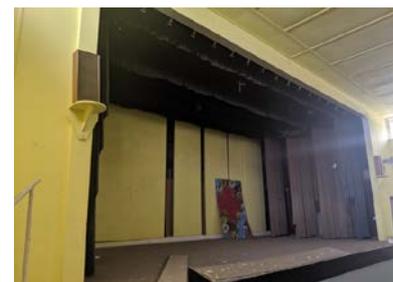


FORMER AUSTRALIAN RED CROSS CENTRE GREENSLOPES, QUEENSLAND

Heritage Impact Assessment

14 SEPTEMBER 2020



Australian Government
Department of Veterans' Affairs

CATALYST
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Project

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Australian Red Cross Centre – Former Recreation Hall, West Facade
(Source: Catalyst Architects, 21 November 2019)

1.0 Introduction

1.1 Report Purpose

1.1.1 Project Background

In September 2019, Catalyst Architects was commissioned by the Australian Government Department of Veterans' Affairs (DVA) to deliver this Heritage Impact Assessment in respect to the proposed disposal of the former Australian Red Cross Centre located at Greenslopes, Queensland. The site incorporates two buildings associated with its former Red Cross use, being a Recreation Hall and an Accommodation Hostel. The site is located on the corner of Newdegate and Headfort Streets and is located over three allotments. The site has been legally owned by the Repatriation Commission since 1945 and managed on their behalf by the Department of Veterans' Affairs.

Red Cross have operated at the site since it was procured by the Australian Government in 1945 and subsequently vacated the site in 2013 due to OHSW concerns. The construction of the existing buildings were fully funded by the Red Cross, to directly support the services of the adjacent DVA managed Greenslopes Repatriation Hospital that was established in 1942 and sold to a private hospital operator in 1995. The former Australian Red Cross Recreation Hall and Accommodation Hostel buildings were largely constructed using asbestos based materials including roof sheeting, external wall cladding, and internal wall and ceiling linings. Lead-based paints were applied throughout to all external and internal wall surfaces. All of these materials are now known to be harmful to human health and are classed as hazardous materials requiring remediation.

A site Asbestos Management Plan was commissioned by the Department of Veterans' Affairs in 2015 and updated in 2019. These reports found that the roof cladding is in visibly poor condition, with deteriorated surfaces. Whilst the asbestos cement roof surfaces were painted in 2009 (in order to slow their deterioration and extend their effective life), the coating was applied unevenly and therefore has limited its effectiveness. Further, since the coating was applied, recent hailstorm damage has left *"hundreds of indentations in the now friable surface layer of the cladding releasing asbestos"*. The report concludes resealing of the roof sheets is no longer an option and that *"the entire site requires remediation and the roof cladding removed"* as a priority.

In addition to the above-ground site contamination issues, the soils have also been found to be heavily impregnated with asbestos, zinc and lead, as well as pesticides - these well exceed recommended levels for all site use types, presenting a 'high' risk to human health. Detailed contamination assessments have been commissioned by the Department of Veterans' Affairs between 2013 – 2019 and these have quantified the extent of contamination and required site remediation, with some 140m³ of organochlorine pesticide contaminated soil requiring off-site disposal in addition to above ground hazardous materials remediation.

A Property Disposal Strategy prepared by commercial property agents Jones Lang Lasalle (JLL) in 2019, concludes that the current risks posed by the contamination issues present at the site, would result in a highly unfavourable commercial outcome and ongoing legal risk to the Commonwealth if the site was to be disposed of prior to site remediation. The Property Disposal Strategy recommends remediation of site contamination prior to disposal, as the most prudent commercial and legal direction.

DVA is now seeking decontamination of the buildings, land and soils as a matter of priority, to alleviate perceived public health risks by local residents, raised through a recent and sustained media focus of the site.

DVA has confirmed that they have no conceivable use for this site, which has been occupied exclusively by the Australian Red Cross since its construction in 1946 up until their departure in 2013. The site is considered surplus to the Department's property requirements. DVA has indicated that the option to adaptively reuse the buildings has been considered broadly by the DVA but is presently not a favoured option. DVA has not identified a viable ongoing site use that can justify the estimated cost to both decontaminate and subsequently deliver upgrade works to make the hall and hostel buildings compliant with current building Codes and Australian Standards – the required expenditure is well outside sound commercial decision making.

Subject to the findings of this Heritage Impact Assessment, DVA have indicated that their present understanding of the best direction for this site (informed by previous reports to date) would be to demolish the existing buildings and undertake full contamination remediation of the site, in support of property disposal.

DVA has subsequently commissioned this Heritage Impact Assessment, to provide recommendations on how to most effectively manage potential heritage values for the site under the *Environment Protection and Biodiversity Conservation Act 1999*, cognisant of other site management constraints identified in past reports.

1.1.2 Project Objectives

The former Australian Red Cross (ARC) Centre was constructed in 1945 and originally was part of the DVA managed Greenslopes Repatriation Hospital established in 1942. This Heritage Impact Assessment seeks to confirm if the former ARC Centre has the potential to be historically significant for its role in the rehabilitation of veterans after WWII, who were under the care of the hospital. It also seeks to confirm if the former ARC Centre site may also have social values for war veterans and their families, as well as the local population who more recently used the buildings as a community facility.

The property is not included in the Commonwealth Heritage List under the *Environment Protection and Biodiversity Conservation Act 1999* (the EPBC Act). Neither is the property listed on the Queensland Heritage Register. The property is included in the Brisbane City Council's Local Heritage Register and on Queensland Government's WWII Historical Places Register.

As the land is presently Commonwealth-owned, the Department of Veterans' Affairs obligations reside in managing the heritage values for the site in accordance with Commonwealth legislation, the EPBC Act. Although the site is not presently entered on the Commonwealth Heritage List, the Department is still required to self-assess if a proposed action will have the potential to cause an 'adverse impact' on Commonwealth Heritage values that may be present for the site, including any heritage values not yet formally identified.

This *Heritage Impact Assessment* (HIA) is intended to provide the DVA with independent expert advice to inform if their proposed actions to dispose of the former Greenslopes ARC Centre site, and any associated works in support of site disposal including demolition and site remediation, would constitute a 'significant adverse impact' to heritage values. This HIA seeks to advise what mitigation measures (if any) would be required to proceed with the proposed site disposal, to ensure no adverse impact to any identified heritage values.

Accordingly, this project delivers:

- A general review of site found condition and integrity;
- Additional research sufficient to inform understanding of heritage values for the site, including a comparative analysis with sites and buildings of a similar class;
- An assessment of the heritage values for the site against the Commonwealth Heritage criteria, to ascertain whether the site meets the thresholds for Commonwealth Heritage significance;
- Consideration of a range of solutions for the site's future adaptive reuse, cognisant of managing heritage values. This has included:
 - Option 1: Retaining and adaptively reusing the existing Recreation Hall and Accommodation Hostel buildings, including full site contamination remediation.
 - Option 2: Retaining and adaptively reusing the Recreation Hall building only (demolish the Accommodation Hostel building), including full site contamination remediation.
 - Option 3: Demolish both buildings (Recreation Hall and Accommodation Hostel), including full site contamination remediation.
- A detailed Cost Plan by a Quantity Surveyor has been prepared for the three (3) site reuse options, informing the likely order of cost for each;
- Recommendation(s) to guide the DVA in managing the sites heritage values, confirming the most suitable site management solution;
- An assessment of whether the recommended site management solution(s) would constitute a 'significant adverse impact' to any identified Commonwealth Heritage values and what should be done to mitigate any heritage impacts;
- Advice as to whether an EPBC Act referral to the Department of Agriculture, Water and the Environment will be required for the recommended site management solution(s).

1.1.3 Project Exclusions

This report assesses impact to historic (European built) heritage values only. Assessment of potential impacts to Aboriginal heritage, natural heritage, and potential archaeological heritage impacts are beyond the scope of this report.

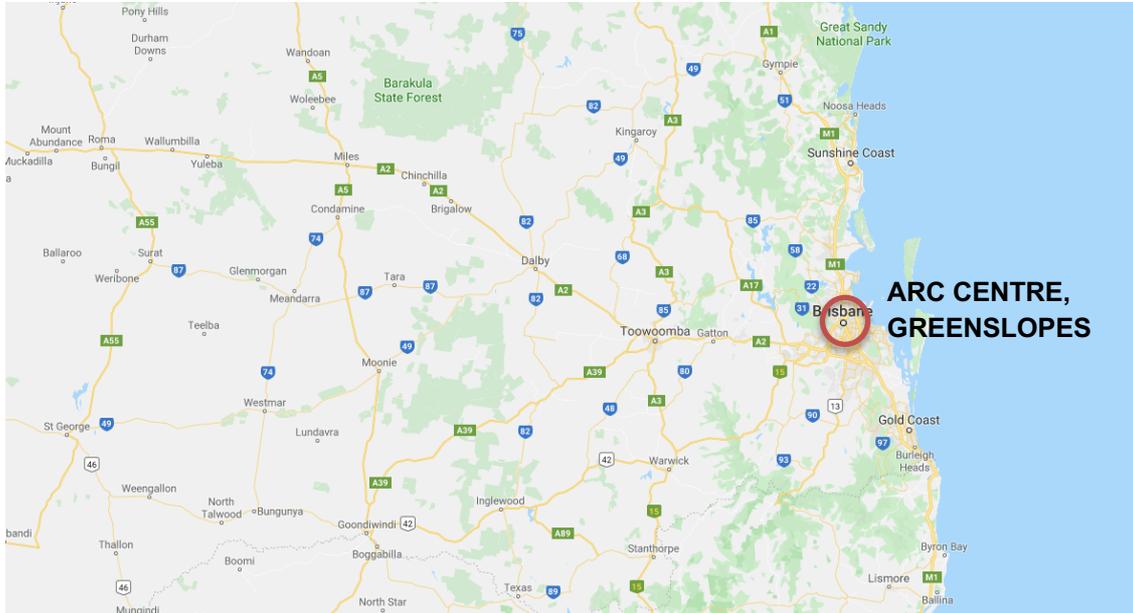


Figure 01 *Location Plan – Australian Red Cross Centre, Greenslopes, Queensland*
 Source: 2019 Google Maps with Catalyst Architects overlay



Figure 02 *Precinct Plan – Australian Red Cross Centre, with Greenslopes Private Hospital Context*
 Source: 2019 Google Maps with Catalyst Architects overlay

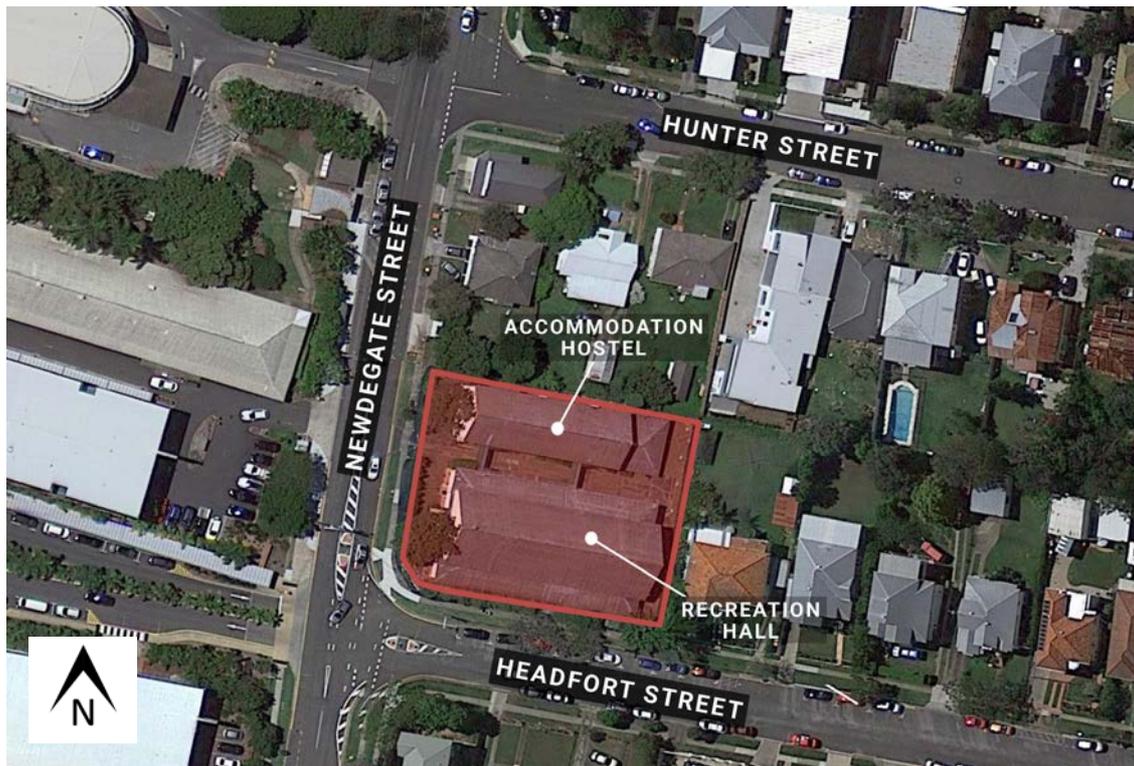


Figure 03 Site Plan – Australian Red Cross Centre, Greenslopes, Queensland
 Source: 2019 Google Maps with Catalyst Architects overlay

1.2 Site Details – Summary

Australian Red Cross Centre, Greenslopes, Queensland	
Site Address	55 Headfort Street, Greenslopes, Queensland, 4120 (corner of Newdegate Street) (Lots 123, 124 and 125 on RP46047)
Site Area	1934 sq.m (0.5 acres)
Built	The two buildings on the site were established from 1945 by the Australian Red Cross. Land ownership has remained under the Repatriation Commission.
Zoning	Community Use
Current Owner	Repatriation Commission (Department of Veterans' Affairs)
Former Site Use	Former use as Australian Red Cross Recreation Hall and Accommodation Hostel, to directly support the services of the former Greenslopes Repatriation Hospital. The Repatriation Hospital was sold in 1995 by the Repatriation Commission and is now operated as a private hospital by Ramsay Health Care.
Current Site Use	The site is currently without a use, remaining vacant since the Australian Red Cross departed in 2013, citing building health and safety concerns.
Site Heritage Listing Details (Statutory)	<p>Commonwealth Heritage List Not listed.</p> <p>Queensland Heritage Register Not listed.</p> <p>Brisbane City Council's Local Planning Instrument Listed on the Heritage Register.</p> <p>Queensland Government Listed on the Queensland WWII Historical Places Register as 'Greenslopes Red Cross Hall and Hostel'.</p>

1.3 Abbreviations

AAMC	Australian Army Medical Corps
AANS	Australian Army Nursing Service
AGH	Australian General Hospital
ARC	Australian Red Cross
CHL	Commonwealth Heritage List
DDA	Disability Discrimination Act
DVA	Australian Government Department of Veterans' Affairs
EATS	Empire Air Training Scheme
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
HIA	Heritage Impact Assessment
HMP	Heritage Management Plan
LMO	Local Medical Officer
NCC	National Construction Code
NHL	National Heritage List
POW	Prisoner of War
RNE	Register of National Estate
RSL	Returned Services League
VAD	Voluntary Aid Detachment
WWI	World War One
WWII	World War Two

1.4 Report Structure

The structure of this report is as follows:

- **Section 1.0** is the introduction and background to the project.
- **Section 2.0** provides understanding of general site history and the history of the ARC Centre.
- **Section 3.0** describes the found condition of the site, Recreation Hall and Accommodation Hostel. It also explores adaptive reuse options in detail, with itemised cost estimates provided.
- **Section 4.0** provides an assessment of heritage values for the ARC Centre against Commonwealth Heritage criteria. Includes a comparative analysis of same-class buildings in a similar context.
- **Section 5.0** provides a statement of heritage impact and heritage management recommendations.
- **Attachments** contain archival material and heritage citations for the site, along with a Cost Plan for all future site use options that have been explored as part of this report.

1.5 Statutory Heritage Requirements – EPBC Act

1.5.1 Background

The *EPBC Act 1999* (and associated *EPBC Regulations 2000*) is the Australian Government's central piece of environmental and heritage protection legislation. It includes a legal framework to protect and manage heritage values for all places under the control of the Commonwealth. Heritage values can include a place's natural, indigenous, historic and / or other cultural heritage values that have important aesthetic, historic, scientific or social values or other significance for current and future generations of Australians.

1.5.2 Commonwealth Heritage Status – Australian Red Cross Centre, Greenslopes

The Commonwealth Heritage List includes natural, Indigenous and historic heritage places owned or controlled by the Australian Government that reflect Australia's development as a nation. The Australian Red Cross Centre is not included in the Commonwealth Heritage List. The adjacent Greenslopes Private Hospital (formerly the Greenslopes Repatriation Hospital) is also not included in the Commonwealth Heritage List, on account of it now being under private ownership.

1.5.3 Commonwealth Heritage Place - Management Obligations

The Department of Veterans' Affairs, as a Commonwealth Agency, is required to self-assess if a proposed action will have potential to cause an 'adverse impact' on the Commonwealth Heritage values of a place. The *EPBC Act* requires that, for all proposed actions that are likely to impact on the Commonwealth Heritage values for a place, the relevant Commonwealth agency, amongst other obligations, must:

- *Minimise adverse impacts on Commonwealth Heritage values, unless there is no feasible and prudent alternative to taking the action, in which case the relevant agency must take all measures that can reasonably be taken to mitigate the impact of the action on heritage values.*¹

The purpose of this *Heritage Impact Assessment* is to provide DVA with independent expert advice to inform the management of any Commonwealth Heritage values, so as to avoid a 'significant adverse heritage impact', when assessed against the *EPBC Act Significant Impact Guidelines*.² A detailed assessment of heritage value for the former Australian Red Cross Centre, assessed against Commonwealth Heritage value criteria,³ is provided as part of this HIA – refer **Section 4.3** of this report.

1.5.4 Triggers for EPBC Act Referral

If determined by DVA that proposed actions are likely to constitute a 'significant adverse impact' to any identified Commonwealth Heritage values for the subject site, then an *EPBC Act Referral* for the proposed action must be lodged by the DVA with the Minister for the Environment, seeking advice about taking the action.⁴ The Minister is required to decide:

- If the action is deemed not likely to have a 'significant adverse impact', then the action does not require approval under the EPBC Act and proposed works can proceed in accordance with *the EPBC Referral Decision* (this includes fulfilling any commitments / mitigation measures, identified to manage the Commonwealth Heritage values / mitigate heritage impact, as part of the referral process); or
- If the action is deemed likely to have a 'significant adverse impact', then this is considered a 'Controlled Action', requiring ongoing formal assessment and detailed approvals under the EPBC Act.

DVA has sought pre-referral consultation with the Department of Agriculture, Water and the Environment (Historic Heritage Section). Specifically, feedback was sought on the *Former ARC Centre Greenslopes HIA* (Catalyst Architects, Rev. 3, 21/02/2020). Feedback was received in June 2020, which has informed the final version of this HIA.

1.6 Non-Statutory Heritage Information

With the Greenslopes Australian Red Cross Centre site currently under Commonwealth ownership, all other heritage registers and listings have no legal bearing on the Commonwealth's management of the place. The EPBC Act is presently the sole basis for managing and protecting any heritage values. The following status for other relevant heritage listings outside of the EPBC Act, is provided for information purposes only. Should the site be disposed and no longer fall under Commonwealth ownership, other legal instruments may apply.

1.6.1 Queensland State Heritage Register

- Greenslopes Australian Red Cross Centre: Not listed.
- Greenslopes Private Hospital (formerly the Greenslopes Repatriation Hospital): Not Listed.

¹ Environment Protection and Biodiversity Conservation Act 1999 (Commonwealth EPBC Act) – Volume 2, Chapter 5, Part 15, Division 3A, Subdivision E: Obligations of Commonwealth Agencies – Minimising adverse impact on heritage values (Section 341ZC).

² Department of the Environment, Water and the Arts - Significant Impact Guidelines 1.2 (EPBC Act 1999), 2010.

³ Environment Protection and Biodiversity Conservation Regulations 2000 (Commonwealth EPBC Regulations) - Part 10, Division 10.5: Managing Commonwealth Heritage places, Subdivision 10.03A: Commonwealth Heritage criteria (EPBC Act Section 341D).

⁴ Environment Protection and Biodiversity Conservation Act 1999 (Commonwealth EPBC Act) - Volume 1, Chapter 4, Part 11, Division 4, Section 160 - Requirement to take account of Minister's advice; Section 161 - Seeking Minister's Advice.

1.6.2 Brisbane City Council's Local Planning Instrument

- Greenslopes Australian Red Cross Centre: Listed ("Red Cross Centre" 55 Headfort Street, Greenslopes, Queensland, 4120).
- Greenslopes Private Hospital: Listed ("Greenslopes Repatriation Hospital" 83 Nicholson Street, Greenslopes, Queensland, 4120).

1.6.3 Queensland Government – WWII Historical Places Register

- Greenslopes Australian Red Cross Centre: Listed ("Greenslopes Red Cross Hall and Hostel")
- Greenslopes Private Hospital: Listed ("112 General Military Hospital (Brisbane)")

1.6.4 Register of the National Estate

The Register of the National Estate was closed in 2007 and is no longer a statutory list. It was part of former Commonwealth heritage management law, since been replaced by the EPBC Act. The RNE is now maintained as a publicly available archive and educational resource.

- Greenslopes Australian Red Cross Centre: Not listed.
- Adjacent Greenslopes Private Hospital (formerly the Greenslopes Repatriation Hospital): Not Listed.

1.6.5 National Trust of Australia (Queensland)

The National Trust of Australia (Queensland) is a membership-based community organisation that works to protect and conserve Queensland's environmental, built and cultural heritage. The National Trust maintains a Heritage Register for the places it has listed in Queensland.

- Greenslopes Australian Red Cross Centre: Not listed. The organisation has also confirmed that they have not prepared a citation for the site.⁵
- Adjacent Greenslopes Private Hospital (formerly the Greenslopes Repatriation Hospital): Not listed.

1.7 Project Methodology

This *Heritage Impact Assessment* was informed by the following tasks:

- **Detailed Research** sufficient to understand heritage values associated with the Greenslopes ARC site;
- **On-site Inspection** of the site and buildings, undertaken on 21 November 2019 by Jason Pruszinski and Emmanuelle Fayolle of Catalyst Architects;
- **Desktop Review** of relevant past reports including thematic studies, heritage registers and citations;
- **Stakeholder Meeting** was held at Greenslopes on 21 November 2019 with Dave Binny (Director, National CSC & Property – Department of Veterans' Affairs). Jason Pruszinski of Catalyst Architects attended. Discussed were site history, previous relevant reports undertaken, proposed future site use options, and other matters relevant to informing this *Heritage Impact Assessment*.

1.8 Research Sources

1.8.1 Primary Material

The following primary source material has informed the historical summary included in this HIA (refer **Section 2.0: Site History**):

- The Australian Red Cross Quarterly (1947, 1957, 1959 and 1960) and 'Notes on activities' (1946).
- Red Cross Annual Reports and Statement of Accounts - Queensland Division (1945-1974).
- Red Cross Archives including Land Title certificates, photographs and hand notes from former volunteers.
- Buildings Register 1945, Brisbane City Archives.
- Historic aerial maps, Queensland Government, QImagery.
- Newspaper clippings and articles.

⁵ Pers. Comm. National Trust of Australia, Queensland Branch, 28 Tomewin St, Currumbin, QLD, 4223, (04/12/2019).

1.8.2 Secondary Material

The following publications have been reviewed and utilised:

- *The Power of Humanity: 100 years of Australian Red Cross 1914-2014*, Melanie Oppenheimer (2014).
- *Look what you started Henry! A History of the Australian Red Cross 1914-1991*, Leon Stubbings (1992).
- *Healing the Wounds of War: A History of the Greenslopes Hospital 1942-2002*, Chris Strakosh and Carolyn Wytte (2002).
- *Repat – A Concise History of Repatriation in Australia*, Professor Philip Payton for Department of veterans' Affairs (2018).
- Citations from Brisbane Heritage Places Register and Queensland WWII Historic Places Register (various).
- Red Cross websites: International Federation of the Red Cross (IFRC) and the Australian Red Cross.

The following archive centres and libraries have been consulted during historical research:

- National Archives of Australia
- State Library of Queensland
- State Library of Victoria
- Trove, National Library of Australia
- Queensland State Archives
- Digital Archive of Queensland Architecture
- Red Cross Archives, Australian Red Cross, Brisbane
- Red Cross Archives, Baillieu Library, University of Melbourne
- Fryer Library, University of Queensland
- Brisbane City Heritage Places Register
- Brisbane Council Libraries
- Brisbane City Archives
- Queensland Government WWII Historic Places Register

2.0 Site History

2.1 History Overview

In the early phase of WWII, the Australian Government committed to constructing new purpose-built military run hospitals to support Defence personnel - one in each mainland State. In Brisbane, a site at Greenslopes was selected and in February 1942, the Greenslopes General (Military) Hospital was officially opened. Run by the Department of Defence, the hospital provided medical, surgical and psychiatric care for military personnel during the war and in all subsequent conflicts. In 1947 with WWII ended, the Repatriation Commission (Department of Veterans' Affairs) took over management of the facility and it was renamed the Greenslopes Repatriation General Hospital. In 1995 the site was sold to Ramsay Healthcare, a private hospital operator.

During WWII the Australian Red Cross (ARC) was operating as a volunteer humanitarian organisation, providing medical care and general support to meet the needs of defence force personnel and war veterans. One of its many diverse services, included the provision of "Recreation Huts" at all of the newly constructed military hospitals. Following the opening of the Greenslopes Repatriation Hospital, the Australian Red Cross was granted approval to utilise three allotments of land (the subject site) to construct the current Recreation Hall and Accommodation Hostel buildings upon. The selected site was adjacent the hospital on the corner of Newdegate Street and Headfort Street. The land was held by the Australian Government Repatriation Commission and they remain the current registered owner for the site today.

The Recreation Hall and Accommodation Hostel were built by the Australian Red Cross using funds raised through their volunteer efforts. The buildings were opened in early 1946, shortly after WWII had ended. Their purpose was to assist in providing entertainment and practical support to service personnel cared for at the adjacent Greenslopes General (Military) Hospital. The centre was staffed by Australian Red Cross volunteers, and was initially established as a venue for films, dances, concerts, billiards, library services, handicraft and rest rooms. Whilst functions of the site evolved and changed over time, the Australian Red Cross remained in control of the site up until their departure in 2013, citing that the poor condition and contamination concerns presented by the buildings was an OHSW risk for any form of ongoing occupation of the site.



Figure 04 1940 view of Newdegate Street with hospital site on left, prior to works commencing
Source: Greenslopes Private Hospital History (Greenslopes Private Hospital website)

Key Events Timeline – ARC Centre

The chronology following provides the main events associated with the site for the Greenslopes ARC Centre.

Date	Development
Pre-European	Part of the land of the Turrbal people.
1824	Penal colony established at Redcliffe point.
1838	Area to later become Brisbane City, opened up for free settler occupation.
1859	Municipality of Brisbane proclaimed.
1863	Red Cross movement established in Geneva.
1914-1918	Australia participation in WWI
1914	Australian Branch of the British Red Cross Society established in Melbourne.
1918	Repatriation Commission and Repatriation Department established in support of the <i>Australian Soldiers' Repatriation Act 1917</i> .
1919	War Service Homes Commission purchases a 48-acre land parcel at Greenslopes.
1939-1945	Australia participation in WWII
1941	Commonwealth of Australia purchased 16-acres of land at Greenslopes for new military hospital.
1942	Greenslopes General (Military) Hospital officially opened (construction of all main buildings was completed at the end of 1944) and run by Department of Defence.
1945	War Service Homes Commission transfers a parcel of land adjacent the hospital, to Defence, for the Australian Red Cross to construct with its own funds, a recreation facility in support of hospital patient services.
1946	The Greenslopes Australian Red Cross Centre was opened. The buildings were used exclusively for providing entertainment and practical support to service personnel and Veterans cared for at the Greenslopes General (Military) Hospital.
1947	The Repatriation Commission (and associated Repatriation Department) took over management of the hospital facility and it was renamed the Greenslopes Repatriation General Hospital. Greenslopes ARC site was also transferred to the Repatriation Commission.
c.1960	Red Cross activities and use of the Recreation Building had diminished with increasing lack of patient interest, with Veteran use all but waned by 1960. By mid-1970, the Hall was being used by external Community-based groups not connected with the Repatriation Hospital function. The Accommodation Hostel building continued in its original function.
1976	Repatriation Department was renamed the Department of Veterans' Affairs.
1995	Greenslopes Hospital site sold by the Department of Veterans' Affairs to Ramsay Health Care and hospital renamed Greenslopes Private Hospital. However, the Greenslopes ARC Centre was retained by the Repatriation Commission and the Australian Red Cross remained in control of this site.
2013	Australian Red Cross vacates its occupation of the Greenslopes ARC Centre site on account of site contamination OHSW concerns making the site unfit for any ongoing occupation. Land and buildings retained by Repatriation Commission.
2019	On behalf of the Repatriation Commission, the Department of Veterans' Affairs seeks advice to remediate contamination and dispose of the site, surplus to Repatriation Commission needs.

2.2 Contextual History

2.2.1 Repatriation Commission (and Repatriation Department)⁶

During WWI, the Australian Prime Minister W.M. 'Billy' Hughes promised the country's armed forces on behalf of the Australian people, that "*When you come back, we will look after you*". The *Australian Soldiers' Repatriation Act 1917* was formed that same year and the Repatriation Commission and the Repatriation Department (later to become the Department of Veterans' Affairs) were established for the purpose to support the rehabilitation (repatriation) of returning men and women back into civilian life.

The most significant service offered by the Repatriation Commission was its provision of medical services, along with support in establishing civilian employment. By July 1920, there were 687 local medical officers (LMO's) appointed across Australia, of whom veterans could directly approach to seek medical treatment or advice for war-related ailments. Additionally, there were arrangements for 222 country hospitals to provide inpatient as well as outpatient treatment for veterans at the Departments expense. The Repatriation Commission and Department also worked closely with the voluntary sector to assist in fulfilling its role, including the Returned Services League, Australian Red Cross, and Legacy to name a few.

The outbreak of WWII resulted in a 'second wave' of veterans, perpetuating the work of the Repatriation Department. In October 1939, a month after war was declared and based on WWI experiences, Defence estimated that Australia would need 3,000 additional hospital beds by early 1940 to care for war casualties. In response, additional military run hospitals were to be established, one in each mainland State. By mid 1940, the need for military hospital beds soared, with 14,057 individual cases from the armed services admitted to military hospitals throughout Australia in the first 18 months of the war. Australians from the Middle East, Java and Darwin were being treated in the Australian military hospitals, along with wounded Americans who were given medical care in Australia for up to 3 months.

2.2.2 Greenslopes Repatriation Hospital⁷

A site at Greenslopes was selected as the preferred location for the construction of Brisbane's new military hospital, that would become the largest in that State. There was a large parcel of land at the foot of Mt Stephen's that had remained undeveloped, bordered by Denman, Newdegate, Nicholson and Peach Streets. The land was purchased by the Commonwealth of Australia in 1941 for the purposes of establishing the hospital.

Stephenson and Turner of Melbourne and Sydney were appointed as architects, in association with Brisbane architects, T.R. Hall and L.B. Phillips who supervised the project. Site excavations started on 24 May 1941. Works included the construction of quarters for army nurses and medical personnel, a guard house and an administration block. The hospital officially opened on 2 February 1942 by admitting its first 35 patients and was initially known as the 112th Australian General Hospital (AGH). On 25th April 1942 (Anzac Day), the hospital assumed responsibility for treating all military personal in the Brisbane area.

On 20 October 1943, the hospital complex was officially renamed 112th (Brisbane) General Military Hospital. In May 1944, the hospital was registered as a training school with the Queensland Nurses and Masseurs Registration Board. Construction of all buildings was completed by the end of 1944.

The first block at the Greenslopes hospital was used for reception and medical wards, the second block for surgical patients and the third block for orthopaedic patients. The new hospital was staffed by the Australian Army Medical Corps (AAMC), the Australian Army Nursing Service (AANS) and Voluntary Aid Detachments (VADs), who were volunteers trained by the Australian Red Cross in assisting with nursing and domestic duties. VADS later became the Australian Army Medical Women's Service. Several hundred VADs were stationed at Greenslopes during World War II.

⁶ *Repat – A Concise History of Repatriation in Australia*, Professor Philip Payton for Department of Veterans' Affairs (2018)

⁷ Adapted from: Brisbane City Council, *Heritage Citation: Greenslopes Private Hospital*, Revised November 2019; *Healing the Wounds of War: A History of the Greenslopes Hospital 1942-2002*, Chris Strakosh and Carolyn De Wytt, 2002; and Greenslopes Private Hospital History, Greenslopes Private Hospital website, access November 2019.

By November 1945 and immediately following the end of the war, the Greenslopes hospital worked at maximum capacity with 900 staff caring for up to 1120 patients. These included returning service personnel recovering from wounds and tropical illness, and POW who were malnourished and gravely ill.

Up until 1945, all hospital patients had been enlisted servicemen. By early 1946, an increasing proportion of patients were discharged men and women suffering service-related wounds or illnesses. In April 1946, the Repatriation Commission took over a ward at the hospital for discharged personnel. It was agreed that, when there was a ratio of six repatriation patients to four enlisted patients, the Repatriation Commission would assume full responsibility for the hospital. This trigger ratio occurred in 1947. With the change in management responsibility, the hospital was renamed Repatriation General Hospital (Greenslopes).

Through the role of the Repatriation Commission established during WWI, the Australian government provided ongoing medical care to returned service personnel. Patients from the old Repatriation General Hospital at Windsor were progressively relocated to the then newly constructed Greenslopes. While healing traumatised bodies and minds, the hospital also prepared ex-service personnel to return to productive new roles in post-war society. The Greenslopes Occupational Therapy Department, then called Educational Therapy, was training patients in diverse skills that would enable them to resume productive roles in society.

Over the ensuing decades, the Greenslopes Repatriation Hospital provided medical, surgical and psychiatric care for military personnel from both World Wars and all subsequent conflicts. War widows were also treated as part of the nation's commitment to ex-service personnel. The 1960s saw extensive changes to the hospital. These included extensions to the administration block, a new pathology building, physiotherapy department, and an additional operating theatre. In 1967, the Repatriation Artificial Limb and Appliance Centre, was transferred from Windsor to Greenslopes. In 1968, an 8-bed intensive therapy unit was built (since demolished) and a paramedical building opened that was the first dedicated allied health building of its kind in an Australian repatriation hospital. This facility provided occupational therapy, physiotherapy, educational therapy services, a gymnasium and rooms for social workers and chaplains.

In 1970, the hospital became a teaching hospital with the University of Queensland. The University's Departments of Medicine and Surgery moved into Greenslopes during 1972, occupying teaching facilities that had been vacated by the relocated School of Nursing. In 1979, the old repatriation hospital at Windsor ('Rosemount') was closed and its patients were transferred to Greenslopes. As part of a major mid-1980's site redevelopment the ambulance arrival bay, guardhouse and assorted timber buildings were demolished and a 24-hour casualty department established, along with a new multi-storey wing opened.

In the late 1980s, the Australian Government Department of Veterans' Affairs, anticipating a decline in demand for its medical services, began looking at alternatives to owning and operating repatriation hospitals throughout Australia. Three options were generally considered: hospitals could be integrated within the relevant States' health systems, privatised, or closed. The Commonwealth offered Greenslopes Hospital to the Queensland Government free of charge, together with ongoing funding to treat veterans, but the Queensland government declined the offer. The Returned Services League (RSL) in Queensland initially opposed the privatisation of the hospital. However, after the Queensland Government rejected the Commonwealth's offer, the RSL agreed that privatisation was preferable to closure.

In January 1995, the site was sold to Ramsay Health Care and the hospital was renamed Greenslopes Private Hospital. With a portfolio of 25 hospitals throughout Australia by 2002, Ramsay Health Care was Australia's second largest private hospital operator. Following the takeover, a commitment was made by the new owners to retain the character of the hospital and its traditions of veteran care. As part of this commitment, Anzac memorials and dedicated displays were built. Today, the hospital continues to provide health care to veterans and war widows as well as the general community.

'The Bunker Museum' was recently established in the only remnant bunker at the hospital. Three bunkers were initially constructed shortly after the hospital was opened in response to Japan entering the war. They were constructed between existing hospital walls. The museum is open to the public and displays historic photographs and newspaper clippings dating back to 1942.



Figure 05 *Establishment of the Greenslopes Repatriation Hospital, Brisbane*
Source Upper: 1943 Australian War Memorial
Source Centre: 1949 National Archives of Australia
Source Lower: c.1953 State Library of Queensland, John Oxley Library



Figure 06 *c.1952 Patients in the Educational Therapy room at the Greenslopes Repatriation Hospital being taught woodworking skills*
 Source: State Library of Queensland, John Oxley Library

2.2.3 The Australian Red Cross: From WWI to WWII and Beyond

A young Swiss man named Henry Dunant, establish the Young Men's Christian Association (YMCA) in 1852 – he was just 24 years of age. In 1855 the World Alliance of YMCAs was established. The Red Cross idea was born in 1859 when Henry Dunant witnessed the scene of a bloody battle in Solferino, Italy, between the armies of imperial Austria and the Franco-Sardinian alliance. Some 40,000 men lay dead or dying on the battlefield and the wounded were lacking medical attention. Dunant organised local people to bind the soldiers' wounds and to feed and comfort them.

On his return home, Dunant was one of five men who established a national relief society to assist those wounded in war. The International Committee for Relief to the Wounded, later to become the International Committee of the Red Cross. It was officially established in 1863 in Geneva and its emblem was a red cross on a white background, the inverse of the Swiss flag. The following year, 12 governments adopted the first Geneva Convention; a milestone in the history of humanity, offering care for the wounded, and defining medical services as neutral on the battlefield.⁸

Soon after the outbreak of World War I in 1914, the Australian Branch of the British Red Cross Society was formed at Government House in Melbourne. Lady Munro-Ferguson, the wife of the Governor General, invited the wives of the state governors to form a committee in each state. At this time, the principal aims of the Australian Red Cross were to provide comforts for sick or wounded Australian military personnel, to fundraise for the activities of the Red Cross and to serve in military hospitals. The Red Cross VAD movement started in New South Wales prior to the war outbreak. The movement provided assistance to medical and nursing staff of the

⁸ International Federation of the Red Cross website, *History: The Birth of an Idea*, <https://www.ifrc.org/en/who-we-are/history/>, accessed 4 December 2019.

army in the form of male and female volunteers trained in basic nursing and first aid. Australian VAD's served in both military and civilian hospitals in Australia and overseas.⁹

In agreement with the Department of Defence and the Repatriation Department, Australian Red Cross undertook responsibility for the care of totally incapacitated ex-soldiers requiring hospital treatment, the convalescence of shell shock and nerve cases after hospital treatment, and the entire hospital treatment and aftercare of tubercular cases. During WWI, Red Cross's state divisions built up a network of convalescent homes, hostels and sanatoria across the country. In the post-war years, this network was expanded.¹⁰ In 1919, the Repatriation Department asked Australian Red Cross for assistance in equipping and maintaining convalescent homes for discharged soldiers in all states.

Other services provided by the Red Cross included hospital visiting, library services, handicrafts, picture library, cosmetic care, next-of-kin flats, restrooms and recreation centres.¹¹ The services provided by Red Cross and their purpose are described below by Melanie Oppenheimer in her study of the organisation's history:

*The organisation carried out regular maintenance, repaired invalid beds and chairs, supplied crutches and wheelchairs, painted rooms and delivered tons of firewood. Red Cross members visited the patients, provided treats such as fruit, cakes and sweets, distributed tobacco, magazines, newspapers and writing materials, mended clothing, ran recreation halls and tearooms, and organised entertainments such as bowls, croquet and billiards as well as occupational and 'curative' training in rehabilitation workshops... The belief was that repatriation, whether carried out by government or privately, should reinstate 'the fit in their former or similar occupations' and restore as far as possible the disabled 'so that they may regain full participation in the activities of life'. Even those with the most severe disabilities were encouraged to gain employment and reintegrate back into civilian life. Red Cross state divisions devised many innovative employment schemes and work opportunities, although some achieved only limited success.*¹²

In Queensland, the Red Cross focus in peace time covered a wide field and embraced work such as child welfare, eradication of disease, aid to civil hospitals and promotion of national health. By the late 1930s, Australian Red Cross was preparing for what would become WWII. In 1935, a branch organiser was appointed to travel around the state to form new branches in Nambour, Maleny, Maryborough, Gympie, Ipswich, Lancefield, Rosewood, Warwick, Stanthorpe and Boonah. In the year to June 1939 alone, 120 branches were formed in Queensland. By the end of the year, branches in Queensland had grown from 44 to 164.¹³

After the Commonwealth Government enacted the *Geneva Convention Act* in July 1938, the Australian Military Board recognised four philanthropic organisations with formal attachments to the military: the Australian Comforts Fund, the Salvation Army, the Young Men's Christian Association (YMCA) and the Australian Red Cross. In the event of a new war, it was agreed that the Red Cross was to assist the sick and wounded whilst the others would concentrate on fit and well servicemen. All would help to boost soldier morale and keep the home front focused and active. The minister for defence authorised the use of the emblem of the Red Cross by members and volunteers assisting the medical services of the defence forces. This provided the organisation with an official connection to the Commonwealth government, intended to protect the humanitarian activities of Red Cross.¹⁴

The Red Cross experience gained from WWI was most helpful when planning for convalescent home service in 1939. Once again there were insufficient homes and in July 1940, the Red Cross was asked by the Australian government to supply homes for 3,146 patients throughout the Australian states. Red Cross provided trained personnel in the homes they established and cooperated in providing diversional and recreational facilities for patients, handicrafts and library services being the most prominent activities.¹⁵ The pioneering blood transfusion service was another important activity of the Red Cross during World War II, as well as aid to POW's, war brides, refugees and service personnel overseas, including nurses.¹⁶

⁹ Brisbane City Council, *Heritage Citation: Australian Red Cross Centre*, Revised August 2019.

¹⁰ Oppenheimer, Melanie, *The Power of Humanity: 100 years of Australian Red Cross 1914-2014*, 2014, pp.63-64.

¹¹ Stubbings, Leon George, *Look what you started Henry!: A History of the Australian Red Cross 1914-1991*, 1992, p.191.

¹² Oppenheimer, Melanie, *The Power of Humanity: 100 years of Australian Red Cross 1914-2014*, 2014, p.68.

¹³ Oppenheimer, Melanie, *The Power of Humanity: 100 years of Australian Red Cross 1914-2014*, 2014, p.70, 72 and 81.

¹⁴ Oppenheimer, Melanie, *The Power of Humanity: 100 years of Australian Red Cross 1914-2014*, 2014, p.62 and 79.

¹⁵ Stubbings, Leon George, *Look what you started Henry!: A History of the Australian Red Cross 1914-1991*, 1992, p.191.

¹⁶ Brisbane City Council, *Heritage Citation: Australian Red Cross Centre*, revised August 2019.

In 1943, Red Cross was asked to extend its number of social workers in all Australian General Hospitals (AGHs). Red Cross had professionally trained social workers appointed to convalescent homes and to AGHs such as Concord in Sydney, Heidelberg in Melbourne and Greenslopes in Brisbane. Although the army had occupational therapists, Red Cross provided further volunteers and ran occupational therapy courses. It had been running these types of handcrafts and hobbies courses for over twenty years and was well respected in this field of social welfare. These services were complemented by the divisions' hospital visiting schemes. The caseload through 1944-45 alone was more than 11,000 new referrals.¹⁷

At the end of WWII, there was a continuing need for humanitarian assistance both at home and overseas, helping to care for discharged service personnel and their families as well as the millions of displaced people throughout Europe. The focus of this work shifted to reflect the changing needs of post-war society. Repatriation work remained a chief concern throughout the 1950s and 60s, though it was no longer Red Cross's sole concern. Social services were gradually expanded to cater for the wider community. The Red Cross continued to work with the Repatriation Department by covering gaps the department could not fill.¹⁸

After the Second World War, Australian Red Cross continued to have hospital visitors and maintained next-of-kin flats in the repatriation hospitals, places where the relatives of seriously ill patients could stay in close contact. The flats were well appointed, the relatives had tea making facilities and Red Cross arranged for meals to be provided by the hospital. The Red Cross centre at Heidelberg in Victoria was built in 1942 and until the end of the war local volunteers made scones for morning and afternoon tea every day. Some of the volunteers continued to help the hospital visitors until the 1950s, attending three or four days a week.¹⁹

By the early 1990s, Red Cross in Queensland still operated 57 restrooms around the State, usually attached to a hospital. Inexpensive accommodation was provided to people from the country required to travel to Brisbane or other major centres to receive medical attention, but who may not be able to afford extended motel accommodation. The largest Red Cross restroom complex in Queensland was said to be the Greenslopes Australian Red Cross Centre. The centre could cater for 32 people and offered kitchen facilities, a library and a direct phone line to the hospital.²⁰

2.2.4 The War Service Homes Commission

The War Service Homes Commission was established under the War Service Homes Act in 1918 to enable ex-members of the armed forces who saw active service outside Australia to secure favourable termed loans for the provision of homes. As part of the scheme, the Commission purchased large tracks of land and also offered approved housing plans to facilitate a complete package for eligible personnel to acquire. The houses were usually conventional in style and designed by the War Service Homes Division or private architects.²¹

In 1919, following WWI, the Australian Government War Service Homes Commission purchased a 48-acre land parcel at Greenslopes for establishing a housing development in support of WWI veterans, with similar initiatives undertaken in all other States.²² The Greenslopes site was originally owned by the Stephens family since 1874 and was previously used for mostly farming activities. By WWII, the War Service Homes Commission had partly developed the Greenslopes site. With the opening of the Greenslopes General (Military) Hospital in 1942, the War Service Homes Commission agreed to a request by the Australian Red Cross, to provide one of its land parcels adjacent the hospital, for the Red Cross to use for the purposes of constructing a "Recreation Hut" in support of their services to the hospital.

¹⁷ Oppenheimer, Melanie, *The Power of Humanity: 100 years of Australian Red Cross 1914-2014*, 2014, p.101.

¹⁸ Oppenheimer, Melanie, *The Power of Humanity: 100 years of Australian Red Cross 1914-2014*, 2014, pp.126-7.

¹⁹ Stubbings, Leon George, *Look what you started Henry!: A History of the Australian Red Cross 1914-1991*, 1992, p.192.

²⁰ Stubbings, Leon George, *Look what you started Henry!: A History of the Australian Red Cross 1914-1991*, 1992, p.193.

²¹ Adapted from: National Archives of Australia, "War service homes and war loans", <http://guides.naa.gov.au/records-about-south-australia/chapter6/war-service-homes-loans.aspx>, accessed 27 November 2019.

²² Department of Veteran Affairs: Phase 1 Contaminated Land Assessment – 114 Newdegate Street, Greenslopes, Queensland (Coffey Environments Australia, 24 September 2013), Section 3.2: Certificate of Title Review, p.8.

2.3 Greenslopes Australian Red Cross Centre

2.3.1 Construction and opening of the Greenslopes Red Cross Centre

With the opening of the Greenslopes Military Hospital in 1942, the Australian Red Cross (ARC) sought to establish a 'recreation hut' to support patient needs, as it had done for all of the other military hospitals constructed during WWII throughout Australia. To be funded and built by the Red Cross for a stated budget of £5,000, it would comprise a hall, library, billiards room, reading rooms, handcraft store, workroom, and store room.²³

The ARC felt there was insufficient space to accommodate this facility on the hospital site and instead sought agreement from the War Service Homes Commission, to use vacant land that it held directly opposite the hospital site on Newdegate Street. This land was part of a parcel of more than 48 acres purchased by the War Service Homes Commission in 1919. The land was originally part of the holdings purchased in 1858 and 1872 by Thomas Blacket Stephens, a wealthy manufacturer, newspaper proprietor and politician. After his death in 1877, his widow Anne inherited his land and it eventually became part of the Stephens Estates Limited in 1917.²⁴

The War Service Homes Commission initially rejected the Red Cross's request for this land. During a visit to the Greenslopes Military Hospital in September 1944, the Army Minister Mr Frank Forde visited the site. After discussions with the Red Cross, he subsequently expressed his support for the desired land to be made available to them. Following his discussions with the War Service Homes Commissioner, the land allocation was agreed in-principle that same month and it was officially transferred to the Commonwealth of Australia (Defence) on 15 February 1945. The land included 3 blocks at the corner of Newdegate and Headford Streets (being Lots 123, 124 and 125 on RP46047).²⁵ When the Greenslopes Military Hospital transferred from Defence following the war and came under control of the Repatriation Department, the Greenslopes ARC Centre site was also transferred to the Repatriation Commission that same year on 31 March 1947.

