyed painted brick shell, dating from 1864. This core retains its original tall and decorative brick chimneys, and internally two fireplaces and the four front verandah doors survive. The front section has a tiled roof which probably dates from 1952 alterations. The middle section is roofed with perspex skylights.

Linked to the core is an unpainted brick, two-storeyed rear section abutting the Blackall Street footpath. It is a tall hip-roofed form with a slatted timber pediment to the ridge gable and a high slatted timber window hood facing Petrie Terrace. Its high brick wall to Blackall Street, in English and stretcher bond, incorporates two lines of twelve-paned sashes. The upper level northeast verandah remains substantially open, with original paired posts. Ancillary skillion roofed additions to the building flank the entrance road to the parade ground.

Building D2 [1941 Offices]

This is a long, two-storeyed, timber-framed and weatherboard-clad building on stumps, with a hipped roof of

corrugated iron. The sub-floor has been enclosed with cement blocks. Hopper windows are aligned around each upper level. The building is linked by elevated walkway to Building B3, and blocks the northeastern view of Building B2.

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Building D3 [1875 police stables]

This is a large, single-storeyed, rectangular painted brick building occupying the lowest corner of the site, close to Countess Street. The building is symmetrical about two porticos central to the Countess and Blackall Street elevations. The entrance from Blackall Street has been modified with a sunken ramp and set of steps, and the external brickwork has been painted. Large overhanging trees enhance the building's setting.

Straddling the entire ridge of the main hipped roof is a dominant hip-roofed clerestory, lighting a main hall. This space is spanned by substantial queens post trusses with a perimeter of carefully worked jack-rafters. 150 millimetre beaded tongue and groove boarding lines the roof and walls down to picture-rail height. The building consisted of a large central mustering area where the horses were saddled and mounted, and originally with an earthen floor. Surrounding this were 28 stables for horses and rooms for forage, stores, harness and saddles and a room for the duty officer. 970 sq yards (811 sq m) of earth were removed to obtain a level site. The doorway is exceptionally tall to enable the mounted police to meet the requirement to mount in the mustering area and ride out of the building (Mellor 2008; Wright 2008). The original general layout remains, with lower spaces along each side and brick-partitioned corner rooms. The stalls have been removed. The Countess Street side is partitioned now with tongue and groove boarding. Panels of round-ended beading, forming an arch between trusses over each former stall entrance, remain on this side. The tall casement windows are additions. On the opposite side the flow of space remains more open, and roof framing is exposed. Above the former stalls' entrance line, louvres have been installed. On the external wall are banks of hopper windows.

Buildings E1 & E3 [1866-67 Military Hospital, Lunatic Reception House]

This is a complex of one double-storeyed and two single-storeyed painted brick buildings linked with verandah extensions and walkways, with corrugated iron hipped roofs.

Building E1 is a two-storeyed structure of residential character, now used as offices. It consists of a hip-roofed brick core, the ground level dating from 1866-67, and the upper level from 1898. The change in brick colour from level to level is apparent, on the exposed west wall. On this wall there are two windows at each level; the lower are six-paned casements and the upper are four-paned sashes. The front of the building, clearly seen from Secombe Street, is a two-storeyed weatherboard addition built in 1914. The roof is a smaller hip, bell-cast over front and side verandahs. At the lower level the verandahs remain open, with a wide-squared lattice frieze between plain posts. A chain wire balustrade incorporates short panels of slats. At the upper level, verandahs have been enclosed with weatherboards to sill height and casements above. At the rear of the brick core, single-storeyed weatherboard additions also date from 1914. Internally there are pressed metal ceilings on the ground floor, and a winding stair with moulded timber balustrade.

The associated weatherboard garage on Secombe Street dates from 1941.

Building E3 is a single-storeyed painted brick building, comprising a long hip-roofed form aligned with Countess Street, and a cottage form at the Secombe Street end, both dating from 1866-67. Linking these is a later transverse gable rising behind the verandahs which flank each long side. The long hip-roofed form, in English bond brickwork, is symmetrical about a central transverse entrance passage. A simple gable pediment marks the entrance on the west. A dominant chimney stands above, serving fireplaces in the small rooms either side. On the east, facing Countess Street, either side of the entrance passage, the main wall is set back, allowing for two facing flights of stairs. Here, in lieu of posts, a pair of deep brackets supports the verandah roof, either side of a shallow-arched entry. A pair of chimneys on the eastern wall serves large rooms either side. The main roof extends down steeply over the long, narrow verandahs on the east and west. Timber posts have a stepped base. Moulded timber capitals are painted in contrasting colour. A balustrade of two horizontal rails lines the Countess Street side only. On this side the verandah continues across the entire front, interrupted only by a projecting gable where it meets the cottage form, towards Secombe Street. Details dating from the use of this long section as psychiatric wards, include feeding hatches and heavy doors with viewing slots.

The cottage form is hip-roofed, with a gable front projecting across the verandah space. Abutting this gable at the Secombe Street end, the verandah roof is set down separate from the main roof. The cottage, complete with chimney and in brickwork of English bond, stands on stone foundations. On the gable, bands of brickwork protrude across the face at window head and sill line. A pair of four-paned sashes is placed together central to the gable front. Elaborate timber brackets support the gable eaves. Elsewhere in the cottage section windows are twelve-paned sashes with a four-paned panel above. The later transverse gable section has main brick walls in stretcher bond. Where this section rises above the verandah roof each side, the gable is sheeted in weatherboards and decorated with a battened pediment. Opening to the Countess Street verandah are a pair of French doors and a four-paned sash window. The rear section is enclosed with flat sheeting and a bank of louvres.

Building E4 [1899 Small Arms Ammunition Magazine]

This is a painted brick building of two levels. It is sited where the land slopes steeply away to the east toward Countess Street, presenting a single-storeyed elevation to the parade ground. The upper storey is entered at ground level from this western side. A two-storeyed rear elevation is seen clearly from Countess Street. Where there were once large trees, a rose garden has been established in the foreground of this rear elevation.

The main hipped roof is surmounted by a hip-roofed clerestory, with glazing facing east and west. The shorter north and south clerestory walls are sheeted in a corrugated iron, apparently pre-dating the existing iron of the main roof. A tall ventilator with lightning conductor is centrally placed above the clerestory roof. The main roof extends north into a lower hipped section over the stairwell, giving asymmetrical interest to the building form. Central to the entire western elevation stands a small hip-roofed projection of the main roof, now entered from the front through a pair of french doors. A void, formerly accommodating the hoist, lies under this entrance. A narrow, hipped verandah roof, finishing just short of each end of the western wall, is set well down below the main, timber-boarded eaves soffit. The front wall of the entry porch rises through the verandah roof, above which a small multi-paned panel is centrally placed. Verandah posts are timber, unadorned. A concrete apron forms the floor. With the exception of the entry, doors and windows appear to be in the original positions. On the rear elevation, to Countess Street, the section with clerestory central, stands forward from the stairwell section. The fenestration is informal and service pipes are clearly seen.

Internally, substantial white-painted timber trusses span the upper level. The ceiling is 150 millimetre tongue and groove boarding. Later partitions have been installed at the southern end. At the northern end is the stair, with moulded timber rail and simple white-painter balusters. A large window fitted with a security grille, like those at the lower level on the east, lights the stair from that direction. Both floors are concrete, with the first floor constructed of arches supported by 304.8mm diameter cast-iron columns.

Grounds

The grounds of Victoria Barracks extend down the slopes of the Petrie Terrace ridge, overlooking the city to the northeast. Bounded by Petrie Terrace, Secombe Street and Countess Street, the ground presents a picturesque view clearly available to a large volume of passing traffic. Elements of particular significance include:

Parade Ground [1864]

This consists of a central grassed area and surrounding asphalt, and is an essential spatial element in internal views of the complex. Overhung in places by mature trees, it forms a foreground for Buildings C2, C3 and E4.

Petrie Terrace Wall [1886]

The high wall to Petrie Terrace is of dressed sandstone, with projecting coping. It extends from the southwestern side of the former police barracks gates, steps up the rise of Petrie Terrace along the frontage of complex A1, then leads in, each side, to the military barracks entry gates at Blackall Street.

Retaining Walls

The retaining wall between the military barracks and the former police barracks is of coursed, roughly dressed stone with a smoothly dressed stone coping. A pointed iron rod palisade rises from the coping. An additional higher wire mesh fence is recent. Rendered retaining walls along the eastern slope define the spatial relationship between the early military establishment and the former lunatic reception buildings.

Tennis Court [c1892]

This is a grassed tennis court, still in use, between Buildings C6 and B1. It abuts Blackall Street, where the wire court fence rises above a brick wall with attached piers. Below the brick wall is a rough stone retaining wall. A high brick wall screens the court from the parade ground area.

Mature planting

The many mature trees throughout the site include: poinciana [*Delonix regia*]; figs [*Ficus spp.*]; black bean [*Castanospermum australe*]; camphor laurel [*Cinnamomum camphorum*]; leopard tree [*Ceasalpinia ferrea*]; Mediterranean cypress [*Cupressus sempervivens*]; mango [*Mangifera indica*]; umbrella tree [*Schefflera actinophylla*]; *Eucalyptus spp.*; various palms around Building B1; and frangipani around Building E4. These effectively shade areas of the site, frame and screen views of the buildings, and combat air pollution in a heavily trafficked area.

Lower slope to Countess Street

This is a grassed and planted area which contributes a foreground to the historic buildings, and visual relief to a heavily trafficked road.

History

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Most of the buildings at Victoria Barracks are of stone or brick construction, and were erected between 1864 and 1917. Together they constitute the second military establishment in Brisbane.