Two buildings were constructed during 1945 on the Australian government owned site and both were fully funded by the Red Cross. The larger southern building, fronting Headford Street, was a Red Cross Recreation Hall facility that included a hall, library, billiards and reading rooms, a handcraft store, a workroom and a storeroom. The adjacent northern building was a Hostel / Restroom, providing accommodation for patient families or patients travelling to the hospital for medical attention as an outpatient and requiring inexpensive accommodation. Both facilities were initially for the exclusive use of the adjacent Greenslopes Repatriation Hospital patients and their families.

Original drawings for the Greenslopes Australian Red Cross Centre could not be found as part of this reports research activities. What is known is that the recreation and hostel buildings were still under construction when WWII was declared over on 8 May 1945 and that there had been some delays in obtaining the necessary materials for construction. Growing impatient, a party of 24 recovering soldiers at the Greenslopes Military Hospital petitioned for more movie entertainment, "*as only one movie was shown on Sunday evenings, gathering a bigger crowd than was possible to be hosted on the hospital lawns.*"²⁶

The buildings were primarily built from funds raised by the voluntary workers of the Red Cross Café located in the City Mutual Building at 307 Queen Street, Brisbane.²⁷ The cost of the buildings went significantly above the £5,000 initially estimated, with construction costing £70,365. The Australian Broadcasting Association (ABC) made a donation in October 1945 to help equip the Recreation Hall with furniture.²⁸ The official opening of the new centre was on 14 February 1946 by Queensland's Governor Sir Leslie Wilson and his wife, Lady Wilson.²⁹ The first mention of the Greenslopes Red Cross Centre in the Red Cross's Annual Report is shown in the 1945-

²³ The Courier-Mail, "£5,000 hut", Friday 29 September 1944, p.3.

²⁴ Red Cross Archives, *Certificate of Titles*, Brisbane; Brisbane City Council, *Heritage Citation: Australian Red Cross Centre*, revised August 2019

²⁵ Queensland Government, Queensland WWII Historic Places, *Heritage Citation: Greenslopes Red Cross Hall and Hostel*, June 2014; the Truth, "Forde supports Red Cross site for new hut", Sunday 17 September 1944, p.8; the Telegraph, "Greenslopes Land for Red Cross", Thursday 28 September 1944, p.2.

²⁶ The Telegraph, "Hospital men want movies", Saturday 26 May 1945, p.3.

²⁷ Brisbane City Council, *Heritage Citation: Australian Red Cross Centre*, revised August 2019

²⁸ The Telegraph, "ABC Assn. Gift to Greenslopes", Thursday 25 October 1945, p.4.

²⁹ The Courier-Mail, "Personal", Thursday 14 February 1946, p.5.

1946 issue, accompanied by a photo of the Red Cross Library.³⁰ It therefore appears that the Centre was opened in early 1946, rather than the 1945 date generally thought. The earliest photographs contained within the Red Cross Archives also date to 1946.

Following its opening, the new centre was described as follows:³¹

The new Red Cross Recreational Centre at Greenslopes Military Hospital, recently opened by the Governor of Queensland, who was accompanied by the President of the Division, Lady Wilson, is one of the finest of its type in the Southern Hemisphere. The two buildings which comprise the Centre are spacious, airy and comfortable, with glass louvres providing a modern note, and stained floors, light walls and comfortable chairs completing an attractive picture. The picture theatre, which accommodates 600 patients, has two modern projectors, and programmes are on loan six nights a week. Outlining the theatre is an enclosed verandah, eighty feet in length, where indoor bowls, ping pong and other games can be played. The billiard room is equipped with two tables, and in the library there are 3,500 volumes; patients confined to their beds arrange their borrowings through a voluntary staff.

The quiet reading room, which is equipped with comfortable leather armchairs, contains a fine supply of magazines, and newspapers from every State, and is lit by fluorescent lighting. Handcrafts and carpentry are taught, and a display case shows the different crafts which may be undertaken.

A new departure is the provision of a flat to accommodate the next of kin of seriously or dangerously ill men. The flat consists of a pleasant, well-furnished living room, a blue and pink bedroom, and a modern bathroom.



Figure 07 **1946, February 14: Opening of the Greenslopes Red Cross Centre by Queensland Governor Sir Leslie Wilson and Lady Wilson**
Source: Red Cross Archives, Brisbane

³⁰ Red Cross Archives, Annual Report and Statement of Accounts – Queensland Division: 1945-1946.

³¹ Red Cross Archives, 'Notes on Activities', April 1946, Number 71, p.19.



Figure 08 *c.1946 Recreation Hall Western Façade, facing Newdegate Street*
Source: Red Cross Archives, Brisbane



Figure 09 *c.1946-47 Red Cross Volunteers in front of the Recreation Hall Western Façade*
Source: Red Cross Archives, Brisbane



Figure 10 *c.1946 Greenslopes Red Cross Accommodation Hostel Western Facade*
Source: Red Cross Archives, Brisbane

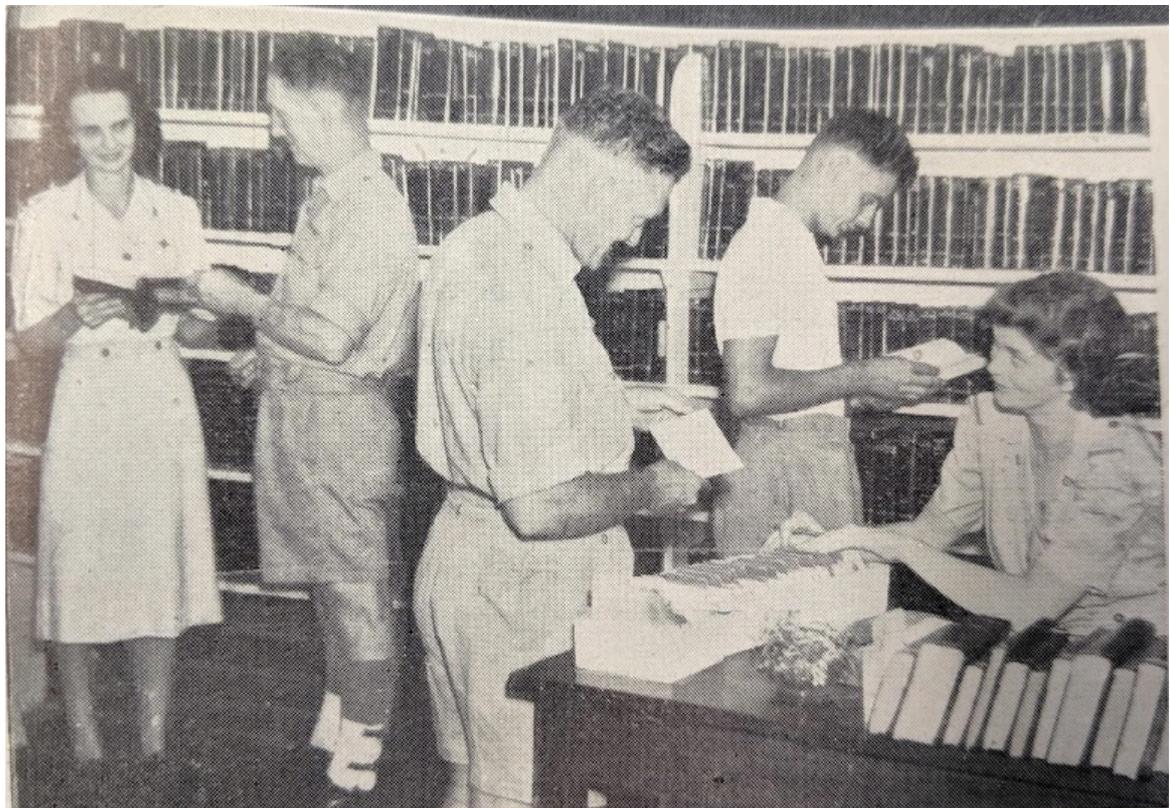


Figure 11 *C.1945-46 Library at the Greenslopes Red Cross Centre*
Source: Queensland Red Cross Annual Report and Statement of Accounts 1945-1946



Figure 12 *c.1946 Red Cross volunteer serving tea to visitor at Red Cross Accommodation Hostel*
Source Upper: Catalyst Architects, 21 November 2019 Found Condition
Source Lower: Red Cross Archives, Brisbane c.1946



Figure 13 **Red Cross Rest rooms at the Greenslopes Repatriation Hospital**
Source Upper: 1947, Red Cross Archives, Brisbane
Source Lower: c.1950, Red Cross Archives, Brisbane



Figure 14 **c.1950 Red Cross Volunteers in civilian clothes in front of the Recreation Hall**
Source: Red Cross Archives, Brisbane

2.3.2 Activities in the Post-War Decades ³²

Repatriation Hospital Use

Prior to and following the completion of the Greenslopes ARC Centre, the Red Cross provided extensive services at the Greenslopes Repatriation Hospital, including a hospital canteen service, hospital visiting and library services. By way of example, the Red Cross volunteers delivered during the 1952-53 year, 29,200 canteen servings at the hospital. Regular excursions were also organised for interested patients, who could be accompanied by patients' relatives for picnics and bus outings in the Brisbane region, with Red Cross volunteers in attendance. The new ARC Centre facilities opened in 1946, provided supplementary services available to mobile veterans who could make their way across Newdegate Street. The ARC Centre was by no means representative of the full-range of services that the Red Cross provided to the Greenslopes Repatriation Hospital.

The Recreation Hall provided a venue for dances, showing films and hosting concerts. The Centre's services included a library, arts and crafts, a workshop and a separate library for tuberculosis patients containing 800 books and serving other tuberculosis libraries at Kenmore and Westwood. Importantly, the Centre Accommodation Building provided a welcomed next-of-kin flat to enable country based relatives or family of dangerously ill patients to visit the hospital and stay at low cost. The 1948-49 Red Cross Annual Report stated:

The Next of Kin Flats were a godsend to many stricken relatives, and on many occasion Red Cross staff have had to erect extra beds in the stage dressing rooms, lounge and other spaces to meet the needs...Moving pictures shown twice weekly in the Centre...and concerts held as often as possible... Picnic outings were held at Redcliffe, Southport and Redland Bay. Patients were also taken to main sporting fixtures and to theatres in the City.

After Defence relinquished its military hospitals to the Repatriation Commission in the late 1940s, Red Cross concentrated on rehabilitation and other social services, and the Greenslopes Red Cross Centre was expanded with a workroom for handcraft and woodwork and a bigger library. ³³ In 1948-49, the Repatriation Commission agreed to cleaning and upkeep of the grounds for the Greenslopes ARC Centre in exchange for use of the handcraft room free of rent, to be utilised by the Commission in giving handcraft training to ex-servicemen at the hospital. The Repatriation Department eventually took over this work from Red Cross in March 1949, with handcraft groups established in most of the larger towns. At this same period, the Repatriation Department established libraries at 56 General Hospitals throughout the State of Queensland.

For a period of around 25-years, from the day of its opening in 1946 until the late 1960s, the Greenslopes ARC Centre facilities were well patronised by the military patients from the adjacent Greenslopes Repatriation Hospital. The main hall provided for movie screenings, concerts, library, tearoom, reading room and games verandah. Many patients also took advantage of the irons provided for pressing shirts and trousers. In 1953-54, entertainment activities amounted to 18 concerts by local and 5 concerts by celebrity artists, bi-weekly cinema showings, weekly square dancing and a 'bumper Christmas party', all at Red Cross's expense.

A typical example of yearly activities at the Centre in the 1950s and 60s would be reported as follows:

"Concert parties 20; plays 2; celebrity concerts 3; 35mm films, twice weekly throughout the year; one Christmas party and the following indoor sport evenings: 6 table tennis tournaments; 7 darts tournaments; 1 snooker display and 1 judo display" (1955-56).

Every year, a Christmas party took place in the Recreation Hall. By 1956, people attending the party reached 500 including ex-servicemen and women and their relatives. This number grew to 600 by 1960 and 650 by 1963, before it reached a record of 750 in 1964. Attendance numbers reduced the following years until the yearly Christmas party was discontinued in 1971 and replaced by a concert in the hospital wards.

The next-of-kin accommodation provided in the smaller Accommodation Building welcomed around 120-160 people each year following its opening. In 1962-63, a new guest record was established with 190 relatives accommodated at the Centre, including guests from most states, which was again surpassed in 1963-64 with 214 guests.

³² This section has been prepared upon a review of the following, unless otherwise annotated: Australian Red Cross Quarterly (1947, 1957, 1959 and 1960); Red Cross 'Notes on activities' (1946); and Red Cross Annual Reports and Statement of Accounts - Queensland Division (1945-1974).

³³ Oppenheimer, Melanie, *The Power of Humanity: 100 years of Australian Red Cross 1914-2014*, 2014, p.128.

In 1956-57, modifications for cinemascope to the recreation hall stage and screen were completed to make the theatre up to date for screening films. In 1957-58, a radiogram was donated to the Centre along with 900 records, enabling programs to be broadcast throughout the centre. In 1961-62, concerts or live shows in the hall were reported to be as often as every Wednesday.

A few changes took place at the Centre in the mid-1960s when handcraft activities were centralised and the 'Handcraft Workshop' was moved to Red Cross's Headquarters in the City. There was also a proposal in 1964-65 for alterations to the Centre when the Totally and Permanently Disabled Soldiers' Association asked that they be allowed to establish a hostel to provide accommodation for their wives. The Association was to be responsible for costs of alterations and furnishings. The Red Cross Annual reports do not mention this again in their following yearly reports and it is unsure as to whether this proposal eventuated with the additional bedrooms extant today on the ground floor and first floor of the smaller Accommodation Building.

In 1965-66, 126 people stayed at the ARC Centre, 145 in 1966-67 and 138 in 1967-68. These unincreased numbers are slightly at odds with the additional accommodation planned by the Totally and Permanently Disabled Soldiers' Association, as this should have seen guest numbers rise. It is however possible that, at the time, the additional hostel rooms were reserved for the sole use of the Soldiers' Association wives and relatives and therefore their use was not likely accounted for by the Red Cross.

In November / December 1966-67, the main hall and the library workroom were painted by the Department of Public Works tradesmen and other improvements were made such as bird proofing of fixed louvres at each end of the buildings and installation of flyproof doors to the servery and tearoom.

Community Use

The late 1960s was a period of transition as the original function and purpose for the ARC Centre declined and by the early 1970's the use of the recreation hall for its original intended repatriation hospital purposes had largely ceased after what was a relatively short 25-years of service. In 1971-72, the yearly number of concerts had lowered to 20 per year, as opposed to the previous yearly average of approximating 45 shows. The following year, film screenings also reduced to once a week on Wednesdays, until these were altogether discontinued in 1974 due to low attendance. During this same period, broader community functions and activities commenced at the recreation hall, presumably as a result of the wholesale decline in Red Cross's own activities and needs for the recreation hall building.

By the mid-1970's, the main users of the ARC Recreation Hall was the Greenslopes Senior Citizen Club, Library services, Repatriation art groups and Alcoholic Anonymous. In 1973-74, the Centre hosted a Christmas party; however, it was for the ladies of the Eventide Nursing Home. Other uses included conferences and hospital staff lectures, graduation ceremonies and exercises for hospital patients such as remedial gymnastics. There was also blood bank activities, a Melbourne Cup party, bowl matches and a Polling Booth. Around this same period, the north and south wings of the halls were modified to incorporate kitchenette and bathroom facilities, along with spaces under the northern wing converted to accommodation rooms. Presumably these works were an expansion of the role and function of the adjacent Accommodation Hostel building that was still providing cost-effective short-stay accommodation for patient families and outpatients of the Greenslopes Repatriation Hospital.

Despite a reduction in Red Cross use of the recreation hall from the mid-1970's, Red Cross volunteers still continued unabated with their ongoing work in the Repatriation Hospital, offering canteen and floristry services, running a ward library trolley and running a tea bar in the Outpatients Clinic. Some of these services were operated until early 2010 by Red Cross Volunteers and a hospital volunteer group known as The Diggers Dozen, representing around 70-years of Red Cross ongoing service at the hospital.³⁴ The ARC Accommodation Hostel building continued to be utilised up until the closure of the site in 2013.

In the early 1970s, there was informal discussion between the Repatriation Department and the Red Cross about ceding the 'ownership' of the buildings across to the Commonwealth Government. Whilst the Repatriation Department recognised that the Red Cross 'owned' the buildings on account of having funded their construction, the land remained under Commonwealth title ownership as part of the broader Repatriation Hospital facility. This situation was clearly problematic in regard to who was responsible for the ongoing care and cost of upgrades required to the buildings, with the need for major works being the impetus for the discussions. The main

³⁴ The Bunker Museum, Interpretation Panel 'The Red Cross', Greenslopes Private Hospital, visited November 2019.

advantage offered in this 'informal' disposal for Red Cross, was the offer to free itself from having to incur future upgrade costs for the buildings, which would thereon be met by the Repatriation Department alongside the regular building upkeep costs that had been agreed to in 1948-49. Red Cross was permitted to continue at the site rent-free for an indefinite period.³⁵ There are no further records to indicate that this arrangement was ever formalised. Irrespective, legally the site and its buildings remained the legal property of the Repatriation Commission as part of the Greenslopes Repatriation Hospital.



Figure 11 *c.1946-48 Recital concert at the Greenslopes Red Cross Recreation Hall*
Source: Red Cross Archives, Brisbane



Figure 16 *1953 Christmas Party at the Greenslopes Red Cross Recreation Hall*
Source: Red Cross Archives, Brisbane

³⁵ National Archives of Australia, Greenslopes - Acquisition of Land - Red Cross recreation building, 1944-1982, letter from Red Cross Society dated 14 January 1971.



Figure 17 *c.1954 Patient in the Red Cross Library at the Greenslopes Repatriation Hospital*
Source: State Library of Queensland, John Oxley Library



Figure 18 *c.1955 Volunteers in front of the Greenslopes Red Cross Recreation Hall*
Source: Red Cross Archives, Brisbane



Figure 19 1958 Patients from adjacent hospital in front of the ARC Centre for a picnic outing
Source: State Library of Queensland, John Oxley Library



Figure 20 1987 Recreation Hall Western Façade at the Greenslopes ARC Centre
Source: Red Cross Archives, Brisbane

2.3.3 Recent Years

At its closure in 2013, the Greenslopes ARC Centre provided related community services such as accommodation, a library service for Greenslopes and other hospitals, a medical equipment hire service, creative therapy for hospital patients and a picture framing and loan service for hospitals generally. The Greenslopes Hall was hired infrequently to local groups for various activities including taekwondo, line dancing, indoor bowls and senior citizens functions. The on-site accommodation service continued to be used in an active capacity, supporting visiting relatives to the Greenslopes Hospital and occasionally for broader needs accommodation, such as asylum seekers.³⁶

Following the sale by the Repatriation Commission of the Greenslopes Repatriation Hospital to Ramsay Health Care in 1995, the Greenslopes ARC Centre land was retained by the Repatriation Commission and the site leased to the Australian Red Cross under a 5 year “peppercorn” lease covering the period 1 January 1995 to 31 December 1999. It is understood that at the end of this lease period, the Australian Red Cross initially indicated a willingness to accept full responsibility for the management and removal of all asbestos at the site. In return, it was proposed that the Australian Red Cross would receive an ongoing peppercorn tenancy under a long term (100-year) lease agreement.³⁷

The desire for ongoing lease (and asbestos remediation) was subsequently withdrawn by the Australian Red Cross on 23 May 2013. The Australian Red Cross remained in occupation until they closed the Hall and Accommodation Rooms on 30 September 2013, citing asbestos risks and the poor state of the buildings as an OHSW concern for their ongoing occupancy of the site. Caretakers remained at the property until 30 April 2014. The Australian Red Cross formally ceased the lease and gave vacant possession on 31 March 2015.³⁸

When the ARC Centre shut its door in 2013, the following Red Cross branches were still active in Queensland, some of which had been in service for over 100 years:³⁹

Active Queensland branches by 2014 with 100 years’ service

Allora, Ascot/Hamilton, Beaudesert, Beenleigh, Boonah/Kalbar, Bowen, Bundaberg, Cairns, Caloundra, Charleville, Charter Towers, Childers, Chinchilla, Cunnamulla, Dalby, Emerald, Gayndah, Goondiwindi, Gladstone, Gympsie, Herberton, Ingham, Innisvale, Ipswich, Killarney, Mackay, Maryborough, Miles, Millmerran, Mossman, Murgon, Nambour, Nanango, Nerang, Proserpine, Redcliffe, Rockhampton, Roma, Southport, Stanthorpe, St George, Sunnybank, Toogoolawah, Townsville/Thuringa, Warwick and Wynnum Manly.

Active Queensland branches by 2014 established after 1914 (with less than 100 years’ service)

Barcaldine, Blackbutt, Bond University club, Burdekin, Calen, Coolum, Grange, Helensvale, Imbil, Inala, Lutwyche/Gordon Park, Marlin Coast, Mt Gravatt, Mt Isa, New Farm, Palm Beach/Currumbin, Queensland University of Technology club, Robina, Silkwood/Kurrimine, Surfers Paradise, Tewantin Noosa, Tully, University of Queensland club and Western Suburbs.

³⁶ Brisbane City Council, *Heritage Citation: Australian Red Cross Centre*, revised August 2019.

³⁷ Extract from Ministerial Brief MB18-000203 - Disposal of Greenslopes Property, Queensland (23 August 2018).

³⁸ Department of Veterans Affairs, Heritage Consultancy Brief, May 2019

³⁹ Oppenheimer, Melanie, *The Power of Humanity: 100 years of Australian Red Cross 1914-2014*, 2014, pp.298-9.

3.0 Found Condition

3.1 General Site

3.1.1 Site Found Condition

The former Australian Red Cross Centre is made up of three allotments located on the corner of Newdegate Street and Headfort Street (Lot 123, 124 and 125 of RP46047) – refer **Figure 26**. The site has been addressed as both 114 Newdegate Street and 55 Headfort Street, Greenslopes. It was located in the Parish of Bulimba, County of Stanley, now part of Brisbane City Council's local government area. The total land area is 1934m² and is classified under a "Community Use" zoning. The site has been owned by the Repatriation Commission since 31 March 1947, as part of its requisition of the adjacent Greenslopes Repatriation Hospital from the Department of Defence at the end of WWII.

The former ARC Centre comprises two buildings, both with frontages to Newdegate Street: a large double-height timber framed recreation hall on the south portion of the land, and a smaller two-storey timber framed accommodation hostel building on the northern portion, which includes a single-storey wing to the rear. The two buildings, due to their corner location, have a notable position within the Newdegate streetscape, although the buildings themselves are well concealed by mature vegetation at the site boundaries. The Greenslopes Private Hospital is located across the road to the south-west. Whilst the functions and use of the two sites was once intrinsically related, this historical use connection is no longer evident.

Prior to being developed into the Greenslopes Red Cross Centre in 1945-46, the land comprising the current buildings was vacant and used for farming purposes as part of the former Stephens' family estate. Aerial maps provided at **Section 3.1.2** following, outline the sequential development of the site. The site slopes moderately down to the north towards Norman Creek, located approximately 900m to the north-west. Land uses to the south, north and east of the site are presently suburban residential.

Both the Recreation Hall and Accommodation Hostel buildings are of timber-frame construction above concrete stumps. The buildings facades are of horizontal weatherboard panelling at the lower / ground floor level and battened asbestos cement sheet cladding above. Roofing materials are corrugated asbestos cement sheeting and galvanised iron rainwater goods. The Recreation Hall exhibits a brick plinth at the base of the building to its Newdegate Street frontage, concealing its underfloor structure. The Accommodation Hostel is open underneath, with its concrete stump structure visible. Both buildings take a gabled roof form facing Newdegate Street and these are weatherboard infilled. Both buildings typically have sets of vertical glass-louvre windows along their facades.

Hard structures around the buildings include two sets of double timber and metal stairs providing access to and from the two buildings as well as two bridges connecting the first floor of the Accommodation Hostel with the Recreation Hall. Original stairs and bridge originally contained a timber balustrade, since replaced with the current metal balustrade (refer **Figure 10**). There is also a single set of stairs in the western corner of the north façade of the Accommodation Hostel building. The remainder of the site is laid with concrete paving and some limited areas of soft landscaping. An original brick entry feature gateway of post-war style, remains extant at the Newdegate and Headfort Street junction, but original timber fencing has not survived (refer **Figures 18 / 19**).

The general condition of the site and buildings is poor. Fragments of contaminated materials, including asbestos and lead-based paint, are found throughout all of the buildings and external areas. Paint, internally and externally, is largely peeling away from wall and ceiling surfaces of the two buildings. Mould is present to all internal surfaces throughout. Evidence of past termite infestation is present underneath the Recreation Hall and pesticide contamination well beyond acceptable health levels, has been confirmed to be present in the building timber structure and landscaped areas (refer **Section 3.4.1**).

A driveway runs from Newdegate Street in between the buildings. External areas were functional in their former use and included a washing line and garbage bin storage. Temporary safety fencing has recently been erected along all street interfaces to prevent unauthorised entry into the site, due to the site contamination issues.

3.1.2 Site Development Sequence

The following aerial maps are provided in a chronological sequence to inform the evolution of the site from farming land to the development of the Greenslopes Repatriation General Hospital in 1941-42 and the Australian Red Cross Centre in 1945-46.



Figure 21 1936 aerial image of site area. The subject site and hospital site are vacant.
Source: Queensland Government, QImagery with Catalyst Architects overlay



Figure 22 1946 aerial image of site area. The Greenslopes Repatriation Hospital and ARC Centre have been constructed.
Source: Queensland Government, QImagery with Catalyst Architects overlay

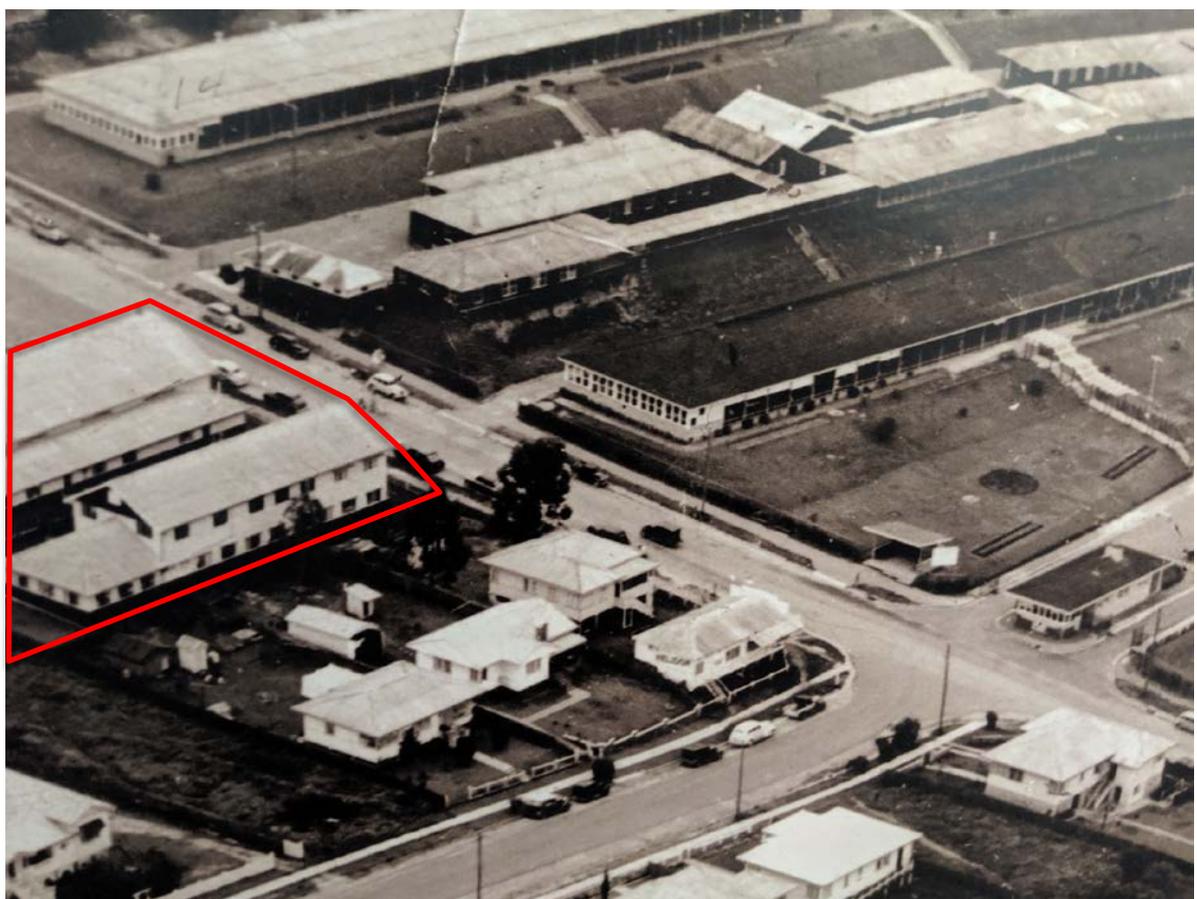


Figure 23 c.1950 aerial image of site area. The Greenslopes Repatriation Hospital is in centre and the ARC Centre to the left.

Source: The Bunker Museum with Catalyst Architects overlay

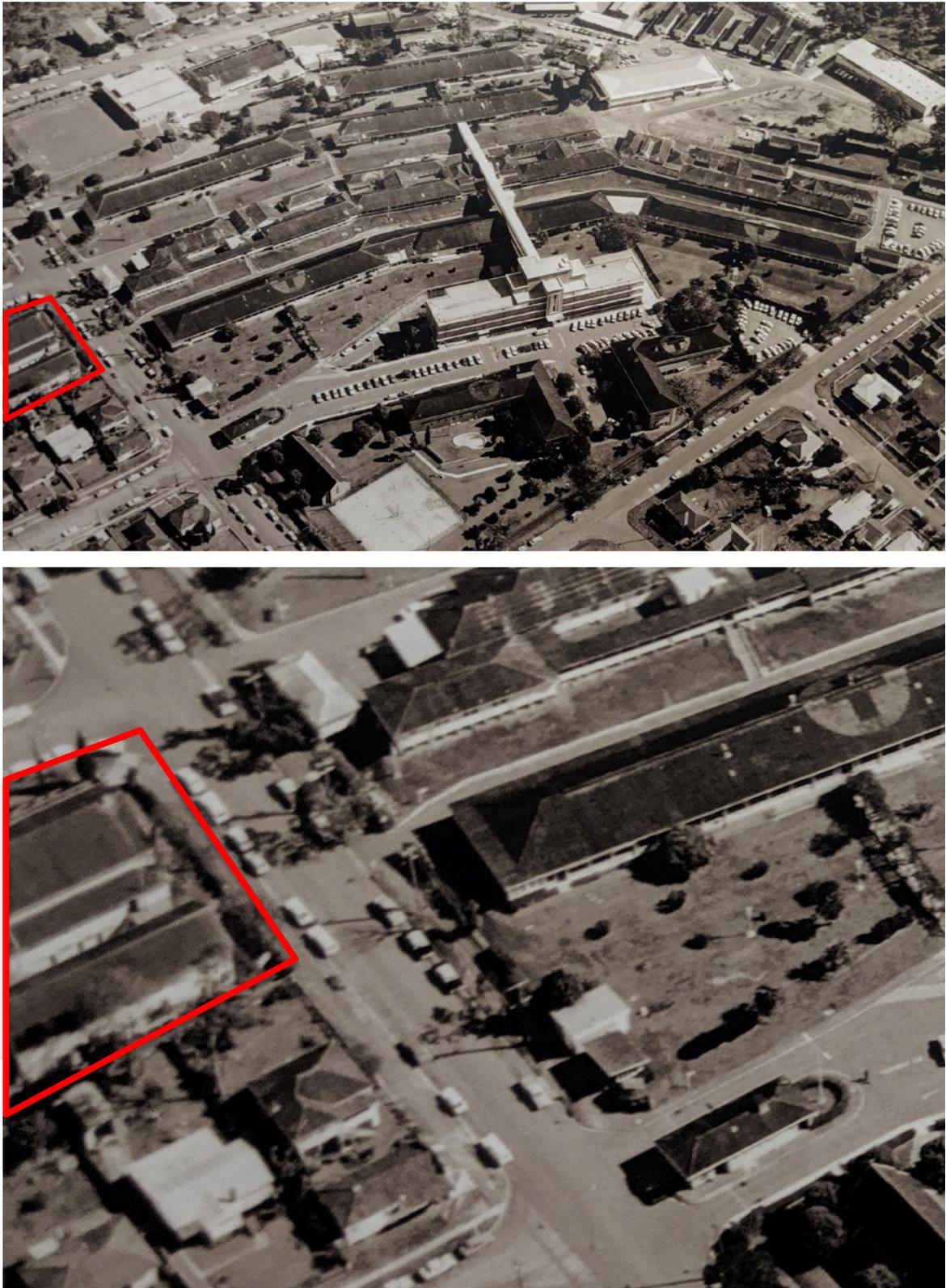


Figure 24 1972 Aerial Image of Site Area.
Greenslopes Repatriation Hospital is in centre and the ARC Centre to the left.
Source: The Bunker Museum with Catalyst Architects overlay



Figure 25

2019 Aerial Image of ARC Centre Site

*Upper: The Greenslopes Repatriation Hospital is in centre and the ARC Centre indicated.
Lower left: The former ARC Centre as seen from the west (Newdegate street frontage)
Lower right: The former ARC Centre as seen from the east (rear of site)*

3.1.3 Site Context Photographs



Photo 01: Entrance to the Greenslopes Private Hospital, located on the western side of Newdegate Street (opposite the former ARC Centre).



Photo 02: The former ARC Centre, including the Recreation Hall to the right and Accommodation Hostel to the left. View from the western side of Newdegate Street.



Photo 03: Gated brick entrance on the corner of Newdegate and Headfort Streets, with temporary safety fencing in foreground.



Photo 04: View looking west from the rear of the ARC site. Recreation Hall to the right and Accommodation Hostel to the left.



Photo 05: View from the rear of the ARC site looking at the eastern facades of the buildings. Recreation Hall to the back and Accommodation Hostel to the front.



Photo 06: Drone view showing asbestos cement sheet roof profiles and link bridges. Larger Recreation Hall to the left and smaller Accommodation Hostel to the right.

3.1.4 Site Survey Plan

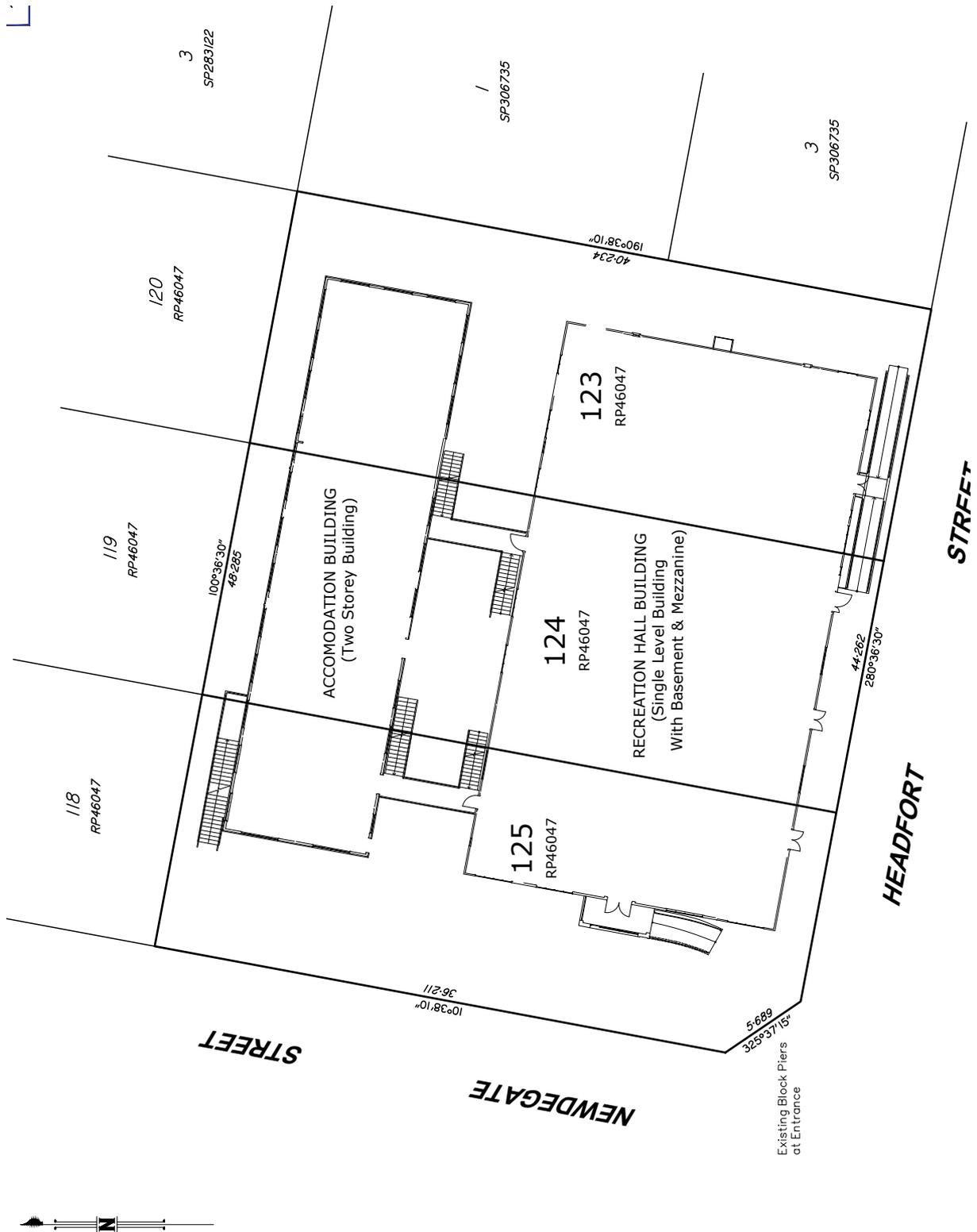


Figure 26 2020 Site Survey Plan
Bennett + Bennett Surveyors – refer Attachment A for additional survey detail

3.2 The Recreation Hall

3.2.1 Recreation Hall General Description ⁴⁰

The Recreation Hall comprises a central double-height hall room that was used for concerts and recitals, movies and general community use. The hall incorporates a stage at the eastern end and a projection room accessed by stairs at the front end. Both the stage and the projection room are generally intact, although no projection equipment remains. To each side of the hall are single-storey gabled wings which have previously incorporated a library, billiards and reading rooms, handcraft stores, work rooms, storerooms, kitchen and dining areas, amenities, offices and cleaners' rooms.

The small room located in the south-west corner of the building is thought to have originally served as the supervisor's room and accommodation. It was later used for picture framing and more recently used to store handcraft materials. A side room along Headford Street was originally a table tennis room which later became the library. Its most recent use was to house a Red Cross medical equipment hire service. At the far end of the hall, on either side of the stage, are two caretaker's flats. It is believed these were originally storerooms later converted into residential spaces with kitchenettes, bathrooms and air conditioning added in support of this more recent use.

The building is raised on concrete stumps forming a void beneath the building, with the highest portion of the void on the northern side having been built-in to form additional accommodation and amenities, including a cleaner's storeroom, maintenance workshop, storage and a laundry. The existing laundry is believed to have contained the original T.B. library for tuberculosis patients – refer **Figure 27**.

3.2.2 Recreation Hall Found Condition

Site & Building Name	Provenance
Former Greenslopes ARC Centre – Recreation Hall	c.1945-6
Description	
<p>The Red Cross Recreation Hall is a timber-framed building of approximately 37m (120 feet) in length and 22m (72 feet) in width. The building is raised on concrete stumps forming a void beneath the building that ranges in height between 0.5m and 2.4m. Total useable floor area = nom. 850 sq.m.</p> <p>The main form of the building is a large double-height gabled hall in centre, sided by single-storey gabled wings. The building has a symmetrical front facade facing Newdegate Street and includes a central brick entry porch, providing direct access to the hall, entering under the raised projection room. The entry porch is enclosed in a metal balustrade, incorporating an official "Red Cross" emblem. The lettering 'Australian Red Cross Centre' was originally mounted on the porch pediment. A concrete ramp with metal handrail provides access from the corner entry of the site to the main central entry doors.</p> <p>The building has an orange brick base course, horizontal weatherboard cladding at the lower level and part of the ground level. Upper wall cladding generally, is asbestos cement sheet cladding with timber strapping. The roof is of a timber-frame construction clad with corrugated asbestos cement sheeting ('Super 6'). The roof cavity contains a redundant fire sprinkler pipework system. No insulation or sarking is installed.</p> <p>Fascia and bargeboards to the gables are timber. The main western gable is infilled with horizontal weatherboard cladding, with a timber-louvre roof vent in centre of this gable. Eaves soffit linings are asbestos cement sheet cladding with timber strapping.</p> <p>Rainwater goods, including eaves gutters, downpipes and brackets, are mostly original galvanised iron, now painted.</p>	

⁴⁰ Prepared based on a site visit undertaken on 21 November 2019; Brisbane City Council, *Heritage Citation: Australian Red Cross Centre*, Revised August 2019; and Red Cross Archives Brisbane, hand notes from former Librarian Odillie Brandt and "Greenslopes Red Cross Community Centre Information".

Side fenestration generally comprises triple sets of vertical aluminium-framed glass-louvre windows spaced along the ground level facades to service the side wing rooms. Banks of 6 louver window galleries line the upper walls of the hall. The front façade has quadruple sets of louver galleries on the ground floor and a set of 6 louver galleries above the entry porch, servicing the projection room.

External doors are generally double or single leaf timber framed doors, with upper panels glazed. Internally doors to the main hall are double timber-framed doors with full-height glazing. All door glazing is obscured pattern glass typical, some remains as original.

The rear façade contains a timber-framed box at the upper level which appears to have been used to assist with hoisting equipment to and from the internal stage.

Floors throughout are hardwood tongue and grooved timber covered with carpet or linoleum in the side rooms, and exposed floorboards in the main hall. A double floor trap, located in front of the stage, provides access to the underfloor cavity. The stage located at the eastern end of the hall is timber framed with exposed timber floorboards. Behind the stage proscenium, remains a range of curtains and sliding wall partitions to the rear wall. No other extant theatre or cinema equipment was noted, but for strips of incandescent lighting bulbs at floor and ceiling levels at the stage proscenium.

The projection room is of timber construction supported on timber piers. Internally, it has painted walls and linoleum floors. Projection room walls are lined both sides with asbestos cement sheet cladding. Ceiling is lined with asbestos cement sheet cladding. Access is provided by a set of timber stairs to the north and a timber ladder to the south. There is no extant projection equipment.

Internally walls are clad in horizontal timber panelling up to window sill level in the side rooms, and same-height timber panelling in the main hall but in a vertical orientation. Above the timber panelling throughout, is painted asbestos cement sheet wall linings with timber straps. Ceiling linings throughout are asbestos cement sheet with timber straps.

All doors, wall and ceiling linings throughout have a paint finish applied. Timber wall panelling was originally clear finish, but now also has a paint finish applied. Modern strip fluorescent lighting and ceiling fans are throughout.

Kitchen, bathroom and amenity fittings are non-original fittings dated 1980s. Wall tiles have been added to existing timber panelling in wet areas such as kitchens and the two caretakers' flats. Window mounted air conditioners throughout are all non-original.

Integrity and Condition ⁴¹

The building is in very poor condition with medium integrity.

External

- The building externally is generally in very poor condition.
- All external wall sheet cladding contains asbestos and needs to be replaced (on account of health concerns typical).
- All corrugated roof cladding contains asbestos and needs to be replaced.
- All eaves soffit linings contain asbestos and needs to be replaced.
- There are loose asbestos sheet fragments throughout the site and these require remediation.
- Paint to all external elements is peeling and contains lead. Significant lead contamination is present in the soils. This requires remediation.
- Paint coating to timber weatherboards, fascia's, bargeboards and the like is no longer competent. Extensive timber rot was witnessed throughout, due to long-term failed paint coatings.
- Underfloor shows signs of salt accumulation and rising damp, where the concrete stump structure is exposed. This should be addressed to avoid long-term structural damage.

⁴¹ Condition assessment has also been informed by Contamination Report, "Phase 1 Contaminated Land Assessment, 114 Newdegate Street, Greenslopes", Coffey Environments Australia, September 2013; and Engineering Report, "Greenslopes Hospital – Veterans Buildings Conditions Report", Bornhorst & Ward, 2019.

- There is previous termite damage to the structural timber work under the western end of the building, with various joists replaced to rectify the resultant structural damage.
- Rot is present to majority of external timber stair treads.
- The sub-floor foundation shows evidence of minor subsidence, with minor cracks in the brickwork.
- Rainwater goods are in varying condition. Majority present as original and appear in fair condition. Some have been replaced more recently.
- Original aluminium-framed glass-louvre windows remain extant.
- Some original timber doors remain, although many have been replaced with later hollow-core doors in amenities and storage rooms.
- The lettering 'Australia Red Cross Centre' originally affixed to the front porch pediment, as well as the wall plaque near the main door (describing the funding of the buildings by the Australian Red Cross) are no longer present.
- Official "Red Cross" emblem to front entry is partly missing (cross element has been removed).
- A non-original concrete ramp is located along the primary façade to provide access to the main entry door.
- Metal grilles and window blinds have been added to some of the windows which affects the presentation of the building (although these intrusive elements can be removed).
- Intrusive window mounted air conditioners have been installed throughout.
- There are no external additions or alterations to the building, so its original design and form is retained. However, current poor condition of materials severely impacts the presentation of the building.

Internal

- The building internally is in poor condition.
- All internal wall linings contain asbestos and need to be replaced (on account of health concerns typical).
- All ceiling linings contain asbestos and need to be replaced.
- Paint to all internal linings and joinery elements is peeling and contains lead.
- Based on a site review, the original layout appears generally consistent with the post-war design of the building, although some of the spaces have been re-fitted to meet changing room needs as described in **3.2.1: Recreation Hall General Description**. Original drawings for the building have not been found, making a detailed analysis of internal alterations more difficult.
- The addition of kitchen and bathroom amenities, and adaptation of the rear rooms into caretakers' flats, have involved extensive changes to these spaces. Most of these changes have been executed in manner that is unsympathetic to the original building design intent.
- There is severe mould within the carpet and on all walls and ceilings at lower and ground floor levels throughout the building, posing health issues.
- Evidence of roof leaks to various rooms.
- Fenestration and door furniture and other door hardware is mostly consistent with original. They are simple and functional in design and of no particular aesthetic merit. Doors in later amenities are non-original hollow-core doors.
- The projection room remains intact. No specific features or projection equipment remains, but for the projection windows / openings.
- No stage equipment remains, but for sliding wall panels to the rear, curtain racks and lighting bulb strips at the stage proscenium.
- Integrity of original internal layout is medium, with modifications throughout having been made to support the changing functions of most rooms over the life of the building.

Notable Elements

- Brick entry porch in centre of the western entry façade, including steel balustrade enclosure, feature pediment and official “Red Cross” insignia (partly extant).
- Original western facade lettering “Australian Red Cross Centre” and associated wall plaque – albeit presently not extant (anticipating these are currently held by the Australian Red Cross).
- Main hall for its double-height space and exposed timber floorboards.

Architectural Merit Statement

The original c.1945-46 Recreation Hall building remains largely intact in its external architectural form and materials. Completed at the end of WWII, the building was designed as a functional recreation hall. Construction made use of materials that were available in the context of a war-time crisis, with low cost and time-efficient materials to accelerate construction in what were pressing repatriation circumstances. The building was constructed using funds raised through the volunteering efforts of the Australian Red Cross. It was built to specifically support the needs of the adjacent Greenslopes Repatriation Hospital and accordingly the building is overtly utilitarian in its presentation - it did not need to make any social statements or promote an organisations presence in the community.

Building materials, fenestration and door detailing, wall cladding and roof surfaces, are all functional in design and do not present any decorative or aesthetically appealing elements. A timber-louvre vent in the centre of the main timber-infilled gable, as well as timber bargeboards and fascia, add to a simple street presentation. Overall the building is of low-cost and functional post-war design.