During the period immediately after separation from New South Wales, Queensland had no military forces and very few police to defend the colony or keep the peace. The first military establishment in post-convict era Brisbane was at Barracks Square, bounded by Queen, George, William and Elizabeth Streets. It housed a British Imperial garrison from the 12th (East Suffolk) Regiment of Foot sent at the request of Queensland's first governor, Sir George Ferguson Bowen. When appointed to the new colony Governor Bowen was given advice regarding the duties of a colonial governor which reflected the changing British policy towards internal colonial defence:

'Exert all energy and persuasion to induce the Colonists to see to their self defence internally... a Colony that is once accustomed to depend on Imperial Soldiers for aid never grows up into vigorous manhood' (Ivan McDonald 1992:12).

The new governor should also establish a good police and then solicit the assistance of leading colonists to forming a militia or volunteer corps. When Governor Bowen arrived in Brisbane in 1860, he assumed responsibilities for a sparsely populated colony and the defence of its long coastline of over 4 830 km (3 000 miles). Its extensive area of 173 662 ha (670 500 square miles) was twice the size of New South Wales and had a population of approximately 25 000 of which almost one third was concentrated in the south east. Bowen's subsequent efforts to establish defence in the colony were based on perceived threats against settlers from hostile Aborigines and from the French Naval Base at Noumea. Throughout his term of office Bowen was unrelenting in his efforts to obtain and retain a contingent of Imperial troops for military protection and as the nucleus of a volunteer force in Queensland, and he waged a vigorous, albeit unsuccessful, effort to establish both the Colony's defence and a defence policy. Victoria Barracks developed as part of that effort. In the early 1860s the new Queensland colonial government proposed that Barracks Square be exchanged for a site at the Green Hills on the western outskirts of the town, with new barracks to be erected there at Queensland's expense.

The War Office in London acquiesced, and in 1863 sent plans for a barrack block and ancillary buildings suited to the semi-tropical climate. Architect WH Ellerker, who had won the design competition for Queensland's first Government House, was engaged in Brisbane to prepare plans in connection with the new barracks. The Queensland Government paid some £7,000 for the construction of the Barracks. Officers' quarters, a non-commissioned officers' and men's barracks block and canteen, a guard room and a kitchen annex, were erected by contractor Robert Hope of William Street, North Quay and occupied by the 12th Regiment on 27 October 1864.

Other buildings were added as the force grew in size with the arrival of the 50th (Queen's Own) Regiment of Foot to replace the small detachment of the 12th. In 1866-67 the construction of a two-storeyed Commandant's residence and a military hospital completed the new military barracks. The work was carried out by contractor WE Wright, with the designs again forwarded to the Colonial Architect Charles Tiffin's office from the London War Office. The military hospital was erected at the corner of Countess and Swan (now Secombe) Streets and comprised a main building with separate male and female wards, an administration centre, and a small residence. The central parade ground was also established by this time. Another building just west of the wards may have been erected at this time also. It was extant by 1885, but its function is not known. It has been demolished since. Whether the buildings ever functioned as a military hospital is not clear. Following the withdrawal of the Imperial garrison in 1869 they were converted in 1869-70 to a Lunatic Reception House, which was opened for admissions on 9 March 1870. The residence became the superintendent's house.

After the 1869 withdrawal of the Imperial garrison the remainder of the military buildings remained vacant for a number of years, under the supervision of a caretaker, until converted c1874 into police barracks. The period of occupation by the Queensland Mounted Police illustrated the concerns of the time to maintain law and order in the town. The Queensland Police Force occupied the former military barracks until 1885, when they moved into refurbished buildings on part of the former Brisbane Gaol site next door. One of the few constructions associated with the police occupation of the military barracks site was a stables building, erected in 1875 on an adjacent allotment along Countess Street. An inseparable part of a horse-mounted unit, the stables were designed along traditional lines with stalls surrounding a central grooming and 'mucking out' area.

Under the provisions of the *Colonial Fortifications Act of 1877*, the barracks and associated land was formally transferred to the Queensland Colonial Government in 1880.

The 'Russian scare' period (1883-85), in addition to the uneasiness already felt by the German presence in New Guinea prompted the creation of a permanent Queensland Defence Force. Premier Sir Samuel Griffith, a Queenslander and Imperialist was interested in strengthening the Australian defences. As premier he introduced the 1884 *Queensland*

Defence Act which strengthened the army and created a navy. The barracks on Petrie Terrace, known as Victoria barracks by mid-1885 'when Queensland was close to a war footing' (Joyce 1983) was occupied by the new Queensland militia later that year. The location of 'A' Battery of the Queensland Permanent Artillery within the Barracks was to protect the 'rear' of Brisbane township from a land attack from the north (Wright 2008).

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The change of occupancy was accompanied by a second period of site expansion and building construction. In 1885 a new guard house was erected at the corner of Blackall Street and Petrie Terrace and in the same year an adjacent section of the former Brisbane gaol reserve, bounded by Petrie Terrace, Blackall Street, the railway line and the new police barracks, was acquired by the military. During 1886-87 four or possibly five buildings were erected on the new site near the corner of Petrie Terrace and Blackall Street, two of which remain as sections of Building A1.

After the re-occupation by military forces in 1885 most of the large-scale building undertaken at Victoria Barracks was for office accommodation rather than residential accommodation as the majority of the Queensland Defence Force were part-time soldiers who did not require large scale permanent accommodation. At the time of Federation the full time component of the Queensland Defence Force was 27 officers and 362 other ranks. This compares with the 272 officers and 5,672 other ranks in the Queensland militia units. The militia soldiers only required brief periods of accommodation during annual camps or 'encampments' (Wright 2008).

Between 1899 and 1905 a third phase of site development accompanied Queensland involvement in the Boer War and the transfer of Queensland military forces and property to Commonwealth authority on 1 March 1901. Construction at this period included an 1899 two-storeyed detached extension to the 1886 armoury and tailor's shop; an 1899 small arms ammunition magazine; a three-storeyed extension to the armoury and stores erected in 1900; a 1901 three-storeyed extension to the 1866 Administration Building; a new kitchen in 1902; and in 1905 a stables building and a small building housing a gun park, blacksmith's shop, carpenter's shop, picket rooms and a pharmacy. The armoury buildings, constructed to securely store large scale purchases of the new Short Magazine Lee Enfield 303 Rifle, demonstrate the extent of Queensland's contribution to the Boer War (Wright 2008).

About 1905 the State government replaced the Lunatic Reception House with new facilities at Boggo Road, and the former Countess Street reception centre was transferred to the Army in 1908.

The growing international tension in the years 1910-1914 led to further developments. In 1911 the former police stables was officially acquired by the military and in 1912 converted to house the Australian Medical Corps. An additional storey was added to the Commandant's residence (Building B2). Office space and training facilities were required to house more staff officers and NCO's and to train the young militia officers (Wright 2008). New accommodation and lecture rooms were added to the Officers' Mess in 1912. In 1917, during World War 1 additional office accommodation was constructed at Victoria Barracks in the form of a further three-storeyed extension to the Administration Building and a new four-storeyed brick pay office. The location of the three key buildings side by side (B1-3) facilitated rapid communication between different elements of the headquarters staff. Outside this central area were the medical, transport and storage areas which supported the headquarters and operational units (Wright 2008).

The bulk of military expansion at this period was concentrated at Enoggera Barracks, established in 1908 as a rifle range, and expanded during the First World War into a full military barracks as the principal training and accommodation area. Victoria Barracks was the administrative centre that maintained the military operation. Units would pass through Enoggera on the way to the Middle East or Europe, but Victoria Barracks controlled the operation of supplying, feeding, paying and transporting them.

One of the few buildings erected at Victoria Barracks during the interwar period was a block of workshops, constructed in 1925.

During World War 11 Victoria Barracks became the Headquarters of the Lines of Communication with the move of the Allied Headquarters from Melbourne to Brisbane commencing in July 1942. General Sir Thomas Blamey was Commander-in-Chief of the Australian Army and controlled forces in the Middle East, New Guinea and the South West Pacific. This control was exercised through the Head Quarters Lines of Communications at Victoria Barracks until late in 1944 when Blamey's Head Quarters moved to Morotai (Wright 2008). Buildings E4 and D3 were the major communications centres for the Australian Army. E4 housed the cipher machines which linked the Australian Army to London, Washington, other major Allied capitals and defence headquarters overseas as well as formations deployed in the South West Pacific operations (Mellor 2008). Building D3 housed the servicewomen who coded and decoded the messages passing through the Line of Communication. At the height of this operation some 70,000 coded words per day passed through these buildings. During World War 11 a number of temporary timber and fibrous cement buildings were erected at Victoria Barracks, including a large 1941 office block. Some of these remain.

The only permanent building of more recent origin is the 1967 Communications Centre, a major new Defence Signals

facility within the Barracks (Building D1), constructed during the Vietnam War period. It was constructed to withstand blast damage to a much greater extent than almost any other building at the Barracks (except perhaps E4).

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On 1 July 1992 Victoria Barracks, which had functioned as the administrative headquarters of the army in Brisbane since 1885, became Brisbane's Joint Defence headquarters. Victoria Barracks is currently occupied by elements of the three Defence services (2008).

Victoria Barracks has had a strong association with the military and the city of Brisbane. With so little residential accommodation inside the Barracks many people associated with the Barracks lived nearby. The respectability of the surrounding area has fluctuated and what was originally called the Green Hills district was one of the less desirable residential areas of Brisbane. More expensive housing followed the removal of the prisoners to St Helena Island in 1874/75. The 'foreign' scares of the 1880's and 1890's re-established the respectability of military service and the growth of the militia corresponded with an increasingly positive relationship with the Brisbane community.