Internally, the layout of the building is typical of a recreation hall, cinema or theatre design of the post-war period. The layout includes a large central hall with projection and stage rooms at either end, and functional spaces and amenities along the lengths of the hall. The double-height hall provides ample space fit for its purpose, although its wall and ceiling finishes are of no particular architectural merit. Door furniture and hardware are basic. Fitout of kitchen and amenities are later additions that are functional elements. Lower timber wall panelling would have contributed to an austere character, when originally of clear finish (to match doors and architraves) – these are now all now painted in bright colours.

The poor external and internal condition of the building, combined with its original intended functional design and low-cost materiality, does not make the Recreation Hall of particular architectural merit.

Identified “Notable Elements” are remarkable only in respect to their role of identifying the buildings former function and connection with the work of the Australian Red Cross (rather than their design or specific character).

In its present state, the building does not contribute positively to the streetscape, albeit in a remediated state its contribution would be more positive. The building is of low to fair architecture merit.

3.2.3 Recreation Hall Context Photographs



Photo 07: Main western façade facing Newdegate Street with non-original sun louvres added over glass louvre window banks.



Photo 08: Main western façade facing Newdegate Street with brick entry porch in centre and non-original access ramp to right.



Photo 09: North wing façade with stairs leading to main hall and bridges. Stair handrails non-original.



Photo 10: South wing façade, facing Headford Street.



Photo 11: Rear (Eastern) façade with weatherboard linings to low level and asbestos cement linings above.

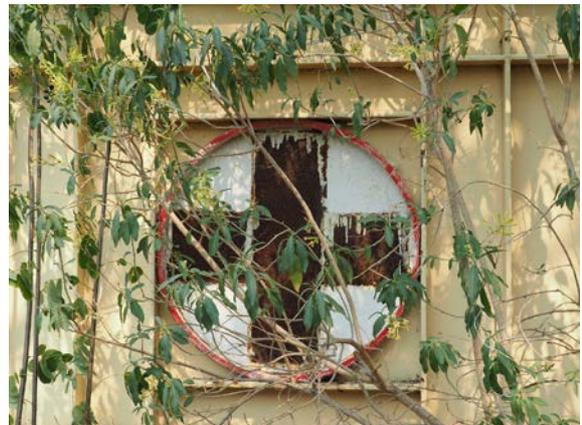


Photo 12: Official “Red Cross” emblem – cross insert is missing.



Photo 13: Recreation hall main room, looking east towards the stage with proscenium. All wall and ceiling linings are asbestos cement sheet.



Photo 14: Stage curtains and sliding panels behind proscenium wall. Asbestos cement corrugated roof cladding visible above.



Photo 15: Recreational hall main room, looking West with central main entry doors and projection room above.



Photo 16: Interior of projection room, accessed by timber stairs. Glass louvre gallery to RH side facing Newdegate Street.



Photo 17: Typical north wing space, off the recreation hall main room. Later addition of kitchen facilities and bathroom behind (expanded hostel accommodation use). All wall and ceiling linings are asbestos cement.



Photo 18: Typical north wing space, off the recreation hall main room. Historically used for billiards, reading rooms, work rooms and dining areas.



Photo 19: Main kitchen in north-western corner of recreation hall north wing - all non-original.



Photo 20: South wing typical room, off the recreation hall main room. Lead-based paints peeling typical. Window A/C units non-original.



Photo 21: A more recently converted caretaker's flat in south-east corner of south wing. Issues of severe moisture, mould and rot from this incompatible use.



Photo 22: Laundry room under North wing floor (east end). Likely the original library space for tuberculosis patients.



Photo 23: View of the building's underfloor concrete support columns (under recreation hall main room).



Photo 24: Workshop space located under north wing floor.

3.2.4 Recreation Hall Floor Plan

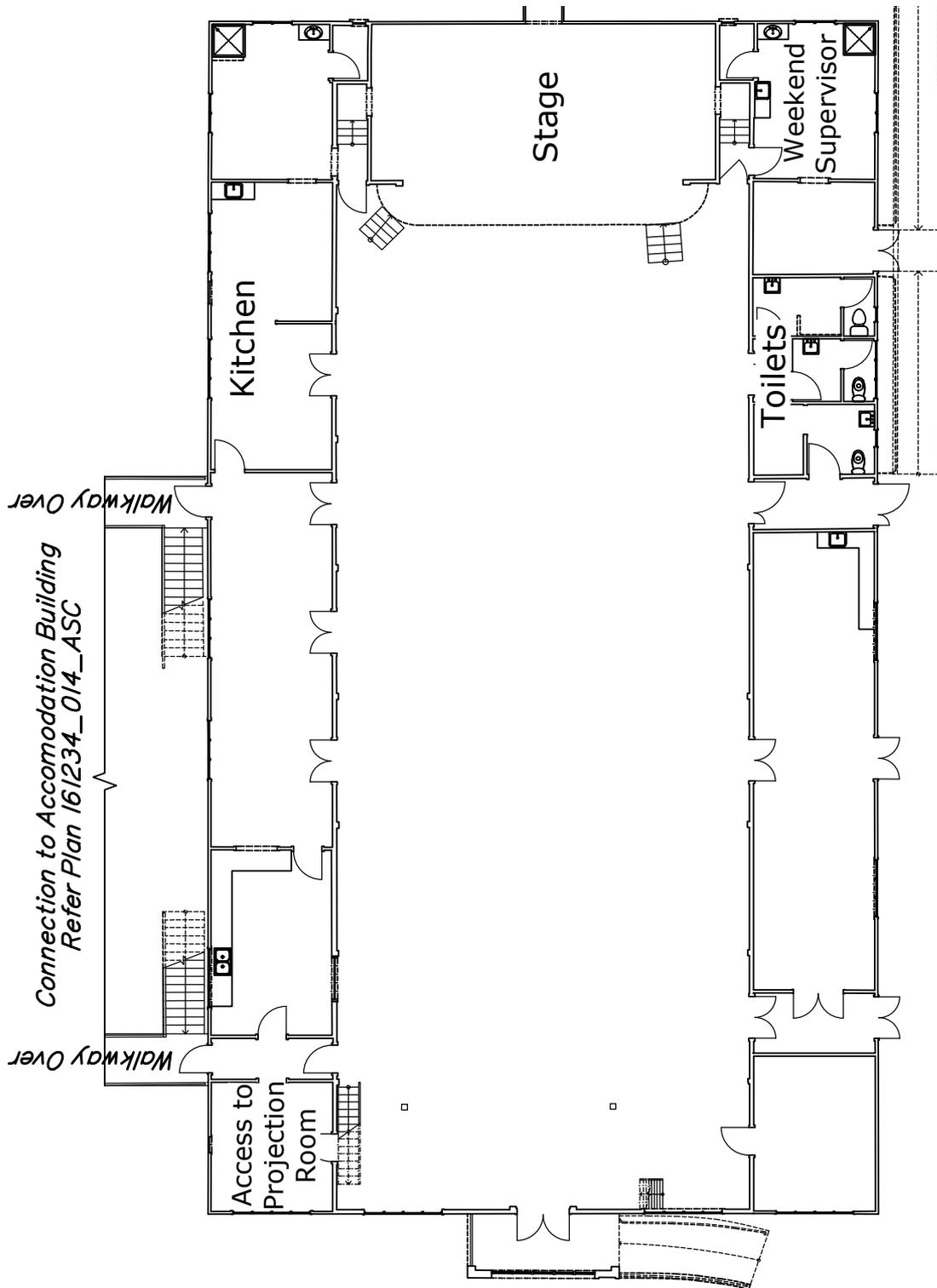


Figure 27 2020 Site Survey Plan – Recreation Hall
Bennett + Bennett Surveyors – refer Attachment A for additional survey detail

3.3 The Accommodation Hostel

3.3.1 Accommodation Hostel General Description

The Accommodation Hostel is a two-storey building located to the north of the Recreation Hall. It has a much smaller footprint and scale compared with the Recreation Hall and originally contained reading rooms and a library on the upper floor, and a billiard room and handcraft rooms on the ground level, as well as an office. Like the Recreation Hall, the Accommodation Hostel was built to exclusively service the needs of patients at the adjoining Greenslopes Repatriation Hospital. Upstairs included a next of kin flat for visiting relatives of seriously ill servicemen. The flat consisted of a living room, blue and pink bedrooms, and a bathroom.

Later alterations to the building created multiple small bedrooms used as additional accommodation for relatives visiting patients in the hospital and for outpatients visiting from country areas. Most-recent accommodation on the ground floor provided 5 bedrooms (Bedrooms 11 to 15), whilst the first floor included 10 bedrooms (Bedrooms 1 to 10), amenities and a TV lounge. The eastern single-storey wing was most recently used as a lounge and TV room – refer **Figure 28**.

3.3.2 Accommodation Hostel Found Condition

Site & Building Name	Provenance
Former Greenslopes ARC Centre - Accommodation Hostel	c.1945-6
<p>Description</p> <p>The Red Cross Accommodation Hostel is a timber-framed building of approximately 35m (114 feet) in length and 10m (33 feet) in width. The building is raised on concrete stumps forming a void beneath the building that ranges in height between 0.5m and 1m. Total useable floor area = nom. 550 sq.m.</p> <p>The building form is a narrow two-storey gabled structure, with a single-storey hipped wing attached to the rear (east) end. Both elements are original to the design of the building.</p> <p>The building's front facade facing Newdegate Street has two windows at ground level, each comprising a bank of four clear glass louvre galleries, with these windows symmetrically arranged. Upper level has two windows, each comprising a bank of three timber casement windows, with horizontal transoms and obscured glass. Casement window sets each feature timber hoods on timber brackets. Upper level windows are not symmetrical in their placement along this façade. Return facades each feature another single bank of three casement windows with hood above, reflecting the lounge functions of the rooms originally serviced by these casement windows (refer Figure 12).</p> <p>Remaining side and rear windows typically comprise quadruple aluminium-framed, clear glass-louvre galleries to the remainder of the building.</p> <p>The front facade design is simple with horizontal weatherboard cladding up to ground level window sill level and battened asbestos cement sheet cladding for the extensive walling above. In contrast with the Recreation Hall, the concrete stump structure of the building is exposed at plinth level.</p> <p>The roof is of a timber-frame construction covered with corrugated asbestos cement sheeting ('Super 6'). The roof cavity was not inspected but, where visible, did not seem to contain insulation or sarking.</p> <p>Fascia and bargeboards to the gables are timber. The main western gable is infilled with horizontal weatherboard cladding, with a timber-louvre roof vent in centre of this gable. The rear façade (above the single-storey wing) contains a matching infilled timber gable to the front façade. The eaves soffit linings are asbestos cement sheet cladding with timber strapping.</p> <p>Rainwater goods, including eaves gutters, downpipes and brackets, are mostly original galvanised iron, now painted.</p> <p>Two sets of double stairs connect the hostel to the recreation hall building and give access to the upper level, as there are no internal stairs. There is third flight of stairs along the western section of the north façade.</p>	

External doors are generally double or single timber doors and some are fire doors. Internally doors are generally hollow-core doors, almost all non-original.

Internally, walls are clad in horizontal timber panelling up to window sill level. Above is painted asbestos cement sheet lining with timber battens to ceiling level. Some wall partitions in the bedrooms are plain battened asbestos lining without timber panelling; this indicates that they are later partitions installed when creating additional bedroom accommodation. Wall lining in later wet rooms is asbestos cement panelling.

Upper level ceilings are more recently installed, and these are suspended ceiling tiles (set below the height of the original ceilings) with recessed lighting, ventilation and fire systems above. From the one location where access was available, it revealed that original ceilings above are no longer extant (original presumed to have been asbestos cement sheeting with timber strapping, as per ground level). Ground level ceilings, including to the eastern single-storey wing, are asbestos cement sheeting with timber strapping.

Upper level floors throughout are timber covered with carpet and tiles over timber in amenities rooms. Lower level floors are concrete covered with carpet or tiled in amenities rooms.

Kitchen, bathroom and amenities have non-original fittings dated 1980-90s. Window mounted air conditioners throughout are all non-original.

The rear single-storey hipped wing of the building is a rectangular room, with carpet over suspended timber floorboards and horizontal timber panelling to window sill level. Asbestos cement wall panelling above and asbestos cement ceiling linings.

Integrity and Condition

The building is in very poor condition with low integrity.

External

- Building condition is very poor, as per the Recreation Hall.
- There are no external additions or alterations to the building, so its original external design and form is retained.

Internal

- Building condition is very poor, as per the Recreation Hall.
- In addition, non-original room partitions have been added on both levels to create additional bedroom accommodation. Linings on these partitions present as asbestos cement sheet. The creation of 13 bedrooms within spaces that were generally handicraft, creative and communal spaces, has negatively affected the legibility of the original building layout and functions.
- The addition of kitchen and bathroom amenities have also involved changes to these spaces and impacted the original layout.
- Integrity of original internal layout and presentation is low.

Notable Elements

- None

Architectural Merit Statement

The original c.1945-46 Hostel Accommodation building remains largely intact in its external architectural form and materials. Completed at the end of WWII, the building was designed as a functional residential and recreational building. Construction made use of materials that were available in the context of a war-time crisis, with low cost and time-efficient materials to accelerate construction in what were pressing repatriation circumstances.

The building was constructed using funds raised through the volunteering efforts of the Australian Red Cross. It was built to specifically support the needs of the adjacent Greenslopes Repatriation Hospital and accordingly the building is overtly utilitarian in its presentation - it was not intended to make any social statements or promote an organisations presence in the community.

The building façade treatment is much simpler than that adopted for the larger Recreation Hall, as well featuring an exposed concrete underfloor stump structure, indicating that the design intended for the hostel building to be secondary to the main hall architecturally.

The contribution of the building to the streetscape is generally low. Building materials, fenestration and door detailing, wall cladding and roof surfaces, are all functional in their design. The primary façade does not exhibit decorative elements of note, but for simple timber window hoods for the select use of timber casement windows.

Internally, the layout of the building has been detrimentally altered to accommodate additional bedrooms for hostel stay. Ground floor areas, originally used for handcrafts and creative activities, have been remodelled into 5 bedrooms and amenities. The upper floor, from a single next-of-kin flat with two bedrooms and a bathroom, a library and reading room, has been remodelled into 10 bedrooms and amenities. The only internal plan which has remained unchanged is the rear single-storey wing.

The hostel building is of a typical functional low-cost post-war design intended to accommodate mixed functions. It was designed to complement the functions of the primary Recreation Hall building rather than stand as an independent building on its own. This lack of architectural merit has been further impacted by the lack of integrity within the internal layout and the poor condition of the building generally. No notable elements were observed in the exteriors or interiors of the building, nor does the building provide a particular contribution to the streetscape, albeit in a remediated state its contribution would be more positive. The building is overall of low architectural value.

3.3.3 Accommodation Hostel Context Photographs



Photo 25: Main western façade facing Newdegate Street, with timber casement windows to upper level and return for original lounge.



Photo 26: Eastern and southern façades of the accommodation hostel viewed from the recreation hall.



Photo 27: Southern façade access stair to upper level and bridge linking to Recreation Hall. Stair handrails non-original. Timber treads.



Photo 28: Southern façade with link bridge across to Recreation Hall. Eastern single-storey wing in foreground.



Photo 29: Northern façade (from the rear) with weatherboard linings to low level and asbestos cement linings above.



Photo 30: Northern façade access stair to upper level (exit west to Newdegate Street).



Photo 31: Southern façade upper level access door to Accommodation Hostel (western end).



Photo 32: Timber roof vent in gable roof end to Newdegate Street western façade.



Photo 33: Close up view of single-storey east wing roof, showing typical corrugated asbestos cement sheeting used throughout all buildings.



Photo 34: Interior of the single-storey east wing, most recently used as a Lounge and T.V. room (looking south-west).



Photo 35: Typical bedroom layout and finishes (ground floor example).



Photo 36: Ground floor level amenities.



Photo 37: Original next-of-kin flat on first floor, Newdegate Street end. Includes lounge room, two bedrooms and a bathroom to the left.



Photo 38: Original lounge room in next-of-kin flat on first floor, facing Newdegate Street.

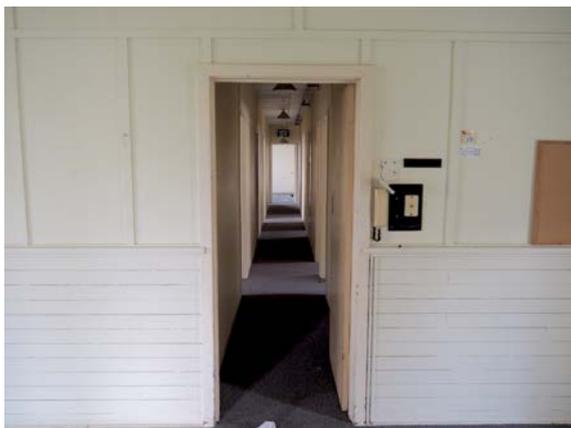


Photo 39: First floor central East-West corridor (looking East).



Photo 40: Typical bedroom layout and finishes (first floor example).

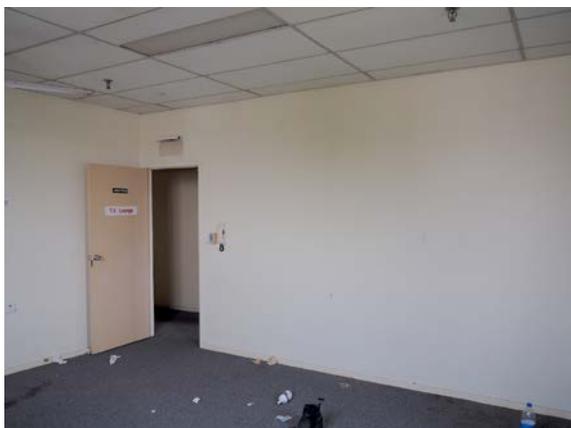


Photo 41: First floor TV Lounge to rear of building.

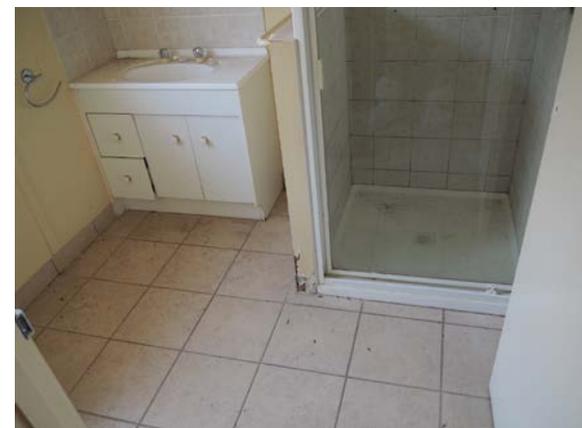


Photo 42: First floor level amenities.

3.3.4 Accommodation Hostel Floor Plan

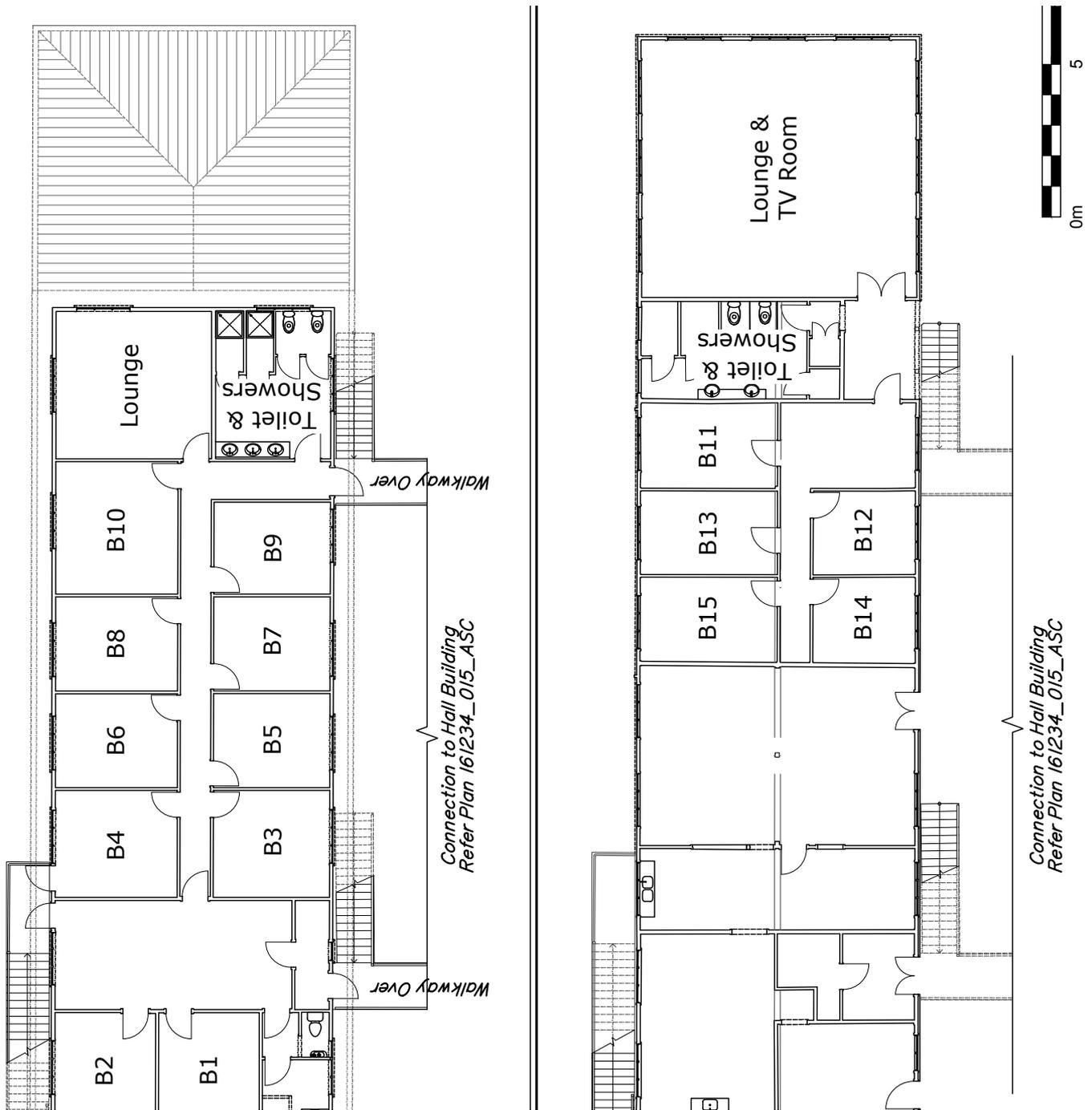


Figure 28 2020 Site Survey Plan – Accommodation Building
 Bennett + Bennett Surveyors – refer Attachment A for additional survey detail

3.4 Recent Site Reports

3.4.1 Contaminated Land Assessment (2013; 2019)

Phase 1 Contaminated Land Assessment – 114 Newdegate Street, Greenslopes, Queensland (Coffey Environments Australia, 24 September 2013)

Phase 2 Contaminated Land Assessment – 114 Newdegate Street, Greenslopes, Queensland (Coffey Environments Australia, 25 October 2013)

Delineation Assessment of Organochlorine Soil Impacts – 114 Newdegate Street, Greenslopes, Queensland (Coffey Environments Australia, 03 December 2019)

Department of Veterans' Affairs commissioned Coffey Environments to prepare a Contaminated Land Assessment, to inform options for potential future site use. The findings of these reports, supported by soil sampling, identified:

- Fragments of asbestos containing materials are found beneath both site buildings and within the vegetated areas generally. The fragments of asbestos observed were generally in poor condition and lying on the soil surface. Asbestos containing materials found was "above the nominated concentrated levels for standard residential sites...and below those levels for residential sites with minimal access to soil".
- Paint on the buildings is in poor condition and peeling and has the potential to contain lead and other metals. Soil sampling found heavy metals in the soil including arsenic, cadmium, chromium, copper, lead, zinc and mercury. The identified concentrations of zinc, while maintained on site, are not anticipated to present an unacceptable risk to the environment.
- Organochlorine pesticides found in the soils, used historically as a synthetic insecticide for termites, but now recognised as harmful to humans and other animals. "The maximum concentrations of aldrin / dieldrin were identified at an order of magnitude more than the recommended health-based investigation levels for commercial and industrial land use and two orders of magnitude more than the recommended health-based investigation levels for standard residential use. The qualitative risk assessment identified that detected organochlorine pesticides present a high risk" to both human health and the environment.

Recommended remediation options identified were:

1. General site remediation of loose asbestos fragments; and
2. Remediation of organochlorine pesticide contaminated soils, either by:
 - a. Encapsulation, requiring an engineered containment cell due to the adverse high levels of Organochlorine pesticides present within the soils upon the site; or
 - b. Excavation and off-site disposal of around 140m³ of organochlorine pesticide contaminated soil, with a disposal permit to a licensed landfill (likely double-lined landfill will be required due to the high concentration levels).

3.4.2 Site Asbestos Management Plan (2015, 2019)

Asbestos Management Plan and Register for 114 Newdegate Street, Greenslopes, Queensland Asbestos Audits Queensland, 04 February 2015).

Update of Asbestos Management Plan and Register for 114 Newdegate Street, Greenslopes, Queensland Asbestos Audits Queensland, 19 September 2019).

This purpose of this audit was to locate, sample, analyse, and compile a register of asbestos containing materials as required under the *Work Health and Safety Act*. The audit found extensive asbestos containing materials throughout the site, including but not limited to:

- Roof cladding noted as friable and in poor condition;
- External wall cladding;
- Roof and wall sealants;
- Eaves soffit linings;

- In-ground stormwater drainage pipes, sewer pipes and sewer vent pipes;
- Internal wall and ceiling linings;
- Joinery laminated panels;
- Sprinkler system gaskets and seals (assumed);
- Selected vinyl floor coverings;
- General site debris, including from roof wash-off.

Both reports record that the roof cladding is in visibly poor condition, with deteriorated surfaces – it was recommended that this should be removed and replaced. The reports note that whilst the asbestos cement roof surfaces were painted in 2009 (in order to slow their deterioration and extend their effective life), the coating was applied unevenly and therefore limited its effectiveness. Further, since the coating was applied, hailstorm damage has left “hundreds of indentations in the now friable surface layer of the cladding releasing asbestos”. The report concludes resealing of the roof sheets is no longer an option and that “the entire site requires remediation and the roof cladding removed” as a priority.

3.4.3 Property Disposal Strategy (2019)

Property Disposal Strategy – 51-53 Headfort Street, Greenslopes, Queensland (JLL, 28 March 2019).

This report, prepared by a commercial leasing and sales property agent, provides a Disposal Strategy to inform the DVA on divestment options for the site and indicative sale values. It concludes, that the current unknown extent of soil and asbestos contamination risks would yield an unfavourable outcome and risk to the Commonwealth with any planned disposal. Full remediation of site contamination prior to disposal, is concluded as the most prudent commercial direction.

It is noted that demolition of the buildings was also an assumed position for the report - this has been ignored for the purposes of this HIA, as the need and appropriateness of demolition is to be more fully assessed and established in respect to potential site heritage values as part of the objectives for this HIA.

3.4.4 Engineering Report (2019)

Greenslopes Hospital – Veterans Buildings Conditions Report (Bornhorst & Ward Pty Ltd Consulting Engineers, 16/05/2019, Rev. 1).

This report, prepared by a Structural Engineer, has undertaken an on-site inspection of all accessible areas to assess the structural condition of the structures and assess their ability to perform their original intended use. Report summary findings are:

- Sub-floor foundation areas show evidence of erosion and minor subsidence. If left untreated, this will in time affect the bearing and placement of support footings and columns.
- Rotted timbers identified to walkway bridges and stairs.
- Minor cracking to sub-floor brickwork walls.
- Cracking to undercroft floor slab and concrete pavements.
- Subsidence to floor of Accommodation Hostel eastern single-storey structure.
- Rotted timbers identified to moldings and fascia.

The report concluded that the building structures are generally in sound condition and that the above identified matters should be addressed for long-term durability, through undertaking appropriate structural remediation works.

3.5 Anticipated Works for Adaptive Reuse Options

Based on commercial leasing and other previous report advice received by the DVA to date, adaptive reuse of the former ARC Centre buildings has not been a favoured site management option. However, following our discussions with DVA representatives in preparing this HIA, it was agreed that adaptive reuse should be considered as part of the HIA investigations as heritage values may dictate compatible adaptive reuse of one or both buildings as the preferred heritage management solution. Accordingly, following is a broad indication of anticipated adaptive reuse works that will likely be required to make the buildings on this site useable again. Final works scope remains dependent on more detailed site investigations, as well as validation of a desired future site use. For purposes of the current proposed works, uses similar to the former use of each building are assumed.

3.5.1 NCC Compliance Works (Anticipated)

The former Greenslopes ARC Centre Recreation Hall and Accommodation Hostel buildings were vacated on 30 September 2013. Given this extended period of vacancy, these buildings are now void of a *Certificate of Occupancy*. Under the *Queensland Building Act 1975* (the Act), any proposed adaptive reuse of these buildings will require full compliance to be achieved with the current *National Construction Code (NCC)* and relevant *Australian Standards* so as to achieve required health, safety, amenity and sustainability objectives. Requirements for equitable building access under the *Disability Discrimination Act (DDA)* will also apply. Likely compliance upgrade works will include, but are not limited to:

Building Fire Safety and Protection Works

Exact requirements remain subject to proposed building use (classification), building floor areas and if there is to be any fire compartmentation created. However anticipated works include:

- Given the buildings timber construction, installation of the most onerous fire protection provisions will likely be required, including full sprinkler system (noting existing sprinkler system is redundant and would not be compliant or salvageable), site hydrant and fire hose reels. Capacity of existing street fire mains supply and flow rates should be validated – infrastructure upgrade costs may apply (can be substantial) should there be inadequate street capacity for new supply required at this site.
- Assume a Fire Indicator Panel (FIP) will be required.
- Assume installation of smoke detection throughout, linked to a monitored FIP system.
- Assume new emergency escape lighting and illuminated directional exit signage throughout.
- Assume new compliant fire escape doors and associated hardware.
- Adequate number of compliant escape options within prescribed escape distance, may require relocation of one or more existing staircase.
- Certain uses, such as Class 9b (education functions) will require all ground floor ceilings and beams to be fire separated to achieve a 30 minute period of fire protection. Other uses such as Class 5 (office / medical suite) would not require this level of fire separation.
- Creating fire compartmentation within the buildings may relax some of the fire service provision requirements (requires installation of fire walls, auto closing fire rated doors, etc). This work often requires structural modifications and can therefore be costly and invasive to achieve.

Health and Safety Works

- Identified soil contamination is above recommended health levels for all site uses (refer **Section 3.4.1**). Soil contamination must be fully remediated on account of the organochlorine pesticides present, along with heavy metals and a range of other identified contaminants including asbestos. The available options are either encapsulation using an engineered containment cell, or excavation and off-site disposal, with importing of clean fill to the site (later being the favoured solution to maximise future site use flexibility).
- Given the extent of other proposed works, all asbestos cladding identified at the site (refer **Section 3.4.2**) must be removed (external walls, roof sheeting, roof soffit linings, internal walls, internal ceilings, pipework and general site debris) and replaced with a compatible alternative cladding material. It is noted that the *Site Asbestos Management Plan* (September 2019 update) advises the roof cladding for both buildings is now deteriorated due to hailstorm damage, releasing friable asbestos in the form of site debris. It recommends roof sheeting be removed and replaced as a priority.

- Remediation would be required for all lead-based paint to all remaining painted surfaces (being timber fascia's, weatherboards and the like) along with general site clean-up and decontamination works.
- New use will trigger the need for current buildings to meet current structural engineering performance requirements. This will require full structural analysis of existing buildings. We would anticipate structural upgrades will be required to meet current Codes. As a minimum, based upon previous similar building experience, we anticipate installation of tie-down details to all connections (new connections to roof members / wall framing, wall framing / floor framing, stumps / footings). Also assume upgrade to existing structural roof members will be required. Possible upgrade to floor structure to accommodate additional loads of fire separation linings (should these be required).
- Given the roof cladding is being replaced, in Queensland new roof purlins are required to be installed throughout.
- Assume underpinning works are required to stabilise western brick masonry walls of Recreation Hall that are subsiding.
- Existing stairs are non-compliant and would need to be replaced with fully enclosed stair risers, colour contrasting and non-slip stair tread nosing's. Both stairs and link bridges will require new handrailing and balustrading to meet required minimum heights and spacings along with over-runs, tactiles and other disability access compliance features.
- Accommodation Hostel northern façade stair exceeds limit of treads permitted in a single flight – an alternative escape solution will need to be found in lieu of this stair.

Adaptive Reuse Works

- Fully compliant disability access toilet provision will be required to both buildings.
- General toilet provision will be required to both buildings. Required minimum toilet provision is based on proposed use classification, so quantities cannot be estimated at the present time until proposed building use is confirmed. In addition, certain adaptive re-use tenant needs may require additional toilet facilities (including shower facilities, changing rooms), kitchenette facilities and the like. These do not form part of the NCC minimum provision requirements and are therefore optional extra, based on building user needs.
- Assume equitable DDA access requirements will require the introduction of lift access to the upper level floor of the Accommodation Hostel building (currently only accessible via stairs or non-compliant link bridges from the Recreation Hall).
- Assume compliant ramp access will need to be created to all ground floor accessible spaces.
- Assume new power services throughout, including new wiring, GPO outlets, switchboards and control gear. Capacity of existing street power infrastructure should be validated – infrastructure upgrade costs may apply (can be substantial) should there be inadequate street capacity for new required loads.
- Assume all new energy efficient lighting throughout.
- Assume all new data cabling and outlets throughout.
- Assume all new water supply reticulation throughout (buildings and site) and expect new water connection upgrade costs and new meters.
- Assume all new sewer reticulation throughout (buildings and site).
- Assume all new mechanical (air-conditioning) services throughout.
- Assume a range of works initiatives in order to achieve NCC "J-Section" environmental efficiency compliance. As a minimum, assume introduction of sarking and insulation to all roofs, walls and floors. Installation of solar panels maybe necessary to achieve "J-Section" dispensations – roof orientation favourably supports solar access with northern aspect. These additional loads may pose structural implications.
- Assume new landscaping works throughout.

3.5.2 Other Site Considerations

- Depending on proposed site use, consideration will be required for providing adequate on-site carparking in order to satisfy relevant planning requirements. It is noted that the adjacent Greenslopes Private Hospital use, results in little to no available street carparking capacity. Should the Accommodation Hostel building be removed (retaining the primary Recreation Hall building only), this would provide a likely solution enabling off-street carparking to be provided.

- The site now sits within a noise sensitive residential suburban context, with residential dwellings immediately adjacent the site, to the east and north boundaries. Proposed site uses will almost certainly be required to ensure no adverse impact to the amenity of these adjacent land uses, particularly in regard to noise, hours of operation (applicable to proposed non-residential uses) and visual overlooking.
- Preferred uses may require an application for rezoning of the subject site land.

3.5.3 Original Building Fabric

In light of the anticipated NCC compliance works and other site considerations as outlined earlier in this section, it is noted that the change required to the existing Recreation Hall and Accommodation Hostel buildings to make them suitable for occupation and ongoing compatible adaptive reuse is substantial. Given the extent of asbestos containing lining materials that need to be replaced (almost all wall, roof and ceiling surfaces - inside and out), it is observed that the original building components that can be retained, include:

- Concrete floor stumps and associated western brick masonry walling to base of Recreation Hall;
- Timber floor structure and floor boards, albeit floor structure possibly will need to be covered with fire separation material to underside (refer **Section 3.5.1: Building Fire Safety and Protection Works**) and some users may require installation of floor coverings to top side to suit adaptive reuse needs;
- Timber wall and roof framing members (concealed within cladding), with extent of any required structural modifications to make compliant yet to be validated (upgraded tie-down is anticipated as very likely and in Queensland roof purlins are required to be replaced when roof sheets are replaced – cyclone safety);
- External weatherboard lining (albeit extensive replacement of rotted boards is anticipated);
- Timber window / door frames and windows and doors generally where original are still extant but are in poor condition and would need replacement / refurbishment works as appropriate.

All other site elements will require full replacement and upgrade in order to support a compatible adaptive reuse for either of these buildings.

3.5.4 Adaptive Reuse Detailed Cost Estimate Findings

JLL at the request of DVA, prepared a broad *Opinion of Probable Cost* (dated 08/05/2019) for undertaking refurbishment and decontamination works to the site in support of adaptive reuse. This concludes an Opinion of Probable Cost of **\$5.14m**, inclusive of all professional fees and GST to adaptively reuse both buildings at the site. However, the included scope for this cost opinion was not provided and is considered by Catalyst Architects to be inadequate in its rigour and detail to be making informed decisions against for the purposes of this HIA.

Accordingly, as part of this HIA, Chris Sale Consulting Quantity Surveyors have been engaged by Catalyst Architects to prepare an itemised cost estimate (refer **Attachment D**) for all conceivable adaptive reuse options for the site (noting the heritage impact for each option is assessed in **Section 5** of this report). The Quantity Surveyor cost estimate takes into account all *Found Condition* findings of this Heritage Impact Assessment and is itemised to provide the most accurate order of cost achievable, based upon all current information held in respect to this site. Cost estimates are based on February 2020 market pricing and remain subject to escalation. Summary findings for the itemised cost estimates follow:

Option	Description	Cost Estimate
1	Retaining and adaptively reusing the existing Recreation Hall and Accommodation Hostel buildings, including full site contamination remediation. Includes all essential upgrade works to achieve a Certificate of Occupancy, but excludes all fitout works that would be additional.	\$7.50m + GST
2	Retaining and adaptively reusing the Recreation Hall building only (demolish the Accommodation Hostel building), including full site contamination remediation. Includes all essential upgrade works to achieve a Certificate of Occupancy, but excludes all fitout works that would be additional.	\$5.39m + GST
3	Demolish both buildings (Recreation Hall and Accommodation Hostel), including full site contamination remediation. Excludes any new site built elements – prepared as a brownfields site only.	\$1.80m + GST

3.5.5 DVA Budget Considerations

The Cost Estimate findings have been presented to DVA for review. Demolition of both buildings and associated site remediation (Option 3) remains the most basic works requirement in order to support the Department's intent to dispose of this site that is surplus to their property requirements. DVA has commissioned this HIA to inform if heritage values for the subject site will be adversely impacted, should a proposed demolition action proceed.

The DVA has indicated that based on the Cost Estimate findings, obtaining funding for the adaptive reuse of the Recreation Hall and Accommodation Hostel (Option 1) or the adaptive reuse of the Recreation Hall only (Option 2), is expected to be highly challenging. The DVA has clearly established parliamentary purpose and outcomes that they are required to meet (<https://www.dva.gov.au/about-dva/overview/our-purpose>). Adaptive reuse of a site surplus to DVA needs does not fulfil any of DVA's purpose or outcome requirements and accordingly, the project would not receive special parliamentary funding. Therefore, all funding for this project has to be sourced from the Departments' internal operating budget. Committing a significant amount of departmental annual operating budget for an adaptive reuse outcome that does not meet the DVA purpose, cannot be justified.

Offering the site to a separate entity (public or private) to undertake adaptive reuse works and establish a long-term lease, is equally problematic. The estimated costs for adaptive reuse are substantial, resulting in the property yield outcomes for such an approach being commercially undesirable.



Australian Red Cross Centre – Former Recreation Hall, looking West with projection room above entry doors
(Source: Catalyst Architects, 21 November 2019)

4.0 Assessment of Significance

4.1 Existing Statements of Heritage Significance

4.1.1 Australian Red Cross Centre

The Greenslopes ARC Centre has been assessed as being of local heritage significance by the Brisbane City Council. The following Statement of Heritage Significance is provided in the heritage citation for the site (refer **Attachment C**):

This large timber hall and smaller neighbouring building were constructed circa 1945 as Red Cross recreation centres from funds raised by the Australian Red Cross Café in Brisbane. They demonstrate the commitment of the Brisbane community and the Australian Red Cross organisation to the Second World War effort and to providing facilities for Australian service personnel. The buildings have been in continuous use by the Red Cross for more than 65 years and have provided a base from which to provide important welfare services to the local community.

4.1.2 Greenslopes Private Hospital

The Greenslopes Private Hospital (formerly the Greenslopes Repatriation Hospital) has been assessed as being of local heritage significance by the Brisbane City Council. The following Statement of Heritage Significance is provided in the heritage citation for the site (refer **Attachment C**):

Greenslopes Private Hospital opened in 1942 as the 112th Australian General Hospital, Queensland's major military hospital during World War II. It still retains several structures that date from the original complex including the main administration block, a chapel, boiler-house, laundry, bus shelter, and two pavilion hospital wards. A number of other buildings have since been demolished. The original complex was designed by Melbourne and Sydney architects, Stephenson and Turner, in association with Brisbane architectural firm, T.R. Hall and L.B. Phillips. In 1947, the complex was renamed the Greenslopes Repatriation Hospital, which provided dedicated care to World War I and II veterans. In 1995, the building was sold and renamed the Greenslopes Private Hospital.

The description in the citation also adds that:

Since World War II, the presence of the hospital has been an important part of the life of the suburb, particularly as the area around the hospital site has other links to services associated with repatriation such as the war service homes built in the area during the interwar years and the 1940s and the presence of the Red Cross Centre in Newdegate Street. The hospital has particularly strong value for the veteran community of Brisbane (and Queensland) and their families.

An assessment of the hospital site indicates that the cultural significance of the site resides chiefly in those buildings which date from the construction of the wartime hospital during the mid-1940s. These include the administration block, the chapel, the two remaining wards (one now the Florence Syer unit), bus shelter, boiler house and laundry building. However, due to the decreased historical and physical context caused by the loss of significant buildings such as the medical and nurses quarters and substantial alterations to some of the buildings including the remaining World War II wards and the laundry, the heritage significance of some of these original buildings has been compromised. Development of the site which now contains several modern buildings has detracted from the integrity of the original design of the World War II complex. However, several significant buildings on the site are significant for the evidence they provide of the history of this major Brisbane hospital, built during an important period of Brisbane's history.

4.2 Comparative Analysis

4.2.1 Methodology

Approach

A comparative analysis has been undertaken of sites and buildings that are of the same class and of a similar WWII period as the former ARC Centre Greenslopes, so as to inform understanding on the rarity and quality of the buildings and determine if they are a particularly good example on account of their class. The comparative analysis also includes earlier WWI period buildings, to better inform understanding of heritage significance. The comparative analysis informs if the ARC Centre buildings and site meet the criteria threshold for Commonwealth Heritage value.

Defining the Class of Place

For the purpose of this analysis, the Greenslopes ARC Centre, inclusive of the Recreation Hall and Accommodation Hostel, are defined as the following very specific class of place:

- A recreation building purpose-built for this function incorporating facilities such as a dining hall, tearoom, cinema, theatre, library and game rooms. It is considered that this definition can also apply with much relevance to Defence base mess halls, cinemas and theatres; and
- A WWI, interwar, WWII or post-WWII era building providing recreational amenities to primarily military personnel.

4.2.2 WWI, WWII and Post-War Recreation Halls, Cinemas and Theatres – Military Examples

Defence Recreation Hall – a Typology⁴²

Recreation halls on military complexes provided social and recreational facilities as entertainment venues for personnel, and opportunities for community building. The large, high-ceiling and open-plan halls lent themselves to multi-purpose use, offering gymnasium, assembly hall and theatre / cinema possibilities in the one building. Generally, these buildings have changed functions over the decades for their ability to be adaptively re-used for various recreational needs.

Recreation facilities on Defence base started to be purpose-built in the WWI era. However, it was really in the inter-war years following advancements in cinema projection, that the demand for these spaces increased. The eruption of WWII resulted in a more urgent need for army complexes to be well-equipped for soldiers. This included entertaining them and also maintaining morale in difficult times. Recreational buildings were also a place to pass the time, to evade the pressures of war and to commune. In many isolated locations, these facilities were the only recreational facilities on offer.

The Base at Point Cook was the first RAAF base to have a cinema / theatre facility, established in 1923 during the interwar period. The morale boost which these facilities offered by providing recreational activities through theatre and cinema was particularly important during times of conflict. The building was recycled and relocated from the Williamstown Naval Depot. In contrast, RAAF bases built during World War II had purpose-built cinema / theatre type buildings, generally to a standard design. For example, the theatres at RAAF Bases Amberley, Townsville, Darwin, Wagga and Fairbairn are nearly identical. These facilities were considered to be so important that when the RAAF Base Darwin theatre was damaged during Japanese bombing raids in 1942, it was one of the first buildings to be rebuilt.

Recreational halls and cinema / theatre buildings are generally large single-storey, sometimes two-storey, structures with a main central volume reflected in a raised roof form. These buildings generally have emphasised porch openings to provide a formal point of entry and contrast with multiple doors along the foyers designed for egress. The projection rooms were generally located over the entry foyer as often the recreation buildings served as a cinema. The open form of the auditorium or main hall is an important aspect of these buildings as it allowed for a multiple use such as sports, meetings and cinema / theatre projections and productions.

⁴² Adapted from GML Heritage, RAAF Base Studies, Thematic Study, Section 4—Typological Study—RAAF Base Recreation Halls, Cinemas and Theatres, January 2015, pp.229-231.

Cinema / theatre buildings were often one of the few buildings in a military context to exhibit decorative detailing in their architecture. The buildings constructed during the WWII era were of a standard design, typically timber-framed with gabled roofs over the open plan hall interior. The walls were of weatherboard cladding to sill height with the upper wall areas originally constructed of fibrous / asbestos cement sheeting, now replaced in many of these buildings. There are some minor variations between the buildings but standardisation in the design is evident. The WWII recreational hall buildings at the RAAF Bases of Amberley, Townsville, Darwin, Wagga and Fairbairn are typical of the vernacular style of recreational facilities provided for defence personnel at that time.

Theatre buildings on military bases were often part of a larger intangible history of the interaction of army personnel with their wider local community. They were one of the few Defence facilities where the local community were frequently invited to participate and as a consequence, these buildings are generally likely to have social value for their users and the wider community.

Defence Recreation Hall – Limited Study

A select range of places have been identified as suitable to compare with the Greenslopes ARC Centre in respect to matters of purpose and function, provenance, building form and construction materials. The examples selected are all based on military use and occupation, and each site is either listed on the CHL or has been assessed to meet Commonwealth Heritage criteria. The context for each building in respect to broader site heritage value is also considered:

- Astra Cinema (Asset #60), Amberley RAAF Base Group, QLD (1940)
- Starlight Cinema (Asset #53), Darwin RAAF Base Group, NT (1940)
- Metro Cinema (Asset #373), Richmond RAAF Base Group, NSW (c.1940)
- Roulette Cinema (Asset #372), East Sale RAAF Base Group, VIC (c.1940)
- Star Cinema (Asset #76), Wagga Wagga RAAF Base Group, NSW (1941)
- Officers' Mess, Williams Laverton RAAF Base Group, VIC (1939)
- Sergeant's Mess, Larrakeyah Barracks, Darwin, NT (1940)
- Latchford Barracks Assembly Hall and Theatre, Bonegilla, VIC (1942)

It is noted that the above selection is by no means exhaustive. Post WWII Recreation Hall building types are extensive and prevalent – they are present throughout almost all Australian Defence base.

Astra Cinema (Asset #60), Amberley RAAF Base Group, QLD ⁴³

Construction: 1940

Heritage Listing – RAAF Base

Amberley Barracks is entered on the CHL – “Amberley RAAF Base Group” (CHL ID #105650). It is important for its association with the development of an Australian Air Force in 1938, prior to WWII.

Heritage Listing – Cinema Building

The cinema building is one of many buildings noted in the CHL citation for the RAAF Base, contributing to this site's heritage values.

Description

- One of many early 1940s timber buildings constructed at the base.
- Timber-framed building with timber windows, gabled roof form and weatherboard to window sill height. Cement sheet wall cladding above.
- Art Deco detailing to exterior, with front entrance emphasised by brick masonry pilasters.
- No longer in use for a cinema function.
- The building is in fair condition with high integrity.

Heritage Values

Important as one of a collection of structures that illustrates the wartime functional layout of the base. Of social value as the cinema was used from 1940 until the 1980s by RAAF personnel as well as the local community.

⁴³ GML Heritage, RAAF Bases - Thematic Study, Section 4 - Typological Study - RAAF Base Recreation Halls, Cinemas and Theatres, January 2015, p.232; and Australian Heritage Database, Amberley RAAF Base Group, Southern Amberley Rd, Amberley, QLD, Australia, Commonwealth Heritage List, Listed Place No.105650.



Starlight Cinema (Asset #53), Darwin RAAF Base Group, NT ⁴⁴

Construction: 1940

Heritage Listing – RAAF Base

Darwin RAAF Base is entered on the CHL – “RAAF Base Darwin Precinct” (CHL ID #105252). RAAF Base Darwin is historically significant for its direct association with the defence build-up in Darwin in the period immediately before WWII. The large scale of the base demonstrates the scale of the perceived military threat facing Australia at that time.

Heritage Listing – Cinema Building

The cinema building is one of many buildings noted in the CHL citation for the RAAF Base, contributing to this site’s heritage values.

In addition, other buildings on the site are entered in the CHL in their own right, including the “RAAF Base Commanding Officers Residence” (CHL ID #105430), “RAAF Base Tropical Housing Type 2” (CHL ID #105194), and “RAAF Base Tropical Housing Type 3” (CHL ID #105195).

Description

- Originally constructed as a gymnasium and canteen. Later adaptively reused as a Chapel. Now in use as a cinema building.
- Concrete stump structure with timber framed walls and roof.
- Brick base with weatherboards to window sill height and cement sheet wall cladding above.
- Current use is a cinema.
- The building is in good condition with high integrity.

Heritage Values

Important within the symmetrical layout of the base, forming a visual focus in the landscape.



⁴⁴ GML Heritage, RAAF Bases - Thematic Study, Section 4 - Typological Study - RAAF Base Recreation Halls, Cinemas and Theatres, January 2015, p.235; and Australian Heritage Database, RAAF Base Precinct, Stuart Hwy, RAAF Base Darwin, NT, Australia, Commonwealth Heritage List, Listed Place No.105252.

Metro Cinema (Asset #373), Richmond RAAF Base Group, NSW ⁴⁵**Construction: c.1940****Heritage Listing – RAAF Base**

Richmond RAAF Base is entered on the CHL – “*RAAF Base Richmond*” (CHL ID #105653). The base is of exceptional importance as the second military air force base to be established in Australia and in demonstrating the design and construction of a purpose built military air force under British influences in the 1930’s. The core areas of the base are highly valued by RAAF personnel and the wider community for their cultural, aesthetic and social associations with the work of the RAAF.

Heritage Listing – Cinema Building

The cinema building is one of many buildings noted in the CHL citation for the RAAF Base, contributing to this site’s heritage values.

Another structure on the RAAF Base Richmond site is entered on the CHL in its own right, being the “*North Base Trig Station*” (CHL ID #105240).

Description

- Evidence of rapid wartime expansion of the base and its ‘self-contained’ nature.
- An earlier theatre (Building #24, c.1930, brick interwar functionalist styled building) also exists on the site and was converted to a gymnasium once the Metro Cinema was complete, demonstrating the importance of cinema buildings to Defence personnel from late c.1930s.
- Timber-framed, gabled, corrugated galvanised iron roofed hall, typical of recreational facilities provided for defence personnel.
- Clad to window sill height with weatherboards and cement sheet wall cladding above.
- Originally constructed on the base in the WWII “Tin City” area. This cinema building has been subsequently relocated in support of Base operational requirements.
- The building is in fair condition with medium integrity.

Heritage Values

A typical and excellent example of its type.

Played a key role in the social life of the Base.



⁴⁵ GML Heritage, RAAF Bases - Thematic Study, Section 4 - Typological Study - RAAF Base Recreation Halls, Cinemas and Theatres, January 2015, p.233; and Australian Heritage Database, RAAF Base Richmond, McNamarra Av, Richmond RAAF Base, NSW, Australia, Commonwealth Heritage List, Listed Place No.105653.

Roulette Cinema (Asset #372), East Sale RAAF Base Group, VIC ⁴⁶**Construction: c.1940****Heritage Listing – RAAF Base**

The site is not entered onto the Commonwealth Heritage List. However, the site has heritage values that fulfill Commonwealth Heritage Listing criteria, as identified in the *RAAF Base East Sale Heritage Management Plan* (GML, August 2016). As such, the requirements of the *EPBC Act 1999* apply to the site, equivalent to the site being officially entered as a Commonwealth Heritage place.

RAAF Base East Sale, developed from 1942, is historically significant as the only remaining operational RAAF base established in Victoria during WWII. The original planning and layout of the Base is significant, demonstrating the principal characteristics of RAAF bases developed during WWII and following similar design precedents established in Australia and Britain.

Heritage Listing – Cinema Building

The cinema building is one of many buildings at the RAAF Base, contributing to this site's heritage values.

Description

- Brick base with weatherboards to window sill height and cement sheet wall cladding above.
- Double-height volume on a long rectangular plan.
- Pitched roof clad with corrugated steel sheeting.
- Projection room at upper level, above entrance bay.
- Current use remains as a cinema.
- The building is in good condition with high integrity.

Heritage Values

One of the buildings which demonstrate characteristics of RAAF bases developed during World War II. Contribution to the historic character of the Base.



⁴⁶ GML Heritage, *RAAF Bases - Thematic Study, Section 4 - Typological Study - RAAF Base Recreation Halls, Cinemas and Theatres*, January 2015, p.236; Woodhead International, *RAAF Base East Sale Heritage Assessment*, July 2005, p.13; and Lovell Chen, *RAAF Base East Sale Heritage Management Plan*, August 2011, pp.44-48 and p.86.

Star Cinema (Asset 76), RAAF Base Wagga, NSW ⁴⁷**Construction: 1941****Heritage Listing – RAAF Base**

RAAF Base Wagga is not entered onto the Commonwealth Heritage List. However, the site has heritage values that fulfill Commonwealth Heritage Listing criteria, as identified in the *RAAF Base Wagga Heritage Management Plan* (Woodhead International, April 2006). As such, the requirements of the *EPBC Act 1999* apply to the site, equivalent to the site being entered on the Commonwealth Heritage list.

RAAF Base Wagga, developed in the late 1930s, is historically significant as one of three RAAF Base established in direct response to Australia's imminent involvement in WWII (RAAF Fairbairn and RAAF Amberley being the others). RAAF Base Wagga remains as the most intact. The base clearly demonstrates the expansion of facilities that supported pre-WWII militarization in Australia, including Australia's participation in the Empire Air Training Scheme (EATS). Several buildings at the base are rare and intact examples of their type, including the permanent hangars, the group of Bellman hangars and the former Guardhouse.

Due to its ongoing RAAF training role since 1940 (including participation in the EATS), RAAF Base Wagga is likely to have strong associations with many former and current service personnel.

Heritage Listing – Cinema Building

The cinema building is one of many buildings at the RAAF Base, contributing to this site's heritage values.

Description

- Originally a gymnasium, canteen and recreation rooms. Adaptively reused as a cinema building.
- Sympathetic alterations internally, including recladding in cement fibre sheeting. Foyer alterations are less sympathetic.
- One of many remaining original WWII buildings on the base.
- Grouped with Officers' Mess and Main Oval, although setting has been altered from original.
- Termite damage / repairs and ongoing problems evident.
- Brick base with weatherboards to window sill height and cement sheet wall cladding above.
- Current use is a cinema.
- The building is in fair condition with medium integrity.

Heritage Values

Important in providing leisure opportunities at a remote rural base.

Associated with the Main Oval and Officers' Mess as group of early recreational facilities on base.



⁴⁷ GML Heritage, RAAF Bases - Thematic Study, Section 4 - Typological Study - RAAF Base Recreation Halls, Cinemas and Theatres, January 2015, p.233; and Woodhead International, RAAF Base Wagga Wagga Heritage Management Plan, April 2006, pp.31-57.

Officers' Mess (Asset #53), Williams Laverton RAAF Base Group VIC ⁴⁸**Construction: 1939****Heritage Listing – RAAF Base**

RAAF Base Williams Laverton is entered on the CHL – “*RAAF Williams Laverton – Eastern Hangars and West Workshops Precinct*” (CHL ID #106002). RAAF Base Williams Laverton has significant heritage values for its role in the assemblage, testing and maintenance of RAAF aircraft from its inception in 1924 until the present. Every type of aircraft in service during World War II was serviced at Laverton, including the first Spitfires to arrive in Australia. After the war, Laverton continued to be important as a testing ground for new aircraft.

Heritage Listing – Officers' Mess Building

The Officers' Mess building at RAAF Base Williams Laverton is entered on the CHL in its own right – “*Officers' Mess – RAAF Williams Laverton Base*” (CHL ID #105166). The building is a substantial two-storey brick building reflecting both the importance of the RAAF and the provision of increased funding for defence during the late 1930s in the lead-up to WWII. The Officers' Mess has occupied a central place in the lives of many military personnel at the Laverton Base for over eighty years. It continues to be used for its original purpose and is the most architecturally impressive building at the Base.

Description

- Substantial two-storey brick building, with rendered details and hipped roof clad with terracotta tile.
- Formally composed around twin courtyards and bisected by a tall entrance creating a strong north-south axis. Its overall symmetry contributes to a strong sense of formality and discipline.
- Interior of the building comprises a number of impressive formal spaces that feature Art Deco detailing and attractive timber joinery. Includes dining room, ante room, billiard room, reading room, officers' accommodation and service areas, including staff quarters.
- Dining room has an exposed timber truss ceiling and wrought iron light fittings, which contrasts with the Art Deco detailing in the adjoining ante room.
- Squash court is attached to the west of the building for the Officers' recreation.
- Located in landscaped grounds overlooking a golf course, providing a commanding setting for the building.
- Located in a precinct that is detached from the rest of the base, emphasising its status as an executive zone for the Officers'.
- Exterior substantially intact; some alterations have been made to the windows above the entrance
- Interior relatively intact; modifications have been made to the bathrooms and other service areas and a number of single rooms refurbished to suites.
- Still in use as an Officers' Mess by the RAAF, over 80 years since it was established.
- It is worth noting that there is a Cinema building on the RAAF Base Williams Laverton site (Asset #21, c.1930). It was originally an assembly hall and gymnasium and is of similar form to cinema at the majority of other RAAF base, being of a much more utilitarian and cost effective construction and of much less architectural importance compared with say the Officers' Mess.
- The building is in good condition with high integrity.

Heritage Values

This building has been assessed to fulfil the following CHL criteria:

CHL Criterion A - Processes

Associated with the development of the Laverton site prior to WWII. Construction of this substantial two-storey brick building reflects both the importance of the RAAF and the provision of increased funding for defence during the late 1930s.

⁴⁸ Australian Heritage Database, Officers Mess - RAAF Williams Laverton Base, Wrigley Parade, Laverton, VIC, Australia, Commonwealth Heritage List, Listed Place No.105166; and Victorian Heritage Database, Laverton Officers' Mess Building (Victorian War Heritage Inventory, Place ID 12963).

CHL Criterion D - Characteristic

Finished in the Moderne style with some Georgian Revival influences, in common with a number of other military and institutional buildings at this time.

Restrained streamlining, symmetry and simple proportions of the building and its landscaped setting establish a sense of formality that would have been considered appropriate to a military building of this type.

Interiors of the building demonstrates its original function in providing for the entertainment and accommodation of officers, with large formal spaces on the ground floor and officers' quarters located on both floors overlooking the courtyards and golf course.

CHL Criterion D - Social

Has occupied a central place in the lives of many military personnel at the Laverton Base for over eighty years. It continues to be used for its original purpose and is the most architecturally impressive building at the Laverton Base.



Sergeant's Mess, Larrakeyah Barracks, Darwin, NT ⁴⁹**Construction: 1940****Heritage Listing – RAAF Base**

Larrakeyah Barrack is entered on the CHL – “*Larrakeyah Barracks Precinct*” (CHL ID #105251). The base established in 1932, is historically significant for its association with the defence build-up in Darwin in the period immediately before WWII. The complex is important for its association with the notable government architect, B.C.G. Burnett, who made an important contribution to Darwin's architecture during the period.

Heritage Listing – Sergeant's Mess Building

The Sergeant's Mess building at Larrakeyah Barracks is entered on the CHL in its own right – “*Larrakeyah Barracks Sergeant's Mess*” (CHL ID #105193).

One other building on the site is entered in the CHL in its own right, being the “*Larrakeyah Barracks Headquarters Building*” (CHL ID #105192).

Description

- The Sergeant's Mess was the first example of Moderne style in Darwin. As well, the interpretation of the style for a tropical climate by the architect was a creative and technical achievement.
- The building is of two storeys incorporating spacious living, dining, entertaining and bedroom areas. Built of reinforced concrete with corrugated iron roofing. The building is well ventilated with louvered walls, wide high open internal spaces, verandahs, wide eaves and employing cross ventilation and fans for cooling.
- Sergeant's symbol used as a decorative motif on external walls and in floor of entrance hall.
- Mess and kitchen on ground floor with bar and lounge above.
- Accommodation at both levels in side wings.
- The building is in good condition with high integrity.

Heritage Values

This building has been assessed to fulfil the following CHL criteria:

CHL Criterion A Processes

Historically important for its association with the build-up of defence infrastructure in the years preceding the outbreak of the Pacific War, and with the development of Darwin into a major centre at that time.

CHL Criterion B Rarity

Built in 1940, is architecturally significant as a rare example of a public building designed in response to the climatic conditions of the tropical environment in the era before mechanical air conditioning.

CHL Criterion D Characteristic Value

Has further significance as the earliest Darwin example of Moderne architecture incorporating tropical design characteristics.

CHL Criterion F Technical Achievement

Built in 1940, is architecturally significant as a rare example of a public building designed in response to the climatic conditions of the tropical environment in the era before mechanical air conditioning.

CHL Criterion H Significant People

Significant for its association with the notable government architect, B.C.G. Burnett, who made an important contribution to Darwin's architecture during the period.



⁴⁹ Australian Heritage Database, Larrakeyah Barracks Sergeants Mess, Herring Rd, Larrakeyah, NT, Australia (Commonwealth Heritage List, Listed Place No.105193).

Latchford Barracks Assembly Hall, Bonegilla, VIC⁵⁰**Construction: 1942****Heritage Listing – Bonegilla Migrant Reception Centre**

The Bonegilla Migrant Reception Centre is entered on the National Heritage List – “*Bonegilla Migrant Camp – Block 19*” (NHL Special Gazette #S257, dated 07/12/2007). Block 19 Bonegilla (along with the Latchford Barracks Assembly Hall) are the only surviving parts of the former Bonegilla Reception and Training Centre that operated between 1947 and 1971. Its national heritage listed status reflects this sites outstanding significance to the nation. The centre demonstrates the radical change in Australian immigration policy following WWII, allowing non-British migrants to settle in Australia. It is the place where Australia’s multi-cultural heritage began. Some 320,000 migrants were processed at Bonegilla, where each were given courses in English and the Australian way of life. This place holds powerful connections for many people in Australia, with an estimated 1 in 20 Australians being descendants of migrants who spent time at Bonegilla.

Heritage Listing – Assembly Hall Building

The site of Latchford Barracks was initially established in 1940 as the Bonegilla Military Camp and existed as a training camp and storage depot throughout WWII. Being able to accommodate 8,000 – 10,000 people, the site was repurposed following WWII as the Bonegilla Migrant Reception and Training Centre between 1947 and 1971. Following the closure of the Centre, the site was again redeveloped by Defence in the late 1970’s to become the Latchford Barracks.

The theatre building at Latchford Barracks, was completed in 1942 during WWII and was used primarily for the showing of films to audiences of 2,000 to 3,000 (replacing a temporary hut and marquee at the site for the same purpose). The theatre building was also used as a Defence assembly hall and sports centre, along with local community uses of singing, amateur theatre, Sunday Church and the like. It was seen as a facility that could bring the community and Army together to assist troop morale. Later during the Bonegilla period, the building formed the Assembly Hall to welcome all new migrants to Australia. Its use as a cinema actually continued as a key function throughout the Reception Centre period. The Cinema use also persisted during its latest Latchford Barracks use.

The has heritage values that fulfill Commonwealth Heritage Listing criteria, as identified in the *Latchford Barracks Assembly Hall – Adaptive Reuse Works Report* (Woodhead International, 30 June 2004) and the same findings from the more detailed *Latchford Theatre, Bonegilla – Heritage Assessment* (GML, September 2011). As such, the requirements of the *EPBC Act 1999* apply to the site, equivalent to the site being officially entered as a Commonwealth Heritage place. The Assembly Hall building also has potential to strongly contribute to National Heritage Values as part of the Bonegilla Migrant Camp – Block 19 heritage listing.

Description

- Large steel-framed building with corrugated-iron roof. Externally clad with horizontal corrugated iron sheeting painted in a cream colour.
- Three-storey height with gable roof extending to the west. Single-storey hipped roof portico entrance
- Galvanised gutters and downpipes.
- Simple rectangular floorplan around large open hall with timber floorboards.
- Projection room located above the entry foyer.
- Main stage on opposite end of entry lobby / projection room.
- Poor external condition in 2010 with structural issues, damp and white ant damage.
- Internal walls clad with timber panelling at lower levels and asbestos cement sheeting above. Asbestos cement lining to ceiling.
- As at 2011, access to the building was restricted on account of the asbestos contamination issues.
- The building is in fair condition with medium integrity.

⁵⁰ *Latchford Bonegilla Theatre - Heritage Assessment* (GML, September 2011).

Heritage Values

This building has been assessed to fulfil the following CHL criteria:

CHL Criterion A - Processes

Important for recreational and training role during WWII and beyond; Served as a community hub for the soldiers training at Bonegilla Military Camp; Was the venue for entertainment for troops, including theatre performances and films, and served a functional use as a venue for training films and demonstration; Significant for its role in the post-WWII migration efforts by the Australian Government; Demonstrates change in Australia's immigration policy; Played an integral role as an Assembly Hall within largest and longest operating migrant centre in Australia; Served as a recreational and entertainment hub for the centre.

CHL Criterion B - Rarity

One of very few remaining remnants of the Bonegilla Army Camp and the Bonegilla Migrant Reception and Training Centre, with original fabric and location intact; Representative of a WWII era recreational halls / theatres which were constructed at military sites all over Australia; Many WWII military sites were converted into Migrant Reception Centres, which included the use of existing infrastructure and recreational halls / theatres.

CHL Criterion C - Research

Potential to yield information about Australia's post-war migration history; Served as part of the civic centre of the Bonegilla Migrant Reception and Training Centre and was the venue for large-scale welcome ceremonies for migrants; Has had only minor changes since construction in 1942.

CHL Criterion D - Characteristic

Representative of WWII era recreational halls constructed at military sites in Australia; Massing of building is typical of other military theatres and representative of construction methods and materials of the early 1940s.

CHL Criterion E - Aesthetic

Dominant structure as part of the Latchford Barracks; not as aesthetically pleasing as may once have been, but interesting massing and style; important in landscape and overall layout of barracks, can still demonstrate relationship to the former Bonegilla Migrant Reception and Training Centre; Interior has aesthetically pleasing aspects, including interesting ceiling shape, raised stage and extant Australiana paintings by Paul Chimin.

CHL Criterion G - Social

Served as a community hub for both the military and the migrants of the Bonegilla Migrant Reception and Training Centre; Used as a venue for films, dances, performances and training during WWII; connection to WWII soldiers likely to hold social values; Social value through use as indoor sports centre after the construction of Latchford Barracks in 1983; Significant social role as the arrival place for migrants at Bonegilla and an 'assimilation' place through film screenings, dances, performances, ceremonies and training in the Australia way of life; in 'living memory' for a great many Australian migrants and their ancestors.

CHL Criterion H - Associations

Strongly associated with the 320,000 migrant families who passed through the centre; Associated with the military personnel from WWII and more recently those at Latchford Barracks; Specifically associated with several migrants who became notable Australians.



4.2.3 Recreation Halls, Cinemas and Theatres – Civilian Use Examples

In addition to Defence base Recreation Hall facilities, broader community based Recreation Hall type buildings remain prevalent throughout Australia in a diverse range of forms. Certainly, following WWI and WWII there was significant effort invested in rebuilding Australian community, following the devastating social effects of war. Venues for functions, receptions, movies and events were considered a critical part of the post war social infrastructure rebuild. Similar venues were also constructed as part of regular Australian community life, established without direct association to the wars. All such venues, in all of their diversity, were important facilities to their communities in both city and country areas.

Today, whilst most venues still survive, the majority have had to adapt in their use, brought about mostly by the advent of the digital age and greater levels of social autonomy. Accordingly, in recent times there is less reliance on buildings to facilitate meaningful social connections. Heritage management for such facilities, where relevant, is via State Heritage and Local Heritage mechanisms. Ownership for these building types rarely resides under Commonwealth Government control.

There are a multitude of early community organisations and groups that each had a specific focus and mission to build social resilience in their community. Most erected buildings as a means to support their contributions of strengthening Australian community through social welfare initiatives, group recreation and skills training. Groups include but are by no means limited to the RSL, Red Cross, Legacy, Lions, YMCA, YWCA, diverse Church communities, Deaf Society, Blind Society and many more. More recently established organisations fulfilling a very similar role would include the Starlight Children's Foundation, Ronald McDonald House Charities and many more.

Community Recreation Hall – Limited Study

A select range of places have been identified as suitable to compare with the Greenslopes ARC Centre in respect to matters of purpose and function, provenance, building form and construction materials. The examples selected are Recreation Hall building use, with pre-WWI, WWI, interwar and WWII examples included:

Pre-WWI

- Morisset Hospital Recreation Hall, NSW (c.1908)

WWI

- Randwick Military Hospital, NSW (c.1915)
- Former Caulfield Repatriation Hospital – Red Cross Rest House, VIC (c.1916)
- Rosemount Repatriation Hospital, QLD (c.1918)

Interwar

- Paschendale Soldiers Memorial Hall, VIC (1928 - Interwar)
- Former Deaf Society Headquarters, South Terrace, Adelaide, SA (1928 - Interwar)

WWII

- Concord Repatriation Hospital, NSW (c.1941 – WWII)

Note: Same architect and construction date as Greenslopes Repatriation Hospital, QLD

Morisset Hospital – Recreation Hall, NSW ⁵¹**Construction: 1908****Heritage Listing**

The Morisset Hospital Recreation Hall is included as a Local Heritage Place in the Lake Macquarie Local Environmental Plan (LEP), New South Wales, 2020 (#118 / Database No. 1910125).

The Morisset Hospital Precinct, comprising over 100 historic buildings and landscape elements, is entered on the NSW State Heritage Register (SHR #00827 / Database No. 50000867).

Statement of Cultural Significance

The Morisset Hospital was established in 1908. The developed hospital grounds are in two quite distinct sections, being the large area of the general Hospital for the insane, beautifully landscaped & sloping down to the waters of the lake on the east; and the much smaller area of the Hospital for the criminally insane, isolated in a cleared patch of bushland, and walled like a medieval city.

The whole development is extraordinary, combining an idyllic concept of natural beauty as a catalyst for mental healing. In addition to the significant vegetation and setting, over 100 historic buildings were constructed at the site.

The Morisset Hospital Recreation Hall was one of the earliest constructed buildings on the site. Built in 1908 it comprised a gym, staff dining room for 50 people and a main recreation hall. Its function was for the meeting of staff and as an entertainment venue for both staff and patients. It is of considerable historical and architectural value.

The building design was by then NSW Government Architect, Walter Vernon. Single storey substantial masonry building comprising projecting mansard roof forms and terracotta tiled roof. The unique copper clad turret roof feature, originally with a four-faced clock (no longer extant), provides the building with a landmark status within its parkland setting overlooking the lake. The roof is also punctuated by a series of elegant tall chimneys. A stage and dressing room addition were later constructed to the western end of the hall. The building remains in its original ongoing use.

Description

- Pre-WWI building, purpose built as a Recreation and Dining Hall for hospital staff and patients.
- Constructed in robust materials, the building design was carefully resolved by then NSW State Government Architect and provides landmark status.
- The building is recognised to be of local heritage value and sits within a broader historic hospital site that is of State Heritage value (that encompasses all buildings on the site and the setting).



⁵¹ Macquarie Street, Morisset Hospital Recreation Hall – Heritage Citation Report (Lake Macquarie Council, 1993).

Randwick Military Hospital, NSW ⁵²**Construction: From 1915****Heritage Listing**

The former Randwick Military Hospital is today known as the Prince of Wales Hospital and is included as a Local Heritage Place in the Randwick Local Environmental Plan (LEP) NSW 2012 (#1 388).

Statement of Cultural Significance

The local heritage listing for the Prince of Wales Hospital group covers the Main Hospital Block, Catherine Hayes Hospital and the Superintendent's residence. Included under a separate local heritage listing is the Hospital gates and fence (#1 389) and the Randwick Destitute Children's Asylum Cemetery (I #390).

Established from 1858, the Randwick Children's Asylum operated until 1915. It housed up to 800 children 'of the State' in barrack style accommodation, caring for them until they were 19 years of age. In 1863 the Catherine Hayes Hospital was built (using money donated by Catherine Hayes for the Asylum). In 1915, children remaining at the Asylum, were sent to cottage style institutions or boarded out.

In late 1915, the no longer-utilised premises were taken over by the Federal Government to be a WWI military hospital for wounded and disabled returned servicemen. It later became Australia's fourth repatriation hospital and continued in this function until the 1950's when its last soldiers were transferred to then new Concord Repatriation Hospital. Since then, the Prince of Wales General Hospital has occupied the site.

An article in the Sydney Morning Herald on 19 July 1919, shortly after WWI had ended, describes an official celebration of peace dinner being held at the Randwick Military Hospital. Around 2,400 people attended, and the dinner was provided by *"military staff and the members of the Red Cross Society on duty at the hospital"*. Attendees included the Governor-General and Lady Munro Ferguson who had established the Australian Red Cross in 2014. The Governor-General noted "It is fitting, that the first official celebration of Peace should take place here in Randwick Hospital amongst those who have paid so dearly for the great Victory". The article notes that entertainment after the dinner, took place in the *"Recreation Hall that had been artistically decorated"*.

An article in the Sydney Morning Herald on 20 December 1918, mentions the role of the Red Cross Society in entertaining the invalid soldiers at the Christmas fete. Again, attendees included the Governor-General and Lady Munro Ferguson. No further details are known on the Recreation Hall at present time.

Description

- Recreation Hall existing as a WWI building.
- No details known of its construction and is presumed demolished.
- The site is recognised to be of local heritage value on account of its association with the Randwick Children's Asylum that operated at the site from 1858 until 1915, along with the WWI Randwick Military Hospital and subsequent Randwick Repatriation Hospital that occupied the site from 1915 until the 1950's.



⁵² 61 High Street, Prince of Wales Hospital Group (former Randwick Military Hospital).

Former Caulfield Repatriation Hospital – Red Cross Rest House, VIC⁵³**Construction: 1916****Heritage Listing**

The former Caulfield Repatriation Hospital Red Cross Rest House, is included on the Victorian State Heritage Register (VHR H2360).

Statement of Cultural Significance

The Caulfield Repatriation Hospital was established in 1916, during WW1 (Australian General Hospital #11). It was located in the former Glen Eira Mansion and additional buildings were constructed within the grounds to meet the wartime demands for medical and rehabilitation facilities. Caulfield was one of three such facilities established in Victoria during the war (St Kilda Road and Mont Park being the others). In 1917, the Commonwealth Department of Repatriation was formed. Caulfield was the third largest repatriation hospital in Australia during WWI. By 1919, the number of repatriation patients treated at the Caulfield Hospital was over 1,000 each day.

The Australian Red Cross, established in 1914, provided a vital role in the repatriation of returned soldiers through its mobilisation of thousands of home front women and the establishment of convalescent facilities. A Red Cross 'Rest Home' opened at the Caulfield Hospital in August 1916 (Building 15). It provided a home like environment for patients, particularly those who had travelled from across the state, to recuperate in the care of Red Cross Voluntary Aid Detachment workers.

It included a billiard-room, reading-room and library, mending-rooms, stores, office, and tea rooms, where morning and afternoon tea was served by the Red Cross volunteers. In 1979 the Red Cross Rest House was remodelled and transferred to the Victorian State Government. It was renovated in 2001 and reopened as the Montgomery Nursing Home.

The former Red Cross Rest House (Building 15), is a single storey rendered brick bungalow-style building designed by former Public Works Department Architect A J MacDonald. The building features wide verandah, sash windows and a projecting gable to the west that extends beyond the verandah and once formed the main entry. Despite changes made in 1979 and 2001, the building retains much of its original form and many of its original materials.

The Former Red Cross Rest House, a surviving element of the Former Caulfield Repatriation Hospital, demonstrates the profound and ongoing impact of WWI on returned service people, their families and the wider Victorian community, and the involvement of that community in the establishment of repatriation facilities for returned service people during and after WWI.

World War I had a profound and lasting impact on Australian society. Between 1914 and 1918 over 60,000 members of the First AIF were killed and 170,000 were treated for physical or mental wounds. The level of physical and mental impairment was unprecedented and the Australian military (and more broadly the Australian government) was ill prepared to cope with the scale of the problem. Over the next few years nearly 170,000 wounded, sick or maimed soldiers were to come back to Australia. Australian had not seen a demand for repatriation services on such a scale and it necessitated a significant response that transformed the Australian economy and society.

The repatriation of the nation's wounded was also supported by a range of voluntary organisations such as the Red Cross, the Returned Soldiers', Sailors' and Airmen's Imperial Association (the forerunner of the Returned and Services League) and private philanthropists. The provision of services by government and voluntary agencies together resulted in the establishment of a comprehensive system of support for returned service people.

⁵³ 294 Kooyong Road, Caulfield, Glen Eira City: Former Caulfield Repatriation Hospital Red Cross Rest House – Heritage Citation Report (Victorian Heritage Database Report, March 2017)

There was also an awareness of the importance of what were regarded at the time as alternative forms of therapy. Massage and what would today be known as Occupational Therapy were both practised within the hospital and there was also a focus on vocational training. An article in *The Australasian* in 1918 reported on the teaching of 'handicrafts' and reported that the handicrafts were taught to the men *'in the hope that such pleasant occupation not only lessen the tediousness of hospital life, but will later be the means of supplementing pensions'*. There was also a focus on recreation and over the course of World War I various other facilities were developed on the grounds of the Caulfield Repatriation Hospital. These included a sunroom (1917); Bowling Green (1917), asphalt tennis court (1917), YMCA Hall and bandstand (1918), sunhouse (c1918) and two croquet grounds (1918).

In 1965 the original Glen Eira mansion that comprised the main original WWI Caulfield Repatriation Hospital building, was demolished. The former Red Cross Rest House remains as a remnant of the former Military Hospital System in Victoria during and after World War I. In 1976 the Red Cross Rest House (by now in use as a craft centre) was vacated by the Red Cross. In 1979 it was remodelled and handed over to Caulfield Hospital as a 30 bed hostel for the elderly and disabled and re-named the R.L. Montgomery Hostel after a longstanding Board member. It closed in 2001 and reopened later that year, after renovations, as the Montgomery Nursing Home.

Description

- WWI building, purpose built by the Red Cross for the largest Repatriation Hospital in Victoria during WWI.
- Constructed in robust materials, the building design was carefully resolved by then Victoria Public Works Department Government Architect.
- The building is recognised to be of State heritage value as the last remnant of the original WWI Repatriation hospital complex.



Rosemount Repatriation Hospital, QLD ⁵⁴**Construction: 1918****Heritage Listing**

The Rosemount Repatriation Hospital is included on the Queensland State Heritage Register (Place ID #602145).

Statement of Cultural Significance

The former residence of Rosemount and its grounds were established in 1855. The residence remains with high integrity and was designed by prominent nineteenth century architect, G H M Addison. Originally a home to several notable Brisbane identities, the site was transformed into a military hospital during WWI and has since served as a repatriation hospital, psychiatric facility and as a centre for rehabilitation.

Rosemount Hospital is significant as a military hospital developed as a result of WWI. It demonstrates the development of facilities required to treat the extensive number of service personnel injured in WWI and subsequent WWII.

The five c.1918 timber ward buildings have added significance as a rare surviving example of a set of timber pavilion ward from WWI. This is the only such facility surviving in Queensland and one of the few from this period in Australia. Other significant buildings include the former Rosemount residence, the Medical Officer's quarters, Dental Hut, the former lavatory building and operating theatre, the timber pavilion buildings constructed c1939, the former Matron's quarters, the Sister's Quarters, the former Red Cross Hut and the Morgue.

In April 1921 Rosemount Hospital was taken over by the Department of Repatriation from the Department of Defence. Following WWII, the Department of Repatriation rationalised and reorganised its facilities for service personnel. The Greenslopes Repatriation Hospital became the principal acute care facility and as a consequence the Rosemount complex was transferred to the Brisbane and South Coast Hospitals Board in the early 1950's. At the present time the Rosemount complex remains part of the Royal Brisbane Hospital.

The Rosemount Hospital includes a former Recreation Hall (construction date unknown). Comprises a single storey timber framed building, lined with vertical tongue and groove pine boards and is elevated on concrete stumps with a corrugated iron gable roof. The roof structure incorporates iron tie rods below a coved timber boarded ceiling. Natural light and ventilation are provided by a combination of sash and frame windows divided by pairs of top hinged sashes to the east and west elevations. Entry to the building is gained at the southern end via a ramp or short flight of stairs and the building is connected to the eastern and southern wards by a timber framed covered walkway.

Description

- Military hospital complex established during WWI.
- Facilities included a Recreation Hall, albeit date for this building is presently not known and any connection with Red Cross is presently not known.
- Site heritage values are in connection with the role of the site in WWI and subsequent WWII conflicts and the unique surviving WWI buildings, in-particular, the rare surviving set of timber pavilion ward buildings from WWI that are one of the few surviving examples in Australia.



⁵⁴ 189 Lutwyche Road, Windsor, City of Brisbane, QLD: Rosemount Hospital – Heritage Citation Report (Queensland State Heritage Database Report, January 2016).

Paschendale Soldiers Memorial Hall, VIC ⁵⁵**Construction: 1928****Heritage Listing**

The Paschendale Soldiers Memorial Hall is included as a Local Heritage Place in the Glenelg Shire Planning Scheme, Victoria, 2020 (#HO232).

Statement of Cultural Significance

The Paschendale Hall is located on the Paschendale Road, at Paschendale in an elevated position 20.0kms east-south-east of Casterton overlooking the Wannon Valley. It was built as a community hall rather than as a memorial. Ian Bond MLA, the local MP opened the building in 1928. Its style is loosely Arts and Crafts and its plan is symmetrical. No architect or builder has yet been associated with its construction. The hall is timber framed, clad externally with weatherboards and asbestos cement sheets with a corrugated iron roof. Internally the walls are plaster and battens with a timber dado. Importantly the original Shellite lighting system survives. The building retains a very high degree of integrity, the best in the Glenelg Shire, and remains in good condition.

The Paschendale Hall is of historical significance as an excellent example of the typical response by returned soldiers from the First World War to their need to remember those who had fought and died, and to be practical and forward thinking in their new lives. It demonstrates the united action of a new community and reflects that community's social and cultural development over subsequent generations. The hall is of social significance as an isolated rural example of a memorial hall in a tiny community of returned soldiers, and as their meeting place, and their families meeting place for over eighty years. The Paschendale Hall is of architectural significance for its vernacular architecture, use of local materials, and for certain more unusual additions, such as the 'sunken' kitchens and other such innovative design features.

Description

- Simple timber framed building with external weatherboard wall linings and asbestos cement sheet infill linings to gable ends and soffits.
- Constructed in 1928 during the interwar period and of Arts and Crafts style.
- Entry with cloak rooms either side and ticket box to rear eastern wing. Main hall with stage to northern end. Kitchen and amenities.
- The building was purpose built by community members as a Memorial to remember those lost to the WWI conflict. The building remains in ongoing use by the community, mostly by family members of the returned soldiers.
- Memorial Halls were constructed in virtually every country town and City across the nation following both WWI and WWII as a means to assist returning soldiers and families honour and remember the ultimate sacrifice of those who perished.
- Paschendale is a typical example of a very common building type throughout Australia. Most are included on relevant local heritage registers on account of their social heritage values to their relevant communities and connection honouring those lost in WWI and WWII conflicts.



⁵⁵ 87 Paschendale-Tahara Road, Paschendale: Soldiers Memorial Hall – Heritage Citation Report (Glenelg Shire, 2006).

Former Deaf Society Headquarters, South Terrace, Adelaide, SA ⁵⁶**Construction: 1928****Heritage Listing**

The former Deaf Society Headquarters Building is entered on the South Australian State Heritage Register (Place ID #13606) as a State Heritage Place.

Statement of Cultural Significance

The building at 262 South Terrace, built in 1928, is socially significant as the former headquarters for the South Australian Adult Deaf and Dumb Mission (Deaf Society) for 86 years, from 1928 until 2014. The building was purpose built to meet the social, physical and spiritual needs of the South Australian adult deaf community. The Mission, the second oldest philanthropic institution operating in South Australia, holds association with many past and present persons of importance, through their support of South Australian adults with hearing and speech impairment. Most notably, the 1928 building represents the culmination of the work of Samuel Johnson who, with others including Sir John and Lady Colton, founded the Adult Deaf Mission in 1890, to provide whole of life support and assistance to South Australian adults with hearing and speech impairment.

The 1928 building was designed by noted South Australian architect, Louis Laybourne-Smith, who was a partner in the firm of Woods, Bagot, Jory and Laybourne-Smith, established in Adelaide in 1869. The firm today is Woods Bagot that has grown to become a major global design studio. The building was built by Fricker Bros., responsible for the construction of many of the State's major buildings from that period.

The distinctive building, with its imposing scale and detailed façade design, prominently overlooks the Adelaide Park Lands, providing landmark qualities within the immediate South Terrace streetscape. Internally, the former ground level Assembly Hall / Gymnasium and upper level Chapel remain as spaces of significance for their contribution to understanding the buildings original functional intent, to serve the needs of the South Australian deaf community. The building remains with high integrity.

Description

- Substantial two-storey brick building, with rendered details and hipped roof clad with terracotta tile.
- Constructed in 1928 during the interwar period and of Georgian style.
- The building is of an imposing scale and its detailed façade design, provides landmark qualities within the immediate South Terrace streetscape and relates comfortably with the Adelaide Park Lands (national heritage-listed) opposite.
- The Deaf Society was founded in 1890 by members of the Anglican and Wesleyan Church and represents the second oldest philanthropic institution in South Australia. This building became the new Headquarters for the Society for 86 years, from 1928 until its departure in 2014.
- The building was purpose built to meet the social, physical and spiritual needs of the South Australian adult deaf community. It included an Assembly Hall complete with movie projection room that held regular social activities for members. A unique feature is the inclusion of an upstairs Chapel that was an intrinsic part to the founder's holistic model of care that has endured to present day. The Society assisted members with skills training and practical support in mediation for work roles so that they could pursue meaningful roles within their society, despite their hearing and/or speech impairment. The building also included for members a billiard's / games room, library, formal dining space and accommodation. Staff offices supported the headquarters functions.
- The building is in excellent condition and with high integrity. It is a well-constructed of robust masonry structure.
- It was purchased by private owners in 2014 and has been on the market since, seeking commercial office tenants in what represents a highly desirable part of Adelaide City, overlooking the National Heritage Listed parklands.

⁵⁶ 262 South Terrace, Adelaide, South Australia - Conservation Management Plan (Catalyst Architects, April 2014).



New headquarters building nearing completion
(October 1928 - MLSA B 4896)



Opening day 17 November 1928
(The Advertiser, Monday November 19, 1928, p.18)



Completion of Conservation Works
(Catalyst Architects, January 2019)



Upstairs Chapel at Departure of Deaf Society
(Catalyst Architects, January 2014)



Original Hall, with Stage and Projection Room
(Catalyst Architects, January 2014)



Ground Floor Games Room
(Deaf Society, August 1960)

Concord Repatriation Hospital, NSW ⁵⁷**Construction: From 1941****Heritage Listing**

The Concord Repatriation Hospital – Original Main Building, is included as a Local Heritage Place in the Concord Local Environmental Plan (LEP) NSW 2012 (#256 / Database No. #2890161).

Statement of Cultural Significance

Twentieth century building of special architectural interest. The hospital comprises a major eight storey hospital block built in the Functionalist style and part of a complex of predominantly single storey wards or pavilions.

The hospital represents the 113th Australian General Hospital to be built and was established on part of the old "Yaralla" estate in 1941. The main multi-storey building was designed by architects Stephenson and Turner. The complex opened in 1942 with 2,000 beds. Awarded the 1946 Sulman Prize for architecture. Now listed by the Royal Australian Institute of Architects as an important twentieth century building.

Description

- Established 1941 - same year as Greenslopes Repatriation Hospital.
- Same architect as Greenslopes Repatriation Hospital - Stephenson and Turner of Melbourne and Sydney.
- The site is recognised to be of local heritage value on account of its award winning architectural merit displayed in the main building.



⁵⁷ Hospital Road, Concord West: Concord Repatriation Hospital Original Main Building – Heritage Citation (NSW Heritage Register).

4.2.4 Comparative Analysis Conclusions

Typical WWII-era recreation halls / cinema buildings exist at almost all Defence base throughout Australia. Recreation Hall examples assessed at Amberley RAAF Base (1940), Darwin RAAF Base (1940), Richmond RAAF Base (c.1940), East Sale RAAF Base (c.1940) and Wagga RAAF Base (1941) revealed:

- Recreation Halls were included at almost all Defence sites – they were considered vital to the morale and social well-being of military personnel. Used for a wide variety of functions including assembly hall, gymnasium, indoor parades, theatre, cinema and the like. The Recreation Hall building type and form was common, and most Defence sites retain their early Recreation Hall buildings from WWI or WWII periods in original ongoing use.

Finding: This comparison reveals that the Greenslopes ARC Centre is a standard and very common building type and form for its c.1940 WWII period. Similar building types exist at Defence base throughout Australia.

- All Recreation Hall examples assessed for WWII period were constructed in low-cost materials as utilitarian buildings comprising weatherboard construction to window sill height and asbestos cement sheet cladding above. This construction technique was applied Australia-wide and mostly reflects the use of materials that were more readily available and of lower cost during the war-time emergency of WWII.

Finding: This comparison reveals that the Greenslopes ARC Centre is of standard and very common construction materials for the c.1940 WWII period. It is of typical design for Recreation Hall buildings. The building was intended to be a low-cost utilitarian structure.

- Most Recreation Hall examples assessed on the Defence estate, remain in ongoing use connected to their original function.

Finding: This comparison reveals that the Greenslopes ARC Centre Recreation Hall use by repatriating soldiers from 1945 until late 1960's (25 years) was exceptionally short in comparison to almost all WWII provenance Recreation Halls on Defence Estate that continue to operate to present day in same or similar original use (over 75 years).

- Other similar use building types from the same c.1940 WWII emergency period, such as the Williams Laverton RAAF Officers' Mess and the Larrakeyah Barracks Sergeant's Mess buildings, were constructed using significantly higher quality and value materials than used in Recreation Halls generally. They were also designed by notable architects of their time. This reflects the greater value and importance afforded to such facilities within the WWII social context. All such buildings generally remain with very high integrity and in ongoing original use – continuing a proud Defence traditions and honouring their respective social legacy.

Finding: This comparison reveals that the Greenslopes ARC Centre buildings were never intended to be notable buildings of architectural design or to establish landmark status. They were intended as simple utilitarian structures (consequently with an inherently more limited life).

- It is worth noting that all Defence Recreation Halls assessed, formed part of a wider group of buildings for their respective site. Together, the group of buildings from various periods, satisfied CHL criterion for heritage value. The ability for an isolated Recreation Hall (not connected to a Defence Base) to meet the threshold for heritage value under CHL criterion is not easily tested – there are simply no examples entered on the CHL for single facilities.

Finding: This comparison reveals that the Greenslopes ARC Centre buildings could also be compared with non-Commonwealth owned Recreation Halls to assist in understanding if the buildings are likely to meet CHL threshold for heritage value.

Recreation Hall buildings constructed for general civilian use, which includes Repatriation Hospitals (as opposed to active Defence Base) were assessed for a range of periods pre-WWI through to post WWII. This broad comparative analysis revealed:

- Repatriation Hospitals consistently revealed a strong connection with the work of the Australian Red Cross, whose volunteers were instrumental to the service and care provided by these hospitals to repatriating soldiers.

Finding: The Australian Red Cross were an active and intrinsic part of the functioning role of all Repatriation Hospitals from WWI, through to present day. Their services were extensive, diverse and

practical. The Recreation Hall at Greenslopes was established as a utilitarian building to enable the provision of services by the Australian Red Cross in support of repatriation objectives. This service and provision was common and extensive throughout Australia as a wartime response by the Australian Red Cross.

- A great many Recreation Halls exist throughout Australia, both with formal heritage values and no formally recognised heritage values. The design of Recreation Halls varied in response to their period of construction and context of broader site use. Each Recreation Building was typically part of a larger campus function. An exception to this are Memorial Halls, built in virtually every City and town across Australia as a means for each community to honor and remember in a practical way the sacrifice of those from their community who perished in the wars. These provided a useful means to rebuild community by providing a Recreation Hall for each community to gather in a social context.

Finding: This comparison reveals that the Greenslopes ARC Centre buildings were of similar form and construction to a great many Memorial Halls throughout Australia, built by the community in a most economical manner. The Memorial Halls all mostly remain in use throughout most cities and towns, with strong social connections attached to each community.

By comparison, the Greenslopes ARC Centre Recreation Building was only used for its original repatriation use for a very limited 25-year period following WWII. It was not constructed as a Memorial Hall to honour community member sacrifice and therefore does not hold the same social values. It's also 65-years since the original intended function for the Greenslopes ARC Centre ended, resulting in what social value and memory that was held for this place, being greatly diminished in comparison to the many other Recreation Halls from the WWII period that remain in continuous ongoing use.

4.3 Assessment against Commonwealth Heritage Criteria

The *EPBC Act Section 341D*,⁵⁸ prescribes the Commonwealth Heritage criteria for the following heritage categories and values:

- I. *Natural heritage values of places;*
- II. *Indigenous heritage values of places;*
- III. *Historic heritage values of places.*

The following Significance Assessment of the Australian Red Cross Centre at Greenslopes, Queensland has been made against relevant CHL criteria for potential historic heritage values only.

This significance assessment follows the CHL Threshold Indicators as identified in the *Defence Heritage Assessment Guidelines*, 2010.⁵⁹ Also informing this significance assessment are the heritage Threshold Indicators as identified in the *Thematic Heritage Study of Australia's Benevolent and Other Care Institutions*, 2016.⁶⁰

A place has Commonwealth Heritage value if and only if the place meets one or more of the criteria (the Commonwealth Heritage criteria) following:

Criterion (a): Historic-Defining Events / Processes

The place has significant heritage value because of the place's importance in the course, or pattern, of Australia's natural or cultural history.

To meet this criterion, a place should be truly representative, compared to other known examples. It should:

- Have association with landmark events and moments of importance that have had enduring consequences or a significant impact on the nation, region or locality.
- Have association with events that have resulted in important changes to the political, economic, scientific or social fabric of Australia.
- Clearly illustrate a cultural process or system that has shaped the nation, region or locality, such as the defence of Australia.
- Have a high diversity of features that best demonstrate a characteristic way of life in one or more periods of the history of Australia. It covers places consisting of many features that collectively tell at least one story of importance.

The Greenslopes Private Hospital has significant historic values. Rapidly built and opened in February 1942 during the WWII crisis, the hospital was constructed as a purpose-built military hospital in direct support of Australia's war effort. During this period, similar facilities were established by the Australian government in all mainland Australia capital cities, to supplement the existing extensive network of military hospitals already in operation following WWI. Once completed, *Greenslopes General Military Hospital* was Queensland's largest facility and the need for beds during the war proved immense. By November 1945 and immediately following the end of the war, the Greenslopes General Military Hospital worked at maximum capacity with 900 staff caring for up to 1120 patients. These included returning service personnel recovering from wounds and tropical illness, and POW who were malnourished and gravely ill. In 1947, the management of the hospital shifted from Defence to the Repatriation Commission, with the name changed to the *Greenslopes Repatriation Hospital* to better reflect its post-war role.

Following 53-years of service to Queensland veterans, the Greenslopes Repatriation Hospital was sold by the Australian Government Department of Veterans' Affairs in 1995 and became the Greenslopes Private Hospital. Now under private ownership, this sites heritage values are protected through its inclusion on the

⁵⁸ Environment Protection and Biodiversity Conservation Regulations 2000 (Commonwealth EPBC Regulations) - Part 10, Division 10.5: Managing Commonwealth Heritage places, Subdivision 10.03A: Commonwealth Heritage Criteria (Act Section 341D).

⁵⁹ GML, *Recognising Our Heritage: Defence Heritage Assessment Kit*, report prepared for the Department of Defence, 2010.

⁶⁰ Australian Heritage Council, *A Thematic Heritage Study of Australia's Benevolent and Other Care Institutions*, 2016.