Ceremonial occasions such as 'Beating Retreat' which were often conducted at Victoria Barracks also contributed to a feeling that the Barracks were 'the Army' for the people of Brisbane. The Officers' Mess in particular became one of the more formal social venues of Brisbane with its round of balls and cocktail parties (Wright 2008).

Chronological development of the site

Imperial Forces Phase 1863-1869

1864: Building C3 [NCOs' and men's barrack block and canteen]

A two-storeyed brick non-commissioned officers' and men's barrack block was one of the first buildings erected in 1864 on the new military site at the Green Hills. Each floor originally housed two large barrack and dining rooms each 40 feet (12.2 metres) by 30 feet (9.1 metres), divided by an ablution room, with two rooms at each end for the married men. The main roof was supported by Queenspost trusses and was clad with slate, with separate verandah roofs of concave corrugated iron.

Following the withdrawal of the Imperial garrison in 1869 the building was occupied by the Queensland police c1874 and in late 1885 was re-occupied by the new Queensland Defence Force as a military barrack block. By 1899 the first floor cross-braced balustrade had been removed, and in 1907 the slate roof and the separate iron roofs of the verandahs were replaced with a corrugated iron bungalow roof. By the early 1990s the former barrack block was in use as offices.

1864: Building C2 [Guard House, Sergeants' Quarters]

This small brick building was constructed in 1864 as a single-storeyed guard house ancillary to the original barrack block, and was one of the first buildings erected on the new military site at the Green Hills. Alterations to the building were made for the police c1874. When the site was taken over by the Queensland Defence Force in 1885 a second storey was added to the former guard house, and it was converted to sergeants' quarters. By the early 1990s the building was in use as temporary accommodation.

1864: Building C6 [Officers' Quarters, Officers' Mess]

A four-roomed cottage with detached kitchen and lavatories was constructed in 1864 as officers' quarters, facing the Parade Ground and featuring external verandahs on three sides. It was one of the first buildings erected on the new military site at the Green Hills. Two bedrooms were added in 1865. About 1874 the building was occupied by the Queensland police as a residence for police inspectors. A further two bedrooms appear to have been added at this time and alterations were carried out in 1884. The building was taken over by the new Queensland Defence Force in 1885 and has served as the officers' mess and living quarters since about 1890. In 1912 the rear additions and early kitchen house were demolished and replaced with a detached two-storeyed building connected to the main building by a single-storeyed service wing at the eastern side. In 1952 the two buildings were joined by covering and flooring the intervening courtyard. The original configuration has largely been obscured.

1864: Parade Ground

The parade ground is the most dominant landscape element within the Barracks site. Formed and levelled in 1864, it has served British Imperial troops, Queensland police, and Queensland military forces. Initially it was most likely sealed with gravel. The earliest photograph of the site (c1868) shows the various buildings located around a flat terraced parade ground, which fell dramatically to the northeast and southeast. The Quarters for the Commanding Officer (B2) is separated from the remainder of the Barracks site by a white picket fence. The Barracks sites is also fenced by from the town of Brisbane with a similar white picket fence.

1866: Building B2 [Commandant's residence, Headquarters]

A two-storeyed brick building was constructed in 1866 as a commandant's residence. For privacy it was sited away from the main barracks, and was approached from the eastern side of the site. At the rear of the building was an

attached single-storeyed service wing and a small entrance porch which formed part of a walled kitchen garden. Following the withdrawal of the Imperial garrison in 1869, the building was occupied by the Queensland police from c1874 until 1885, when taken over by the new Queensland Defence Force. By 1899 it was in use as the Defence Force's administrative headquarters. A third level was added in 1912 to provide accommodation for the Australian Intelligence Corps and a library. In the late twentieth century, sections of the ground floor verandahs were enclosed for use as office space.

1866-67: Buildings E1 & E3 [Military Hospital, Lunatic Reception House, Lower Barracks]

The 1866-67 military hospital (E3) at the corner of Countess and Swan (now Secombe) Streets comprised a narrow, single-storey building comprising two ward rooms (male and female wards) and smaller nurses and service rooms. Building E1 was a single-storey four room residence. In the conversion to a Lunatic Reception House in 1869-70 the residence became the superintendent's house. A masonry first floor was added to the residence in 1898.

Establishment of the Lunatic Reception House was in response to an early 1869 commission of inquiry into the operation of the Woogaroo Lunatic Asylum. The reception house at Countess Street was instituted to screen those suffering 'temporary' mental illness, from the more serious cases, and to treat the former on the premises rather than confining them at Woogaroo.

About 1905 the State government replaced the reception centre with new facilities at Boggo Road, and in 1908 the site was transferred to the Commonwealth for defence purposes, with the superintendent's residence serving as officers' quarters. The buildings were referred to as the Lower Barracks. In 1912 the wards were converted to a sergeants' mess, connected to the former administration building by a covered lounge-verandah. This was bricked in at a later date. In 1914 the former superintendent's house was enlarged to serve as the Commandant's residence, with two-storeyed additions comprising a living room, kitchen and verandah on the ground floor and a bedroom and balcony on the first floor. Since the mid-1960s the buildings have functioned as office accommodation.

Mounted Police Phase 1870-1884

1875: Building D3 [Police Stables]

Following the c1874 occupation of the former military barracks by the Queensland police, police stables were constructed in 1875 on a site in Countess Street adjacent to the police barracks. The building, designed by colonial architect FDG Stanley was constructed in the 'Mews' tradition with stabling with 28 stalls, forage stores and tack rooms located around a large covered court used for washing and grooming horses. A robust brick, timber and corrugated iron construction, the building was erected by contractor Alfred Doorey of Kangaroo Point at a cost of £1,870, plus £180 for site excavation. The stables were transferred to the Commonwealth in 1911, but were already being used by the Army Medical Corps as its horse ambulance centre. The building was converted to offices in 1940, with additional windows in the eastern and western elevations possibly dating to this period. Since 1948 the Royal United Services Institute (RUSIQ) has used Building D3 (commonly referred to as 'RUSI Hall') as its headquarters. The building also accommodates other ex-service organisations and is used by Defence as a functions facility (Mellor 2008).

Female Ward extension – a single-storey building constructed in 1873 to the north of the existing hospital building (E3).

Queensland Defence Forces Phase 1885-1900

1885: Building C1 [Guard House]

When the new Queensland Defence Force occupied the former police barracks in 1885, a new single-storeyed brick guard house, comprising guard room, two cells and detached lavatory, was erected at the corner of Blackall Street and Petrie Terrace to replace the 1864 guard house, which was converted to sergeants' quarters. The demolition and relocation of the adjacent former Brisbane Gaol offered an ideal opportunity for expansion of the Barracks site, and many of the existing buildings were demolished at this time. The foundations, steps, sills and window heads of the new guard house were constructed of stone obtained from cell blocks from the gaol. By the early 1990s the building was functioning as the duty room. The drill hall, constructed within the former gaol site, has since been demolished.

1885: Building C5 [External lavatories]. Constructed to avoid potential danger to troops' health in their existing location within C3.

1886: Building A1b [Tailor's Quarter's and Armoury]

Building A1b was erected as large store, dwelling, armoury, tailor's quarters and stables stores in 1886 following the Defence Force's acquisition of part of the adjacent former Brisbane Gaol site in 1885.

In June 1886 builder Edward Vallely was contracted to erect on the new site a two-storeyed brick building housing the armoury and tailor's shop and quarters, as well as stables and closets, at a price of £2,909. These were completed by the end of 1886. The armoury building abutted Blackall Street, and the adjoining stables were erected at right angles to

it. The stables was demolished in 1899, but the armoury/tailor's shop now forms the earliest section of Building A1.

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1887: Building A1d [Armourers' Workshop]

In 1887 a separate, single-storeyed armoury was constructed across the yard on the southwestern boundary. This also now forms part of building A1, and is used as medical offices.

After the construction of buildings to accommodate the permanent forces, building works centred around the adaptation and extension of existing buildings, including

- first floor addition to the original Guardhouse (C2) to incorporate a Sergeants' mess in 1892.
 - new armoury, storeroom and gun shed, all since demolished, to the north of the existing armourer's workshop (A1d).
- a two-storeyed detached extension constructed in 1899 to the 1886 armoury and tailor's shop, to house stores on the ground floor and an armoury on the first. It was designed to match the existing building in external detail and roofline. Charles Miller of Ironside, Toowong was the contractor, with a tender price of £786. The drawings were prepared by the government architect's office, under the supervision of chief architect Thomas Pye. The narrow space between the armoury and its extension was bricked in at a later date to create a single building.

1887: Retaining walls

The retaining wall between the military barracks and the later police barracks was erected in 1887 by contractors Green and Marshall, using coursed rubble 46 centimetres thick from the old three-storeyed cell block on the former Brisbane gaol reserve. The dates of construction of a number of other early stone and/or cement rendered retaining walls on the site are unknown, but it is likely the gaol site was used as a quarry for these walls also.

Approx 1892: Lawn tennis court

This lawn tennis court was extant by 1899, and probably was constructed c1892, when the adjacent officers' quarters were converted to an officers' mess. It was re-turfed a number of times in the twentieth century.

Government building works were restrained after financial collapse and massive flooding in Brisbane in 1893, followed by depression. However, by the beginning of the twentieth century, Queensland had recovered its financial problems and funds were again available for capital works at Victoria Barracks. The last building works at the Barracks site undertaken by the Queensland Government occurred between 1889 and 1901, a direct consequence of the state's contribution to the Boer War. New building works at this time included:

1899: Building E4 [Small Arms Magazine] A utilitarian and functional building, with brick walls and a light-weight timber-framed and iron-clad roof.