Brisbane City Council Local Heritage Register. It still retains several structures that date from the original WWII military hospital complex, including the main administration block, a chapel, boiler-house, laundry, bus shelter, and two pavilion hospital wards. The sites heritage values include its establishment during WWII as Brisbane's largest purpose-built military medical facility and its provision of high-quality medical services and repatriation care to military personnel in both wartime and peace over more than 50-years.

The Greenslopes ARC Centre was opened in 1946 at the conclusion of WWII. It was constructed on land owned by the Repatriation Commission and operated as an intrinsic part of the role and function of the Greenslopes Repatriation Hospital. The buildings were funded as an initiative of the Australian Red Cross, providing recreational facilities to support the military personnel being treated at the hospital.

Before the Greenslopes ARC Centre was completed and opened in 1946, the Red Cross was already actively serving the needs of patients and their families at the hospital through a wide variety of practical and innovative services. Since its establishment in 1914, the Australian Red Cross has been providing care and practical support services to WWI, WWII and post-war military and repatriation hospitals throughout Australia and had forged a significant and trusted partnership with the Australian Government Repatriation Commission. The volunteerism work being delivered by the Australian Red Cross from WWI and into WWII on a national scale was essential and immense. The Greenslopes ARC Centre, was one of a great many initiatives demonstrating the role of Red Cross nationally in response to WWII. It is by no means uniquely representative of their work (as say a headquarters building would be). Similar and multiple recreation hall and hostel accommodation facilities were established by the Red Cross in every State throughout Australia during both WWI and WWII, along with the provision of a great many other volunteer run services.

The ARC Centre provided recreation and rehabilitation services to Greenslopes Repatriation Hospital patients and their families for a period of approximately 25 years, from 1946 until the late 1960s (compared with the Greenslopes hospital period of operation in excess of 50-years). After this time, the need for the ARC Centre recreation services declined. The Centre continued to be used in a more diversified community capacity and was no longer exclusively serving the Greenslopes Repatriation Hospital functions. The Red Cross continued in its caretaking role of the site, despite the changing function and use.

Commonwealth Heritage Threshold

The Australian Heritage Council's 'Australian Historic Themes Framework' (2001) is useful to further assist in understanding whether a place meets the threshold for historic significance at a Commonwealth or National level under this criterion. The themes that appear most relevant to the site are considered below:

- **7.7.3 Defending Australia, Going to War:** The ARC Centre may fall into this theme, however, the Centre commenced its repatriation services after WWII ended, rather than a role in defending the country;
- **8.5.2 Forming Associations, Helping Other People:** The Australian Red Cross formed associations with the Commonwealth Government to provide help to war veterans on a national scale. The construction of the Centre is one tangible result of this collaboration. However, the association applies to the work of Red Cross as a Society at large and is not solely embedded in the Greenslopes Centre. The Greenslopes Centre provides a typical example of the extensive services delivered by the volunteers of the Australian Red Cross on a national scale, in its response to the war crisis. In addition, from a site-specific focus, the ARC Centre was also supplementary to the much broader Australian Red Cross work at the Greenslopes Hospital site;
- **8.8 Remembering the Fallen:** The Greenslopes ARC Centre provided services to wounded veterans during the post-war years, however, the Centre was not a memorial place and its connections were with repatriated veterans seeking ongoing health care primarily through the Greenslopes hospital. The Recreation Hall was a supplementary support facility, with the primary focus being the Greenslopes hospital.

It is concluded that the heritage values for the former Greenslopes ARC Centre under this criterion, are in respect to its association and contribution to the broader Greenslopes Repatriation Hospital site and function. The former Greenslopes ARC Centre association with important historical events is insufficient to meet the threshold indicators in its own right.

The former Greenslopes ARC Centre does not meet the CHL threshold for historic heritage value under this criterion.

Criterion (b): Rarity

The place has significant heritage value because of the place's possession of uncommon, rare or endangered aspects of Australia's natural or cultural history.

To meet this criterion, a place should be truly representative, compared to other known examples. It should characterise past ways of life, custom, processes, land use, function or design that were always few in number, or that are now few in their surviving number due to subsequent destruction. The context for rare must be within the wider context of Australia (more than just locally).

A key consideration of heritage value for the Greenslopes ARC Centre is its ability to represent the work of the Australian Red Cross. Many Australian Red Cross centres and convalescent homes were opened in Queensland and throughout Australia during WWII. By 1940, Red Cross branches in Queensland alone had reached 164. In 2014, Red Cross had 71 centres still opened in Queensland, 46 of which had been in service for over 100 years. The Greenslopes Centre, had been in service for a much shorter period, with its primary Repatriation Hospital related function lasting for around 25 years and this being supplementary to their broader services that supported the Greenslopes Repatriation Hospital. Activities provided in the Greenslopes ARC Centre, such as handcraft groups and libraries, were also provided by Red Cross in most of the larger towns throughout Australia during WWI and WWII and the post-war years.

The Greenslopes ARC Centre cannot be considered to be uniquely representative of the important volunteerism work of the Australian Red Cross from its establishment in 1914 to present day. The Greenslopes ARC Centre is a typical post-WWII era recreation hall building type of which many remain in Australia in ongoing original use. The Greenslopes ARC Centre buildings are constructed of timber framing, clad with weatherboard panelling to lower level and asbestos cement sheet above. Gabled roof form is clad in corrugated asbestos cement. These buildings are generally unremarkable in character, reflecting their utilitarian functions and low-cost construction, typical of more general use buildings during WWII and post-war reconstruction periods - many remain throughout Australia.

The Greenslopes ARC Centre buildings can be compared to the recreation halls, cinemas and theatres at the RAAF Bases of Amberley, Darwin, Richmond, East Sale and Wagga, as well as at the former Latchford Barracks, amongst many other similar examples of this type in the Defence network and more broadly outside of Defence. When compared with other surviving examples of the same building type, the Greenslopes ARC Centre is not rare within the Australian context and aesthetically is not noteworthy or remarkable. For these reasons, the Greenslopes ARC Centre building type is not rare or uncommon architecturally.

The former Greenslopes ARC Centre does not meet the CHL threshold for historic heritage value under this criterion.

Criterion (c): Scientific / Research Potential

The place has significant heritage value because of the place's potential to yield information that will contribute to an understanding of Australia's natural or cultural history.

To meet this criterion, a place should be truly representative, compared to other known examples. It should be of significance because of its ability to provide information deriving from records, collections, movable cultural heritage, archaeological resources, architectural fabric or other evidence for the understanding of the history, ways of life and / or cultures relevant to its region or locality.

The Greenslopes Australian Red Cross Centre does not yield any scientific or historic information that would make a significant contribution to an understanding of Australia's cultural history. The site's construction techniques and materials are standard for this building type and are well-known and documented. The history of the site has been well researched, and the current condition of the site has been documented in recent engineering, contamination and heritage reports. The building and site do not contain physical evidence of historical importance that is not already understood through the documented resources in-place.

The former Greenslopes ARC Centre does not meet the CHL threshold for historic heritage value under this criterion.

Criterion (d): Representativeness

The place has significant heritage value because of the place's importance in demonstrating the principal characteristics of:

(i) a class of Australia's natural or cultural places; or

(ii) a class of Australia's natural or cultural environments.

To meet this criterion, a place should be truly representative, compared to other known examples. It should:

- Represent the principal characteristics of a particular type of design or style of importance in the history of the nation, region or locality and possess high integrity in its representative characteristics, that make it one of the 'best' examples of its type; or
- Demonstrate a particular cultural custom or way of life that is now rare; or
- Be part of a group of places, that together form a collection that is uniquely representative of its type.

The Greenslopes ARC Centre is a typical post-WWII Recreation Hall and matching Hostel building type. There remain many examples of directly comparable WWII Recreation Hall and Hostel building types on Defence sites throughout Australia, that are retained in good condition and with high integrity and with over 75-years of continuous use. Many remain in ongoing use, providing excellent examples of their type. Others have supported compatible adaptive reuse functions, whilst still retaining a high degree integrity. Many more similar WWII recreation hall building types also exist more broadly throughout Australia, beyond a Defence association and use. These also remain in use with a high degree of integrity.

The Greenslopes ARC Centre Recreational Hall building is in very poor condition with medium integrity. Original purpose and use of the recreation hall in support of the Greenslopes Repatriation Hospital functions, was for a comparatively small 25-year period in the life of the overall building, being from its establishment in 1946 up until the late 1960's. Thereafter it was used for broader community functions, as a result of the Repatriation Hospitals needs and use for this building having declined. The Repatriation Hospital function itself ended in 1995, with the hospital sold to private operators. The ARC buildings were closed in 2013 on account of OHSW concerns and now remain in a highly dilapidated state that requires significant contamination remediation and upgrade works in order to support a compatible adaptive reuse function.

The Greenslopes ARC Centre Accommodation Hostel building is in very poor condition with low integrity. Its original constructed purpose and use was accommodation to support patients and families of the Greenslopes Repatriation Hospital, providing low-cost stays for those travelling from country areas of Queensland. Whilst this use continued from its opening in 1946 and through to its 2013 closure, the building has undergone significant internal modifications, such that the original internal form and arrangements are no longer extant. The current c.1970 intrusive fitout is of poor quality and unremarkable design, resulting in a greatly diminished integrity. As per the Recreation Hall building, the Accommodation Hostel building was closed in 2013 on account of OHSW concerns and now remains in a state that requires significant contamination remediation and upgrade works, in order to support a compatible adaptive reuse function.

The former Greenslopes ARC Centre does not meet the CHL threshold for historic heritage value under this criterion.

Criterion (e): Valued Aesthetic Characteristics

The place has significant heritage value because of the place's importance in exhibiting particular aesthetic characteristics valued by a community or cultural group.

To meet this criterion, a place should be truly representative, compared to other known examples. It should:

- Exhibit particular aesthetic characteristics valued by the broader community that evoke a strong human response (beauty, emotion, inspiration).
- Hold esteem by the wider community and not just a single professional group.
- Have aesthetic character that can also be demonstrated in the broader setting, such as landmark values and streetscape character.

The original c.1946 buildings at the Greenslopes ARC Centre, being a Recreation Hall and Hostel Accommodation building, were designed as functional low-cost structures. Both were constructed of materials that were readily available in the context of a war-time crisis, being low cost and time-efficient materials to accelerate construction in what were pressing repatriation circumstances. Built specifically to support the needs of the Greenslopes Repatriation Hospital, the buildings utilitarian aesthetic presentation did not attempt to make any social statements or promote an organisations presence in the community.

External building materials, fenestration and door detailing, wall cladding and roof surfaces, are all functional in use and design and do not present any decorative or aesthetically appealing elements. Internally, the layout and presentation of the Accommodation Hostel is irrevocably compromised by more recent additions and alterations. The Recreation Hall building internally remains typical of a recreation hall, with finishes of no particular architectural merit. Fitout of kitchen and amenities are all later additions and are intrusive. Internal lower timber wall panelling would have contributed to an austere character when originally of clear finish but has since been painted in bright colours, its former aesthetic quality is now lost.

At the time of their construction, the Greenslopes ARC Centre buildings were clearly intended to be low-cost structures, which inherently results in a more limited durability and building life – the overwhelming focus at that time was to fulfil an urgent and pressing social need to support repatriation following WWII. The buildings were supplementary to the broader volunteerism efforts being provided by the Australian Red Cross to the Greenslopes Repatriation Hospital and this being replicated across a nation scale. In this context, the buildings received little to no design consideration for creating a lasting legacy or sense of permanence, other than the token western entry feature façade pediment with “Australian Red Cross Centre” lettering (now missing) and associated “Red Cross insignia (partly missing). Overall the buildings are of functional post-war design constructed using low-cost materials of that time.

The aesthetic characteristics for the Greenslopes ARC Centre buildings are unremarkable in a post WWII building context for this type. Comparison with other recreation halls of the same era and type, such as those at say Amberley or East Sale RAAF Base, or Latchford Barracks Assembly Hall, provide a far more refined architectural resolution and aesthetic presentation when compared with the Greenslopes ARC Centre buildings. These comparative Defence base examples are also retained in their setting and are in good condition, with high integrity and relate to a suite of broader wartime constructed buildings on each base.

Other WWII buildings of comparable provenance such as the Williams Laverton RAAF Base Officers' Mess (1939) and the Larrakeyah Barracks Sergeant's Mess (1940) demonstrate remarkable aesthetic outcomes for structures built during the same WWII crisis period. These buildings also supported occupation by Defence personnel for what were very similar recreation use functions (albeit they were well and able bodied users on an active Defence base). These comparable provenance buildings also adopted different forms and used more labour intensive and costly materials such as masonry walls and roof tiles, demonstrating a higher level of community investment made during the same WWII period. Today this has resulted in Mess buildings that are revered for their aesthetic qualities and accordingly, these buildings fulfil many of the CHL criteria and are protected by their entry on the CHL. They are inherently robust and in excellent condition and of high integrity.

The former Greenslopes ARC Centre does not meet the CHL threshold for historic heritage value under this criterion.

Criterion (f): Creative or Technical Achievement

The place has significant heritage value because of the place's importance in demonstrating a high degree of creative or technical achievement at a particular period.

To meet this criterion, a place should be truly representative, compared to other known examples. It should possess high degrees of achievement in art, design or craftsmanship and have been subsequently acclaimed for its excellence in this regard. This includes the application of a particular innovation or creativity when compared to others of its type.

The Greenslopes ARC Centre was built according to a standard design using common available materials and common construction techniques of the WWII period. The building is of a simple timber-framed structure on concrete stump foundations, clad in weatherboard paneling to low level walls and asbestos cement sheeting for the remainder, with a corrugated asbestos cement roof profile and asbestos wall and ceiling linings throughout. Unfortunately, asbestos cement has subsequently become recognised as hazardous to human health and the product is being systematically removed and replaced on buildings and structures throughout the world. It is unfortunate that asbestos represents the primary construction cladding material utilised at this site and that its condition is exceptionally poor and in present need of remediation.

For their type, the Greenslopes ARC Centre buildings do not exhibit any specific or outstanding qualities of creative or technical achievement in their WWII construction period context. Being funded entirely through Australian Red Cross fundraising efforts, naturally results in prudent spending.

The former Greenslopes ARC Centre does not meet the CHL threshold for historic heritage value under this criterion.

Criterion (g): Social Value

The place has significant heritage value because of the place's strong or special association with a particular community or cultural group for social, cultural, or spiritual reasons.

To meet this criterion, a place should be truly representative, compared to other known examples. It should:

- Include traditional, religious, ceremonial or other social purpose, including a celebratory or commemorative use or association with the activities of a specific group.
- Demonstrate attributes that make it special to an identifiable community or cultural group.
- Ensure that the feelings of attachment to the place are felt by the community in a particularly strong and special sense of belonging.
- The high degree to which the community or cultural group values the place, must be demonstrable.

Military Hospitals were established throughout Australia at the start of WWI, in response to the massive need to care for injured soldiers. These later became Repatriation Hospitals.

With the outbreak of WWII, additional capacity was soon required and the Greenslopes Repatriation Hospital was built as the Greenslopes General Military Hospital. It was constructed as a purpose-built military hospital, to provide medical care and recovery for military personnel serving in WWII. Following the end of WWII, the hospital became the Greenslopes Repatriation Hospital, to support the rehabilitation (repatriation) of returned Australian soldiers back into civilian life. The hospital served this ongoing function up until its 1995 sale to a private hospital operator.

The Greenslopes Repatriation Hospital holds strong and special associations for a great many Australian war veterans who received ongoing care and repatriation services through this facility, during its some 50-years of operation. These include veterans who served in WWII and all subsequent Australian conflicts up until its 1995 closure.

The Greenslopes ARC Centre was opened in 1946 following the completion of WWII. It was constructed opposite the Greenslopes Repatriation Hospital as a volunteer initiative of the Australian Red Cross (built on hospital owned Commonwealth land). The Centre expanded the existing significant volunteer support services already provided by Australian Red Cross to the hospital. The completion of the Centre made available supplementary facilities, comprising an ARC run Recreation Hall and Accommodation Hostel.

The Accommodation Hostel was used from 1942 up until the 2013 closure of the ARC Centre, by families of patients to provide budget accommodation whilst visiting the hospital from the country, along with budget accommodation for outpatients receiving services at the hospital and more recently for refugee accommodation unrelated to the hospital.

The Recreation Hall was used for its original intended purpose of serving the repatriation of veterans for a comparatively small 25-year period, from its 1946 opening up until the late 1960s when all interest had waned. Thereafter, due to an entirely diminished interest from hospital patients, it took on broader community uses mostly unrelated to Veteran needs. The Red Cross remained caretakers of the building but uses no longer related specifically to the Greenslopes Hospital function. This results in a relatively short-period of use and connection of the Greenslopes ARC Centre to the veteran community, compared with say other WWI and WWII facilities such as Memorial Halls, RSL Clubs or recreation hall type facilities on say Defence base, that remain in continuous ongoing use to present day.

For the Greenslopes ARC Centre site, any Veterans' memories would reasonably be framed most strongly in the context of the broader Greenslopes Repatriation Hospital function that operated for a 50-year period up until its sale in 1995. Any attachment to the ARC Centre site specifically, would be insufficiently strong or special to meet this criterion, especially given the exclusive repatriation function of the ARC Centre buildings ended some 50-years ago.

By way of example, a lack of social value / veteran attachment is evidenced in extensive recent media articles in respect to the site. The focus for these articles is entirely centred around local community concerns of public health due to site contamination issues (asbestos). There is also local community concern in respect to the potential demolition of "WWII halls" that have "heritage value". Matters of built heritage value are assessed under other criterion, but specifically, there is no indication to inform this criterion of any meaningful and strong connection of social heritage value in respect to the Greenslopes ARC Centre by a particular community group. This is not surprising given the site has not served in its original Greenslopes repatriation hospital function for over 50-years and only operated for a 25-year period in a diminishing capacity, before all interest had waned.

Places such a military barracks or Parade Grounds that are more directly connected to and typify the significance of a veteran's service, holding strong shared connections to this people group, would hold the more special sense of belonging required to meet this criterion.

The former Greenslopes ARC Centre does not meet the CHL threshold for historic heritage value under this criterion.

Criterion (h): Associational Value

The place has significant heritage value because of the place's special association with the life or works of a person, or group of persons, or importance in Australia's natural or cultural history.

To meet this criterion, a place should be truly representative, compared to other known examples. It should:

- Represent an event or activity that was important in the life and work of a particular person or group, having occurred at that location.
- The place should hold a tangible connection to the achievements of a person or group – having been born, lived or died at a place does not necessarily mean the place was important to their achievements. There needs to be a strong and meaningful connection that can be demonstrated by research or evident in the physical fabric of the place.

The Greenslopes Repatriation Hospital is associated with the work of the Department of Defence, who ran the Greenslopes General Military Hospital from 1942 until 1947. Indirectly it is also associated with Defence personnel and veterans, for whom the military hospital was established to care for up until the present day. The Greenslopes Repatriation Hospital is also associated with the work of the Repatriation Commission (and Department of Veterans' Affairs) having ran the facility from 1947 until 1995.

Amongst other philanthropic organisations, the Greenslopes Repatriation Hospital is strongly associated with the work of the Australian Red Cross who served at the hospital for a nearly 70-year continuous period, from its opening in 1942, right up until 2010. This work was replicated at Repatriation Hospitals throughout

Australia, along with other services by the Australian Red Cross to the general community. The unrewarded contribution of Red Cross volunteers, sewn into the lives of veteran's attending the hospital for care (physical, social and mental), supported the hospitals' repatriation mission to countless Australian military personnel who served in theatres of war.

The Greenslopes ARC Centre has a direct association with the work of the Australian Red Cross at the Greenslopes Repatriation Hospital. The construction of the Recreation Hall and Accommodation Hostel buildings using funds provided entirely through the volunteer fundraising efforts of the Red Cross, is a truly remarkable philanthropic accomplishment – albeit this achievement was replicated at an even more profound national level. Therefore, this remarkable contribution by the Red Cross of a Recreation Hall and Accommodation Hostel is important but is by no means rare or unique to this site.

The services provided by the Red Cross in a both a post WWI and WWII context, were innovative and eminently practical, designed to assist with the reintegration of veteran's back into society. Much of this work was pioneering in its nature. The importance placed by a post-war society to support and care for its returning soldiers is directly demonstrated through the provision of repatriation support services made available by the Australian Red Cross. Importantly, these services were provided in the context of the wider Greenslopes Repatriation Hospital (and again also provided on a national level). The ARC Centre buildings were supplementary to the much wider support role that Australian Red Cross performed at this site.

There certainly exists far stronger and more important connections at other buildings throughout Australia in regard to a recognised association with the Red Cross, such as the State Heritage Listed Red Cross House in Sydney (c.1939). The Greenslopes ARC Centre does not sufficiently embody or define the main work of the Red Cross, which was eminently larger and broader on every conceivable scale (specific site, local, state, national context). The Greenslopes ARC Centre was constructed as a low-cost construction to support an immediate repatriation service need. This need was relatively short-lived in its direct repatriation role and function at the Greenslopes Repatriation Hospital, with the Recreation Hall serving its original constructed purpose from 1946 up until the late 1960's (a comparably small 25-years, in a 75-year building life to date). The Red Cross in contrast, has been serving in Australia since 1914 to present day – some 110 years and at the Greenslopes Repatriation Hospital since 1942 up to 2010 – some 70 years.

The Greenslopes ARC Centre does however provide a relatively interesting insight into the profound nature of Australian volunteerism during and immediately following the time of a nation in war crisis. The Recreation Hall original western façade lettering “Australian Red Cross Centre” and the associated ‘Red Cross’ insignia are both subtle, yet important physical elements of the associational value for the Greenslopes ARC Centre with the work of the Australian Red Cross and its ‘army of volunteers’.

The former Greenslopes Repatriation Hospital site has strong associations with the Department of Defence, Australian war veterans, the Repatriation Commission and the Australian Red Cross which would satisfy heritage value under this criterion should the hospital site remain in Commonwealth ownership. The Greenslopes ARC Centre, contributes positively to the broader Greenslopes Repatriation Hospital site heritage value.

We conclude that the whilst the Greenslopes ARC Centre does hold associational heritage values in connection with the work of the Australian Red Cross following WWII, these are truly insufficient to satisfy the CHL threshold for historic heritage value under this criterion. The Greenslopes ARC Centre associational heritage values are most strongly connected to its role with the former Greenslopes Repatriation Hospital.

The former Greenslopes ARC Centre does not meet the CHL threshold for historic heritage value under this criterion.

Criterion (i): Indigenous Tradition

The place has significant heritage value because of the place's importance as part of indigenous tradition.

Not assessed - outside the scope of this report.

4.4 Statement of Heritage Value

The former Greenslopes Australian Red Cross Centre has been assessed against Commonwealth Heritage criteria for historic heritage values under the EPBC Act. The assessment of significance has found:

- The former Greenslopes Repatriation Hospital opposite (established in 1942 as the Greenslopes General Military Hospital) holds important heritage values. This site was sold by the Repatriation Commission in 1995, to a private hospital operator. As the property is no longer in Commonwealth ownership or control, the EPBC Act does not apply. However, the heritage values associated with the former Greenslopes Repatriation Hospital are now protected through the site's entry in the Brisbane City Council Local Heritage Register, with various WWII hospital structures remaining at the site.
- The former Greenslopes ARC Centre does not hold heritage values as an individual site, when assessed against the CHL criteria. It was found that the heritage values would be insufficient to meet the CHL threshold for significant historic heritage value. The buildings were compared to other similar recreational building types entered on the CHL. All examples reviewed, held associational heritage value with their broader site. Similarly, the Greenslopes ARC Centre contributes positively to the heritage values associated with the historically significant former Greenslopes Repatriation Hospital site to which it was originally established to support.
- The former Greenslopes ARC Centre has associational heritage values, owing to its role and connection with the historically significant former Greenslopes Repatriation Hospital, that it serviced from the ARC Centre opening in 1946 up until its closure in 2013. The former Greenslopes ARC Centre associational heritage values are confirmed as follows:
 - **Criterion (a) - Historic Defining Events / Processes:** The former Greenslopes Repatriation Hospital was established during WWII as Brisbane's largest purpose-built military medical facility and its provision of high-quality medical services and repatriation care to military personnel in both wartime and peace over more than 50-years is significant. The Greenslopes ARC Centre provided vital services in support of the hospitals' repatriation role.
 - **Criterion (g) - Social Value:** The former Greenslopes Repatriation Hospital holds special association felt by the many veterans who served in WWI, WWII and all subsequent Australian conflicts and received care and repatriation services from the Hospital over more than a 50-year period. The Greenslopes ARC Centre was a place of recreation that operated for a comparatively short 25-year period from 1946 up until c.1960. Its role and function would have strengthened social connections amongst the veteran patients of the hospital during this relatively short period, albeit it has not been in use for this function for over 50-years.
 - **Criterion (h) - Associational Value:** From its opening during WWII in 1942, the Greenslopes Repatriation Hospital holds special association with the work of the Australian Red Cross and its many volunteers who served without reward in support of the hospitals' medical care and repatriation mission to countless Australian veteran's. The Red Cross services developed were innovative and designed to assist with the reintegration of veteran's back into society. Much of this work was pioneering in its nature. The Greenslopes ARC Centre illustrates the practical nature of the contribution by the Australian Red Cross in the broader context of the Greenslopes Repatriation Hospital.

In summary, the former Greenslopes ARC Centre site does not possess heritage values sufficient to meet Commonwealth Heritage List criteria under the EPBC Act. Accordingly, proposed disposal actions of the site by the Department of Veterans' Affairs, will not adversely impact on Commonwealth Heritage values.

However, the former Greenslopes ARC Centre does contribute positively to broader heritage values associated with the historically significant former Greenslopes Repatriation Hospital site opposite. Heritage values for this now privately-owned hospital site are protected through its entry in the Brisbane City Council Local Heritage Register. However, DVA as a Commonwealth agency, has no legal responsibility to consider any impacts of its proposed disposal actions in respect to Local Heritage Listings.

It is recommended that the DVA adopt a cautious heritage management approach in respect to proposed disposal actions for the Greenslopes ARC Centre. It would be prudent to mitigate (in good faith) any potential adverse heritage impacts on the historically significant former Greenslopes Repatriation Hospital site, even though there exists no legal obligation for DVA to do so.



Australian Red Cross Centre – Former Recreation Hall, Southern Annex to Main Hall
Source: Catalyst Architects, 21 November 2019 (Photographer: Cloud 9 Creative)

5.0 Heritage Impact Assessment

5.1 Heritage Impact Assessment Findings

This *Heritage Impact Assessment* (HIA) is intended to inform a proposal by the Department of Veterans' Affairs, to dispose of the former Australian Red Cross Centre site located in Greenslopes, Queensland. The site incorporates two buildings associated with its former Red Cross use, being a Recreation Hall and an Accommodation Hostel. Historically, the use of this site was inseparably linked with the former historically significant Greenslopes Repatriation Hospital (established in 1942 as the Greenslopes General Military Hospital and sold in 1995 to a private hospital operator).

The former Greenslopes ARC Centre site is located on the corner of Newdegate and Headfort Streets and comprises three allotments. The site is legally owned by the Repatriation Commission and managed by the Australian Government Department of Veterans' Affairs (DVA). Historically the buildings on the site were established by the Australian Red Cross (ARC) in 1946 and managed by them up until 2013, when they vacated the site on account of OHSW concerns in respect to site contamination issues.

The Repatriation Commission has no ongoing use for the site and the DVA has commenced investigations to dispose of the site. As a Commonwealth Agency, the DVA is required to self-assess if its proposed disposal action will have potential to cause an 'adverse impact' on the Commonwealth Heritage values for the place. Accordingly, this HIA is intended to confirm if the site holds Commonwealth Heritage values and if so, provide recommendations for the effective management of those values, ensuring there is no adverse impact on Commonwealth Heritage values under the EPBC Act.

Comparative Analysis

Comparable WWII recreation hall / cinema / theatre buildings used for military personnel, were assessed across a range of Defence sites. Many comparable building types were found, confirming that the Greenslopes ARC Building type is not rare. Of the selection assessed, all were in fair to good condition with medium to high integrity and continued ongoing in their original use.

Comparable recreation hall for civilian use were also considered, including at other Repatriation Hospitals. This comparison reveals that the Greenslopes ARC Centre buildings were of similar form and construction to a great many WWII period Memorial Halls throughout Australia, built by the community in a most economical manner. The Memorial Halls by way of example, remain in use throughout most cities and towns and possess strong social connections through their memorial role of honouring lost community members to conflicts. Accordingly, by comparison, the Greenslopes ARC Centre buildings are unremarkable and do not command the same social heritage value as many other comparable facilities that remain in ongoing original use.

Site Found Condition Assessment

This HIA has confirmed that the former Greenslopes ARC Centre buildings (Recreation Hall and Accommodation Hostel) are in very poor condition with low to medium integrity. These buildings were found to be of low architectural merit, compared with other equivalent building types assessed. Directly comparable WWII recreation hall building types were found on Defence sites throughout Australia, that are retained in good condition and with high integrity and with over 75-years of continuous ongoing use, providing excellent examples of their type.

It was also concluded that the Greenslopes ARC Centre buildings, were designed and constructed as inherently low-cost structures with limited durability – built urgently to meet pressing repatriation needs at the conclusion of WWII. By comparison, similar WWII building types of comparable provenance and also supporting the occupation by Defence personnel for similar recreation use functions, adopted different forms and used more costly and labour intensive materials such as masonry walls and terracotta roof tiles, demonstrating that a higher level of community investment was made in comparable use buildings during the same WWII crisis (examples reviewed were the Officers' Mess at Williams Laverton RAAF Base and the Sergeant's Mess at Larrakeyah Barracks). Today these buildings are revered for their aesthetic qualities and accordingly, they fulfil many of the CHL criteria

and are protected by their inclusion on the CHL in their own right. They are inherently robust and in excellent condition and of high integrity.

Heritage Values Assessment

An assessment of Commonwealth Heritage value against all relevant CHL criteria has been undertaken for the former Greenslopes ARC Centre site as part of this HIA. This has found that the former Greenslopes ARC Centre does not meet the CHL threshold for historic heritage value in its own right for any of the CHL criterion. Accordingly, proposed disposal actions of the site by the Department of Veterans' Affairs, will not adversely impact on Commonwealth Heritage values under the EPBC Act.

However, the former Greenslopes ARC Centre was found to contribute positively to the broader heritage values associated with the historically significant former Greenslopes Repatriation Hospital site opposite. Heritage values for this now privately-owned hospital site, are protected through its entry in the Brisbane City Council Local Heritage Register. However, DVA as a Commonwealth agency, has no legal responsibility to consider any impacts of its proposed disposal actions in respect to Local Heritage Listings. Similarly, the former Greenslopes ARC Centre is also entered in the Brisbane City Council Local Heritage Register, but whilst the site is under Commonwealth (or State Government) ownership, this listing holds no legal status.

Despite not fulfilling relevant CHL criteria for heritage value, it is recommended that the DVA adopt a cautious heritage management approach in respect to proposed disposal actions for the Greenslopes ARC Centre site, by mitigating (in good faith) any potential adverse heritage impacts on the historically significant former Greenslopes Repatriation Hospital site opposite, even though there exists no legal obligation for DVA to do so.

Site Contamination Findings

A Contaminated Land Assessment of the former Greenslopes ARC Centre site has found Organochlorine pesticides in soils, that well exceed recommended safe concentration levels for all land uses. This, along with the presence of heavy metals and asbestos fibres, poses a high health and environmental risk that requires full site remediation. Recommended remediation options are either construction of an engineered site containment cell or excavation and off-site disposal of around 140m³ of organochlorine pesticide contaminated soil.

An Asbestos Management Plan prepared for the former Greenslopes ARC Centre site, has found that cement sheeting products containing asbestos have been used for the Recreation Hall and Accommodation Hostel buildings for the majority of external wall cladding, corrugated roof cladding, eaves soffit linings, all internal wall and ceiling linings throughout and for various sewer and stormwater pipes, joinery components and the like. This comprises the majority of building materials for the site, with exception of the timber floors and timber framing elements. The most recent asbestos report update, completed September 2019, advises that recent hail storm damage to the roof sheets has now exposed friable asbestos. Roof wash-off is now resulting in general site debris (comprising friable asbestos) and all of this requires urgent remediation through removal of sheets and decontamination of the site to mitigate risks to public health and the environment.

A Property Disposal Strategy prepared by commercial property agents Jones Lang Lasalle (JLL) in 2019, concludes that the current risks posed by the contamination issues present at the site, would result in a highly unfavourable commercial outcome and ongoing legal risk to the Commonwealth if the site was to be disposed of prior to site remediation. The Property Disposal Strategy recommends remediation of site contamination prior to disposal, as the most prudent commercial direction.

Anticipated Adaptive Reuse Works

The former Greenslopes ARC Centre Recreation Hall and Accommodation Hostel buildings were vacated on 30 September 2013. Given this extended period of vacancy, these buildings are now void of a Certificate of Occupancy. Under *Queensland's Building Act 1975*, any proposed adaptive reuse of these buildings will require full compliance to be achieved with the current National Construction Code so as to achieve required health, safety, amenity and sustainability objectives. Requirements for equitable building access under the Disability Discrimination Act (DDA) will also apply.

This HIA has identified anticipated Building Fire Safety and Protection Works, Health and Safety Works and Adaptive Reuse Works that are necessary to support a compatible ongoing adaptive reuse for these buildings. The defined works scope is considered reasonably accurate of the works that will be required, but these do remain dependent on further detailed site assessment and investigations, along with confirmation of any likely future site use (and resultant site use classification under the NCC).

It is noted that the required works magnitude and scope are anticipated to be unusually enormous, not assisted by the extensive scope of contamination issues that will require virtually every building lining material to be removed and replaced throughout the site. The only salvageable elements to the existing buildings are the timber windows, wall / roof frames and flooring. Structurally, wall and roof frames are expected to require structural upgrades to meet minimum holding-down requirements for wind loads.

Other broader planning considerations will also likely impact on potential future site use options, including the likely need for off-street carparking (with on-street carparking already at capacity for this precinct). Sensitive residential uses immediately adjacent the sites east and north boundaries, will also likely impose limits on noise, site operating hours and overlooking.

Adaptive Reuse Detailed Cost Estimate Findings

Itemised cost estimate of available adaptive reuse options for the site have been prepared as part of this HIA, taking into account all findings of this HIA and past reports. The options and associated cost estimates are:

- **Option 1 (\$7.5m + GST):** Retain and adaptively reusing the existing Recreation Hall and Accommodation Hostel buildings, including full site contamination remediation (pricing excludes fitout – base building works only, sufficient to obtain a Certificate of Occupancy).
- **Option 2 (\$5.39m + GST):** Retain and adaptively reusing the Recreation Hall building only (demolish the Accommodation Hostel building), including full site contamination remediation (pricing excludes fitout – base building works only, sufficient to obtain a Certificate of Occupancy).
- **Option 3 (\$1.80m + GST):** Demolish both buildings (Recreation Hall and Accommodation Hostel), including full site contamination remediation (site left clean for a new development).

DVA Directions

The DVA has confirmed that the former Greenslopes ARC Centre site is surplus to Repatriation Commission needs and is intended to be disposed of. In support of disposal, proceeding with site decontamination works (especially the asbestos remediation works) is considered an urgent and pressing priority by the DVA.

The DVA has indicated that based on the Cost Estimate findings, obtaining funding for the adaptive reuse of the Recreation Hall and Accommodation Hostel (Option 1) or the adaptive reuse of the Recreation Hall only (Option 2), is not expected to gain financial support. Adaptive reuse of a site surplus to DVA needs does not fulfil any of DVA's purpose or outcome requirements and accordingly, the project would not receive special parliamentary funding. Therefore, all funding for this project has to be sourced from the Departments' internal operating budget. Committing a significant amount of departmental annual operating budget for an adaptive reuse outcome that does not meet the Repatriation Commissions core purpose and objectives, cannot be justified.

It is noted that the DVA has no direct past use or association with the buildings on the subject site. The site was constructed by the Australian Red Cross in 1945 (on Commonwealth land) and the ARC have been caretakers for the facilities until they vacated the site in 2013 on account of their own identified OHSW concerns.

Offering the site to a separate entity (public or private) to undertake adaptively reuse works and establish a long-term lease, is equally problematic. The estimated costs for adaptive reuse are substantial, resulting in the property yield outcomes for such an approach being commercially undesirable for any potential entity.

The Assessment of Significance in this HIA has found that the former Greenslopes ARC Centre does not to meet the CHL threshold for historic heritage value in its own right for any of the CHL criterion. Accordingly, DVA are not confident that they can demonstrate an adaptive reuse solution will deliver prudent and responsible financial management of public funds.

5.2 Heritage Management Recommendations

Catalyst Architects has completed a comparative analysis, completed an assessment of site found condition, undertaken a heritage values assessment, reviewed site contamination findings, identified anticipated adaptive reuse works requirements, prepared a detailed cost estimate for adaptive reuse site options and considered DVA's project requirements.

Based upon the findings of this *Heritage Impact Assessment*, our preference would be to optimally see the adaptive reuse of the Recreation Hall building - should funding permit (*Adaptive Reuse Option 2*). However cognisant of the former Greenslopes ARC Centre site not meeting the CHL threshold for historic heritage value in its own right for any of the CHL criterion and recognising the need of DVA to deliver prudent and responsible financial management of public funds, we would support demolition of the former Greenslopes ARC Centre Recreation Hall and Accommodation Hostel buildings and associated site remediation (*Adaptive Reuse Option 3*). We accept that there is no feasible or prudent alternative to taking this action.

In assessing the issues on balance, we have concluded that the extent of contamination issues present and the resultant cost in order to make the buildings suitable for a compatible adaptive reuse, simply cannot be financially justified against the found heritage values of the former Greenslopes ARC site.

We recommend that a cautious heritage management approach be adopted, in recognition of the contribution the former ARC Greenslopes site makes to the heritage values of the former Greenslopes Repatriation Hospital site opposite. Heritage values for the hospital site are protected through its inclusion on the Brisbane City Council Local Heritage Register. Accordingly, whilst there is no legal obligation to do so, we recommend that DVA seek to minimise (in good faith) any potential for adverse impact on heritage values for the former Greenslopes Repatriation Hospital site and seek to do so in accordance with EPBC Act requirements for Commonwealth heritage value.

341ZC Minimising adverse impact on heritage values⁶¹

A Commonwealth agency must not take an action that has, will have or is likely to have an adverse impact on the Commonwealth Heritage values of a Commonwealth Heritage place, unless:

- (a) there is no feasible and prudent alternative to taking the action; and*
- (b) all measures that can reasonably be taken to mitigate the impact of the action on those values are taken.*

Heritage Management Mitigation Measures

We recommend that the *Heritage Management Mitigation Measures* following, be adopted in respect to a proposed demolition of the Greenslopes ARC Centre Recreation Hall and Accommodation Hostel buildings and associated site remediation works and subsequent site disposal:

#1. Heritage Photographic Record

Prior to any site works commencing, prepare a *Heritage Photographic Record* of the Greenslopes ARC Centre site, capturing current found condition of the Recreation Hall, Accommodation Hostel and the site setting / context. This is necessary to record the found condition prior to any change at the site. The record shall meet best-practice heritage guidelines.⁶²

The record should include high quality ground-based photographs and ideally aerial oblique photographic capture, undertaken from either an aircraft or a drone. The record should include a site scaled survey drawing, recording the footprint of the buildings on the site, along with elevation details.

The entire *Heritage Photographic Record* (report and all image files) should be made publicly accessible for future research purposes. In addition to the DVA retaining a copy, the record should be offered to the local Council, the State Library of Queensland and the Red Cross headquarters in Brisbane.

⁶¹ Environment Protection and Biodiversity Conservation Act 1999 (Commonwealth EPBC Act) – Volume 2, Chapter 5, Part 15, Division 3A, Subdivision E: Obligations of Commonwealth Agencies – Minimising adverse impact on heritage values (Section 341ZC).

⁶² NSW Heritage Council of NSW, *Photographic Recording of Heritage Items Using Film or Digital Capture* (2006). Noting also that the WA State Heritage Office, *Guide to Preparing an Archival Record* (March 2012) and the QLD Department of Environment and Heritage Protection, *Archival Recording of Heritage Places* (2013) provide useful information to guide the preparation of Photographic Records.

#2. Recover Missing Elements

Every attempt should be made to recover the following presently missing elements, that are important in transmitting understanding of the earlier uses for this site (refer **Figure 29** for locations):

- a. "Australian Red Cross Centre" lettering, originally pinned to the Recreation Hall west facade.
- b. Building plaque, originally inset in the brick entry porch column of the Recreation Hall building.
- c. The cross forming part of the "Red Cross" insignia, set within the metal handrailing of the western entry porch of the Recreation Hall building.

If found, these important interpretive elements should be safely stored in a low-corrosion environment (indoors) to preserve them for potential re-installation and / or interpretation to be guided by the findings of a *Heritage Interpretation Strategy*. Refer **Figures 19 / 20** for historical photographs illustrating the original state of these presently missing elements.

#3. Salvage Select Built Elements

Should building demolition works proceed prior to the completion of a site *Heritage Interpretation Strategy*, then the following built elements shall be retained insitu and made safe in a manner that will not diminish their integrity for future interpretation purposes (refer **Figure 29** and **Figure 30** for extent):

- South-west corner site entry brick pillars, with associated wrought iron elements;
- Pedimented brick and concrete porch west façade, with associated metal handrailing and integrated "Red Cross" insignia.

Seek heritage architect direction to guide make-safe works. A decision on how all retained built elements are included in future site interpretative initiatives (retained, modified, subsequently demolished), shall be guided by the findings of a *Heritage Interpretation Strategy*.

#4. Heritage Interpretation Strategy

Prepare a site *Heritage Interpretation Strategy* for the former Greenslopes Australian Red Cross Centre site, to transmit an understanding of the history of the place, including the buildings and past activities. Also include an understanding of the heritage values of the former Greenslopes Repatriation Hospital site opposite and the associations of the former ARC Centre site with the former hospital.

The *Heritage Interpretive Strategy* must result in interpretive outcomes being realised at the site, presenting the stories in a tangible and practical manner, as well as possible off-site interpretation initiatives. The Strategy shall determine the optimum communication medium(s), location, target audience and key themes to be communicated. The Strategy should be prepared, cognisant of proposed future site use.

#5. Establish a Compatible Future Site Use

As part of a proposed site disposal process, careful consideration shall be given to ensuring (as far as practical) that a future site use is established that will ensure an ongoing and compatible use for this site, in a manner that is sympathetic to site Local Heritage values.

Whilst future site adaptive reuse options are not yet known, priority should be given to uses that will respect and promote the original philanthropic spirit established by the Australian Red Cross in its historical use of this site. The following Guiding Principles apply:

- Future site use should richly benefit the wider community.
- Future site use should actively promote / transmit an understanding of the site history, guided by a *Heritage Interpretation Strategy*.

#6. Heritage Protection

This HIA has found that the subject site does not fulfil relevant CHL criteria for heritage value and accordingly EPBC Act heritage management obligations do not apply to any site disposal process. However, the site is entered on the Brisbane City Council Local Heritage Register and should disposal result in the site ownership passing to an entity that is not a Commonwealth or Queensland State Government agency, then local heritage management obligations under the existing Brisbane City Council Local Heritage listing will become legally binding for a new owner.

As part of the Commonwealth proposed disposal of the former Greenslopes Australian Red Cross Centre site, consultation should be held with the Brisbane City Council, providing the findings of this HIA for their information. Council input and feedback should be sought (in good faith) to inform the site

disposal process, with a view to ensuring local heritage values are effectively managed, cognisant of the other Heritage Management Recommendations established by this HIA.

A heritage management covenant should be established by the DVA as part of a site disposal / sale contract, ensuring the ongoing protection and interpretation of the Local Heritage values of the site (once it is out of Commonwealth ownership) and ensuring compatible future site use options are achieved for the site, in accordance with *Heritage Management Recommendation #5* of this HIA.

#7. Archaeological Protocol

Adopt the following Archaeological protocol during any demolition, site remediation and other general works at the site:

Archaeological Chance-Find Protocol for Construction Contract

Former ARC Centre, Greenslopes, Queensland

Archaeological remains are any remains of any past human activities at a site. This can include, but is not limited to:

- *Early building remains (foundations, bricks, worked stones and the like);*
- *Evidence of early farming activities;*
- *Evidence of early European occupation through artefacts (pottery, coins, bottles, buttons and like);*
- *Evidence of indigenous land occupation (including historic human burial remains, tools and like).*

Proposed site demolition and decontamination works will involve site excavations that have potential to disturb areas of archaeological sensitivity. An assessment of potential to impact archaeological deposits has been undertaken for the subject site and the likelihood of disturbance is low.

There is no known development of the site when it was purchased by the War Service Homes Commission in 1919, prior to its acquisition as part of the Greenslopes General Military Hospital site holding in 1945. Site use prior to its 1919 Government acquisition, is believed to have been passive farming use in possession of the Stephens' family.

Nonetheless, should site works reveal any archaeological remains, works shall immediately cease, without causing alteration or damage to the archaeological finds. The archaeological finds are to be suitably protected (from theft, vandalism and effects of weather / erosion). Notify immediately in writing the Department of Veteran Affairs contract representative, providing details of the finds and seek direction. All finds remain the property of the Department.

Depending on the nature of the archaeological finds, other groups, authorities and professional inputs may need to be sought. Consultation may be necessary with indigenous land custodians and archaeological professionals to interpret, manage and record the finds.

5.3 Conclusion

The Assessment of Significance in this HIA has found that the former Greenslopes ARC Centre does not meet the CHL threshold for historic heritage value in its own right, for any of the CHL criterion. Accordingly, inclusion of the site onto the Commonwealth Heritage List is not recommended.

The former Greenslopes ARC Centre site, is legally owned by the Repatriation Commission and managed by the Australian Government Department of Veterans' Affairs. Historically the site has been used by the Australian Red Cross since 1946 when it established through public donations, a Recreation Hall and Accommodation Hostel building on Commonwealth land. The site was vacated by the Australian Red Cross in 2013 on account of OHSW concerns in respect to site contamination issues. The DVA has confirmed that the site is surplus to Repatriation Commission needs, noting that the former Repatriation Hospital site opposite that was established and run by the Repatriation Commission since 1942, was sold in 1995 to a private operator.

This HIA has confirmed that the former Greenslopes ARC Centre buildings (Recreation Hall and Accommodation Hostel) are in very poor condition. An Asbestos Management Plan prepared for the former Greenslopes ARC Centre site, has found that cement sheeting products containing asbestos have been used extensively throughout the Recreation Hall and Accommodation Hostel buildings as the primary cladding element and a range of other uses. The roof cladding to both buildings is now in very poor condition with friable asbestos exposed by recent hail events, with further repair / encapsulation no longer viable. Roof cladding replacement is urgently required, that in-turn would trigger building upgrades for a site that presently has no identified ongoing use.

A Contaminated Land Assessment of the former Greenslopes ARC Centre site has found Organochlorine pesticides in soils, that well exceed recommended safe concentration levels for all land uses. This, along with the presence of heavy metals and asbestos fibres throughout the site, poses a high health and environmental risk that requires full site remediation.

This HIA has prepared a detailed cost estimate to explore adaptive reuse site options. The magnitude and scope of works required to achieve a compatible new use at the site that retains both buildings and delivers site remediation, was found to be commercially unviable.

The findings of this *Heritage Impact Assessment*, support demolition of the former Greenslopes ARC Centre Recreation Hall and Accommodation Hostel buildings and associated site contamination remediation works and subsequent site disposal, as the only prudent and financially feasible option for ongoing management of this site.

It is noted that the site is entered on the Brisbane City Council Local Heritage Register and should disposal result in site ownership passing to an entity that is not a Commonwealth or Queensland State Government agency, then local heritage management obligations under the existing Brisbane City Council Local Heritage listing will become legally binding for a new owner.

A range of *Heritage Management Recommendations* (as detailed in **Section 5.2** of this HIA) are recommended for implementation by the DVA as part of its proposed site disposal process, to ensure any potential for adverse impact from proposed actions on Local Heritage values for the site will be mitigated. However as a Commonwealth agency, the DVA are under no legal obligation to adopt these recommendations – such actions would be entirely undertaken in good-faith.



Figure 29 **West Façade of former Recreation Building**
Missing elements to be recovered - important for heritage interpretation
(to be further informed by a Heritage Interpretation Plan)

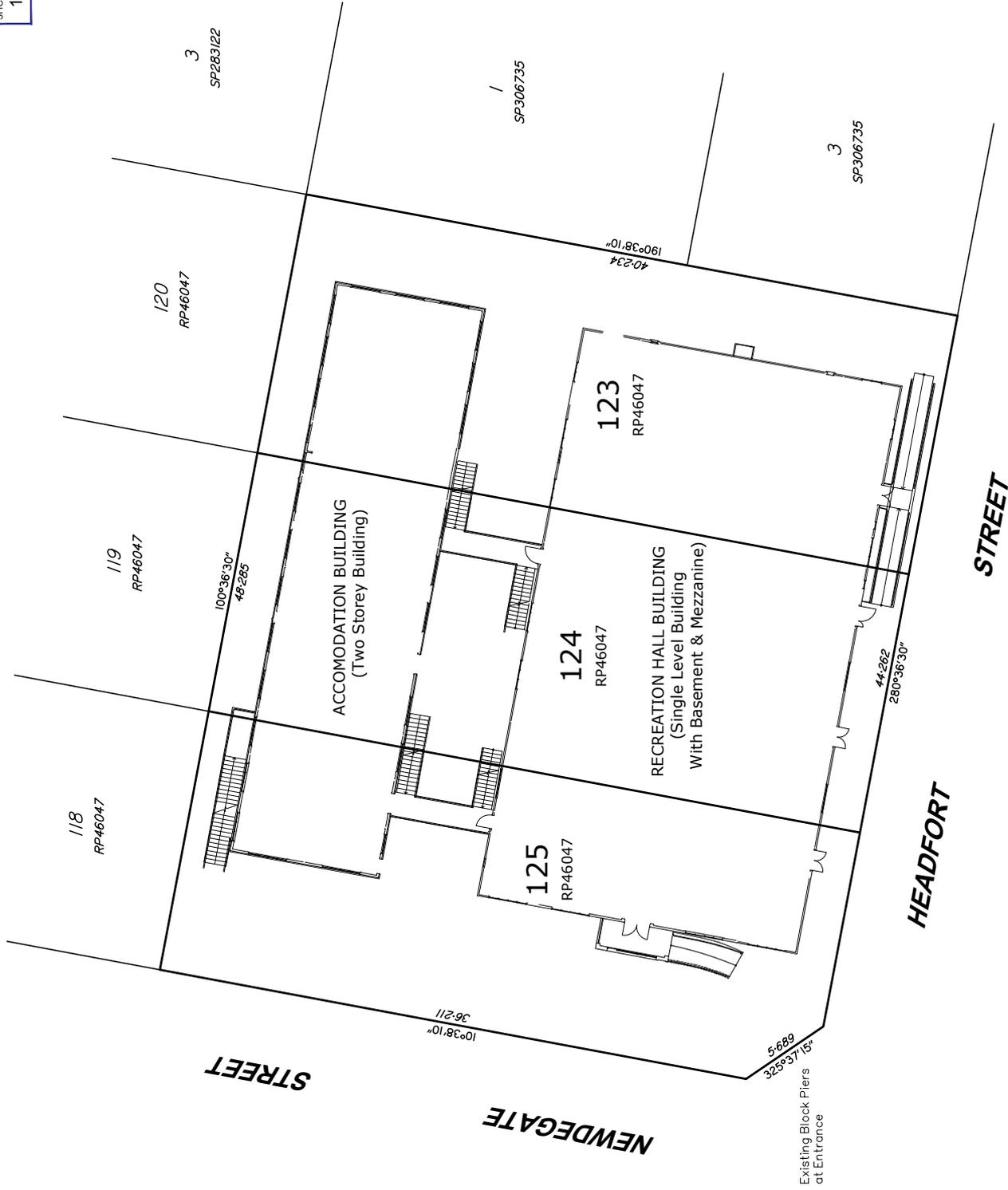


Figure 30 **West Façade of former Recreation Building**
Building Elements to be retained insitu for consideration of use in future heritage interpretation
(to be further informed by a Heritage Interpretation Plan)

A

SITE SURVEY DRAWINGS

Former Australian Red Cross Centre, Greenslopes, QLD



NOTES:
 1. Main to scale on A3 sheet.
 2. All dimensions are wide, title and subject to confirmation by survey.
 3. Meridian of Approximate MGA

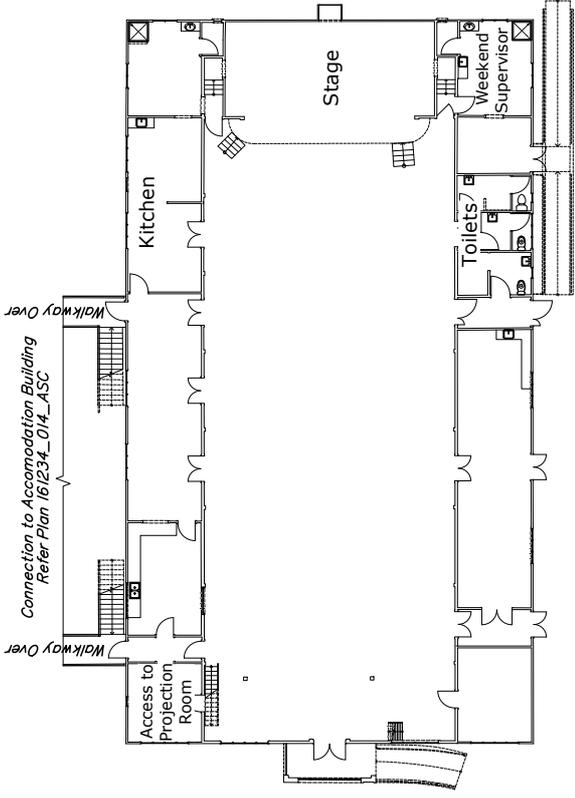
A	Original Issue	BRJ	24/01/2020
	Revision	INT	Date

Site Plan
 of Former Greenslopes Australian Red Cross Centre.

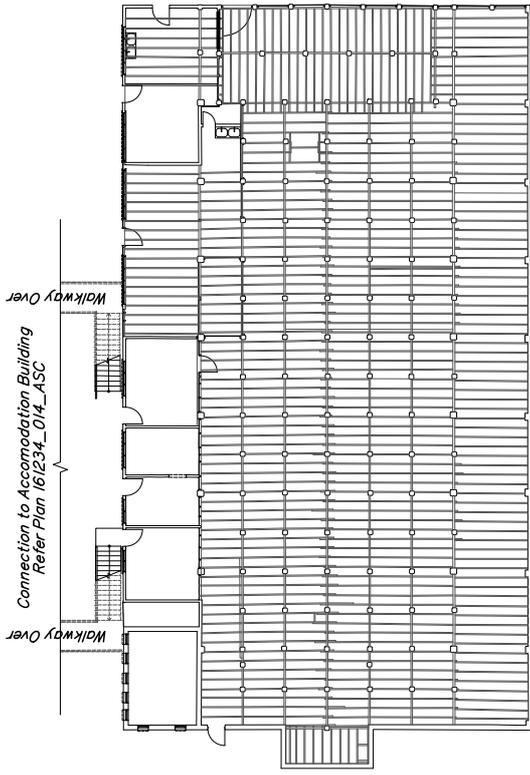
Client:	CATALYST ARCHITECTS
Locality:	GREENSLOPES
Local Gov:	BCC
Prepared By:	BRJ
Surveyed By:	MK
Approved:	BJD
Date Created:	24/01/2020
Scale:	1:250
Comp File:	161234_project
Plan No.:	161234_018_MIS



GROUND FLOOR
 Scale 1:250



UNDERCROFT PLAN
 Scale 1:250



- NOTES:
1. Drawn to scale on an A3 sheet.
 2. Datum referred to is Australian Height Datum - RL 35 543m AHD.
 3. Derived GNSSS observations NW of Nicholson & Newdegate Streets.

A	Original Issue	D.J.L. 09/01/2020
	Revision	Int Date

Floor Plans and Elevations
 of Recreation Hall Building,
 Former Greenslopes
 Australian Red Cross Centre

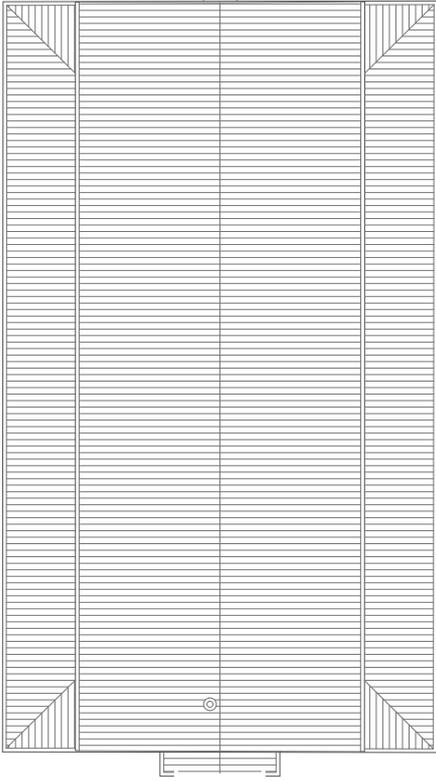
Client: **CATALYST ARCHITECTS**

Locality:	GREENSLOPES
Local Gov:	BCC
Surveyed By:	MK
Date Created:	09/01/2020
Comp File:	161234_project
Plan No:	161234_015_ASC

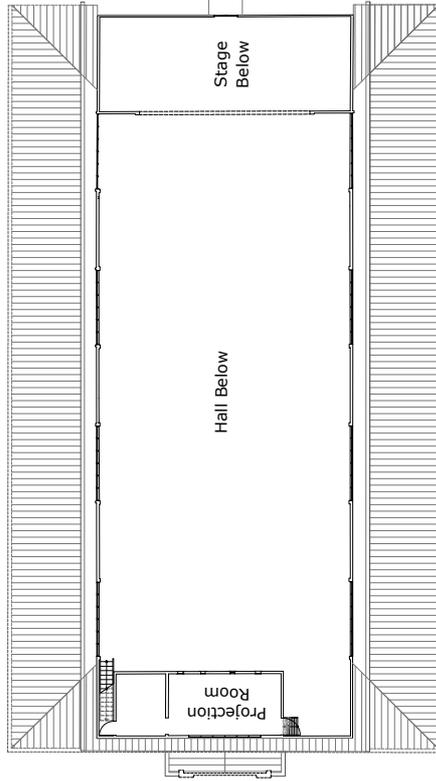




ROOF PLAN
 Scale 1:250



MEZZANINE FLOOR PLAN
 Scale 1:250



- NOTES:
1. Drawn to scale on an A3 sheet.
 2. Datum referred to is Australian Height Datum - RL 35.543m AHD.
 3. Derived GNSS observations NW of Nicholson & Newdegate Streets.

A	Original Issue	D.J.L. 09/01/2020
	Revision	Int Date

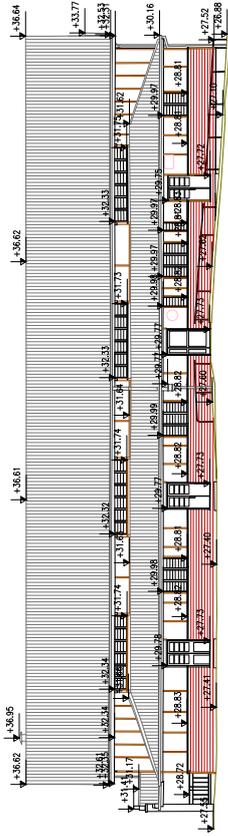
Floor Plans and Elevations
 of Recreation Hall Building,
 Former Greenslopes
 Australian Red Cross Centre

Client:	CATALYST ARCHITECTS
Locality:	GREENSLOPES
Local Gov:	BCC
Prepared By:	D.J.L.
Surveyed By:	MK
Approved:	BJD
Date Created:	09/01/2020
Scale:	1:250
Comp File:	161234_project
Plan No:	161234_015_ASC



**SOUTH ELEVATION
 (HEADFORT STREET)**

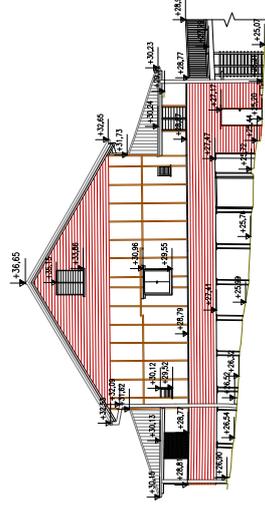
Scale 1:250



EAST ELEVATION

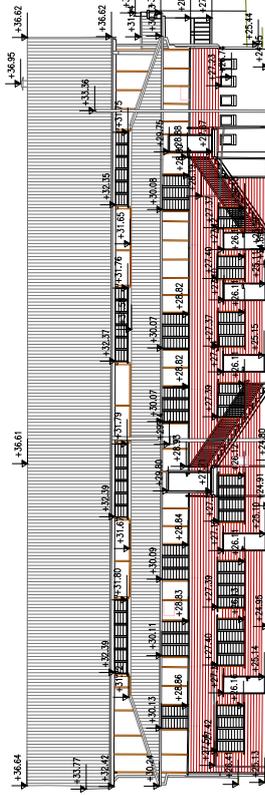
Scale 1:250

Elevation 2



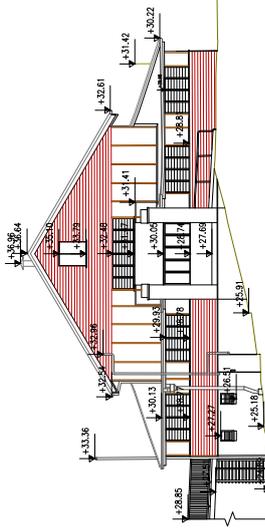
NORTH ELEVATION

Scale 1:250



**WEST ELEVATION
 (NEWDEGATE STREET)**

Scale 1:250



- NOTES:
1. Drawn to scale on an A3 sheet.
 2. Datum is Australian Height Datum referred to FM 17326. RL 35.543m AHD.
 3. Derived GNSS observations NW of Nicholson & Newdegate Streets.

Issue	Revision	Int	Date
A	Original Issue	D.J.L.	09/10/2020

Floor Plans and Elevations
 of Recreation Hall Building,
 Former Greenslopes
 Australian Red Cross Centre

Client: **CATALYST ARCHITECTS**

Locality:	GREENSLOPES
Local Gov:	BCC
Prepared By:	D.J.L.
Surveyed By:	MK
Approved:	BJD
Date Created:	09/01/2020
Scale:	1:250
Comp File:	161234_project
Plan No:	161234_015_ASC

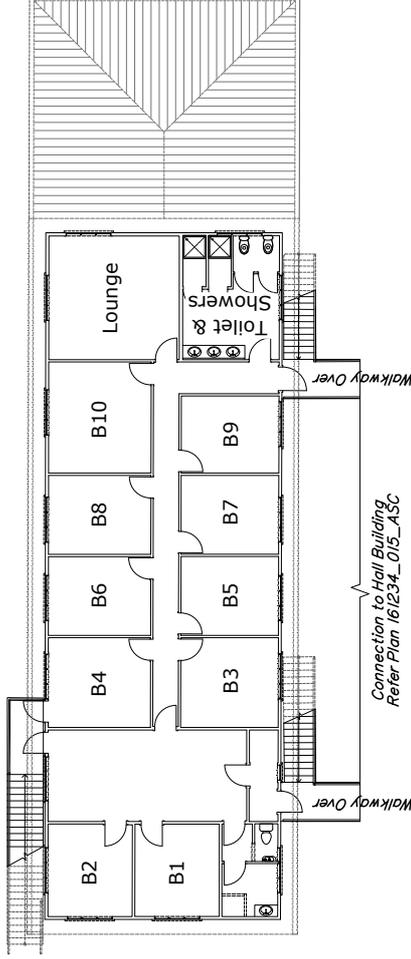




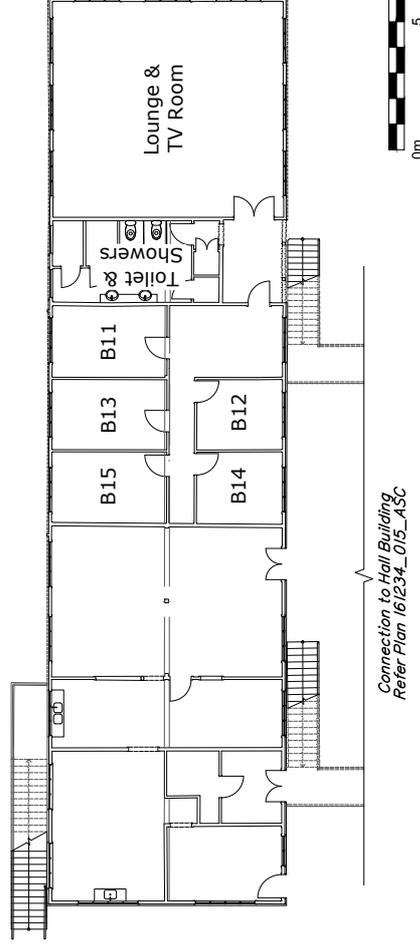
ROOF PLAN
 Scale 1:200



FIRST FLOOR
 Scale 1:200



GROUND FLOOR
 Scale 1:200



- NOTES:
1. Drawn to scale on an A3 sheet.
 2. Derived from a GNS3 survey. Australian Height Datum referred to PM 17328. RL: 35.543m AHD.
 3. Derived GNS3 observations NW of Nicholson & Newdegate Streets.

Issue	Original Issue	D.J.L.	09/01/2020
Revision	Revision	Int	Date
A			

Floor Plans and Elevations
 of Accommodation Building.
 Former Greenslopes Australian
 Red Cross Centre.

Client:	CATALYST ARCHITECTS
Locality:	GREENSLOPES
Local Gov:	BCC
Prepared By:	D.J.L.
Surveyed By:	MK
Approved:	BJD
Date Created:	09/01/2020
Scale:	1:200
Comp File:	161234_project
Plan No:	161234_014_ASC

B

ARCHIVAL MATERIAL

Former Australian Red Cross Centre, Greenslopes, QLD

FORDE SUPPORTS RED CROSS SITE FOR NEW HUT

After he had completed an inspection of the Greenslopes Military Hospital grounds yesterday, the Army Minister, Mr. Frank Forde, expressed support for the site favored by the Australian Red Cross, for the erection of a recreation hut.

CHAIRMAN of the Queensland Division of the Red Cross (Mr. A. E. Sharp) said Mr. Forde said that the Red Cross authorities believed that there was insufficient room for the recreation hut in the hospital grounds and that it should be built on land which adjoined the hospital.

Mr. Sharp added that this vacant ground was owned by the War Service Homes Commission, which had declined to make it available.

Mr. Forde said after his inspection that he was in sympathy with the Red Cross view and that when he returned to Canberra on Monday he would take the matter up with the War Service Homes Commission and the Minister for Repatriation.

Helping Red Cross

CANBERRA, Sept. 28. — The Minister for the Army (Mr. F. M. Forde), announced today that arrangements were being made for three blocks of land adjacent to the Greenslopes Military Hospital to be made available to the Red Cross for the purpose of enabling the Red Cross to erect a recreation hut in connection with its services to the hospital.

The Commonwealth Government would acquire the land from the War Service Homes Commission.

Greenslopes Land For Red Cross

CANBERRA: The War Service Homes Commission has agreed to make three blocks of land adjacent to the Greenslopes military hospital available to the Queensland branch of the Red Cross to erect a recreation hut to facilitate its services to the hospital.

This was announced today by the Army Minister (Mr Forde), who said the arrangement would provide a very satisfactory solution to the difficulties experienced in securing suitable land at the hospital for the hut.

The Government is taking the necessary steps to acquire the land from the War Service Homes Commission without delay.

Immediate Action

The matter will be placed before the Queensland executive for immediate action," said Mr A. E. Sharp, chairman of the Red Cross Society (Queensland Division) when the decision was referred to him today.

Mr Sharp said the site allocated, although of equal area, was on the lower side of the road from that suggested by the Division. The tentative building plans would have to be revised if this was the final decision on the site.

"I appreciate the interest that has been taken in the matter, and the efforts by the Minister for the Army (Mr Forde) after his visit to the hospital," added Mr Sharp.

GREENSLOPES £5000 HUT

A Red Cross recreation hut is to be built near the Greenslopes Military Hospital at a cost of £5000.

The Army Minister (Mr. Forde) said yesterday that arrangements had been made for three blocks of land adjacent to the hospital to be made available for the purpose.

The land belonged to the War Service Homes Commission, and the Federal Government was taking the necessary action to acquire the land.

The Red Cross chairman (Mr. A. E. Sharp) said last night that Greenslopes was the only big service hospital at which the society did not have a recreation hut. Plans of the building had yet to be prepared and approved.

The hut would include a hall, a library, billiard and reading rooms, a handcraft store, work room, and a Red Cross storeroom.

Hospital Men Want Movies

Twenty-four patients of the Greenslopes Military Hospital have petitioned for more movie entertainment.

Their letter to "The Telegraph" has been prompted by the article on Army amenities which appeared in this paper on Thursday.

"Here the only show provided by Army amenities is on Sunday night, and the lawn is crowded with all who can get out of bed," they wrote.

"About once a fortnight the CEMS shows educational shorts, and there have been occasional concert parties, but none in the past three weeks.

"A large percentage of us spend months here convalescing from wounds received in the island fighting. Even when we are stronger, leave finishes at 8 pm, and we would appreciate the extra shows.

"We receive excellent medical care and the facilities and comforts of the Red Cross and Army Education Service are fine, but it seems that we are rather shabbily treated in respect to movie entertainment," they added.

More Shows Planned

An Army spokesman said today that there had been some delay in obtaining necessary materials for the building of a Red Cross hall and recreation hut at Greenslopes.

That delay had been overcome and the buildings were in process of erection. When completed, they would compare more than favourably with any others in Australia.

The buildings would house a library, buffet, and ample space for handicraft work. They would easily accommodate all patients.

Movies would be shown much more frequently than at present when the new hall was completed, the spokesman stated.

ABC ASSN. GIFT TO GREENSLOPES

The acting manager of the Australian Broadcasting Association (Mr D. A. Jose) will present a cheque for £390/10 to the Red Cross this afternoon. The money, which will be used to equip a recreational hut at Greenslopes Military Hospital, will be received by Mr G. W. Wilson on behalf of the Red Cross.

The ABC Staff War Fund Association is also sending books and magazines to the hospital.

PERSONAL

THE Governor (Sir Leslie Wilson) will preside at a meeting of the Executive Council this morning. At 3 p.m. accompanied by Lady Wilson, Sir Leslie will open the Red Cross recreational hut at the Greenslopes Military Hospital.

The State Opposition Leader (Mr. Nicklin) will leave this morning for Sydney, where he will attend the annual conference of the Australian Country Party.

Mr. C. G. Sweetman has again accepted nomination for the Queensland Grocers and Retail Traders' Association presidency. If appointed it will be his 10th successive year in the office. The annual meeting and election of officers will be held on Monday night. The association conference will be held in Mackay in July.

EXTRA BALMORAL TRAM.—

The Tramways Department announced yesterday that Balmoral traffic would be assisted by a tram leaving Lisbon Street at 8.10 a.m. daily.

Bunker down in hospital history

WORLD WAR II RELIC BROUGHT BACK TO LIFE

DEEP in the corridors of the original wards of Greenslopes Hospital is a hidden treasure – a genuine World War II bunker.

The hospital was designed weeks after war was declared, and later included three air raid shelters.

One bunker survives.

It was a long-forgotten piece of our history and until recent years was used as a storage room for wheelchairs and for archives.

Thanks to the work of entomologist and resident historian Chris Strakosch, the bunker is now open to the public as a museum housing photographs and stories of the hospital's rich history.

A blast wall in front of the original door as you enter is the first clue to its original purpose. A tunnel between the main building and nurses quarters also exists and the third bunker was excavated out during renovations.



Dr Strakosch was invited to write the hospital's history for the 60th anniversary of its opening in 2002.

After being inspired by what he discovered, he later suggested the wheelchairs be moved out of the bunker and the space restored as a museum.

"When this hospital was designed our troops were over in Africa fighting the Italians and Germans," he said.

"It wasn't until the Japanese came into the war, which was about the same time as the hospital was opened, they realised that this hospital was the closest military hospital to the frontline."

"This bunker was built after the hospital was completed.

"They fitted it in between walls. That is why it has an unusual shape. The bunker extends further back, most of it has been taken over by archives. It is probably three times this size."

Greenslopes Hospital opened in 1942, as 112th Australian General Hospital Unit Greenslopes to care for returning soldiers.

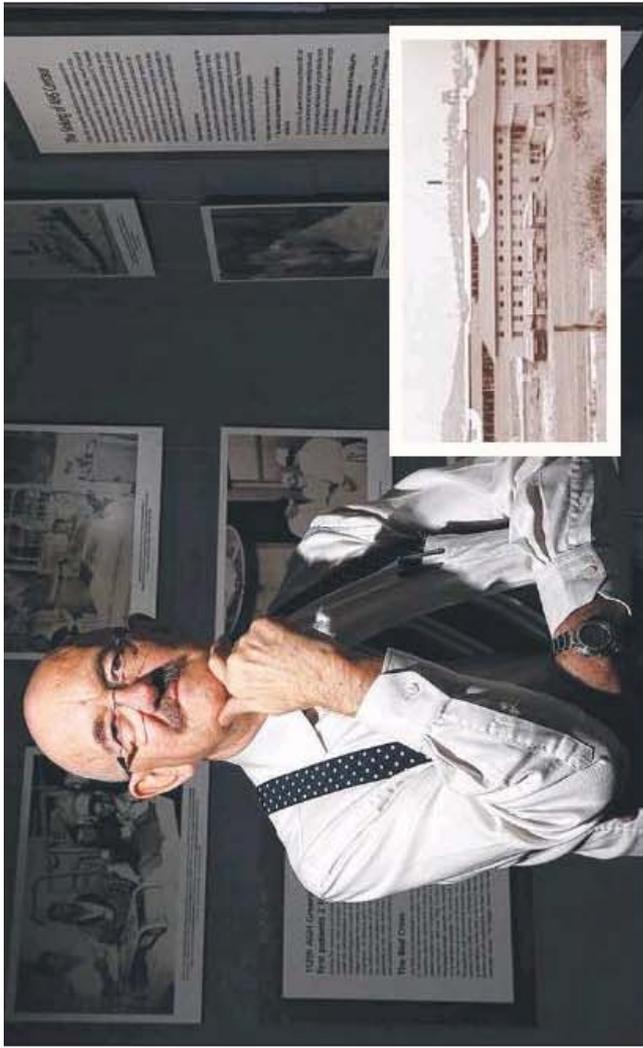
The hospital celebrated its 75th anniversary this year. February 1, 1942, was the day Greenslopes Private Hospital opened.

On that date, the first group of WWII patients arrived at the hospital.

The Bunker Museum is open Monday to Friday from 9am to 5pm.

Hospital volunteers run regular tours.

For more information contact volunteer services on 3394 6753.



Resident historian Chris Strakosch at the Bunker Museum. Inset, Greenslopes Hospital displays the Red Cross and below, nurses treat WWII patients.

Picture: ELISE SEARSON



P.&S.N^o Q.L. 465

C.L. 20754

BB/JG
Property and Survey Branch,

27th February, 1945.



9
465

MEMORANDUM TO:

The Deputy Director-General of Allied Works,
Box 1381R, G.P.O.,
BRISBANE. QLD.

ACQUISITION BY AGREEMENT OF LAND FOR DEFENCE PURPOSES
AT GREENSLOPES, QUEENSLAND.

Herewith I am forwarding, for your information,
an extract from Commonwealth Gazette No. 32, dated 15th February,
1945, respecting authority for the purchase of land at Greenslopes,
Queensland, for the erection of a Red Cross Hut. (Department of
the Army.)

(F.M. Johnston)
Surveyor-General and Chief
Property Officer.

X
The Property Officer,
Box 1381R, G.P.O.,
BRISBANE. QLD.

REGISTERED Date Inits
ATTACHED Date Inits

Two extracts herewith for your use.

Noted
SPH
3/3/45

7/11/45

F.M. Johnston
(F.M. Johnston)
Surveyor-General and
Chief Property Officer.

LJW/Q2/MNM

P.S. N° Q.I. 465.

AUSTRALIAN MILITARY FORCES

NORTHERN COMMAND

HQ Northern Command,
Victoria Barracks,
BRISBANE.

In Reply Please Quote



Phone: F53 Ext 251

10333

JUN 1952

Chief Property Officer,
Dept of Interior,
GPO Box 920 M,
BRISBANE.

RED CROSS RECREATION HUTS ON LAND AT GREENSLOPES

1. Ref your QL465 of 23 Apr 52. *F43*
2. It is advised that land as per para 1 of above memo was removed from Register of Assets of this Department when transferred to Repatriation Department on 31 March, 1947.
3. With reference para 3 of above memo, it is advised that no agreement on terms of occupancy is held by this Headquarters, but the Queensland Division Red Cross Society is of the opinion that copy of agreement is held by the Secretary General, Red Cross Society, Melbourne.

[Signature]
major

(T.W. WHITE) Brig,
IC Adm N Comd.

30 May 52.

P.M.

O.I.C.

Please advise if you think it is worthwhile our writing to Head office to see whether that office is aware of any agreement between the Australian Red Cross Society and the Commonwealth.

The Secretary General, A.R.C. could also be approached.

No. Rpt. could now be advised as requested in photo. Request could also be made as to whether they desire us to place the matter on a proper basis in which case, terms & conditions will require to be submitted.

*Request Q
11.6.52
P.M.*

52

COMMONWEALTH OF AUSTRALIA
REPATRIATION DEPARTMENT
QUEENSLAND BRANCH
PERRY HOUSE, ELIZABETH ST., BRISBANE

QL.465
CJM:MP

MEMORANDUM FOR
The Chief Property Officer,
Department of the Repatriation,
Queensland Branch,
Box 9208, G.P.O.,
BRISBANE.

13th April, 1953.

MEMORANDUM

Deputy Commissioner,
Repatriation Department,
Perry House,
Elizabeth St.,
BRISBANE.

Subject : R.G.H.GREENSLOPES - RED CROSS BUILDINGS.

Reference : Your memorandum 12th February, 1953 G.24/6/1.

The information requested in your memorandum concerning the above property is as follows:-

- (1) Land on which Red Cross Buildings are erected is described as Resubdivisions 123 to 125 of Subdivision 1 of Portions 102 and 102A Parish of Bulimba County of Stanley - acquired vide Commonwealth Gazette No.32 of 15th February, 1945 - for erection of Red Cross Hut (Department of Army).
- (2) When Greenslopes Military Hospital was handed over to Repatriation Commission on the 31st March, 1947, the form of handover records transfer of subject land to the Repatriation Department.


(T.B.PAYNE)
CHIEF PROPERTY OFFICER.

P.O. Box 651 Brisbane 4001
Telegrams "Repatriation"
33 5011 Ext.



REPATRIATION
DEPARTMENT

QUEENSLAND BRANCH
320 Adelaide Street Brisbane 4000

Handwritten number 7
Handwritten number 55



In Reply Quote

Q.92/10/31 C.1.

14th January, 1971.

The Chief Property Officer
Department of the Interior
Box 920
G.P.O.
BRISBANE Q. 4001.

TRANSFER OF OWNERSHIP: RED CROSS BUILDINGS,
R.G.H. GREENSLOPES.

... Attached for your information is a
copy of a letter to the General Secretary,
Queensland Division, Red Cross Society,
relating to the above subject.

Encl.

F. G. Furze
(F.G. FURZE)
Acting Deputy Commissioner

*This was read over to me
before being sent
DWH 14/11*

*MC
SAD 1*

SLOI Have we any record (or file) dealing with
occupation of White land by Red Cross buildings?

APW/2

J 14/11

FGF:ML

13th January 1971

Dear Miss Pickering,

You will I am sure recall that a few weeks ago I discussed with you and Mr Witham existing problems relating to the Red Cross buildings in Newdegate Street, Greenslopes.

In confirmation of that discussion, the thought had occurred to me that the Red Cross Society might see advantages in ceding the ownership of these buildings (which stand on Commonwealth land) to the Commonwealth in return for undertaking that the Society would continue indefinitely to use and control the use of the buildings.

We freely acknowledge that the services provided by the Red Cross play an important part in the lives of our patients at the hospital and would have no intention of disturbing present activities and uses of the area.

The advantages to the Society would seem to be that it would free itself of liability not only for the maintenance of the buildings (which is presently accepted by this department) but also of any liability in regard to new requirements, replacement of furniture and fittings etc. The disadvantage to the Society would be that it would lose a book asset in the buildings; however, it seems to me that a book asset, which one does not wish to realise on, would not be as advantageous as free tenancy.

As I mentioned to you and Mr Witham, I have not the authority to agree to such a proposal but as it seemed to me that there might be advantages to both parties in such an arrangement, I thought I would pass the idea on to you to see whether your Council would favour such an arrangement. Perhaps you would let me know Council's views in due course and then if they are in favour of the proposal we can go into ways and means of achieving it.

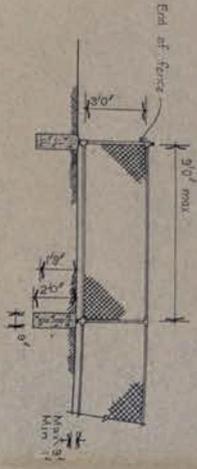
With kind regards,

Yours sincerely,

(F.G. Furze)

ACTING DEPUTY COMMISSIONER

Miss C. Pickering
General Secretary
Queensland Division
Red Cross Society
409 Adelaide Street
BRISBANE 4000



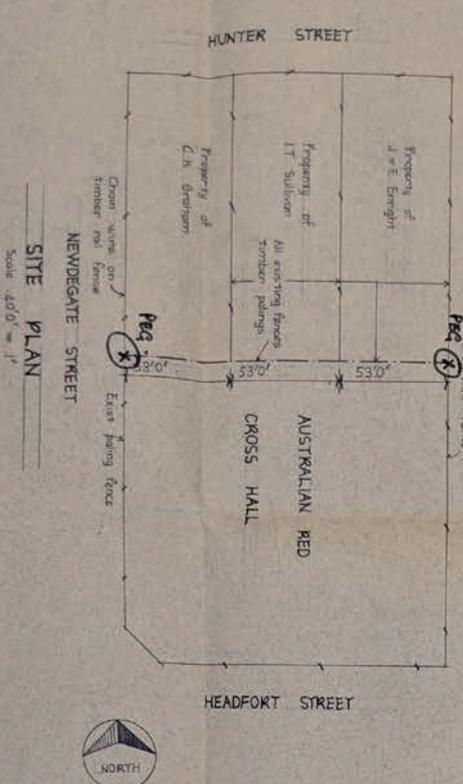
TYPICAL ELEVATION OF NEW FENCE

Scale 1/4" = 1'-0"

End of fence
30°
90° max.
11°
11°
Min. 3'

bed, stamers and chords of direction posts - 1 1/2" I.D. galv. steel pipe
Intermediate posts, top one bottom one - 1 1/2" I.D. galv. steel pipe
All posts - 30' max. height
Post fittings - 4 x 4" concrete, 3/4" iron diameter, weathered on top, with 3/4" clear
Cape galv. standard type
Crown wire - 2 mesh, 10 gage heavy galvanized with knotheaded shaped top and bottom
Tie wire - 13 gage galv. Secura channels to posts at max 20' max
Tens around post with ends twisted tight with three complete turns from
back of ends. Secure channels to top and bottom posts at every third hole
Ties with two turns around rail with ends twisted tight with three complete
turns. NOTE - Slope Type fence wall not be permitted.

LEGEND -
 --- New boundary fence
 --- Existing fences



SITE PLAN

Scale 1/400' = 1"

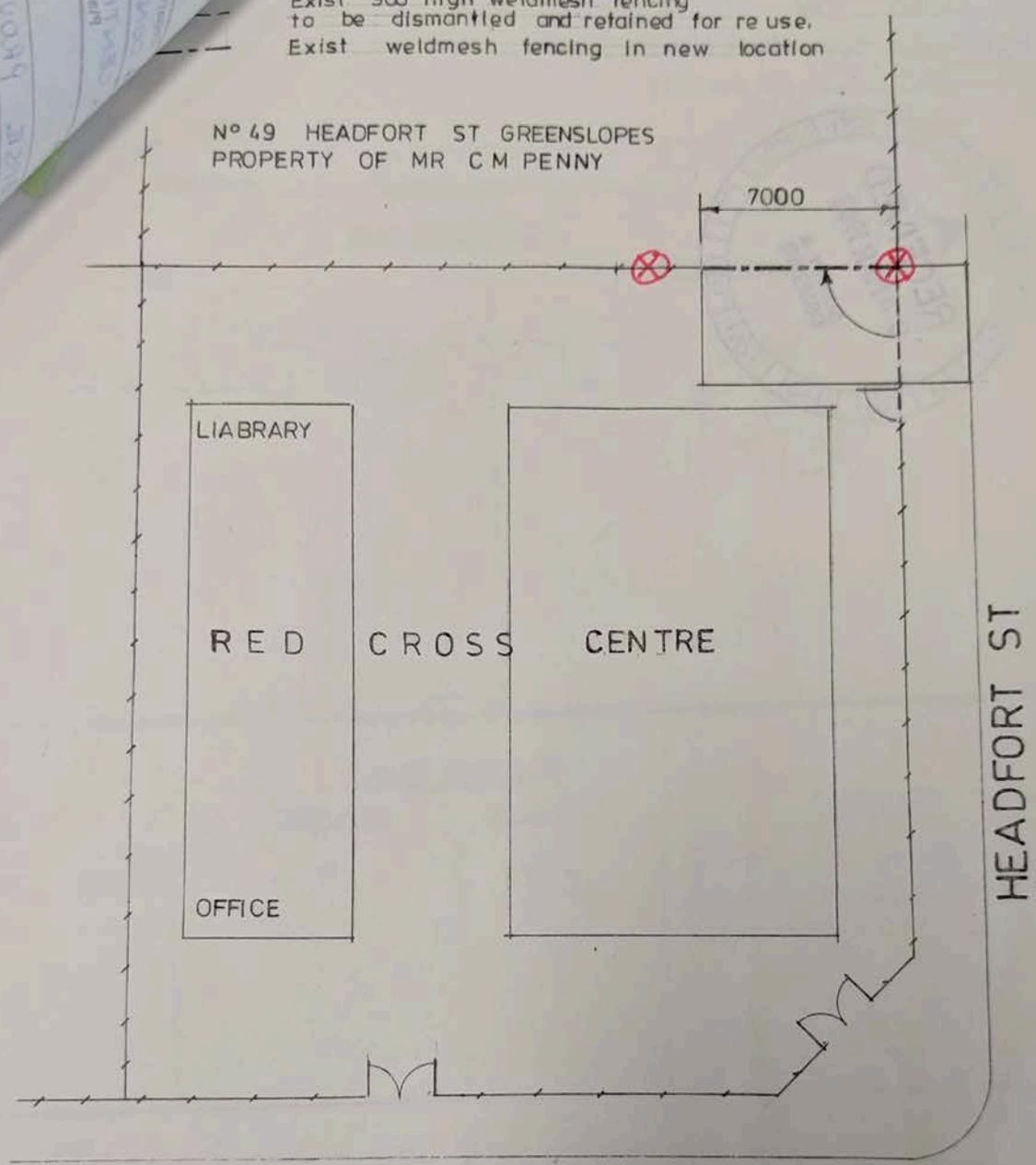
SCHEDULE OF WORK -

- 1.00 PRELIMINARIES
 1.01 This Schedule of Work shall be read in conjunction with Form 1000 Commonwealth Department of Works, Conditions for Works and Services.
 1.02 Work shall commence within fourteen (14) days of date of official order.
 1.03 Work shall be completed within four (4) weeks of date of official order.
 1.04 Tenderers are advised to visit the site as no errors will be allowed on the plan of work of information due to them except in this type.
- 2.00 DEMOLITION
 2.01 Demolish approx 159' of east timber paling fence on Northern boundary and backfill posts notes to the satisfaction of the supervising officer.
 2.02 At locations where interlocking fences meet new chainlink fence, provide hardwood posts as necessary for reeling hardwood rolls.
- 3.00 FENCE
 3.01 Fencing constructed under the specification shall be manufactured from first class material of approved manufacture erected by skilled tradesman and perfect in all details and so the complete satisfaction of the Director of Works.
 3.02 Extent of fencing consists of the supply and erection of 159' approx of domestic 30" high chainlink fencing as detailed on drawing and shown on site plan.
 3.03 Remove all underground rubbish etc from directly on fence line and trim sprouts on sides of fence line only as directed by Supervising Officer. The tops of all fences are to bow evenly between straining posts except as otherwise permitted by the Supervising Officer.
 3.04 Backfill all excavations with concrete as detailed on drawing and neatly trowel off surface with 1/2" fall away from the steel member embedded there-in.
 3.05 All posts and components shall be standard commercial quality steel pipe galvanized finish and all welds must be treated with an approved cold galvanizing compound. All posts shall be fitted with approved caps.
 3.06 On completion of new fencing and demolition of existing fencing remove all debris from the site.

DRG. No.	SURVEY	DATE	DESCRIPTION	DATE	INITIALS
	ASSOCIATED DRAWINGS		AMENDMENTS		
COMMONWEALTH OF AUSTRALIA DEPARTMENT OF WORKS QUEENSLAND BRANCH BRISBANE					
REPARATION GREENSLOPES RED CROSS HUT PROVISION OF NEW BOUNDARY FENCE					
FOR REPARATION DEPT					
Drawn by	Checked by	Scale	Project No.	Sheet No.	Total Sheets
		1/400' = 1"		0ACT3/4	1/1

Exist fencing
 Exist 900 high weldmesh fencing
 to be dismantled and retained for re use.
 Exist weldmesh fencing in new location

N° 49 HEADFORT ST GREENSLOPES
 PROPERTY OF MR C M PENNY



NEWDEGATE ST

HEADFORT ST



DRAWN G M	TITLE R G H GREENSLOPES RED CROSS CENTRE FENCING ALTERATIONS	COMMONWEALTH DEPARTMENT OF HOUSING & CONSTRUCTION QUEENSLAND REGION	
DESIGNED	FOR Veteran Affairs	SCALE N T S	SHEET No. OF
PRINCIPAL ENGINEER/ ARCHITECT	THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF THE COMMONWEALTH OF AUSTRALIA (DEPT OF HOUSING AND CONSTRUCTION) - COPYRIGHT ACT 1968 - AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT COMMONWEALTH AUTHORITY.	DATE MARCH	
DESIGN PROJECT LEADER <i>[Signature]</i>		FILE No. RP 3894	DRAWING No. A4 QAG82/0567/
PROJECT MANAGER			
DIRECTOR			



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A timeline of Australian Red Cross

1914	Australian Branch of the British Red Cross Society formed on outbreak of First World War
1915	Formation of Wounded and Missing Enquiry Bureaux and national scheme for Voluntary Aid Detachments
1918	Junior Red Cross formally established in Australia built on earlier efforts in NSW
1920	Foundation President Lady Helen Munro Ferguson leaves Australia
1927	Australia recognized as a national society in its own right by International Committee of the Red Cross
1929	Beginning of Blood Transfusion Service in Victoria
1939	Outbreak of Second World War. Australian Red Cross mobilises
1941	Australian Red Cross Society incorporated by Royal Charter
1941	Social Welfare Services expands to meet wartime needs. The focus is on rehabilitation for ex-servicemen, women and their families
1942	Prisoners of war become Australian Red Cross' number one priority
1944	Australian Red Cross membership reaches around 450,000
1950	Australian Red Cross Field Force in Japan with BCOF and assisting with Korean War
1955	Worst floods on record devastate NSW. Red Cross responds

1955	Commonwealth government joins states and assists with funding for Red Cross Blood Transfusion Services
1958	Australian government ratifies four Geneva Conventions
1964	Australian Red Cross celebrates 50 years
1974	Cyclone Tracy destroys Darwin, NT. Australian Red Cross is there
1989	National Youth Camp held to refocus on youth
1989	75th anniversary of Australian Red Cross
1983	Ash Wednesday Bushfires in Victoria and South Australia
1989	Australian Red Cross formulates national policy on AIDS
1991	Australian government ratifies 1977 Additional Protocols
1991	Appointment of International Humanitarian Law Divisional Officers
1993	Australian Red Cross begins working with Federal government on Asylum Seeker Assistance scheme
1996	Formation of Australian Red Cross Blood Transfusion Service
2002	Bali bombing. Australian Red Cross Bali Appeal launched
2004	Tsunamis and earthquakes devastate Indonesia, Thailand, Sri Lanka and Maldives. Australian Red Cross in action
2007	Endorsement of statement "The Power of Humanity"
2007	Expansion of programs for Aboriginal and Torres Strait Islander peoples
2009	Black Saturday bushfires. Red Cross involved with Victorian Bushfire Appeal Fund that raised more than \$379 million.
2010	Revised Royal Charter and Rules approved by Governor-General
2010	Haiti earthquake. Australian Red Cross ran an appeal and assisted international movement
2011	Queensland floods. Red Cross on the ground from 27 December 2010

- 2011** Australian Red Cross' Target Nuclear Weapons campaign; resolution adopted by governing body of ICRC movement

- 2013** Australian Red Cross hosts 19th General Assembly of International Federation and Council of Delegates of the International Red Cross Red Crescent Movement, Sydney

- 2014** Australian Red Cross turns 100.

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- [Part of Ramsay Health Care \(/About-Us/Part-of-Ramsay-Health-Care\)](#)
- [World Leaders in Healthcare \(/About-Us/World-Leaders-in-Healthcare\)](#)
- [Teaching and Research \(/About-Us/Teaching-and-Research/Teaching-and-Research\)](#)
- [Careers \(About-Us/Careers/Careers\)](#)
- [Volunteers \(/About-Us/Volunteers\)](#)
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Our History (/About-Us/Our-History)

Greenslopes Private Hospital History

"The Bunker" Museum

A historical museum for Greenslopes Private Hospital has been established in one of the former and still existing "bunkers" of the hospital. There were originally three bunkers located at Greenslopes Hospital during the war, with only one still in existence.

The story of Greenslopes Hospital is a slice of Australian national history since it was opened in 1942, many experiences and events have occurred at the hospital.

"The Bunker" displays many old photos dating back to pre opening in 1942 and newspaper clippings from the hospital's past. Visitors to the bunker can enjoy the story of the hospital's 60 year history through the audiovisual presentation which is part of the display.

Endocrinologist and resident historian, Dr Chris Strakosch has had a life long interest history and was integral in setting up the display and continuing to ensure new elements are added to keep it interesting.

The Bunker is open to patients and visitors Monday to Friday, 9.00am to 5.00pm. If you are interested in visiting "The Bunker" our hospital volunteers run regular tours. Simply contact our Volunteer Services on 3394 6753.

Click here (<http://www.historicgreenslopes.com/>) to visit the Historic Greenslopes website.

Healing the Wounds of War

Australia was fighting for its survival when the Greenslopes hospital opened in 1942. Japan had bombed Pearl Harbour, captured Singapore, and begun bombing raids on Darwin. For tens of thousands of patients, the new military hospital at Greenslopes became a symbol of optimism a reaffirmation of life and the future. The personal tragedy, hardship, humour, and triumph shared since by patients and staff began a rich and unique history.

The first patients arrived from battlefronts in the Pacific, Europe, and North Africa and the Middle East.

From 1946, patients were also to include 'diggers' who had served in the legendary World War One battles of Gallipoli, the Somme, and the Holy Land. Some spent their final days at Greenslopes. Veterans of more recent conflicts including Malaya, Korea, and Vietnam have shared experiences with veterans from their parents and grandparents generations.

Now a private hospital, Greenslopes continues the tradition of providing a special quality of care and attention for Australian veterans and their widows.

The story of the Greenslopes hospital is more than a chronicle of building and medical advances. It is a slice of Australian national history a permanent vestige of personal stories about the people who risked life and limb for their country, and about those who cared for them.

1939

THE NEED FOR MILITARY HOSPITALS

In October 1939, a month after war was declared, military officials estimated that Australia would need 3,000 additional hospital beds by early 1940 to care for war casualties. Instead of acquiring existing properties and converting them to hospitals (as had happened in World War One), the Department of Defence planned to develop purpose-built military hospitals one in each of the state capitals. Disputes between Commonwealth government bureaucrats delayed decisive action on the new hospitals for almost a year.