1899: Addition to Building A1b A two-storey addition to the existing Tailor's Quarters and Armoury located along Blackall Street.

1899: Three-storey wing to the Armoury A1C. A three-storeyed extension to the armoury and stores designed by the government architect's office, was constructed in 1899 on the site of the 1886 stables, at a cost of £4,586. Designed to house up to 10,000 stands of arms (4,000 were expected from England), it was fitted with rifle racks and workshops associated with the armoury, and a hand operated hoist which enabled stores to be lifted to the upper floors through the stairwell. The stairwell is still clearly evident (Wright 2008). The building linked the three remaining nineteenth century structures on the site. It currently functions as office accommodation.

1899: First-floor addition to the former Hospital Residence E1.

1899: Building E4 [Small Arms Ammunition Magazine, Telephone Exchange, Museum]

This two-storeyed brick building was constructed in 1899 as a small arms ammunition magazine. The design and working drawings were prepared by the government architect's office under the supervision of chief architect Thomas Pye, and the building was erected by contractor Thomas Keenan of Highgate Hill, at a contract price of £851. The building was positioned to take advantage of the sloping ground on the eastern side of the parade ground. On the west side the building appeared to be one-storeyed; on the eastern side it was clearly two-storeyed. Ammunition was brought in and out of the building via an upper level entrance fronting the parade at ground level, and a hoist was used to convey it to and from the lower floor. This hoist does not survive.

This building was designed to limit the effects of blast in the event of an explosion in the magazine. The walls have two sets of English bond courses strengthened by rubble and concrete poured between the sets. The floor was made of an outside area of reinforced concrete and an inner area of slightly curved un-reinforced concrete. The roof comprises a lower portion heavily trussed to the walls and an upper, lightly-constructed part. The aim of this structure was to channel the blast up through the un-reinforced section of the floor and out through the lightly constructed part of the roof (Wright 2008).

A verandah was added later on the western side, and a main entrance was cut into the small projection which originally housed the hoist. In the 1960s the building was converted to a telephone exchange and ladies retiring rooms, and since 1984 has functioned as the Victoria Barracks Museum. The telephone exchange remains on the lower level.

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1901: Enclosure of the encircling verandahs of the former Commanding Officer's Quarters (B2), corresponding to the change of use of this building from residential to administrative, and the construction of the first Administrative Building (B1).

Federation to the First World War 1901-1918

After Federation on 1 January 1901, the Queensland Defence Forces were merged with the Commonwealth Military Forces. There was little change in the provision of building services at Victoria Barracks as the State Government Architect continued to be responsible for building services to the Army.

Land tenure was not resolved immediately. The land containing the former Lunatic Reception Centre did not pass from State to Commonwealth ownership until 1905 when the Army assumed control of the building. The Police Stables (D3) land and buildings did not pass into Commonwealth ownership until approximately 1912, although used by the Army Medical Corps prior to the legal transfer. The southern half of the former gaol site was incorporated into the Barracks from approximately 1905 onwards.

The pattern of construction established at the site continued, with major building works occurring at periods of heightened defence concern. Sporadic works took place outside of these periods, to repair or extend existing buildings. Construction similarly tended to reflect the increased need to accommodation for Officers and Non-commissioned officers and the greater administrative function of an expanding defence force. New buildings constructed included:

1901: Building B1 [Military Headquarters]

The first section of this three-storeyed masonry office block was erected in 1901 as an extension to the 1866 Administration Building (Building B2), almost abutting the western elevation. It was designed and constructed by the Queensland government architect's office for the Commonwealth, at a contract cost of £2,010. The building provided twelve additional offices and a strongroom, and was approached from Building B2 via a covered way on the first floor.

1901: Stone retaining wall below the tennis court along Blackall Street is associated with the excavation of the site for the construction of B1.

1901: Parade Ground was graded and covered with gravel.

1905: Building A3 [Gun Park]

In 1905 a stables building and a smaller structure housing a gun park, blacksmith's shop, carpenter's shop, picket rooms and a pharmacy, were erected behind the main armoury (Building A1). Both were of hardwood with galvanised iron roofing. In 1923 the smaller building was converted to an armourers' workshop, and in the 1950s to offices. It retains this function. The stables were demolished in 1991.

1907: Roof replacement of Main Barracks Building (C3). The slate roof was replaced with corrugated iron, incorporating the encircling verandahs into the main roof in a 'bungalow' form.

1908: Building C4 [Kitchen]

In 1908 the small brick original Barracks 1864 kitchen and washhouse building was demolished, and a kitchen building (C4) was reconstructed on the site. It is now used as offices.

1910: Combination of Building E3: The former Hospital Building and Female Reception House were combined into their present form.

Alterations to the Former Hospital (E3) for conversion to a Sergeant's Mess

1912:

- **Alterations to former Police Stables (D3)** to accommodate the Australian Medical Corps.
- **Additions to Defence Headquarters (B2)**
- **Second floor addition to the former Commandant's Quarters (B2)** to provide accommodation for District Headquarters, connected by a bridge to the three-storey administration building (B1) adjacent.
- Two-storey building for Officers' Quarters and Lecture Rooms behind the Officers' Mess (C6), which had been requested as early as 1902.

1914: Adaptation of the former Hospital Residence (E1) for use as a Commandant's Residence, including the

construction of a double-storey wing and L-shaped verandah at the front, and single-storey kitchen and wash house at the rear.

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1914: Entry Gates The main entry was relocated from Countess Street to Blackall Street.

1917: Building B3 [Offices]

This four-storeyed brick office block was erected in 1917 as the new Pay Office, flanking the eastern side of the 1866 Administration/ District Headquarters Building (B2). Its construction reflected the new demands placed on the army administration by Australian involvement in the First World War. The building continues to function as office accommodation, but is no longer a pay office.

1917: Three-storey extension to the existing Administrative Building (B1), specifically designed to match the new Pay Office (B3). These extensions provided matching facades to frame the central District Headquarters Building (B2). A third matching building was under design development in 1918 when the Armistice happened and this building did not proceed as the war had ended.

Post- First World War to the Present (1918-2005)

One building was constructed between the two World Wars, due to the shortage of funds for the construction of military buildings. A sense of urgency during World War 11 produced a new type of building of timber-framed construction, intended for a short life span. The Australian Army resumed its peacetime activities after the end of the Second World War, interrupted with involvements in Korea, Malaya and Vietnam. The emphasis on developing 'professionalism' during this period is evidenced by the construction of the Communications Centre (D1) in 1967.

1925: Building A7 [Paint Shop and Store]

This block of workshops was constructed in 1925.

1940: Building A5 [Canteen]

1941: Building D2 [Office block]

A number of temporary timber buildings were erected in the grounds of Victoria Barracks during the Second World War. The largest of the temporary structures remaining is this office block, erected in 1941. It continues to function as office accommodation.

1941: Building E2 [Garage]

Addition enclosing the Officers' Mess and Quarters (C6)

1940s: Petrie Terrace Wall

The sandstone wall abutting the footpaths at the corner of Petrie Terrace and Blackall Street is a remnant of an earlier drill shed and gun park erected on that corner in 1887. Stone used in the building came from the demolished three-storeyed cell block on the former Brisbane gaol reserve. During the Second World War the 1887 drill shed in turn was demolished, and the stone was utilised to form the present wall.

1960: Pine Tree

A pine growing on the eastern slope below Building E4 was planted in 1960 as an Anzac memorial. It was germinated from seed taken from the famous lone pine at Lone Pine Ridge, Gallipoli.

1967: Building D1 [Communications Centre (Signals Centre)].

The entry gates and courtyard to the north of B2 including the pathway, stone terracing and some plantings survive from the First World War to the present period.

Condition and Integrity

The Barracks has been well maintained and is generally in good condition. Most building elements are functional and durable, and robust enough to continue their present use. Structural testing of Building E4 in 1992 revealed a weakness in the un-reinforced suspended concrete floor slab.

Location

About 3ha, 83-129 Petrie Terrace, Petrie Terrace, Brisbane, comprising Lots 329 and 343 on RP145429, including buildings A1, A2, A3, A4, A5, A6, A7, B1, B2, B3, C1, C2, C3, C4, C5, C6, D1, D2, D3 (Police Stables former), E1, E2, E3 (Lunatic Reception House former) and E4 (Small Arms Magazine former).

Defence FOI 409 22 23
Document 1

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APPENDIX C HISTORICAL BACKGROUND

APPENDIX C – HISTORICAL BACKGROUND AND SITE DEVELOPMENT

The following historical background has been developed following review of the GML HMP (2005), Ivan McDonald Architects CMP (1992), the CHL Citation for VBB, and Roderick, D (1985) *Victoria Barracks. Brisbane: An Historical Survey of the Existing Complex*. Additional archival research has been undertaken by ERM to fill any gaps, with further resources located at the National Archives of Australia and the State Library of Queensland. This detailed historical background is intended to provide an understanding of the key development phases across VBB.

B.1 Australian Historic Themes Framework

The Australian Historic Themes Framework (AHTF) was developed by the Australian Heritage Commission in 2001. The framework provides a research tool for developing a wider recognition of nuanced heritage values. The application of historic themes can be used at national, state or local level to ensure that heritage objects, sites and events can be understood, assessed and presented within the context of a broad theme, rather than as singular items of interest. Australian Historic Themes (AHT) relevant to the site and its history have been identified and are used to guide the summary history in this section. The framework is divided into nine primary themes, each of which includes secondary themes. Themes are applied to a chronological history of VBB, as defined as key phases below.

Key Historical Phases

The development history of Victoria Barracks can be divided into five key phases dating from its establishment in 1863, GML (2005:7) outlines the following phases:

- 1863 – 1869 Imperial Forces Phase;
- 1870 – 1884 Mounted Police Phase;
- 1885 – 1900 Queensland Defence Force Phase;
- 1901 – 1918 Federation to WWI; and
- WWI to the Present.

1.2 The Military and Development of Brisbane

AHT 7.1 Governing Australia as a province of the British Empire

AHT 7.5 Governing Australia's colonial possessions

The township of Brisbane began as a penal settlement for recidivist convicts. The settlement was commanded by a succession of officers of the Imperial Army Captain P. Bishop of the 40th Regiment (1824), Captain Logan of the 57th (1825-30), Captain Clunie of the 17th (1830-35), Captain Fyans of the 4th (1835-37), Major Cotton of the 28th (1837-39), Lieutenant Gravatt of the same regiment (1839), and Lieutenant Gorman of the 80th. It existed in isolation and permission to approach within fifty miles was rarely given.

The first military barrack, of red-brick, was built to accommodate fifty men on the site now occupied by the Treasury Casino Building (Brisbane's Central Business District) in 1830. Further west, between North Quay and George Street, was the military and penal hospital and the doctor's residence, The Commandant's quarters were situated in William Street with a large garden of 22 acres around it to the east.

Most of the buildings required for the penal settlement were built during the commands of Captains Logan and Clunie between 1825 and 1836. After cessation of transportation the town grew haphazardly. There was little formal planning and little semblance of uniformity. It was these public buildings along the riverbank and Queen Street that provided the planning basis for the future layout of the town. In 1850, imperial troops were withdrawn. A demand for separation began in 1847 and grew out of isolation from the seat of government in New South Wales and the development of separate regional interests. Despite representation in the New South Wales Parliament, many citizens believed that local needs were little understood and even less regarded by officials and by members of the legislature alike" (McDonald 1992: Vol. 1: 11).

1.2.1 Development of Petrie Terrace

AHT 7.6.5 Incarcerating people

A goal, of local stone, was built on the Petrie Terrace ridge by Andrew and John Petrie, work commencing about 1858 and continuing well into the next decade. This great edifice occupied the triangular portion of land from the junction of Roma Street and Milton Road along Petrie Terrace on its northern boundary, Blackall Street on the east and, approximately, Roma Street on the south-west. Its design was found to be unsatisfactory and the inmates were moved to the jail on St. Helena Island where imperial troops mounted a guard for the Queensland colonial government. Later, the stone from dismantled sections of the complex was stockpiled on part of the adjacent new military barracks site and incorporated into the fabric of parts of the new military barracks.

Petrie Terrace was first surveyed into large allotments for auction by the Crown in 1861. Some of these allotments, purchased by subdivided and auctioned during the building boom that followed the optimism of Separation and the inauguration of a number of major governmental and municipal projects. A Board of Water Works was established in 1862 to construct waterworks at the head of Enoggera Creek. This would supply Brisbane and Petrie Terrace with a permanent supply of pure water. In 1867 the citizens of Petrie Terrace selected a site past the fever hospital and near the cemetery on which to build their primary school. This is now the Baroona State School in Hale Street, Milton. Some favoured the site adjacent to the new military barracks in Countess Street, A cricket pitch and ground was located on the land opposite the new barracks site in Countess Street. (McDonald 1992: Vol. 1: 12).

1.3 The Establishment of the Barracks

AHT 7.7.1 Providing for the common defence

Shortly after Queensland's separation from New South Wales, Queensland's first Governor, Sir George Ferguson Bowen, arrived in Brisbane in 1859. Bowen noted the absence of the military: '*Queensland is the only colony in the Australian Group where the dignity of the Crown and the authority of the law are entirely deprived of the support and prestige of a detachment of Her Majesty's troops.*'

Bowen's subsequent efforts to establish defence in the colony reveal he perceived threats against settlers from both local and international sources. There was an untenable arrangement of obtaining his quota of troops from the Sydney based regiment which reinforced the imperial units in the Maori Wars. Throughout his term of office he was unrelenting in his efforts to obtain and retain a contingent of imperial troops for military protection and as the nucleus of a volunteer force in Queensland. His was a vigorous, albeit unsuccessful, effort to establish defence and a defence policy and the only one in Queensland for twenty years. Victoria Barracks is part of that effort (McDonald 1992: Vol. 1: 13).

In March 1862 General Pratt asked Bowen if his government was prepared to receive the 100 rank and file with its proportion of officers and as recommended by the War Office. It was against his background, that Bowen and his advisers decided to build new barracks (Figure C.1). Bowen requested a plan be drawn up for a new barracks for his promised force. A plan of a small barrack to accommodate 100 men was drawn up by Lt. Colonel Broughton, Commander, Royal Engineer's Office, Tasmania.

Later that year Bowen requested the transfer of the old barracks at Brisbane and all the military buildings together with the ground on which they stood in exchange for a better site and proper barracks to be erected on it at the expense of the Colony for the Imperial Government. This was conditionally approved early in 1863 - the plans were to be approved by the General Officer commanding. Shortly afterwards Bowen received plans from the War Office showing the style of construction they considered expedient and should be adopted in the erection of the barracks - subject to such modifications local circumstances may render advisable.

Tenders were let in January 1864, Robert Hope winning the contract for £6, 820. The buildings were to be completed in seven months. Thirty men were employed to excavate the site (McDonald 1992: Vol. 1: 14).

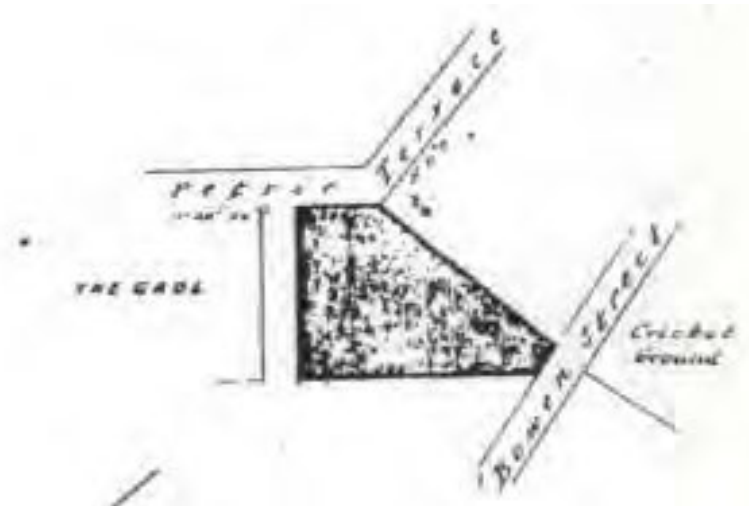


Figure 0.1 Early plan for the proposed Military Barracks showing old Gaol site, Brisbane (Department of Housing and Construction (nd) via NAA 1582131)

1.4 Imperial Forces Phase (1863 – 1869)

This period extends from the establishment of VBB and occupation by the British 12th (East Suffolk) Regiment to the time when Imperial troops were withdrawn from overseas colonial service and includes the first occupation of the Barracks by the Army.

Following the departure of the British 12th, Bowen's efforts to secure more Imperial troops fell on deaf ears; his request being refused outright on two occasions. The Colonial Government met of New South Wales indulged in some inter-colonial power play with the newly separated Queensland. Just four months after he took office, Major General Pratt was reproached by the NSW Executive when he gave orders for a detachment to be sent to Queensland. Earlier attitudes to the Moreton Bay settlement, which showed little understanding of local needs and even less regard to officials and by member of the NSW legislature, still prevailed.

Eventually, one non-commissioned officer was sent to instruct volunteers in drill. Promises were made to send additional troops but only apologies were received, the Maori Wars taking precedence over Imperial promises to Bowen. When eventually in 1867 twenty-five soldiers of the 50^h Regiment arrived in Brisbane from the garrison in Sydney, they were not well received by the citizens of Brisbane, to whom soldiery was a reminder of the 'penal regime'. The local press made scathing comment about Bowen and the newly arrived troops.

Governor Blackall (after whom the main street with VBB is named) succeeded Bowen in 1868. The detachment of the 50th Regiment, which had been stationed in Brisbane for 12 twelve months embarked for Sydney the following year. Blackall received notification from the Queensland Government that a military force would not be required, owing to the present state of the colony.

Site Development

During this phase, the site was devoid of any major landscape elements. The Barracks – consisting of a flat terraced parade ground, the Soldiers' Barracks (C3), Guardhouse (C2), Officers' Quarters (C6) and Kitchen (demolished), Commanding Officers' Quarters (B2), as well as the former hospital wards (now offices/E3 and E1) and their associated buildings – were separated from the greater Brisbane area by a fenced boundary (*Figure C.2*).