The Greenslopes site for Brisbane's military hospital bounded by Newdegate, Nicholson, Denman, and Peach Streets at Greenslopes was first surveyed in the latter half of the 19th century. Originally owned by businessman T B Stephens, the 8-hectare (20-acre) site had been used mainly for farming. In 1919, just after World War One, the War Services Homes Commission purchased the site, intending to construct houses for returned servicemen. Still vacant in 1940, this site was considered ideal for the construction of the proposed military hospital.



Above: Looking down Newdegate Street. On the left, the site of the hospital prior to work commencing, late 1930s.

1940

GREENSLOPES SITE IS CHOSEN

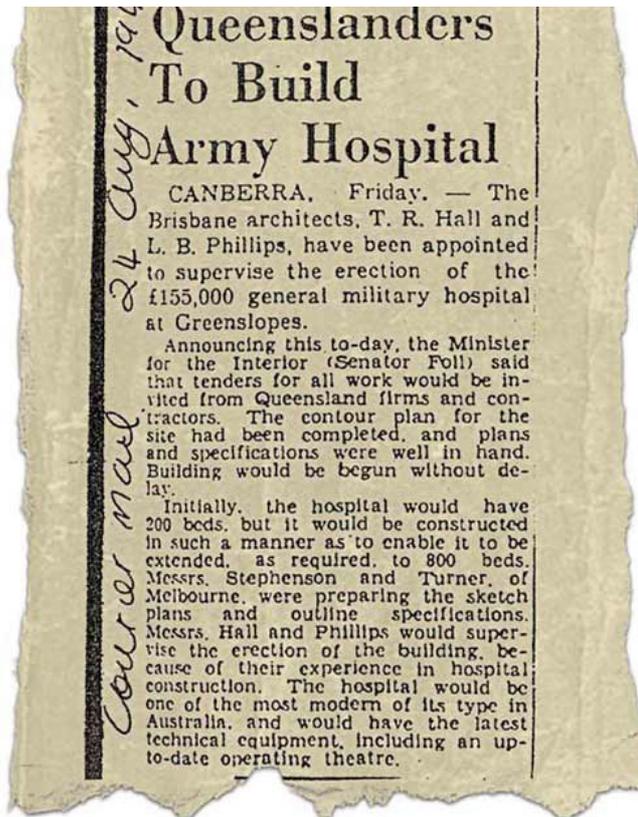
The decision to build at Greenslopes was announced in August 1940. The local Brisbane newspaper, *The Courier Mail*, described the site as commanding a fine view of the city. It was readily accessible by trams that ran a few hundred metres away along Logan Road.

Melbourne-based architects Stephenson and Turner were appointed to draw up the master plan. In Brisbane, local architects Hall and Philips handled working drawings, contract letting, and day-to-day management. (Hall and Philips had designed the iconic Brisbane City Hall and Tattersall's Club.)

A young surveyor, Clem Jones (later Lord Mayor of Brisbane) was commissioned to survey the site in November 1940.

The plan was to initially accommodate 200 patients, and then progressively develop the complex to accommodate 800 patients.





The Courier Mail report of the decision to build the general military hospital at Greenslopes, 24th August, 1940.

1941

CONSTRUCTION BEGINS

Site excavation at Greenslopes began in May 1941. Construction of three pavilion-style brick ward blocks and the boiler house began in July.

Each ward was to house 64 beds half either side of a central nursing station. Wards were partitioned for groups of four beds. The top half of each partition was glass to allow a clear view of all patients from the nursing station. Each patient was to have a radio point, a bed lamp, and bedside table.

In October 1941, a contract to build the administration block was awarded to Lawson Construction (cost: £71,896). However, construction did not commence until early in 1945.

112TH AUSTRALIAN GENERAL HOSPITAL UNIT FORMED

On Anzac Day, 1941, the 112th Australian General Hospital unit (112 AGH) assumed responsibility for treating all military personnel in the Brisbane area. During construction at Greenslopes, 112 AGH was accommodated at the Brisbane Exhibition Grounds, and later moved into 'Yungaba' at Kangaroo Point which had been an immigration hostel.





Above: Construction of the wards on three terraces.

1942

GREENSLOPES OPENS

On 2 February 1942, the first 35 patients were admitted to the Hospital and on 14 March the headquarters of the 112 AGH unit was relocated to Greenslopes. By 9 April, Kangaroo Point had been closed and the entire hospital unit was accommodated at Greenslopes. Patients with tropical diseases (such as malaria, dengue fever and intestinal diseases) often outnumbered the wounded.

A newspaper report described the interiors of the three new wards as having cream walls and beds, stained woodwork, and pale green ceilings and floor coverings. The hospital boasted all modern conveniences, including mechanical dishwashers and electrically heated food trolleys. According to one patient, 'Home was never like this'.

The wards were given a distinctly Queensland character with 3-metre (10-foot) wide verandas enclosed by triple-hung windows.

The hospital's staff complement was drawn from the Australian Army Medical Corps, Australian Army Nursing Service, and Voluntary Aid Detachments. VADs, were trained by the Red Cross, and later became the Australian Army Medical Womens Service.

The wards were built by H & F Haven (cost: £38,600). The boiler house was built by W. Greene (cost: £7,597). Separate contracts were let for buildings to accommodate staff.

Following the bombing of Darwin, the wisdom of locating a base hospital in Brisbane was now being questioned. Plans to build three additional permanent wards (Wards 4, 5, and 6) were scrapped in favour of temporary wards that could be more quickly constructed and, if necessary, relocated. Construction began in April 1942.

Also built in 1942 were a temporary operating theatre, patients mess, occupational therapy building, and a canteen.



Above: A view of the new Greenslopes Hospital, circa 1942.

1943

GREENSLOPES EXPANDED. CENTAUR TORPEDOED & SUNK. In May 1943, the Australian Hospital Ship Centaur was torpedoed off the southern tip of Moreton Island. To provide beds for severely burned survivors, Greenslopes patients who

were not bed-ridden were shifted onto canvas chairs. Extra staff was rostered on duty. The only nurse on the Centaur to survive the sinking was Sister Ellen (Nell) Savage. She was taken to 112 AGH Greenslopes to recover. She was later awarded the George Medal for her gallantry.

Additions to Greenslopes in 1943 included three new timber pavilions (Wards 7, 8, & 9), quarters for nurses and wardsmen, an artificial limb factory, and storage buildings.

The first occupants of Ward 7 were wounded Japanese prisoners of war (POWs). A marquee was erected at the back of Ward 7 to accommodate other wounded enemy POWs.

In October 1943, the hospital complex was officially renamed 112 (Brisbane) General Military Hospital.



Above: Sister Ellen Savage, Australian Army Nursing Service (AANS), being interviewed at Greenslopes Army Hospital about 7 or 10 days after her rescue from the hospital ship Centaur.

1944

THE CHAPEL & RED CROSS FACILITY

The hospital's chapel was completed in 1944. It has a Catholic altar and confessional at one end and a Protestant altar at the other. Apart from the imitation-tile roof (which replaced the original asbestos sheeting), the chapel remains essentially unchanged.

In May, the Greenslopes hospital was registered as a training school with the Queensland Nurses and Masseurs Registration Board.

Greenslopes was the only military hospital without a Red Cross patient recreation facility. The War Services Homes Commission initially rejected the Red Cross's request for adjacent land. But, after the Queensland Premier intervened, the Red Cross was allocated land to build a facility that included a hall, library, billiards room, reading rooms, handcraft store, workroom, and storeroom.





Above: The Chapel was unusual in its design as it had alters at both ends of the building, one for Protestant & one for Catholic services - 1944.

1945

POWs RETURN

By February 1945, construction of the administration building had begun. Three new permanent wards increased the hospital's capacity to 600 patients. Other work included additions to the boiler house, a new laundry block, minor ancillary buildings, and additional roads and services.

Among the returning Australians were ex-POWs who had survived atrocious conditions in slave labour camps, including those on the Burma railway and in Japanese coal mines. They were emaciated shadows of the healthy people who had left Australia a few years before.

An army sergeant, also a patient at Greenslopes, recalls a despondent young ex-POW telling him: I must be in pretty bad nick. My parents didn't know me. They said G'day to me in the corridor and kept walking.

Medical and surgical advances kept Greenslopes at the forefront of treatment methods. Services were extended to include facio/cranial and plastic surgery, new amputation methods, and new treatments for gunshot wounds. A blood bank was also established at Greenslopes.



Above: An ex-POW of the Japanese recovering in Greenslopes.

1946/47

MAINTAINING THE TRADITION AT GREENSLOPES

In 1946, the hospital had a staff of 900 caring for up to 1,120 patients.

Throughout the war, Greenslopes patients were enlisted personnel. In April 1946, the Repatriation Commission took over a ward at the hospital for discharged personnel. It was agreed that, when there was a ratio of six repatriation patients to four enlisted

patients, the commission would assume full responsibility for the hospital. This trigger ratio occurred in 1947. With the change in management responsibility, the hospital was renamed Repatriation General Hospital (Greenslopes).

Patients from the old Repatriation General Hospital at Windsor were progressively relocated to Greenslopes. War widows were also treated as part of the nation's commitment to ex-service personnel.

While healing traumatised bodies and minds, the hospital also prepared ex-service personnel to return to productive new roles in post-war society. The hospital's education therapy department, for instance, offered training in carpentry and other trade skills.





Above: Greenslopes Hospital Nurse Edna Stanley treating veteran patient.

1950s

Further development at Greenslopes provided for new or expanded medical, surgical, and psychiatric services. An extension for a dispensary was added to the ground floor of the administration buildings eastern side. The second floor was extended the full length of the building, and other extensions were made to the rear of the building.



(/media/Content-Images/GPH/About-Us/History/1950_gph_1950.ashx?la=en&hash=F043AE0833240BC7DF80EFC9C97C227CAFD076AD)

Above: Aerial view of RGH Greenslopes, circa 1950.

1960s-70s

The first dedicated allied health building in a repatriation hospital was opened at Greenslopes in 1968. The \$200,000 building housed occupational therapy, physiotherapy, educational therapy services, a gymnasium, and rooms for social workers and chaplains.

An 8-bed intensive therapy unit was also built, but has since been demolished. In the twenty-five years from 1945, the general appearance of the hospital did not change noticeably, although the wards were repainted to cover the dark and unwelcoming mission brown colour with an attractive light green.





Above: The Para Medical Building, the first dedicated allied health building in a Australian repatriation hospital was opened at Greenslopes - photo circa early 1970s.

UNIVERSITY TEACHING HOSPITAL

Greenslopes became a university teaching hospital in 1970. The University of Queensland's Departments of Medicine and Surgery moved to Greenslopes in 1972 and occupied teaching facilities vacated by the School of Nursing. The departments were to remain there until a further extension to the administration block in 1992 provided them with modern accommodation.

Diagnostic ultrasound services were established at the hospital in 1974. The following year, a control centre was set up to manage the patient transport system.

In 1976, outpatient services were relocated from the old Taxation Building in the city centre to the new Outpatient Clinic Block at Greenslopes. In 1979, the old repatriation hospital at Windsor ('Rosemount') was closed and its patients were transferred to Greenslopes.



Above: UQ research lab at Greenslopes Hospital, note Ward 14 through windows in the background - circa mid 1970s.

1980s

MULTISTOREY WING

The multistorey wing, costing \$11.5 million, was opened in 1981. Though this modern, efficient, air-conditioned building provides year-round comfort, some patients felt that it lacked the character of the old wards with their verandas and triple-hung windows that let in fresh air.

In the mid-1980s, the old ambulance bay, the gatehouse, and a number of other buildings were demolished and a 24-hour casualty department was established.





Above: Construction of Multi-Storey Wing ward building now called the Jessie Vasey Wing - circa 1979-1980.

PRIVATISATION OF REPATRIATION HOSPITALS

In the late-1980s, the Commonwealth government's Department of Veterans' Affairs, anticipating a decline in demand for its services, began looking at alternatives to owning and operating repatriation hospitals. Three options were considered: hospitals could be integrated with the state health systems, privatised, or closed.

The Commonwealth offered Greenslopes Hospital to the Queensland Government free of charge, together with ongoing funding to treat veterans at Greenslopes or at any other state government hospital. However, the Queensland government declined to take up the offer.

The Returned Services League (RSL) in Queensland initially opposed the privatisation of the hospital. But, after the Queensland Government rejected the Commonwealth's offer, the RSL agreed that privatisation was preferable to closure.

1990s

THE DIGGERSDOZEN

The 'Diggers Dozen', a group of volunteer workers, was established at Greenslopes in 1990 as Friends of the Hospital. In May of 1990, meetings were held to determine how volunteers would be recruited, what their duties and responsibilities would be, and how they would be trained.

Sixteen volunteers were present at the formal launch of the Friends of the Hospital on 28 May 1990 including the groups prime movers Glenis Jay, Margaret Bawden, and Dr. John Sparrow, and following a successful six-months trial period, the Diggers Dozen became an integral part of the hospital's daily functioning.

When Ramsay Health Care took over the running of Greenslopes in 1995, volunteers were concerned that they might be disbanded. However, the new management enthusiastically embraced the work of the volunteers and continues to encourage and support their valuable contributions.

GREENSLOPES IS PRIVATISED

The announcement to put Greenslopes out to tender was made in 1994. The successful tenderer, Ramsay Health Care, assumed responsibility for Greenslopes hospital on January 6th 1995.

The contract ensures that, although the hospital could now take in private patients, veterans would continue to receive the quality and diversity of services provided prior to the sale. Renamed Greenslopes Private Hospital, the complex continues as a university teaching hospital, partly funded by the Department of Veterans Affairs.



Above: Veteran Affairs Minister Con Sciacca & Paul Ramsay at the Greenslopes Hospital Handover Ceremony.

IMPROVING QUALITY OF CARE

Through the latter half of the 1990s, Ramsay Health Care continued developing the hospital campus, adding and improving facilities and services. Some of the early additions included:

- the Keith Payne Unit, a 30-bed psychiatric unit opened in 1996
- a 40-bed rehabilitation unit opened in 1997
- a cardiac catheter laboratory opened in 1997
- the Coronary Care Unit opened in 1998
- the Florence Syer Unit, a 30-bed sub-acute unit for patients awaiting nursing home places opened in 1999.

MAJOR NEW CARDIAC FACILITY In 1999, Greenslopes Private Hospital introduced cardiac surgery. By 2002, the Hospital was the major provider of cardiac services on Brisbane's southside.

RAMSAY HEALTH CARE Ramsay Health Care was founded by Paul Ramsay in 1964. By 2002, with a portfolio of 25 hospitals throughout Australia, Ramsay Health Care was Australia's second largest private hospital operator. Following the takeover of the Repatriation General Hospital, Paul Ramsay made a commitment to retain the essential character of the hospital and its strong traditions of veteran care. As part of this commitment, Ramsay Health Care built Anzac memorials and dedicated displays that perpetuate the hospital's history and heritage.

KEITH PAYNE UNIT Prior to 1996, psychiatric inpatient services at Greenslopes were housed in one of the old pavilion ward blocks. In that year, Ramsay Health Care opened a modern, air-conditioned facility offering inpatient, outpatient, day-hospital services, and recreational areas.

Warrant Officer Keith Payne was, in 1969, a member of the Australian Army Training Team, Vietnam. On 24 May, the South Vietnamese battalion he commanded was attacked by a large force of North Vietnamese. Although wounded several times, Payne organised a fighting withdrawal and saved the lives of many of his men. In 1970, Her Majesty Queen Elizabeth presented WO Payne with the Victoria Cross aboard the Royal Yacht Britannia in Brisbane.

FLORENCE SYER UNIT In 1999 Ramsay Health Care recommissioned one of the old pavilion wards as interim accommodation facility for patients waiting for places in nursing homes. The refurbished unit was opened in June 1999 and named the Florence Syer Unit. Mrs Syer was present at the opening ceremony.

The naming of the ward commemorates her remarkable war service. One of many Australian nurses evacuated from Singapore in 1942, she survived the sinking of her ship and imprisonment by the Japanese. Mrs Syer died in Greenslopes Private Hospital in July 2002 at the age of 86.

The 21st century

AUSTRALIA'S LARGEST PRIVATE HOSPITAL By 2001, with 437 beds, Greenslopes was the largest private hospital in Queensland. The multistorey wing, the main patient accommodation area of the Hospital, was shared by veterans and private patients. However, the demand for private hospital accommodation in a growing Brisbane was urgent and increasing.

In December 2001, the Board of Ramsay Health Care approved the most significant new development since the multistorey wing was opened in 1980. The new facility (opened in March 2003) brought the total number of beds to 527 making Greenslopes Private Hospital the largest private hospital in Australia. The construction, managed by John Holland Pty Ltd, was completed in 12 months. The building incorporates ninety private rooms, four operating theatres, and thirty-two onsite medical consulting suites (Greenslopes Specialist Centre). Officially opened by the Prime Minister of Australia in April 2003, this new development is one of the most significant in the Hospital's 60 year history.

Greenslopes Private Hospital has continued to develop its infrastructure and expand its facilities and services in order to meet the increasing demands of the community including:

2001

- A Sleep Study Unit was opened on campus under the direction of three Greenslopes Respiratory Physicians

2003

- The Henry Dalziel VC Dialysis Centre was opened on campus

2004

2004

- New Childcare Centre opens

2005

- Establishment of the Gallipoli Research Foundation on campus in conjunction with the University of Queensland
- Additional 5 private rehabilitation rooms increasing to 45 bed unit

2006

- Theatre complex expansion including an additional four i-suite theatres & the Day of Surgery Lounge opened

2007

- The Gallipoli Research Centre was officially opened on 1 June with the inaugural art Exhibition. Two key research teams will be based in the research centre – the Centre for Immune and Targeted Therapies and the Liver Research Unit
- Refurbishment of Outpatients Department
- New angiography suite opened
- Expansion of dialysis centre to 24 chairs

2008

- The Ramsay Specialist Centre was opened in January 2008 which provided an additional 32 consulting suites on campus
- In September 2008 the multistorey carpark was opened offering an additional 348 secure undercover carparks on campus.

2009

- Greenslopes private Hospital was the first hospital in Queensland to operate with the da Vinci Robot Surgical System. This is being used for radical prostatectomies
- Cyril Gilbert Cancer Centre was opened offering a new day cancer environment for patients
- Additional 5 CCU beds opened – total 23 beds
- Expansion to Day of Surgery Lounge – additional lounge areas for patients.



Above: Stage one redevelopment construction of 90 bed ward block, theatre suites extension and Greenslopes Specialist Centre late 2002.

Protecting the Tradition

PROTECTING THE TRADITION

Over time, the number of war veterans and widows needing care at the hospital will decline as age takes its toll. However, the spirit of the heroic generations of men and women who have known Greenslopes as their hospital will live on.

Today, everyone working at Greenslopes Private Hospital is aware of the special place the hospital has in personal and national histories. Ramsay Health Care has established permanent memorials at the Hospital to host Anzac Day dawn ceremonies and other significant days of remembrance lest we forget the stories of courage, endurance, and service.





Above: Anzac Day 2015.

Remembrance

PEACE GROVE Kit Kenneison, former Hospital gardener, at work on his sculpture. An emblem of peace, which was to become the memorial stone for the Peace Grove.

The Hall of Remembrance was opened at Greenslopes Private Hospital on Anzac Day 1995, as part of the Australia Remembers commemorations (1945 - 1995). The opening of the Hall marked the fulfilment of a pledge made to veterans to develop a memorabilia hall, by the owner-operator of the Hospital, Ramsay Health Care, when it took over the Hospital from the Federal Government in 1995.

The Hall houses a permanent display of hospital-related photographs and service memorabilia as well as displays marking special events and anniversaries on the veteran calendar.

CORPORAL JOHN FRENCH The hospital has now paid tribute to one of the many great war veterans and the first Queenslander to be awarded the Victorian Cross during World War II, naming the new 90 bed wing accommodation after Corporal John Alexander French.

Corporal French, born in Crow's Nest in 1914, was held up by fire from three enemy machine gun posts on 4 September, 1942 at Milne Bay, Papua, where he ordered the section to take cover, advanced and silenced the first two posts with grenades.

He then attacked the third post with a submachine gun, and although obviously badly wounded, continued to advance. The enemy guns ceased to fire and the section pushed on to find that all members of their crews had been killed and that Corporal French had died in front of the third gun.

The hospital has given recognise to Corporal French for his courageous action which enabled the section to complete its task, saving them from heavy casualties and responsible for the successful conclusion of the attack.

By the time the attack was over, more than 60 Japanese had been killed and a few days later, the Japanese resistance in the area collapsed. On 18 July, 1958, GG Sir William Slim, opened the French Memorial Library at Crow's Nest which was erected from funds raised by the proud townspeople.





Above: Corporal John Alexander French.

JESSIE VASEY The hospital has also named its multistorey wing after Jessie Vasey in recognition of her service as a champion of war widows via the War Widows Guild of Australia.

Herself a war widow, she fought for their rights and the story of the Guild is interwoven with that of a remarkable woman. Mrs Vasey gave the last 20 years of her life to the establishment and developed the Guild into the most powerful women's bloc Australia has known.

The building, which comprises of six floors, has been in existence since the early 1980s, but until now has been known as the Multistorey Wing. With several multistorey buildings now being developed on our campus, this name is now redundant and, in line with our tradition and heritage, it is fitting that we name it after such an important war widow. We already have the Keith Payne Unit and the Florence Syer Unit on our campus.

FLORENCE SYER The Florence Syer Unit was opened at Greenslopes Private Hospital on 6 June 1999. The Unit is a 30 bed Sub-acute Unit accommodated in one of the last remaining wards of the former Greenslopes Repatriation Hospital, which has been renovated for this special purpose.

The Unit is intended for patients who are past the acute stage of their illness, but are not ready to go home, are awaiting hostel or nursing home placement; or have not the access to social support or carers.

Florence Syer was a 25 year old trained Brisbane General Hospital Army Nurse when she was called up in 1941 to care for Australian soldiers in Malacca Hospital in Singapore.

The Hospital was evacuated when the Japanese swooped down on the Malay Peninsula, but their escape ship was bombed at sea. Surviving the bombs and machine gun fire, Mrs Syer (then Miss Trotter) and four other nurses managed to hang on to a floating rail for 18 hours before being taken prisoner of war for a torturous three years and nine months. Many died in the camps from fever and malnutrition as the nurses were forced to migrate from one POW camp to another. "Food was always scarce, so we learned to be creative. Privet hedge and hibiscus leaves are quite tasty when made into a soup and a little rice!

There was another move on 1 April 1942. The men were separated from the women and marched off. We walked for hours in the heat, barefooted and without hats to protect us. Eventually, we reached some empty houses and were told to go in and wait. We were there for 18 months! The houses only had three rooms but there were at least 24 people in each house; a number, which increased as ever more people were brought into the camp..."

One of the small number of fortunate ones to survive this three and a half year ordeal, Mrs Syer returned to Australia in September 1945. She married in 1947 and had two daughters. Mrs Syer died in Greenslopes Private Hospital in July 2002 at the age of 86.

Greenslopes Private Hospital is proud to have named the Sub-acute Unit in her honour.



Above: Florence Syer.

KEITH PAYNE UNIT Prior to 1996, psychiatric inpatient services at Greenslopes were housed in one of the old pavilion ward blocks. In that year, Ramsay Health Care

opened a modern, air-conditioned facility offering inpatient, outpatient, day-hospital services, and recreational areas.

Warrant Officer Keith Payne was, in 1969, a member of the Australian Army Training Team, Vietnam. On 24 May, the South Vietnamese battalion he commanded was attacked by a large force of North Vietnamese. Although wounded several times, Payne organised a fighting withdrawal and saved the lives of many of his men. In 1970, Her Majesty Queen Elizabeth presented WO Payne with the Victoria Cross aboard the Royal Yacht Britannia in Brisbane.



Above: WO Keith Payne, circa 1969.

HENRY DALZIEL Henry "Harry" Dalziel (1893-1965), from Queensland, received the second of two Victoria Crosses awarded for the battle of Hamel in northern France.

During the action he advanced with a Lewis gun section before making a single-handed attack on a strong enemy machine-gun post, capturing the gun and its entire crew. Then, ignoring heavy enemy fire, he collected ammunition and reloaded magazines until he was severely wounded.

King George V presented the Victoria Cross medal to Harry Dalziel at Buckingham Palace. After the war, although troubled by his injuries, he served in the militia and was also a songwriter. Harry Dalziel passed away at Greenslopes Hospital in 1965.

The Henry Dalziel VC Dialysis Centre was officially opened by the Federal Minister for Veterans' Affairs, the Hon. Danna Vale MP, on 28 August 2003.



Above: Private Henry "Harry" Dalziel VC

C

EXISTING HERITAGE CITATIONS



Heritage Register

Australian Red Cross Centre

Summary

This large timber hall and smaller neighbouring building were constructed circa 1945 as Red Cross recreation centres from funds raised by the Australian Red Cross Café in Brisbane. They demonstrate the commitment of the Brisbane community and the Australian Red Cross organisation to the Second World War effort and to providing facilities for Australian service personnel. The buildings have been in continuous use by the Red Cross for more than 65 years and have provided a base from which to provide important welfare services to the local community.

Significance

- **a) It is important in demonstrating the evolution or pattern of the City's or local area's history**
as it provides evidence of the work of the Red Cross Society in Brisbane, and particularly Greenslopes, during World War II and in the subsequent decades.
- **b) It demonstrates rare, uncommon or endangered aspects of the City's or local area's cultural heritage**
as the buildings are rare surviving examples of purpose built World War II recreational buildings in Brisbane.
- **d) It is important in demonstrating the principal characteristics of a particular class or classes of cultural places**
as the main Red Cross hall is significant as an example of a purpose built, World War II, recreational building which has retained its stage and projection room.
- **g) It has a strong or special association with the life or work of a particular community or cultural group for social, cultural or spiritual reasons**
for its special association for over half a century with members of the local community, particularly the past and present patients of the Greenslopes Hospital, the veteran community of Brisbane and Red Cross workers and volunteers.
- **h) It has a special association with the life or work of a particular person, group or organisation of importance in the City's or local area's history**
as the site has had a long association with the Australian Red Cross Society, an important charitable organisation in Brisbane's history.

Place details	
Other names:	Red Cross Centre
Address:	At 55 Headfort Street , GREENSLOPES, 4120
Categories:	People - Welfare
Event(s):	Constructed circa 1945
Period(s):	World War II (1939-1945)
Fabric component(s):	Walls - Timber Roof - Asbestos Cement
People involved:	Association - the Australian Red Cross Society
Images: (Hold mouse over image to enlarge)	

(Last updated - 14 Mar 2016)

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NOTE: The purpose of this report is to provide a general reference source of information about the main historical and descriptive features that contribute to the cultural significance of the heritage place. It is based on available evidence and may be re-assessed if further information becomes available. It is NOT an official report and does not in any way replace the official Heritage Register entry, which can be viewed in the City Plan. A qualified practitioner should undertake a thorough conservation study of the heritage place before any action is taken which may affect its significance as a heritage listed place. For further information please phone Council on 3403 8888.

Page created on: Wed Nov 06 11:42:51 AEST 2019

Heritage Citation



Australian Red Cross Centre

Key details

Also known as	Red Cross Centre
Addresses	At 55 Headfort Street, Greenslopes, Queensland 4120
Type of place	Welfare home
Period	World War II 1939-1945
Lot plan	L124_RP46047; L123_RP46047; L125_RP46047
Key dates	Local Heritage Place Since — 1 January 2003 Date of Citation — August 2001
Construction	Roof: Asbestos Cement; Walls: Timber
People/associations	the Australian Red Cross Society (Association)

This large timber hall and smaller neighbouring building were constructed circa 1945 as Red Cross recreation centres from funds raised by the Australian Red Cross Caf   in Brisbane. They demonstrate the commitment of the Brisbane community and the Australian Red Cross organisation to the Second World War effort and to providing facilities for Australian service personnel. The buildings have been in continuous use by the Red Cross for more than 65 years and have provided a base from which to provide important welfare services to the local community.

History

The Red Cross Society had its beginnings in Europe in 1859 when a Swiss businessman, Henry Dunant, witnessed first hand the suffering caused by war during a battle in Solferino, Northern Italy. His commitment to forming a society comprised of volunteers who would care for the wounded in wartime contributed to the first Red Cross conference in Geneva in 1863. This led to the diplomatic conference of 1864, also held in Geneva, which resulted in the Geneva Convention, the symbolism of the the red cross on a white background to symbolise aid and neutrality and the formation of the International Committee of the Red Cross in 1875. The new society was dedicated to providing care and protection for the wounded and recognising as neutral those who cared for them.

Soon after the outbreak of World War I in 1914, the Australian Branch of the British Red Cross Society was formed at Government House, Melbourne. Lady Munro-Ferguson, the wife of the Governor General, invited the wives of the state governors to form a committee in each state. The Queensland Division was created in 1914. At this time, the principal aims of the Australian Red Cross were to provide comforts for sick or wounded Australian military personnel, to fundraise for the activities of the Red Cross and to serve in military hospitals. The Red Cross Voluntary Aid Detachment movement started in New South Wales prior to the outbreak of World War I. This movement, based on the British model, provided assistance to the medical and nursing staff of the army in the form of male and female volunteers trained in basic nursing and first aid. Australian VADs, as they became known, served in both military and civilian hospitals in Australia and overseas in both World War I and World War II.

During World War II, important services carried out by the Red Cross included hospital visiting, welfare work, vocational training and home help. The valuable role of the VADS was officially recognised in 1942 with the establishment of the Australian Army Military Women's Service. This meant that VADs became paid members of the Australian Army rather than unpaid volunteers. The pioneering blood transfusion service was another important activity of the Red Cross during World War II. The provision of comforts and other aid for POWs, war brides, refugees and service personnel overseas, including nurses, also continued.

The Red Cross buildings on the corner of Headfort and Newdegate Streets, Greenslopes, were built on land which was part of a parcel of more than 48 acres purchased by the War Services Commission in 1920 from Stephens Estates Ltd. Most of this land was once part of the land holdings granted to Thomas Blacket Stephens, a wealthy manufacturer, newspaper proprietor and politician. After his death in 1877, it was eventually purchased

by Stephens Estates Ltd. in 1904. The remainder of the parcel purchased by the War Services Commission in 1920 was once owned by James Toohey, another early, local landholder.

Sixteen acres of this land, bordered by Denman, Newdegate and Nicholson Streets, was transferred to the Commonwealth of Australia in 1941 and used to establish the 112th Australian General Hospital. During the course of World War II, this facility, used by both Australian and Allied service personnel, became the largest military hospital in the South Pacific. After the conclusion of the war, it was renamed Greenslopes Repatriation Hospital. Although in private hands since 1994, the majority of the hospital's patients continue to be war veterans.

Approval was given by the federal government in December 1944 to acquire a block of land on the corner of Newdegate and Headfort Streets, Greenslopes, for the purpose of building a Red Cross recreation building. In September 1945, the titles for this land, measuring just over 76 perches, were transferred to the Commonwealth of Australia. This is now the site of the Australian Red Cross Centre. A plaque fixed to the exterior of the hall states: "These buildings were provided from funds raised by the voluntary workers of the Red Cross Café – Café profits ?70 635 1941-1945".

The Red Cross Centre was built during World War II to provide recreation services to the military personnel who were patients at the 112th Australian Military Hospital. Many hundreds of soldiers passed through the hospital for medical examination before and after active service in addition to those treated for medical, surgical or other conditions. Thus, large numbers of mobile patients were in need of entertainment and activity. In addition to providing a venue for dances, the exhibition of films and large concerts by well known entertainers, the building provided a base for many other services. These included a library which was originally housed near the Air Force Ward in the hospital but was later moved to the Red Cross building.

The Red Cross Centre was staffed by voluntary Red Cross Workers. Many of these were women who wore the Red Cross uniform complete with hats, gloves, stockings and lace up shoes. The volunteers looked after the library, did office work and "general ward work" such as shopping, taking messages and writing letters for patients. They also cared for the relatives of soldiers who were hospital patients, providing morning teas for both patients and visitors.

After the conclusion of World War II in 1945, the Red Cross Centre continued to provide similar services for service personnel and veterans, such as arts and crafts, a workshop and a separate library for tuberculosis patients. A 1958 photograph shows a group posing in front of the centre about to leave on a Red Cross bus for a picnic excursion.

A report published by the Queensland Division of the Red Cross in 1970 lists their achievements at the Greenslopes Repatriation Hospital for the year 1968-69:

Service to an average daily bed strength of 443 patients; 189 Next-of-Kin of dangerously ill patients accommodated; Films twice weekly; 43 live shows by musical groups, Cards and Hoy parties; Indoor Bowls; Trips to Tambourine Mountain; sponsoring weekly meetings of Alcoholics Anonymous and Al-Anon..... [and]....2298 patients and friends served with afternoon tea.¹

The Red Cross Centre is also mentioned in the Annual Report of the Greenslopes Repatriation Hospital for 1989. This document refers to the temporary accommodation and rest area provided for patients' families and the picture framing and picture library facility.

Today, the main Red Cross building consists of a large hall with a stage at the far end and a projection room accessed by a flight of stairs (and a fire escape ladder) at the front of the hall. Both the stage and the projection room are substantially intact. A small room in the Headfort Street/Newdegate Street corner of the building was originally the supervisor's room (and accommodation). It is now used to store handicraft materials. A side room

along the Headfort Street frontage was originally a “ping pong room” and later became the Red Cross library. It is now used by the Red Cross to house an equipment hire service. At the far end of the hall, on either side of the stage, are two caretaker’s flats. It is believed these may have originally been storerooms and have since been converted into residential spaces. Kitchenettes and air conditioning were added more recently. The flats are currently used by volunteer caretakers who supervise the buildings after hours. The hall also has a large kitchen. Further research is required to establish the original use and layout of this space. The current laundry at the far end of the lower level was originally a library for tuberculosis patients. This level also contains a workshop area and accommodation.

The smaller adjacent building has been altered internally. It originally contained reading rooms and a library on the upper floor and a billiard room on the ground level. In the 1980s, alterations to the building created small bedrooms which are now used as accommodation for relatives visiting patients in the hospital. More accommodation is provided on the lower floors. This area was formerly used as craft rooms. The billiard room remains intact but the original billiard table was sold as it was rarely used.

Today, the Red Cross Centre at Greenslopes continues to provide many community services. These include an accommodation service, a library service for Greenslopes and other hospitals, a medical equipment hire service, creative therapy for hospital patients and, until recently, a picture framing and loan service for hospitals. The hall is hired to around 10 regular groups for various activities including tai kwon do, line dancing, indoor bowls and senior citizens functions. The accommodation service provides a much needed safe and convenient place to stay, especially for visiting relatives. Many of these are elderly women from the country who appreciate the familiar surroundings and friendly atmosphere of the centre. The accommodation is also sometimes used to provide a place to stay for asylum seekers who are often survivors of torture or other trauma.

In addition to the centre’s historical significance as a purpose built Red Cross recreational complex from World War II, the site has strong social significance for the patients and other members of society which it has served, and for the many Red Cross volunteers and workers who have worked at the centre. Some volunteers dedicated several decades to serving the Red Cross at Greenslopes.

Description

Located close to the boundary on the corner of Newdegate Street and Headfort Street, the Red Cross Centre comprises two buildings, with frontages on Newdegate Street: a large two storey timber hall and the neighbouring structure to its north, a smaller two-storey timber building.

The Red Cross hall is predominantly a timber building with some brick features/areas and a corrugated asbestos gabled roof over the hall and additional space attached along either side of the hall roofed with a hipped roof extension at a lower level to the main gable.

The large hall building has a symmetrical front facade with brick pillars to the front at either side of the doorway. The use of rectangular windows divided into narrow vertical sections and the pillars emphasise the verticality of this building. The hall name 'Australian Red Cross Centre' is mounted on the building front above the entry door. The building is partly clad with horizontal boarding and partly with flat rectangular vertical panels with narrow cover strips (these panels cover a wide section in the central area of the external walls). The building retains its integrity in its external appearance as well as its interior.

The adjacent building, like the large hall, is a timber structure with a corrugated asbestos roof and a street-facing gable. An open footbridge connects the two buildings at the side. External steps parallel to either side of this building provide access.

The two buildings, which have coexisted on the site for more than fifty-five years, make an important contribution to the streetscape of both Newdegate Street and Headfort Street.

Statement of significance

Relevant assessment criteria

This is a place of local heritage significance and meets one or more of the local heritage criteria under the Heritage planning scheme policy of the *Brisbane City Plan 2014*. It is significant because:

Historical

CRITERION A

The place is important in demonstrating the evolution or pattern of the city's or local area's history

as it provides evidence of the work of the Red Cross Society in Brisbane, and particularly Greenslopes, during World War II and in the subsequent decades.

Rarity

CRITERION B

The place demonstrates rare, uncommon or endangered aspects of the city's or local area's cultural heritage

as the buildings are rare surviving examples of purpose built World War II recreational buildings in Brisbane.

Representative

CRITERION D

The place is important in demonstrating the principal characteristics of a particular class or classes of cultural places

as the main Red Cross hall is significant as an example of a purpose built, World War II, recreational building which has retained its stage and projection room.

Social

CRITERION G

The place has a strong or special association with the life or work of a particular community or cultural group for social, cultural or spiritual reasons

for its special association for over half a century with members of the local community, particularly the past and present patients of the Greenslopes Hospital, the veteran community of Brisbane and Red Cross workers and volunteers.

Historical association

CRITERION H

The place has a special association with the life or work of a particular person, group or organization of importance in the city's or local area's history

as the site has had a long association with the Australian Red Cross Society, an important charitable organisation in Brisbane's history.

References

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11. Tweedale, Hope. *Recollections of the Red Cross Centre*. Handwritten notes in possession of the Red Cross Centre
12. Information kindly supplied by Daphne van Nooten, Coordinator. Australian Red Cross. Greenslopes Red Cross Centre

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Note: This citation has been prepared on the basis of evidence available at the time including an external examination of the building. The statement of significance is a summary of the most culturally important aspects of the property based on the available evidence, and may be re-assessed if further information becomes available. The purpose of this citation is to provide an informed evaluation for heritage registration and information. This does not negate the necessity for a thorough conservation study by a qualified practitioner, before any action is taken which may affect its heritage significance.

Citation prepared by — Brisbane City Council, City Architecture and Heritage Team
(page revised August 2019)



Dedicated to a better Brisbane



Queensland WWII Historic Places

Home > Place

Greenslopes Red Cross Hall and Hostel

Australian Red Cross Centre



Recreation/community



Brisbane City

Newdegate and Headfort Streets, Greenslopes 4120

These two timber buildings were built in early 1945 as a wartime Red Cross recreation hall and an accommodation hostel. Used to provide entertainment for recuperating service personnel from the adjacent Greenslopes Military Hospital, the hall was a venue for films, dances, concerts and billiards and library services. Unpaid volunteers staffed them. After the war, the Red Cross continued to operate the hall and hostel for the benefit of ex-military patients who were the responsibility of the Commonwealth's Department of Veteran Affairs.

History

The 1864 Geneva Convention led to the formation of the International Committee of the Red Cross in 1875. After the outbreak of World War I in 1914, the Australian Branch of the British Red Cross Society was formed in Melbourne. The Queensland Division was created in 1914. The aims of the Australian Red Cross were to provide comforts for sick or wounded Australian military personnel, to fundraise and to serve in military hospitals through its Voluntary Aid Detachments (VADs).

During World War II, services conducted by the Red Cross included hospital visiting, welfare work, vocational training and home help. The valuable role of its VADs was officially recognised in 1942 with the establishment of the Australian Army Military Women's Service. The VADs became paid members of the Australian Army rather than unpaid volunteers. The pioneering blood transfusion service was another wartime important Red Cross activity. The provision of comforts and other aid for POWs (Allied and enemy), war brides, refugees and service personnel overseas, including nurses continued.

The Red Cross hall and hostel at the corner of Headfort and Newdegate Streets were built on a large block of land that had been purchased by the War Services Commission in 1920. Sixteen acres of this land, bordered by Denman, Newdegate and Nicholson Streets, was transferred to the Commonwealth of Australia in 1941 and used to establish the Army's 112 General Military Hospital (later Greenslopes Repatriation Hospital). Unlike other Australian military hospitals, the Greenslopes site had not been allocated an on-site Red Cross patient recreation facility. So the Red Cross approached the War Services Commission for use of some of its remaining land in Headfort Street, but the request was rejected. After Queensland Premier Forgan Smith intervened, the Red Cross was allocated some of this Commonwealth Government land.

In December 1944, the Federal Government approved the acquisition of 76 perches at the corner of Newdegate and Headfort Streets for the purpose of building Red Cross facilities, including a hall, library, billiards room, reading rooms, handcraft store, workroom, and storeroom. Construction began soon after. In September 1945, the land titles were transferred to the Commonwealth of Australia. A plaque fixed to the exterior of the hall states: These buildings were provided from funds raised by the voluntary workers of the Red Cross Café - Café profits £70,635 1941-1945. This café was located in the City Mutual Building at 307 Queen Street.

The Red Cross Hall provided recreation services to the 112 General Military Hospital's patients. Many hundreds of personnel from all three military branches passed through the hospital for medical examination before and after active service, in addition to those treated for medical, surgical or other conditions. The hall was a venue for dances, film screenings, large concerts by well-known entertainers and other services. These included a library that was originally housed near the hospital's RAAF Ward but was later moved to the Red Cross hall as well as providing billiards tables. The adjacent hostel provided beds for relatives visiting patients from interstate or intrastate.

Volunteers staffed the Red Cross Centre. Many were women who wore the Red Cross uniform complete with hats, gloves, stockings and lace up shoes. The volunteers looked after the library, did office work or "general ward work" such as shopping, taking messages and writing letters for patients. They also cared for relatives visiting patients by providing morning teas for both patients and their visitors.

After the conclusion of World War II in September 1945, the Red Cross Centre continued to provide services for returning and recuperating service personnel.

Source/comments

BCC Heritage Unit citation



Heritage Register

Greenslopes Private Hospital, including original section of the main administration building, chapel, designated section of the former WWII ward to the SW of the administration building & original bus shelter on Newdegate St

Summary

Greenslopes Private Hospital opened in 1942 as the 112th Australian General Hospital, Queensland's major military hospital during World War II. It still retains several structures that date from the original complex including the main administration block, a chapel, boiler-house, laundry, bus shelter, and two pavilion hospital wards. A number of other buildings have since been demolished. The original complex was designed by Melbourne and Sydney architects, Stephenson and Turner, in association with Brisbane architectural firm, T.R. Hall and L.B. Phillips. In 1947, the complex was renamed the Greenslopes Repatriation Hospital, which provided dedicated care to World War I and II veterans. In 1995, the building was sold and renamed the Greenslopes Private Hospital.

Significance

- **a) It is important in demonstrating the evolution or pattern of the City's or local area's history**
as the major military hospital built in the state's capital city in response to World War II, which demonstrates the commitment of the Commonwealth Government to providing high quality medical care and repatriation services to military personnel in both wartime and peace.
- **a) It is important in demonstrating the evolution or pattern of the City's or local area's history**
as it contains remnants of the original World War II ward which demonstrates the changes in health care provision over a period of some 50 years.
- **e) It is important because of its aesthetic significance**
as the 1941-42 administration block with its mixture of Functionalist and Post-war International elements is a good example of a transitional design into the International style of architecture.
- **g) It has a strong or special association with the life or work of a particular community or cultural group for social, cultural or spiritual reasons**
for its special association with Brisbane's war veteran community, past and present hospital staff and the Red Cross workers and volunteers. The chapel has spiritual significance for the service it has provided to patients, staff and families for over 50 years.
- **h) It has a special association with the life or work of a particular person, group or organisation of importance in the City's or local area's history**
for its special association with the work of the Australian Red Cross, Australian Army Nursing Service, the Australian Army Medical Women's Service and the Australian Army Medical Corps (particularly the 112th Australian General Hospital unit) during World War II.

Place details	
Other names:	Brisbane General Military Hospital 112th Australian General Hospital Greenslopes Repatriation Hospital
Address:	At 83 Nicholson Street , GREENSLOPES, 4120
Categories:	People - Health
Event(s):	Opened in 1942
Period(s):	World War II (1939-1945)
People involved:	Architect - Stephenson and Turner Architect - Thomas Ramsay Hall and L. B. Phillips
Images: (Hold mouse over image to enlarge)	

(Last updated - 14 Mar 2016)

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Heritage Citation



Greenslopes Private Hospital

Key details

Also known as	Greenslopes Repatriation Hospital
Addresses	At 83 Nicholson Street, Greenslopes, Queensland 4120
Type of place	Hospital
Period	World War II 1939-1945
Style	International, Functionalist
Lot plan	L1_SP291095
Key dates	Local Heritage Place Since — 1 January 2003 Date of Citation — November 2001
People/associations	Stephenson and Turner (Architect); Thomas Ramsay Hall and L. B. Phillips (Architect)

Greenslopes Private Hospital opened in 1942 as the 112th Australian General Hospital, Queensland's major military hospital during World War II. It still retains several structures that date from the original complex including the main administration block, a chapel, boiler-house, laundry, bus shelter, and two pavilion hospital wards. A number of other buildings have since been demolished. The original complex was designed by Melbourne and Sydney architects, Stephenson and Turner, in association with Brisbane architectural firm, T.R. Hall and L.B. Phillips. In 1947, the complex was renamed the Greenslopes Repatriation Hospital, which provided dedicated care to World War I and II veterans. In 1995, the building was sold and renamed the Greenslopes Private Hospital.

History

The Greenslopes Private Hospital was built in 1941-42 as the major military hospital in Brisbane during World War II. From 1947, its role was that of a repatriation hospital which catered to the medical needs of Queensland's returned service personnel.

In 1940, the Commonwealth Government decided to establish a major military hospital in Brisbane. This was part of the Government's plan to construct base hospitals in each state to care for the expected wartime casualties. Although small military field hospitals already existed in Brisbane, for example, at Redbank and Enoggera, a large permanent hospital was required to meet the demand for medical care of the many Australian soldiers returning from the battlefields of World War II. Several temporary camp hospitals were also established across Brisbane to cater to the medical needs of troops undergoing training, for example, the 2/1st Australian General Hospital at Chermside. Rosemount Repatriation Hospital at Windsor (established as a military hospital in World War I) was also still in use. There was also an awareness of the lessons learnt after World War I of the need to provide for postwar rehabilitation and repatriation. The majority of the new hospital buildings at Greenslopes were to be designed and built as permanent structures.

A site of some 19 acres, bordered by Newdegate, Peach, Nicholson and Peach Streets at Greenslopes was selected as the site for the new military hospital. One advantage of the site was the existing sewerage facilities. It was also part of over 48 acres of land purchased by the War Service Homes Commissioner in 1920. Some of this land was sold under the War Service Homes scheme which assisted returned servicemen to build their own homes. The Government called for tenders for excavation of the proposed hospital site in April 1941. Excavations began on 24 May 1941.

It was planned to initially construct a 200 bed hospital for £250,000 which could be extended to contain 800 patients. Pavilion ward blocks and a boiler house (on the corner of Nicholson and Peach Streets) were to be constructed first, followed by quarters for army nurses and medical personnel, a guard house and an administration block. Stephenson and Turner of Melbourne and Sydney were appointed as architects, in association with Brisbane architects, T.R. Hall and L.B. Phillips who supervised the project. Stephenson and Turner had recently designed the King George V Hospital in Camperdown, NSW (1938-41) - an prize-winning design in the Inter-War Functionalist style. They have been acknowledged as being among the key practitioners of this style and influential in the introduction to Australia of modern hospital design.

T.R. Hall and L.B. Phillips formed their partnership in 1929. Hall had previously been in partnership with G.G. Prentice for 10 years. Hall and Prentice are perhaps best known for designing the Brisbane City Hall in 1920 (opened 1930). They also designed a substantial number of buildings for the Catholic Church in Brisbane, including Our Lady of Victories at Bowen Hills. T.R. Hall's experience in hospital design included a new children's wing at the Mater Hospital in 1931. Lionel Blythewood Phillips served in World War I and studied drawing in London before training as an architect in Sydney. He was employed by Hall and Prentice from 1924, before forming his partnership with Hall. Their professional association lasted until Hall's retirement in 1948.

It was envisaged that the hospital would be completed by August 1942 and would have as its centre an administrative block of four stories with the "most modern equipment in every section".¹ The central building was designed in a modern Interwar Functionalist style influenced by the new International movement. The sleek lines and simple geometric forms of the Post War International Style were well suited to the needs and philosophy of a new state of the art medical facility. According to an article in the Architectural and Building Journal of Queensland, each bed would have its own radio point, light over the bed and bedside table. The engineers for the hospital complex were Gordon Gutteridge, Haskins and Davey of Sydney, Melbourne and Brisbane.