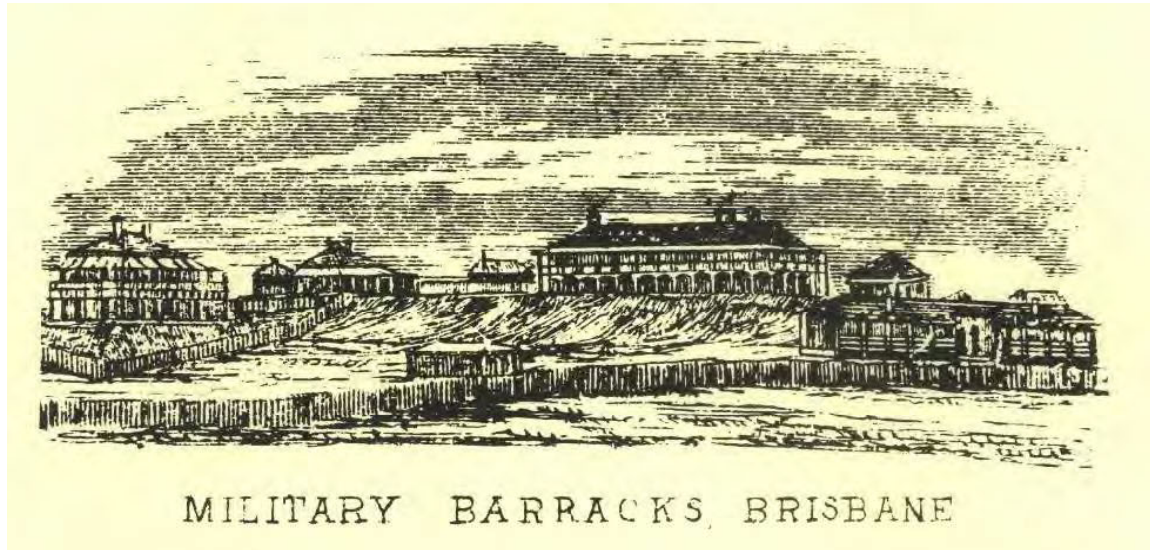


Figure 0.2 Early sketch of Victoria Barracks Brisbane (nd) noting fenced boundary (NAA J2672/36)

The majority of buildings constructed during this phase of development remain extant, though these buildings have been subject to extension and adaptation. Early site photos also show very little evidence of landscape features with the main Barracks building, Guardhouse and Officers' Quarters constructed on flat ground above the eastern slope. The only major landscape feature remaining of this phase is the Parade Ground, which would have originally been sealed with gravel. A second phase of the development of the Barracks, completed in 1869, included quarters for the commandant and the hospital superintendent, a military hospital and a magazine (now demolished).



Photograph 0.1 View of Petrie Terrace showing main Barracks building, Guardhouse and Officers' Quarters (John Oxley Library ID: <https://hdl.handle.net/10462/deriv/142286>)



Photograph 0.2 Petrie Terrace Police Barracks with parade ground, 1867 (John Oxley Library ID: 66944787)

1.4.2 Mounted Police and Asylum Phase (1870 – 1884)

AHT 7.6.3 Policing Australia

AHT 3.26.4 Providing care for people with disabilities

After the withdrawal of the Imperial Troops from Brisbane by 1869, the newly completed Barracks site was left vacant (*Photograph 3.3*). Due to low enlistment numbers, the Volunteer Defence Force had limited operations. The police occupied the site from about 1870 until 1885. The Commissioner, David Seymour, arrived in Brisbane as an officer of Her Majesty's Imperial Army. He resigned his military commission to become Queensland's first Police Commissioner in 1864. Between 1863 and 1885 the police force tripled in size as it carried a great responsibility - particularly in the absence of the military.

British soldiers returning from the Maori Wars were given medical attention and nursing care in the military hospital (E3). However, the hospital's use by the military was short-lived and, in 1870, it opened as the 'Lunatic Reception House'.

The role of the Institution changed, unofficially, by the late 1870s. In 1877 a Dr Hobbs reported that the Reception House was sometimes used as a lock-up by the police. Patients were held in cells and at times, there were up to three patients in a cell, some of whom may have been straightjacketed or catatonic. The Reception House was the subject of an Inquiry in the mid 1870s when deaths occurred as a result of subjection to a powerful shower-bath. This part of the barracks was subject to surface water drainage problems which probably accounted for at least two outbreaks of typhoid fever. The Reception House buildings continued to be used in this capacity until the turn of the century when the Barracks were acquired by the Commonwealth (McDonald 1992: Vol. 1: 19)

The land on which the 'Green Hills Barracks' was sited was handed over in 1869 to Queensland from the War Office, although the formal handover was not made until 1880. The name of the barracks was changed to 'Victoria Barracks, a few years later after it had been taken back from the police for military use.

Site Development

From 1870 the Military Hospital building (E3) served as a Lunatic Reception House, the hospital building was used to nurse British soldiers returning from the Maori Wars. A single storey female ward building was also constructed at this time to the north of the existing Hospital (E3).

The building has been used as a sergeants' mess prior to its function as office accommodation. The superintendent's quarters [EI] was originally a one storey four roomed dwelling. A second storey was added in the late 1890s and about 1914. After purchase by the Commonwealth Defence Department, it provided extra accommodation for commissioned officers. It was then used as the commandant's married quarters.

During this period stables were constructed by 1875 (D3) and many of the original buildings were altered for use by the police. A contagious diseases examination room was later located behind the stables and prostitutes had to present themselves here every Thursday evening. Police Commissioner Seymour and Inspector Lewis of the detective force were in residence in the quarters.

During the Mounted Police Phase VBB was still largely devoid of landscape features, however GML note that construction of earlier landforms may have occurred on the eastern side of Victoria Barracks at Countess Street (GML 2005:11).



**Photograph 0.3 Petrie Terrace, 1882 showing VBB Site with main Barracks building
(Department of Housing and Construction (nd) via NAA 1582131)**

1.4.3 Queensland Defence Force Phase (1885 – 1900)

AHT 7.7.1 Providing for the common defence

Lieutenant Colonel George Arthur French was appointed Commandant of the Queensland Defence Force in September 1883. French reorganised the Queensland Army under the Defence Act of 1884 and administered the Defence Force from building B2 in VBB, which was also his residence. The Army reoccupied the Barracks in 1885. VBB expanded across Blackall Street onto the old Gaol site (*Figure 3.2*). This growth in the Queensland Defence Force (QDF) reflected the rapid economic growth in Queensland at the time. 'A Battery Permanent Force' moved into the barracks in 1885 and from then on, the site was referred to as Victoria Barracks. The Queensland Permanent Army lasted some sixteen years until it was absorbed into the Commonwealth Defence Force in 1901 (McDonald 1992: Vol. 1: 23).

Expansion of the Army leading up to and during WWI saw all of the VBB site put to use and achieve much of its present character and form. Gas and water was reticulated. A lawn tennis court built in the Barracks is reputedly the oldest in Queensland. More stables (now demolished), an artillery gun park, and administration buildings were constructed during this period. VBB continued to evolve after WWI, but much more slowly and only two major buildings were constructed, one during WWII (D2) and another during the Vietnam War period (D1).

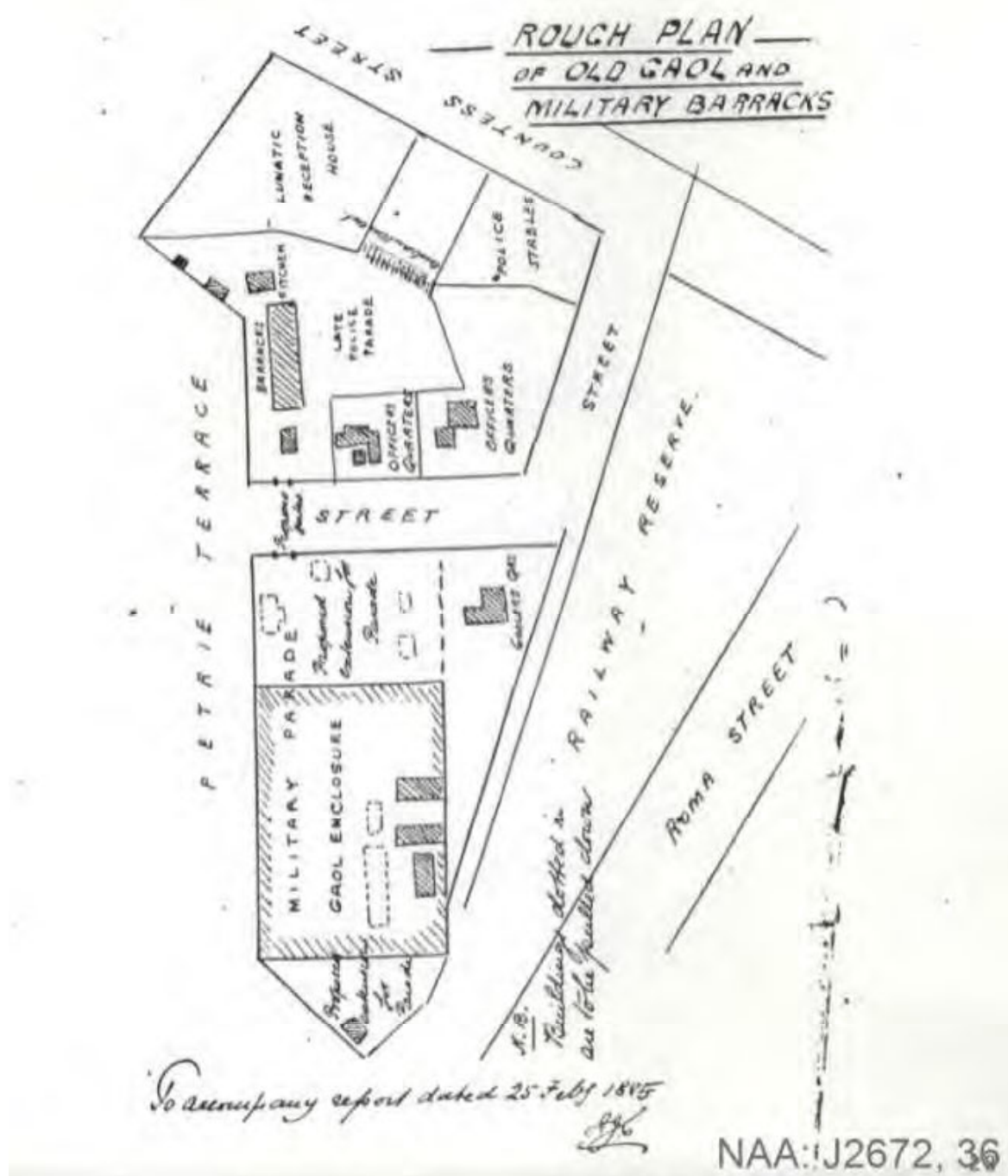
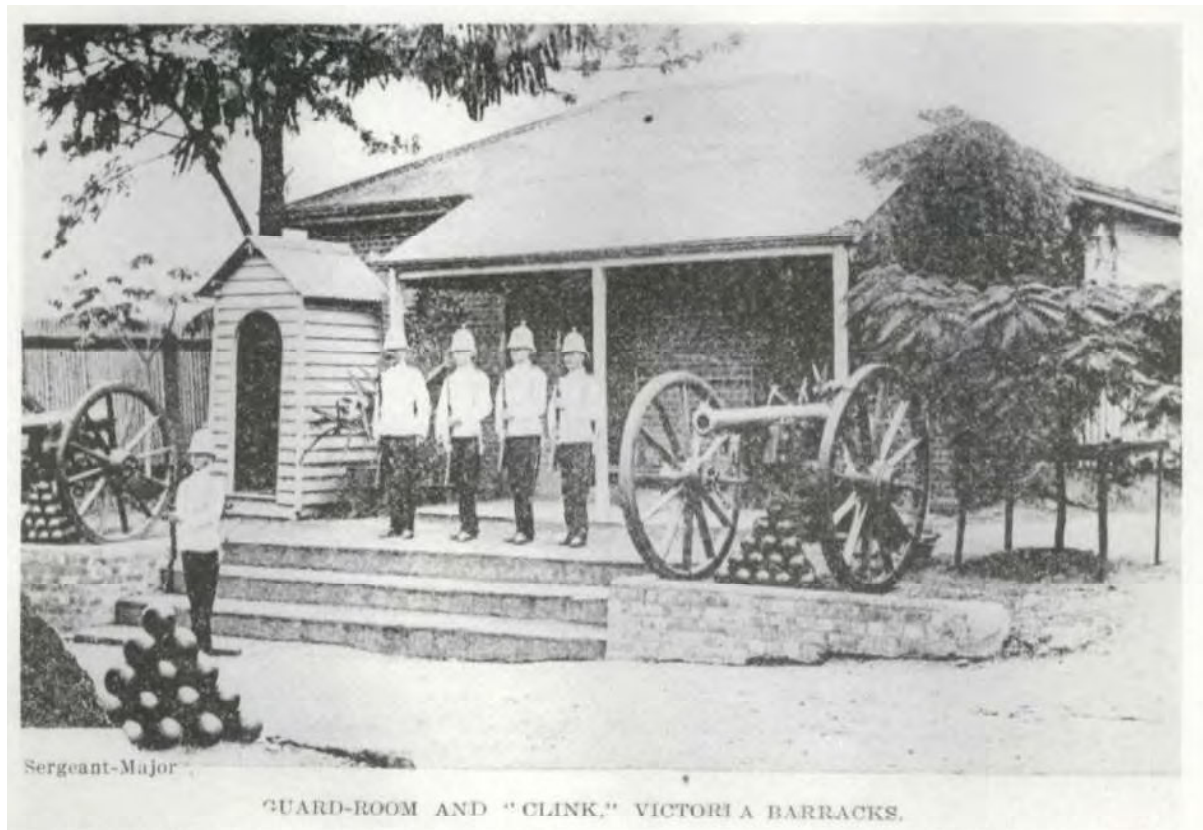


Figure 0.3 Early plan of Military Barracks including old Gaol (no longer extant) 1885 (Department of Housing and Construction (nd) via NAA 1582131)

The construction of Subject Wall No. 8 coincides with the 1887 Drill Hall (no longer extant) that was located on the corner of Blackall Street and Petrie Terrace. The wall that enclosed the former Gaol was completely dismantled as part of this site development as it was stopping the 'circulation of air' (Department of Housing and Construction (nd)). Instead, a uniform enclosing galvanised iron fence was installed around the reserves 'having entrance gates opposite each other in the intersecting street'.

Once dismantled, the old Gaol wall became a quarry and these stones were utilised across the barracks for foundations, retaining walls, steps, sills and window heads. New buildings constructed during this phase included the Armoury (A1), new 'Guard Room and Clink' (C1), Ablutions (C5) and the Small Arms Ammunition Magazine (E4). The new Guard Room and Clink is a small single-storey building with face brick exterior.



Photograph 0.4 Guard Room and 'Clink' at VBB 1899 showing formal frontage (Department of Housing and Construction (nd) via NAA 1582131)

A number of retaining walls and drainage features were constructed around the northern area of VBB in 1887 in order to prevent contaminated runoff from the stables, kitchen and toilets from the Defence Force stables running through the fencing to the ground above the Lunatic Reception House (E01-E03). The drainage problems and unsanitary conditions remained through to 1895, with a report noting; '*A constant stream of water is running from Defence Force yard across the yard of this institution*' (Ivan McDonald Architects 1992:48).

By 1892, the lawn tennis court had been constructed above Blackall Street to the south-east of the existing 1864 Officers' Mess (C6). The lawn tennis court is thought to be the oldest in the state.

In 1893 Queensland was in the midst of a major flooding event, followed by a severe depression. This resulted in Government building works being severely restrained at VBB. By 1899 however, Queensland had recovered from the economic downturn and funds were allocated to VBB for the construction of an armoury and small arms magazine, gun shed and workshops as well as the enclosure of the verandah to the Headquarters building (formerly Commanding Officers' residence, B2).

At the turn of the century retaining walls were erected on the parade ground embankment and again shortly afterwards. Subject Wall No. 6 was likely constructed towards the end of the Queensland Defence Force phase or the beginning of the Federation to WWI phase, not long after the construction of the Magazine (E4), which was built in 1899. Subject Wall No. 6 is a roughly dressed sandstone wall on the eastern slope below E4 (former Small Army Magazine). This area of VBB was utilised by the former lunatic reception buildings (E01-03) which were subject to surface water drainage problems and there were at least two outbreaks of typhoid fever in the barracks.

1.4.4 Federation to WWI (1901 – 1918)

Following Federation in 1901, the Queensland Defence Forces were merged with the Commonwealth Military Forces. In terms of the provision of building services at VBB, there was little change in this phase as the State Government Architect continued to be responsible for building services to the Army. The land containing the former Lunatic Reception Centre did not pass from the state to Commonwealth ownership until 1905 (the building was passed to the Army at this time).

A second floor was added to the former Commandant's Quarters (B2) in 1912 to provide accommodation for the District Headquarters, connected by a bridge to the three-storey Administration Building (B1). A three-storey extension was added to the existing Administration Building (B1) in 1917, this extension was specifically designed to match the new 1917 Pay Office (B3). The matching facades framed the central District Headquarters building (B2) (*Figure 3.6*).

1.4.5 WWI – Present (1918 – 2021)

Between the first and second world wars there was a shortage of funds for the construction of military buildings. The only known construction works to have occurred on site at this time was the Paint Shop and Store (A7), built in 1925. The entry gates at Blackall Street were also established in 1914, following the move of the main entrance from Countess Street.

Major buildings constructed and alterations undertaken prior to the end of WWI included the replacement of the slate roof on the main Barracks building (C3) with corrugated iron in 1907 and incorporating the verandahs into this main roof, and also the combination of the former Hospital building and Female Reception House into their present form in 1910 (E3). The Police Stables building (D3) was also modified in 1912 for use by the Australia Medical Corps. This south-east frontage of the Police Stables building has also been built-up and landscaped sometime following WWI with concrete retaining walls constructed around the perimeter of the garden (Subject Wall No. 2) (*Figure 3.9* and *Figure 3.10*). The Carpenters Shop above the Police Stables to the north-west was demolished and replaced with the former DQMS Building (30) in the early 1920s.

In the lead up to WWII a series of timber-framed buildings were constructed. This included a canteen (A5) in 1940, Offices (D2) and Garage (E2) both in 1941. Works undertaken towards the end of the 20th century included the ongoing modifications to existing buildings to suit to changing requirements of Defence. Subject Wall No. 5 supports the upper terrace on which the new northern tennis court is located. This area was previously home to a large garage constructed early 1900s and can be seen as extant 1946 aerial imagery for the site. This retaining wall is a long concrete rendered wall between northern tennis court and the 1866-67 Military Hospital (E1) and likely is contemporary with the garage.



Figure 0.4 VBB in 1946 (BCC)

APPENDIX D COMMONWEALTH HERITAGE MANAGEMENT PRINCIPLES

Environment Protection and Biodiversity Conservation Regulations 2000

The EPBC Regulations provide a set of legislation made under the EPBC Act. Division 10.5 specifies the requirements for managing Commonwealth Heritage Places. Commonwealth Heritage management principles are set out in Schedule 7B (pursuant to regulation 10.03D).

The Commonwealth Heritage Management Principles provide a guiding framework for excellence in managing heritage properties. The Principles developed by the Australian Government (former Department of Environment and Energy (DoEE), u.d) have set the standard and the scope for the way places should be managed in order to best protect Commonwealth Heritage values into the future. While these Principles are commonly referenced in the preparation and implementation of a management plan or programs, they can also be drawn upon to test whether a potential action is in accordance with their fundamental tenets. The 'project response' in the table provides high-level comment on the proposed action against the application of the principles at VBB.

Commonwealth Heritage Management Principles

1. The objective in managing Commonwealth Heritage places is to identify, protect, conserve, present and transmit, to all generations, their Commonwealth Heritage values.
 2. The management of Commonwealth Heritage places should use the best available knowledge, skills and standards for those places, and include ongoing technical and community input to decisions and actions that may have a significant impact on their Commonwealth Heritage values.
 3. The management of Commonwealth Heritage places should respect all heritage values and seek to integrate, where appropriate, any Commonwealth, state, territory and local government responsibilities for those places.
 4. The management of Commonwealth Heritage places should ensure that their use and presentation is consistent with the conservation of their Commonwealth Heritage values
 5. The management of Commonwealth Heritage places should make timely and appropriate provision for community involvement, especially by people who: (a) have a particular interest in, or associations with, the place, and (b) may be affected by the management of the place
 6. Indigenous people are the primary source of information on the value of their heritage and the active participation of Indigenous people in identification, assessment and management is integral to the effective protection of Indigenous heritage values.
 7. The management of Commonwealth Heritage places should provide for regular monitoring, review and reporting on the conservation of National Heritage values.
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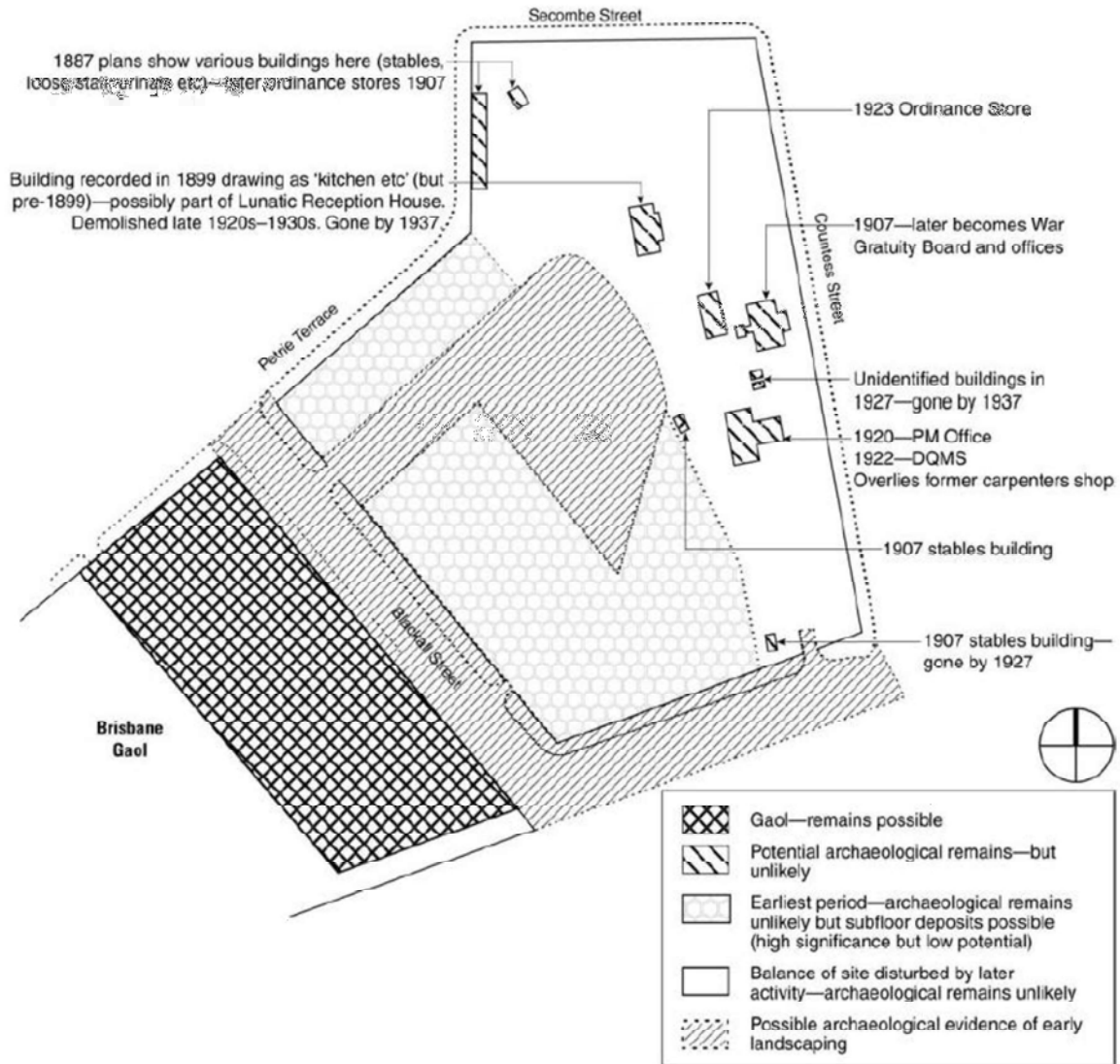
APPENDIX E MOTHBALLING – GENERAL MAINTENANCE CHECKLIST

MOTHBALLING CHECKLIST			
Periodic (Every 1 – 3 months, or after storm)	Yes	No	Date and Notes
Are the keys to the building in a secure but accessible location?			
Are drains unobstructed?			
Check for graffiti or vandalism			
Check entrances (exterior doors and windows) – are they securely fastened?			
Are window panes in good condition (no breakage)			
Is vegetation cleared from around the building to avoid trapping moisture? (Mow lawn, keep grounds generally tidy)			
Internal check: musty air/excessive humidity/any moisture damage? Have steps been taken to ensure proper ventilation of the building?			
Have interior doors been left open for ventilation purposes?			
Check light bulbs and replace as needed.			
Any evidence of pest intrusion?			
Every 6 months			
Is the roof watertight?			
Do the gutters retain their proper pitch and are they clean?			
Are downpipes joints intact?			
Have nests/pests been removed from the building's interior, eaves and crawlspaces?			
Are adequate screens in place to guard against pests?			
Have the following been removed from the interior: trash, hazardous materials such as inflammable liquids, poisons, paints and canned goods that could burst?			
Have any significant fabric/architectural elements become loose or detached, and are these labelled and stored in a safe place? Is there a log/record of this task saved in a central maintenance database?			
Are smoke and fire detectors in working order?			
Have utilities been disconnected/cut off (gas, water, etc)? If the electricity is to be left on, is the wiring in safe condition?			
Every 12 months			
Are windows and doors and their frames in good condition?			
Are masonry walls in good condition to seal out moisture?			
Are weatherboards in good condition?			
Maintenance contract inspections for equipment/utilities			
Exterior materials spot repair and touch up painting			
Termite treatment, as required			
Do any large trees or vegetation require pruning/trimming?			

Source: Mothballing Historic Buildings Technical Preservation Services, National Park Service U.S Department of the Interior <https://www.nps.gov/tps/how-to-preserve/briefs/31-mothballing.htm>

APPENDIX F
2005)

HISTORICAL ARCHAEOLOGICAL POTENTIAL PLAN (GML



APPENDIX G STATEMENT OF LIMITATIONS

This report is based solely on the scope of work described in *Section 1* and performed by Environmental Resources Management Australia Pty Ltd (ERM) as commissioned by Downer Group (the Client). The Scope of Work was governed by a contract between ERM and the Client (Contract).

No limitation, qualification or caveat set out below is intended to derogate from the rights and obligations of ERM and the Client under the Contract.

The findings of this report are solely based on, and the information provided in this report is strictly limited to that required by the Scope of Work. Except to the extent stated otherwise, in preparing this report ERM has not considered any question, nor provides any information, beyond that required by the Scope of Work.

This report was prepared in November 2022 and is based on conditions encountered and information reviewed at the time of preparation. The report does not, and cannot, take into account changes in law, factual circumstances, applicable regulatory instruments or any other future matter. ERM does not, and will not, provide any on-going advice on the impact of any future matters unless it has agreed with the Client to amend the Scope of Work or has entered into a new engagement to provide a further report.

Unless this report expressly states to the contrary, ERM's Scope of Work was limited strictly to identifying typical environmental conditions associated with the subject site and condition of select structures on the subject site through a visual inspection only. Although normal standards of professional practice have been applied, the absence of identification or extent of internal issues to identified fabric (such as extent of any subsidence, timber rot, termite attack, rising or falling damp sources, etc) should not be interpreted as a guarantee that such impacts do not exist.

This report is based on information provided by the Client or third parties (including regulatory agencies). All conclusions and recommendations made in the report are the professional opinions of the ERM personnel involved. Whilst normal checking of data accuracy was undertaken, except to the extent expressly set out in this report, ERM:

- a) Did not, nor was able to, make further enquiries to assess the reliability of the information or independently verify information provided by;
- b) Assumes no responsibility or liability for errors in data obtained from the Client, any third parties or external sources (including regulatory agencies).

Although the data that has been used in compiling this report is generally based on actual circumstances, if the report refers to hypothetical examples those examples may, or may not, represent actual existing circumstances.

To the extent permitted by law and except as is specifically stated in this report, ERM makes no warranty or representation about:

- c) The presence, absence or otherwise of asbestos, asbestos containing materials or any hazardous materials on the site(s);
- d) The presence or extent of internal rot, insect attack/damage or other internal failing of the timber elements to external sash windows.

This report should be read in full and no excerpts are to be taken as representative of the whole report. No responsibility or liability is accepted by ERM for use of any part of this report in any other context.

Except to the extent that ERM has agreed otherwise with the Client in the Scope of Work or the Contract, this report:

- e) Has been prepared and is intended only for the exclusive use of the Client;
- f) Must not to be relied upon or used by any other party;
- g) Has not been prepared nor is intended for the purpose of advertising, sales, promoting or endorsing any Client interests including raising investment capital, recommending investment decisions, or other publicity purposes;
- h) Does not purport to recommend or induce a decision to make (or not make) any purchase, disposal, investment, divestment, financial commitment or otherwise in or in relation to the site(s); and

Does not purport to provide, nor should be construed as, legal advice.

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