By July 1941, work had begun on the site and a tender been accepted for the construction of three ward blocks from Messrs. F. and H. Heaven for £38 600. The contract for a boiler house was won by W. Greene for £7 597. With the exception of the three ward blocks which were constructed of timber, all other buildings were of concrete and brick. The three pavilion wards were arranged end to end at an angle behind the administration block.

The traditional pavilion design of hospital wards dated from the 19th century when the "miasmatic" theory of disease argued that disease was spread by noxious vapours. These long, narrow wards allowed a row of beds along each ward so that all patients were near a window. In the twentieth century, "germ" theory came to the fore, and wards became more integrated. However, the traditional pavilion ward continued to be used. Two of these wards have survived to the present. The ward closest to Newdegate Street is now the Florence Syer Unit. The Florence Syer Unit, a facility for patients awaiting placement in nursing homes, was named several years ago after Mrs Flo Syer, a former AANS nursing sister who survived several years captivity in a Japanese Prisoner of War camp. Both of the surviving original wards have been subject to alterations, however the layout of a long, narrow ward flanked by open verandahs is still discernible and some of the triple hung windows have survived.

While the hospital was under construction, the 112th Australian General Hospital unit was assembled and began working elsewhere – initially in the Exhibition Grounds and then at Yungaba, Kangaroo Point. On the 3 February 1942, the Courier Mail reported that the first 40 patients, accompanied by staff, had arrived at the new Greenslopes Military Hospital. They were followed immediately by another 60 or so patients. The newspaper article described the new wards as "modern" and "hygienic":

In a survey of the first ward to be opened, with its cream-painted walls and beds, stained woodwork, pale green ceilings and floor coverings, the occupants agreed with one of their number that “Home was never like this”. Tiled bathrooms with shower cabinets and a well-equipped kitchen and service hatch with a refrigerator and heated food trolleys are among features that make for the comfort of patients”.²

Construction of the hospital complex continued during 1942. In February, Hall and Phillips called for tenders for the construction of an additional three temporary pavilion wards. The tender of Suburban Constructions was accepted in April.

The new hospital was staffed by the Australian Army Medical Corps (AAMC), the Australian Army Nursing Service (AANS) and Voluntary Aid Detachments (VADs), who were volunteers trained by the Red Cross in assisting with nursing and domestic duties. The VADs later became the Australian Army Medical Women’s Service and after 1942, were trained at the newly established 2 Women’s Hospital at Yeronga. Several hundred VADs were stationed at Greenslopes during World War II. Vera Bradshaw, a former AANS nursing sister recalls conditions at the new military hospital at Greenslopes:

For the first few months, conditions were fairly rough. All the staff including the sisters, were housed in sheds or pavilions and I recall that our chapel was a tent. But before long, more comfortable quarters were built for the doctors and sisters and we had, if not all the comforts of home, then at least some of them.³

With the entry of Japan and the United States into the war after the bombing of Pearl Harbour in December 1941, the need for adequate medical facilities became even more pressing. By early 1942, base hospitals had been constructed in the capital cities of Australia and large 600 bed field hospitals were also being established. In April, the Army Minister, Mr Forde, announced that the Australian Army had given an undertaking to provide medical care for American wounded for three months. Allied soldiers from the northern theatres of war, including Americans from the Philippines and Australians from the Middle East, Java and Darwin, were being treated in Australian Military Hospitals.

In addition to the 2nd AIF, patients at the 112th AGH, Greenslopes, included men from the Australian Voluntary Defence Corps, Air Force and Merchant Service. Some Indonesian merchant sailors were treated there after the Battle of the Coral Sea. Large numbers of American military personnel were also cared for at Greenslopes, accompanied by their own medical staff. The 112th AGH at Greenslopes became the largest military hospital in Queensland during World War II. By November 1945, it had 1 120 patients and 900 staff. The services of the hospital were complemented by the establishment of a Red Cross Centre across Newdegate Street circa 1945 whose volunteers provided recreational facilities such as concerts, films and a library for the patients and their visitors. Today, the Red Cross Centre continues to provide valuable services to the hospital patients, their families and the community.

Another large hospital for American and Australian troops was established at Logan Road, Holland Park, on the Glindemann family’s. Known as the Holland Park Military hospital, this temporary facility provided 1 000 beds and catered for surgical, medical and mentally disturbed patients.

An important event in the wartime history of the military hospital at Greenslopes occurred after the sinking of the Australian hospital ship, the Centaur, in May 1943. Extra staff were called on duty and mobile patients moved to

canvas chairs in preparation for the long line of ambulances which ferried the survivors of the disaster to Greenslopes. These patients included many with severe burns and Sister Nell Savage, the sole surviving army nurse. The immediate post-war period was an extremely busy time for the 112th AGH as large numbers of returning POWs required urgent medical care. Greenslopes also provided medical examinations for the thousands of returning service personnel.

An aerial photograph taken in 1946 shows a large hospital complex taking up most of the present site. A large number of pavilion type wards are visible. These have since been demolished with the exception of two of the original timber wards. The original brick 'L' shaped nurses' quarters faced a similar building built as the quarters for medical personnel. The medical quarters have since been demolished. The nurses' quarters were demolished in September 2001. The original guardhouse near the Newdegate Street entrance has also been demolished, however, the bus shelter has survived and is still in use. The boiler house, which supplied all the steam and hot water for the hospital can be seen in the south west corner of the site with the laundry building a short distance to the east. The main administration building with its rear corridor leading to the pavilion wards is also clearly visible. This corridor has since been rebuilt. The present brick chapel is the building shown in the same location in the 1946 photo.

The chapel is an unusual design, having been built to cater to the multidenominational needs of a military hospital. It featured a Roman Catholic altar and confessional at the northern end of the building and a Protestant altar at the southern end. Timber pews with moveable backs allow flexibility for the seating arrangements in the chapel which is still in use. The Australian and British flags are displayed prominently near one of the altars.

The nurses' quarters building at Greenslopes Hospital was among the few surviving examples of purpose built nurses' accommodation in Brisbane. Redevelopment in major Brisbane hospitals such as the Royal Women's Hospital, Mater Misericordai Hospital and Princess Alexandra Hospital has resulted in the demolition of such buildings which provide evidence of the changing trends in nursing over the past century. Until at least the 1950s, it was compulsory for nurses to "live in" at the hospital at which they were employed. Student nurses continued to be encouraged to live in hospital quarters for at least part of the training until the 1980s when general nursing education moved to the university system.

On 1 April 1947, the hospital at Greenslopes was taken over by the Commonwealth Repatriation Commission and renamed the Greenslopes Repatriation Hospital. In the tradition established in World War I, the federal government provided ongoing medical care to returned service personnel. By the outbreak of World War II, the repatriation system of war pensions, medical services and provision of artificial limbs was well in place and engrained in the national psyche. The authorities were well aware during World War II of the need for the nations' future commitment to the repatriation of a new generation of wartime veterans.

Over the ensuing decades, the Greenslopes Repatriation Hospital provided medical, surgical and psychiatric care for military personnel from both World Wars and subsequent conflicts, including Vietnam veterans, who, after the major health controversy surrounding Agent Orange, were given free access to emergency care in repatriation hospitals. War widows of Australian servicemen have also been provided with medical care at the Greenslopes Repatriation Hospital.

The 1960s saw extensive changes to the hospital complex. These included extensions to the administration block, a new pathology building, physiotherapy department, and an additional operating theatre. In 1968, an 8-bed intensive therapy unit was built (this has since been demolished) and a \$200 000 paramedical building opened, the first of its kind in an Australian repatriation hospital.

In 1970, the hospital entered a new phase when it became a teaching hospital with the University of

Queensland. Over the next two decades the hospital continued to upgrade its medical facilities, developing the site as required. A major redevelopment took place in the mid-1980s. At this time the ambulance arrival bay, guardhouse and assorted timber buildings were demolished and a 24-hour casualty department was established.

In January 1995, the Commonwealth Government sold the site to Ramsay Health Care and the hospital was renamed the Greenslopes Private Hospital. It continues to provide health care to veterans and war widows as well as the general community. Since World War II, the presence of the hospital has been an important part of the life of the suburb, particularly as the area around the hospital site has other links to services associated with repatriation such as the war service homes built in the area during the interwar years and the 1940s and the presence of the Red Cross Centre in Newdegate Street. The hospital has particularly strong value for the veteran community of Brisbane (and Queensland) and their families.

An assessment of the hospital site indicates that the cultural significance of the site resides chiefly in those buildings which date from the construction of the wartime hospital during the mid-1940s. These include the administration block, the chapel, the two remaining wards (one now the Florence Syer unit), bus shelter, boiler house and laundry building. However, due to the decreased historical and physical context caused by the loss of significant buildings such as the medical and nurses quarters and substantial alterations to some of the buildings including the remaining World War II wards and the laundry, the heritage significance of some of these original buildings has been compromised. Development of the site which now contains several modern buildings has detracted from the integrity of the original design of the World War II complex. However, several significant buildings on the site are significant for the evidence they provide of the history of this major Brisbane hospital, built during an important period of Brisbane's history.

Description

This large site has been developed as a hospital at subsequent times starting from the early 1940s with the main administration building facing Denman Road dating from 1942.

Although the site's complex of buildings is the result of the growth in time of the hospital, the prominent administration building with its face brick external walls and simple volumes achieves an imposing balanced architectural form visible from the nearby streets.

Administration building

The much lower extensions to the original building at its east and west elevations have had only a limited impact on its original form. The original structure, with its simple asymmetric shapes with long horizontal ribbons, created by projecting weather protection to the windows and contrasting narrow vertical element comprising three continuous narrow vertical glass strips is still very clearly identifiable.

The building sculptural form and its plain smooth face brick wall surfaces, contrasted by the regular punctuation of the window openings, provide an impression of cleanliness and efficiency.

The building with its Functionalist elements is a good example of a transitional design into the International style architecture. A radical and progressive style of building conveying an image of the hospital as a dynamic, forward looking, administration.

The building maintains its original external appearance and basic integrity, also in its interiors, which appear to also retain some of the original fixtures and finishes.

Hospital Chapel

The hospital chapel is constructed of bricks with a steep tiled gabled roof with the timber truss roof structure exposed internally. Long narrow windows let light inside the chapel, which houses a double altar. The interior is simply furnished and has a minimum of adornment.

The wards

Further closer assessment has shown how, particularly the portion of the ward to the south-west of the administration building retains its original architectural elements and cultural significance. This weatherboard clad section of the ward (highlighted in the site plan) has ample floor to ceiling triple hung windows and open verandah on either side to maximise cross ventilation, one of the main design concerns of the day for hospital wards. Its materials, details and human scale, still tell us a very unique story.

Statement of significance

Relevant assessment criteria

This is a place of local heritage significance and meets one or more of the local heritage criteria under the Heritage planning scheme policy of the *Brisbane City Plan 2014*. It is significant because:

Historical

CRITERION A

The place is important in demonstrating the evolution or pattern of the city's or local area's history

as the major military hospital built in the state's capital city in response to World War II, which demonstrates the commitment of the Commonwealth Government to providing high quality medical care and repatriation services to military personnel in both wartime and peace.

Historical

CRITERION A

The place is important in demonstrating the evolution or pattern of the city's or local area's history

as it contains remnants of the original World War II ward which demonstrates the changes in health care provision over a period of some 50 years.

Aesthetic

CRITERION E

The place is important because of its aesthetic significance

as the 1941-42 administration block with its mixture of Functionalist and Post-war International elements is a good example of a transitional design into the International style of architecture.

Social

CRITERION G

The place has a strong or special association with the life or work of a particular community or cultural group for social, cultural or spiritual reasons

for its special association with Brisbane's war veteran community, past and present hospital staff and the Red Cross workers and volunteers. The chapel has spiritual significance for the service it has provided to patients, staff and families for over 50 years.

Historical association

CRITERION H

The place has a special association with the life or work of a particular person, group or organization of importance in the city's or local area's history

for its special association with the work of the Australian Red Cross, Australian Army Nursing Service, the Australian Army Medical Women's Service and the Australian Army Medical Corps (particularly the 112th Australian General Hospital unit) during World War II.

References

1. "Excavations for new army hospital" in *Architectural and Building Journal of Queensland (ABJ of Q)*, April 1941
2. "New war hospital", *Courier Mail*, 3 February 1942, p.5
3. Bradshaw, Vera. "The 112th Australian General Hospital – recollections half a century on". Unknown source. Copy held at Greenslopes Red Cross Centre
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5. Allom Lovell Architects. Former Repatriation Hospital, Greenslopes. A Heritage Study for John Holland Pty Ltd. October 2001
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 8. Brisbane City Council Building Registers, BCA 0069, 1941-45
 9. Brisbane City Council, 1946 aerial photographs.
 10. Clem, Lloyd. *The Last Shilling: A History of Repatriation in Australia*. Melbourne: MUP, 1994
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 13. Greenslopes Private Hospital website. www.gph.ramsayhealth.com.au. 2 August 2001
 14. John Oxley Library photographs & clippings files
 15. National Trust of Queensland. Greenslopes Repatriation Hospital file, BNE 1/654
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 17. Watson, Donald and Judith McKay. *A Directory of Queensland Architects to 1940*. (St. Lucia: U of Q Press, 1984)
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Note: This citation has been prepared on the basis of evidence available at the time including an external examination of the building. The statement of significance is a summary of the most culturally important aspects of the property based on the available evidence, and may be re-assessed if further information becomes available. The purpose of this citation is to provide an informed evaluation for heritage registration and information. This does not negate the necessity for a thorough conservation study by a qualified practitioner, before any action is taken which may affect its heritage significance.

Citation prepared by — Brisbane City Council, City Architecture and Heritage Team
(page revised November 2019)



Dedicated to a better Brisbane



Queensland WWII Historic Places

Home > Place

112 General Military Hospital (Brisbane)

Greenslopes Repatriation Hospital



Medical facility



Brisbane City

83 Nicholson Street, Greenslopes 4120

The Greenslopes Hospital was built in 1941–42 as Brisbane’s first purpose-built, permanent military hospital. It became the largest World War Two military hospital in Queensland. It played an important role in caring for the military survivors of the torpedoing of the hospital ship *Centaur*, including Sister Nell Savage. At war’s end it conducted medical checks for personnel prior to their demobilisation and became a repatriation hospital that catered to the medical needs of Queensland’s returned service personnel.

History

In 1940, the Commonwealth Government decided to establish a major military hospital in Brisbane as part of its plan to construct base hospitals in each state to cope with the expected war casualties. Windsor’s Rosemount Repatriation Hospital (established in World War I) was still in use. Although small military field hospitals already existed in Brisbane (e.g. Redbank, Enoggera), a larger permanent hospital was required to meet the demand for medical care of the many servicemen returning from the Middle East or Britain. Several temporary camp hospitals (e.g. Chermside Camp’s 2/1st Australian General Hospital) were later established to serve troops in training.

A 19-acre Greenslopes site bordered by Newdegate, Peach, Nicholson and Peach Streets was selected for the hospital. The land had existing sewerage facilities. Tenders for excavation of the site were called in April 1941. Excavations began on 24 May 1941. The initial plan was to construct a 200-bed hospital for £250,000. Later, the plan was changed to have a permanent section for 400 patients with a temporary section for another 200 men. Pavilion ward blocks

and a boiler house were constructed first, followed by an army nurse and medical staff

quarters, a guardhouse and an administration block. World War I had shown the need to provide for post-war rehabilitation and repatriation so the majority of the buildings were designed as permanent structures.

According to the Architectural and Building Journal of Queensland, each bed would have its own radio point, light over the bed and bedside table. Stephenson & Turner (Melbourne & Sydney) and T.R. Hall & L.B. Phillips (Brisbane) were the architects. The engineers were Gordon, Gutteridge, Haskins & Davey (Sydney, Melbourne, & Brisbane). By July 1941, construction began and a tender accepted for £38,600 from Messrs. F. and H. Heaven to build three ward blocks. The boiler house contract went to W. Greene for £7597. With the exception of the three timber ward blocks, all other buildings were of concrete and brick. The three pavilion wards were arranged end to end at an angle behind the administration block. In February 1942, Hall & Phillips called for tenders for building three more temporary pavilion wards. Suburban Constructions' tender was accepted in April.

On the 3 February 1942, The Courier Mail reported that the first 40 patients accompanied by staff arrived at the new Greenslopes Military Hospital. The staff came from the forward elements of the Australian 112th Army General Hospital (AGH) unit then based at 'Yungaba', Kangaroo Point. Approximately 60 patients followed immediately. The newspaper described the wards as "modern" and "hygienic": In a survey of the first ward to be opened, with its cream-painted walls and beds, stained woodwork, pale green ceilings and floor coverings, the occupants agreed with one of their number that "Home was never like this". Tiled bathrooms with shower cabinets and a well-equipped kitchen and service hatch with a refrigerator and heated food trolleys are among the features that make for the comfort of patients".^[1] On 4 March 1942, the bodies of Able Seaman A.E. Bartch and Steward E.R. Harrison plus Warrant Officer H. Theeman who had had his legs severed were brought to Greenslopes. They were the three RAN casualties from the 'Tamar Incident'. Theeman died of his wounds at the hospital.

By April 1942, the 112th AGH was concentrated at Greenslopes. Construction continued for the hospital was planned for completion by August 1942. By the end of 1942, three permanent wards, three temporary wards, a boiler house, a temporary operating theatre, occupational therapy building, patients' mess and a public canteen had been built. In 1943, three new timber pavilions (Wards 7, 8, & 9), an artificial limb factory, nurses' quarters, wardsmen's quarters and storage buildings (including a mortuary) were added. In October 1943, the site was designated 112 (Brisbane) General Military Hospital. A combined Catholic and Protestant Chapel was built in 1944. In February 1945, three new permanent wards began construction. This gave the hospital the capacity to accommodate 600 military patients. As well, a new laundry block, some small ancillary buildings, boiler house extensions and new roads were built and the administration building was finally completed.

The Australian Army Medical Corps (AAMC), the Australian Army Nursing Service (AANS) and Voluntary Aid Detachments (VADs) staffed the hospital. VADs were volunteers trained by the Red Cross in assisting with nursing and domestic duties. Several hundred VADs served at

Greenslopes. In December 1942, the VADs were enrolled in the new Australian Army Medical Women's Service (AAMWS). In May 1943, the hospital was registered as a training facility for nurses. Initially the AANS staff lived in tents though they had a separate mess building. Former AANS nursing sister Vera Bradshaw recalled the new hospital:

For the first few months, conditions were fairly rough. All the staff including the sisters were housed in sheds or pavilions and I recall that our chapel was a tent. But before long, more comfortable quarters were built for the doctors and sisters and we had, if not all the comforts of home, then at least some of them.^[2]

With the outbreak of the Pacific War in December 1941, the demand for medical facilities became more urgent. In April 1942, Minister for the Army Frank Forde announced that the Australian Army had undertaken to provide medical care for US wounded for three months. In addition to army patients, the 112th AGH at Greenslopes treated personnel from the Australian Voluntary Defence Corps, RAAF and Merchant Marine. Some Netherlands East Indies merchant sailors were treated there during the Papuan Campaign. US military personnel were also cared for at Greenslopes accompanied by their own medical staff. After the sinking of the Australian hospital ship Centaur off Cape Moreton on 14 May 1943, the 64 survivors were delivered to Brisbane the next day. The 29 civilian crew and the Torres Strait pilot went to the Brisbane General Hospital at Herston, while the 39 Army personnel including the sole woman survivor nurse Lieutenant Ellen Savage went to Greenslopes military hospital. Extra staff were called on duty and mobile patients moved to canvas chairs in preparation for the numerous ambulances that ferried the survivors to Greenslopes. These patients included many with severe burns. On 25 October 1944, 86 Australian former POWs, survivors of the sinking of the Japanese prison ship Rakuyo Maru (on 12 September 1944) were brought from Newstead Wharf No.3 to the hospital. The POWs had arrived aboard the minelayer USS Monadnock.

By wars end, Greenslopes Military Hospital was the largest in Queensland. The immediate post-war period was a busy time for the hospital as large numbers of returning POWs required urgent medical care. Greenslopes also provided medical examinations for the thousands of returning service personnel. These checks were compulsory prior to a discharge from the military. By November 1945, it had 1,120 patients and 900 staff.

[1] "New war hospital", Courier Mail, 3 February 1942, p.5.

[2] Vera Bradshaw, "The 112th Australian General Hospital - recollections half a century on". Unknown source. Copy held by Greenslopes Red Cross Centre.

Source/comments

BCC Heritage Unit citation; NA digital plan

Brisbane City Council Heritage Unit citation

Architecture & Building Journal of Queensland, April 1941 p. 8

Architecture & Building Journal of Queensland, July 1941 pp. 12.

Architecture & Building Journal of Queensland, September 1941 p. 13.

Architecture & Building Journal of Queensland, October 1941 p. 14

NA file Series BP262/2, Item 9178, Joint Parliamentary War Expenditure Advisory Committee visit to Queensland, October 1944.

D

COST ESTIMATE

Future Site Use Options

Former Australian Red Cross Centre, Greenslopes, QLD

Heritage Impact Assessment Estimate

Former Australian Red Cross Centre

13th February 2020



CHRIS SALE
consulting

PROJECT GROUP CONTACTS

Project: Heritage Impact Assessment Estimate

Client: Commonwealth Department of Veterans' Affairs

Architect: Catalyst Heritage Architects

Structural Engineer: N/A

Civil Engineer: N/A

Services Engineer: N/A

Cost Manager: Chris Sale Consulting

Project Information					
Job Number:	202405	Revision Number:	-	Issue Date:	13th February 2020
Checked By:	Travis Swigart	Controlled Doc	Yes	Author:	Ethan Rump
Distribution:	1 x on file; 1 x electronic copy				

EXECUTIVE SUMMARY

This estimate has been prepared based on the information as listed in Section 4.0 of this report. This estimate has been priced at current rates - refer to Section 5.0 in regards to tendering and market assumptions.

1.0 SCOPE OF PROJECT

The scope of this project is defined in the Heritage Impact Assessment for the Former Australian Red Cross Centre located at Greenslopes, QLD.

Note, services infrastructure upgrades for the site are provisional costs based on usual issues for similar sites and these costs remain subject to more detailed assessments / design to validate actual scope of required upgrade works.

2.0 INCLUSIONS

This cost estimate includes the following:

- Design Development Contingency
- Builder's Preliminaries
- Builder's Margin
- Professional Fees
- Statutory Authority Charges including CITB Levy
- Construction Contingency
- Contaminated soil removal / remediation
- Asbestos removal
- Allowances for refurbishment are subject to final functionality / end use
- Services Infrastructure upgrade costs are provisional costs and these costs remain subject to more detailed assessments / design

3.0 EXCLUSIONS

This cost estimate excludes the following which should be considered when assessing overall project cost:

- GST
- Works outside nominated site boundaries
- Land and legal costs
- Rock excavation
- Staging / Tendering
- Escalation

4.0 INFORMATION USED IN PREPARING THIS ESTIMATE

The following information was used in preparation of this cost estimate:

- Survey drawings by Bennett + Bennett dated 9th January 2020
- Heritage Impact Assessment (Draft Report) by Catalyst Heritage Architects dated 27th December 2019
- Asbestos Management Plan and Register by AAQ dated 4th February 2015
- Phase 2 Contaminated Land Assessment by Coffey Environments Australia dated 25 October 2013 and subsequent Delineation Assessment of Organochlorine Soil Impacts, dated 3rd December 2019
- Greenslopes Hospital – Veterans Buildings Conditions Report by Bornhorst & Ward Pty Ltd Consulting Engineers, 16th May 2019

5.0 COSTING & MARKET CONDITIONS

Works will be tendered amongst suitable contractors on a lump sum basis

Works to be completed during standard operating hours

All works in each phase to be completed as single package of works

Yours faithfully,



Ethan Rump
Cost Manager

Former Australian Red Cross Centre

Project:	Heritage Impact Assessment Estimate	Estimate:	Former Australian Red Cross
Project No:	202405	Date:	13th February 2020
GFA:	1,400 m ²		

Code	Description	Quantity	Unit	Rate	Total
	Former Australian Red Cross Hall Greenslopes, Queensland				
O1	Option 1 - Retain & Renovate Both Buildings		Item		7,499,465
O2	Option 2 - Retain & Renovate Hall Only (Demolish Accommodation)		Item		5,393,065
O3	Option 3 - Demolish Both Buildings		Item		1,799,470

Former Australian Red Cross Centre

Project:	Heritage Impact Assessment Estimate	Estimate:	Former Australian Red Cross
Project No:	202405	Date:	13th February 2020
GFA:	1,400 m2		

Option 1 - Retain & Renovate Both Buildings

Code	Description	Quantity	Unit	Rate	Total
AB	Accommodation Building	550	m2	3,432	1,887,740
RH	Recreation Hall	850	m2	2,762	2,348,085
EW	External Works & Infrastructure Upgrade		Item		637,640
	Sub-Total Building Works (excl. GST)	1,400	m2	3,481	4,873,465
DC	Design Contingency (10%)		Item		488,000
PR	Builders Preliminaries and Margin (15%)		Item		805,000
ST	Statutory Charges including CITB Levy (0.5%)		Item		31,000
	Total Building Works (excl. GST)	1,400	m2	4,427	6,197,465
CC	Construction Contingency (10%)		Item		620,000
PF	Professional Fees (10%)		Item		682,000
FFE	Furniture, Fittings and Equipment		Note		Excl.
ES	Escalation		Note		Excl.
GST	GST		Note		Excl.
	Total Project Cost (excl. GST)	1,400	m2	5,357	7,499,465

Option 1 - Retain & Renovate Both Buildings \$ 7,499,465

Former Australian Red Cross Centre

Project:	Heritage Impact Assessment Estimate	Estimate:	Former Australian Red Cross
Project No:	202405	Date:	13th February 2020
GFA:	1,400 m2		

Option 2 - Retain & Renovate Hall Only (Demolish Accommodation)

Code	Description	Quantity	Unit	Rate	Total
AB	Accommodation Building	550	m2	784	431,465
RH	Recreation Hall	850	m2	2,762	2,348,085
EW	External Works & Infrastructure Upgrade		Item		723,515
	Sub-Total Building Works (excl. GST)	1,400	m2	2,502	3,503,065
DC	Design Contingency (10%)		Item		351,000
PR	Builders Preliminaries and Margin (15%)		Item		579,000
ST	Statutory Charges including CITB Levy (0.5%)		Item		23,000
	Total Building Works (excl. GST)	1,400	m2	3,183	4,456,065
CC	Construction Contingency (10%)		Item		446,000
PF	Professional Fees (10%)		Item		491,000
FFE	Furniture, Fittings and Equipment		Note		Excl.
ES	Escalation		Note		Excl.
GST	GST		Note		Excl.
	Total Project Cost (excl. GST)	1,400	m2	3,852	5,393,065

Option 2 - Retain & Renovate Hall Only (Demolish Accommodation) \$ 5,393,065

Former Australian Red Cross Centre

Project:	Heritage Impact Assessment Estimate	Estimate:	Former Australian Red Cross
Project No:	202405	Date:	13th February 2020
GFA:	1,400 m2		

Option 3 - Demolish Both Buildings

Code	Description	Quantity	Unit	Rate	Total
AB	Accommodation Building	550	m2	784	431,465
RH	Recreation Hall	850	m2	645	548,305
EW	External Works & Infrastructure Upgrade		Item		188,700
	Sub-Total Building Works (excl. GST)	1,400	m2	835	1,168,470
DC	Design Contingency (10%)		Item		117,000
PR	Builders Preliminaries and Margin (15%)		Item		193,000
ST	Statutory Charges including CITB Levy (0.5%)		Item		8,000
	Total Building Works (excl. GST)	1,400	m2	1,062	1,486,470
CC	Construction Contingency (10%)		Item		149,000
PF	Professional Fees (10%)		Item		164,000
FFE	Furniture, Fittings and Equipment		Note		Excl.
ES	Escalation		Note		Excl.
GST	GST		Note		Excl.
	Total Project Cost (excl. GST)	1,400	m2	1,285	1,799,470

Option 3 - Demolish Both Buildings \$ 1,799,470

Former Australian Red Cross Centre

Project: Heritage Impact Assessment Estimate	Estimate: Former Australian Red Cross
Project No: 202405	Date: 13th February 2020

Option 1 - Retain & Renovate Both Buildings

Code	Description	Quantity	Unit	Rate	Total
AB Accommodation Building					
DE	Demolition	550	m2	660	362,815
SB	Substructure	550	m2	82	45,000
CL	Columns	550	m2	25	13,750
UF	Upper Floors	550	m2	145	79,750
SC	Staircases	550	m2	120	66,000
RF	Roof	550	m2	190	104,600
EW	External Walls	550	m2	234	128,740
EE	Windows	550	m2	130	71,250
ED	External Doors	550	m2	40	22,250
NW	Internal Walls	550	m2	154	84,640
NS	Internal Screens & Borrowed Lights	550	m2	21	11,650
ND	Internal Doors	550	m2	72	39,500
WF	Wall Finishes	550	m2	45	25,000
FF	Floor Finishes	550	m2	177	97,295
CF	Ceiling Finishes	550	m2	132	72,750
FT	Fitments	550	m2	20	11,250
HY	Hydraulics	550	m2	120	66,000
ME	Mechanical Services	550	m2	350	192,500
FS	Fire Protection	550	m2	120	66,000
ES	Electrical Services	550	m2	240	132,000
LS	Lift Services	550	m2	309	170,000
BWIC	Builders Work in Connection With Services	550	m2	45	25,000

Sub-Total Accommodation Building 1,887,740

RH Recreation Hall					
DE	Demolition	850	m2	510	433,625
SB	Substructure	850	m2	147	125,000
CL	Columns	850	m2	25	21,250
UF	Upper Floors	850	m2	145	123,250

Former Australian Red Cross Centre

Project: Heritage Impact Assessment Estimate	Estimate: Former Australian Red Cross
Project No: 202405	Date: 13th February 2020

Option 1 - Retain & Renovate Both Buildings

Code	Description	Quantity	Unit	Rate	Total
SC	Staircases	850	m2	39	33,000
RF	Roof	850	m2	257	218,720
EW	External Walls	850	m2	163	138,610
EE	Windows	850	m2	70	59,250
ED	External Doors	850	m2	44	37,400
NW	Internal Walls	850	m2	131	111,360
NS	Internal Screens & Borrowed Lights	850	m2	4	3,750
ND	Internal Doors	850	m2	61	52,250
WF	Wall Finishes	850	m2	29	25,000
FF	Floor Finishes	850	m2	129	109,920
CF	Ceiling Finishes	850	m2	125	106,450
FT	Fitments	850	m2	22	18,750
HY	Hydraulics	850	m2	120	102,000
ME	Mechanical Services	850	m2	350	297,500
FS	Fire Protection	850	m2	120	102,000
ES	Electrical Services	850	m2	240	204,000
BWIC	Builders Work in Connection With Services	850	m2	29	25,000

Sub-Total Recreation Hall 2,348,085

EW External Works & Infrastructure Upgrade

XP	Site Preparation		Item		157,900
XR	Roads, Footpaths & Paved Areas		Item		54,480
XN	Boundary Walls, Fencing & Gates		Item		50,160
XL	Landscaping & Improvements		Item		20,100
XK	External Stormwater Drainage		Item		40,000
XD	External Sewer Drainage		Item		40,000
XW	External Water Supply		Item		25,000
XG	External Gas		Item		0
XF	External Fire Protection		Item		100,000
XE	External Electric Light & Power		Item		150,000

Former Australian Red Cross Centre

Project: Heritage Impact Assessment Estimate	Estimate: Former Australian Red Cross
Project No: 202405	Date: 13th February 2020

Option 1 - Retain & Renovate Both Buildings

Code	Description	Quantity	Unit	Rate	Total
Sub-Total External Works & Infrastructure Upgrade					637,640
DC	Design Contingency (10%)				
	Design Contingency (5%)		Item		488,000
Sub-Total Design Contingency (10%)					488,000
PR	Builders Preliminaries and Margin (15%)				
	Builders Preliminaries and Margin (15%)		Item		805,000
Sub-Total Builders Preliminaries and Margin (15%)					805,000
ST	Statutory Charges including CITB Levy (0.5%)				
	Statutory Charges including CITB Levy (0.5%)		Item		31,000
Sub-Total Statutory Charges including CITB Levy (0.5%)					31,000
CC	Construction Contingency (10%)				
	Construction Contingency (10%)		Item		620,000
Sub-Total Construction Contingency (10%)					620,000
PF	Professional Fees (10%)				
	Professional Fees (10%)		Item		682,000
Sub-Total Professional Fees (10%)					682,000
Option 1 - Retain & Renovate Both Buildings					7,499,465

Former Australian Red Cross Centre

Project: Heritage Impact Assessment Estimate	Estimate: Former Australian Red Cross
Project No: 202405	Date: 13th February 2020

Option 2 - Retain & Renovate Hall Only (Demolish Accommodation)

Code	Description	Quantity	Unit	Rate	Total
AB Accommodation Building					
DE	Demolition	550	m2	784	431,465
Sub-Total Accommodation Building					431,465

RH Recreation Hall					
DE	Demolition	850	m2	510	433,625
SB	Substructure	850	m2	147	125,000
CL	Columns	850	m2	25	21,250
UF	Upper Floors	850	m2	145	123,250
SC	Staircases	850	m2	39	33,000
RF	Roof	850	m2	257	218,720
EW	External Walls	850	m2	163	138,610
EE	Windows	850	m2	70	59,250
ED	External Doors	850	m2	44	37,400
NW	Internal Walls	850	m2	131	111,360
NS	Internal Screens & Borrowed Lights	850	m2	4	3,750
ND	Internal Doors	850	m2	61	52,250
WF	Wall Finishes	850	m2	29	25,000
FF	Floor Finishes	850	m2	129	109,920
CF	Ceiling Finishes	850	m2	125	106,450
FT	Fitments	850	m2	22	18,750
HY	Hydraulics	850	m2	120	102,000
ME	Mechanical Services	850	m2	350	297,500
FS	Fire Protection	850	m2	120	102,000
ES	Electrical Services	850	m2	240	204,000
BWIC	Builders Work in Connection With Services	850	m2	29	25,000
Sub-Total Recreation Hall					2,348,085

EW External Works & Infrastructure Upgrade					
XP	Site Preparation		Item		157,900

Former Australian Red Cross Centre

Project: Heritage Impact Assessment Estimate	Estimate: Former Australian Red Cross
Project No: 202405	Date: 13th February 2020

Option 2 - Retain & Renovate Hall Only (Demolish Accommodation)

Code	Description	Quantity	Unit	Rate	Total
XR	Roads, Footpaths & Paved Areas		Item		69,730
XN	Boundary Walls, Fencing & Gates		Item		100,160
XL	Landscaping & Improvements		Item		40,725
XK	External Stormwater Drainage		Item		40,000
XD	External Sewer Drainage		Item		40,000
XW	External Water Supply		Item		25,000
XG	External Gas		Item		0
XF	External Fire Protection		Item		100,000
XE	External Electric Light & Power		Item		150,000

Sub-Total External Works & Infrastructure Upgrade 723,515

DC Design Contingency (10%)

	Design Contingency (5%)		Item		351,000
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Sub-Total Design Contingency (10%) 351,000

PR Builders Preliminaries and Margin (15%)

	Builders Preliminaries and Margin (15%)		Item		579,000
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Sub-Total Builders Preliminaries and Margin (15%) 579,000

ST Statutory Charges including CITB Levy (0.5%)

	Statutory Charges including CITB Levy (0.5%)		Item		23,000
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Sub-Total Statutory Charges including CITB Levy (0.5%) 23,000

CC Construction Contingency (10%)

	Construction Contingency (10%)		Item		446,000
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Sub-Total Construction Contingency (10%) 446,000

PF Professional Fees (10%)

	Professional Fees (10%)		Item		491,000
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Sub-Total Professional Fees (10%) 491,000

Option 2 - Retain & Renovate Hall Only (Demolish Accommodation) 5,393,065

Former Australian Red Cross Centre

Project: Heritage Impact Assessment Estimate	Estimate: Former Australian Red Cross
Project No: 202405	Date: 13th February 2020

Option 3 - Demolish Both Buildings

Code	Description	Quantity	Unit	Rate	Total
AB Accommodation Building					
DE	Demolition	550	m2	784	431,465
Sub-Total Accommodation Building					431,465
RH Recreation Hall					
DE	Demolition	850	m2	645	548,305
Sub-Total Recreation Hall					548,305
EW External Works & Infrastructure Upgrade					
XP	Site Preparation		Item		157,900
XN	Boundary Walls, Fencing & Gates		Item		30,800
Sub-Total External Works & Infrastructure Upgrade					188,700
DC Design Contingency (10%)					
	Design Contingency (10%)		Item		117,000
Sub-Total Design Contingency (10%)					117,000
PR Builders Preliminaries and Margin (15%)					
	Builders Preliminaries and Margin (15%)		Item		193,000
Sub-Total Builders Preliminaries and Margin (15%)					193,000
ST Statutory Charges including CITB Levy (0.5%)					
	Statutory Charges including CITB Levy (0.5%)		Item		8,000
Sub-Total Statutory Charges including CITB Levy (0.5%)					8,000
CC Construction Contingency (10%)					
	Construction Contingency (10%)		Item		149,000
Sub-Total Construction Contingency (10%)					149,000
PF Professional Fees (10%)					
	Professional Fees (10%)		Item		164,000
Sub-Total Professional Fees (10%)					164,000

Former Australian Red Cross Centre

Project: Heritage Impact Assessment Estimate	Estimate: Former Australian Red Cross
Project No: 202405	Date: 13th February 2020

Option 3 - Demolish Both Buildings

Code	Description	Quantity	Unit	Rate	Total
Option 3 - Demolish Both Buildings					<u>1,799,470</u>

Former Australian Red Cross Centre

Project: Heritage Impact Assessment Estimate	Estimate: Former Australian Red Cross
Project No: 202405	Date: 13th February 2020

Option 1 - Retain & Renovate Both Buildings

Accommodation Building

Code	Description	Quantity	Unit	Rate	Total
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DE Demolition

1	Allowance for removal of asbestos roof sheeting	390	m2	90.00	35,100
2	Allowance for cleaning of existing roof framing to remove asbestos materials	390	m2	15.00	5,850
3	Allowance for removal of existing asbestos / lead painted facade cladding	485	m2	70.00	33,950
4	Allowance for removal of existing windows (assumed mastic joints)	95	m2	75.00	7,125
5	Allowance for careful removal of internal asbestos wall linings	1,416	m2	50.00	70,800
6	Allowance for careful removal of internal asbestos ceilings	550	m2	50.00	27,500
7	Allowance for careful removal of internal floor finishes including timber floorboards throughout	550	m2	45.00	24,750
8	Demolition of existing staircases complete including handrails, structure etc.	3	No	2,500.00	7,500
9	Demolition of internal stud walls (TBC)	529	m2	10.00	5,290
10	Removal of internal & external doors	33	No	150.00	4,950
11	Allowance for asbestos removal associated with services		Item		25,000
12	Allowance for misc asbestos removal		Item		50,000
13	Allowance for misc demolition including fitments etc,		Item		25,000
14	Allowance for scaffold during demolition and construction		Item		40,000

Sub-Total Demolition **362,815**

SB Substructure

15	Allowance to remediate rising damp and salt accumulation to concrete stumps and sub-floor foundations		Item		45,000
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Sub-Total Substructure **45,000**

CL Columns

16	Allowance to upgrade / repair existing concrete columns below floor and/or timber if above floor	550	m2	25.00	13,750
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Sub-Total Columns **13,750**

UF Upper Floors

17	Allowance for structural upgrades / repair existing timber structure	550	m2	90.00	49,500
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Former Australian Red Cross Centre

Project: Heritage Impact Assessment Estimate	Estimate: Former Australian Red Cross
Project No: 202405	Date: 13th February 2020

Option 1 - Retain & Renovate Both Buildings

Accommodation Building

Code	Description	Quantity	Unit	Rate	Total
18	Allowance for fire separating for compartmentation to meet standards (TBC)	550	m2	55.00	30,250

Sub-Total Upper Floors **79,750**

SC Staircases

19	Allowance for new staircase rising approx 3.5m to ground level including balustrades, handrails, treds etc. (2 no.)	7	m/r	5,500.00	38,500
20	Allowance for new staircase rising approx 4.5m to ground level including balustrades, handrails, treds etc. (1 no.)	5	m/r	5,500.00	27,500

Sub-Total Staircases **66,000**

RF Roof

21	New roof sheeting including purlins, sarking, insulation, flashings, cappings and rainwater goods (measured flat on plan)	390	m2	140.00	54,600
22	Allowance for upgrade to roof structure to meet current building standards		Item		35,000
23	Allowance for anchor points, roof access, etc.		Item		15,000
24	No allowance for roof mounted plant		Note		Excl.

Sub-Total Roof **104,600**

EW External Walls

25	New lightweight cladding to external walls including insulation and paint finish	484	m2	235.00	113,740
26	Allowance for upgrade / repair existing stud framing		Item		15,000

Sub-Total External Walls **128,740**

EE Windows

27	Allowance for replacement of all aluminium louvre windows / refurbish timber casement windows	95	m2	750.00	71,250
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Sub-Total Windows **71,250**

ED External Doors

28	Single timber door including hardware and paint finish	5	No	1,550.00	7,750
29	Pair timber doors with glass insert including hardware and paint finish	2	No	3,500.00	7,000

Former Australian Red Cross Centre

Project: Heritage Impact Assessment Estimate	Estimate: Former Australian Red Cross
Project No: 202405	Date: 13th February 2020

Option 1 - Retain & Renovate Both Buildings

Accommodation Building

Code	Description	Quantity	Unit	Rate	Total
30	Allowance for door sundries including closers, weather seals, etc.		Item		2,500
31	Allowance for sundry fire doors		Item		5,000

Sub-Total External Doors 22,250

NW Internal Walls

32	Allowance for replacement / upgrade of internal stud walls including new plasterboard lining to both sides with paint finish and insulation (assumed approx same extent as current fitout)	529	m2	160.00	84,640
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Sub-Total Internal Walls 84,640

NS Internal Screens & Borrowed Lights

33	Allowance for toilet partition	5	No	1,250.00	6,250
34	Allowance for shower partition	4	No	1,350.00	5,400
35	No allowance for internal glazed screens		Note		Excl.

Sub-Total Internal Screens & Borrowed Lights 11,650

ND Internal Doors

36	Refurbish existing single timber door including new hardware and paint finish complete	25	No	1,250.00	31,250
37	Refurbish existing double door with glass inserts including new hardware and paint finish complete	1	No	3,250.00	3,250
38	Allowance for door sundries including glazing, vision panels, door closers, acoustic seals, etc.		Item		5,000

Sub-Total Internal Doors 39,500

WF Wall Finishes

39	Allowance for wall tiling to WC and splashbacks		Item		15,000
40	Allowance for pinboards		Item		10,000
41	No allowance for feature wall treatments		Note		Excl.

Sub-Total Wall Finishes 25,000

FF Floor Finishes

Former Australian Red Cross Centre

Project: Heritage Impact Assessment Estimate	Estimate: Former Australian Red Cross
Project No: 202405	Date: 13th February 2020

Option 1 - Retain & Renovate Both Buildings

Accommodation Building

Code	Description	Quantity	Unit	Rate	Total
42	Allowance make good existing hardwood timber flooring throughout, including sand and non-slip coating	550	m2	80.00	44,000
43	Allowance for carpet / vinyl floor coverings throughout including skirting	501	m2	70.00	35,070
44	Allowance for tile floor including waterproofing etc.	47	m2	175.00	8,225
45	Allowance for sundry isolated replacement of timber floors where damaged		Item		10,000

Sub-Total Floor Finishes 97,295

CF Ceiling Finishes

46	Allowance for new plasterboard ceiling throughout including insulation and paint finish	550	m2	105.00	57,750
47	Extra over for bulkheads, acoustics and access panels etc.		Item		15,000

Sub-Total Ceiling Finishes 72,750

FT Fitments

48	Allowance for new joinery to kitchen and bathrooms	9	m	1,250.00	11,250
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Sub-Total Fitments 11,250

HY Hydraulics

49	Allowance for Hydraulic services including new water supply reticulation, basins, WC, shower etc. and removal of existing	550	m2	120.00	66,000
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Sub-Total Hydraulics 66,000

ME Mechanical Services

50	Allowance for Mechanical services including removal of existing	550	m2	350.00	192,500
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Sub-Total Mechanical Services 192,500

FS Fire Protection

51	Allowance for Fire services including new sprinkler system and removal of existing	550	m2	120.00	66,000
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Sub-Total Fire Protection 66,000

ES Electrical Services

52	Allowance for Electrical services including new wiring, outlets, lighting, boards, etc. and removal of existing	550	m2	240.00	132,000
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Former Australian Red Cross Centre

Project: Heritage Impact Assessment Estimate	Estimate: Former Australian Red Cross
Project No: 202405	Date: 13th February 2020

Option 1 - Retain & Renovate Both Buildings

Accommodation Building

Code	Description	Quantity	Unit	Rate	Total
Sub-Total Electrical Services					132,000
LS Lift Services					
53	Allowance for new Lift services including core, lift pit, interface, etc. complete (assumed not internally)		Item		170,000
Sub-Total Lift Services					170,000
BWIC Builders Work in Connection With Services					
54	Allowance for BWIC		Item		25,000
Sub-Total Builders Work in Connection With Services					25,000

Former Australian Red Cross Centre

Project: Heritage Impact Assessment Estimate	Estimate: Former Australian Red Cross
Project No: 202405	Date: 13th February 2020

Option 1 - Retain & Renovate Both Buildings

Recreation Hall

Code	Description	Quantity	Unit	Rate	Total
DE Demolition					
55	Allowance for removal of asbestos roof sheeting	848	m2	90.00	76,320
56	Allowance for cleaning of existing roof framing to remove asbestos materials	848	m2	15.00	12,720
57	Allowance for removal of existing facade cladding	530	m2	70.00	37,100
58	Allowance for removal of existing windows	79	m2	75.00	5,925
59	Allowance for careful removal of internal asbestos wall linings	1,163	m2	50.00	58,150
60	Allowance for careful removal of internal asbestos ceilings	850	m2	50.00	42,500
61	Allowance for careful removal of internal floor finishes including timber floorboards throughout	850	m2	45.00	38,250
62	Demolition of existing staircases complete including handrails, structure etc.	2	No	2,500.00	5,000
63	Demolition of internal stud walls	696	m2	10.00	6,960
64	Removal of internal & external doors	38	No	150.00	5,700
65	Allowance for asbestos removal associated with services		Item		25,000
66	Allowance for misc. asbestos removal		Item		50,000
67	Allowance for misc demolition including fitments etc,		Item		25,000
68	Allowance for scaffold during demolition and construction		Item		45,000
Sub-Total Demolition					433,625

SB Substructure					
69	Allowance to remediate rising damp and salt accumulation to concrete stumps and sub-floor foundations		Item		100,000
70	Allowance to underpin western masonry walls		Item		25,000
Sub-Total Substructure					125,000

CL Columns					
71	Allowance to upgrade / repair existing concrete columns below floor and/or timber if above floor	850	m2	25.00	21,250
Sub-Total Columns					21,250

UF Upper Floors					
72	Allowance to upgrade / repair existing timber structure	850	m2	90.00	76,500

Former Australian Red Cross Centre

Project: Heritage Impact Assessment Estimate	Estimate: Former Australian Red Cross
Project No: 202405	Date: 13th February 2020

Option 1 - Retain & Renovate Both Buildings

Recreation Hall

Code	Description	Quantity	Unit	Rate	Total
73	Allowance for fire seperating for compartmentation to meet standards (TBC)	850	m2	55.00	46,750

Sub-Total Upper Floors 123,250

SC Staircases

74	Allowance for new staircase rising approx 3m to ground level including balustrades, handrails, treds etc. (2 no.)	6	m/r	5,500.00	33,000
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Sub-Total Staircases 33,000

RF Roof

75	New roof sheeting including purlins, sarking, insulation, flashings, cappings and rainwater goods (measured flat on plan)	848	m2	140.00	118,720
76	Allowance for upgrade to roof structure to meet current building standards		Item		75,000
77	Allowance for anchor points, roof access, etc.		Item		25,000
78	No allowance for roof mounted plant		Note		Excl.

Sub-Total Roof 218,720

EW External Walls

79	New lightweight cladding to external walls including insulation and paint finish	526	m2	235.00	123,610
80	Allowance for upgrade / repair existing stud framing		Item		15,000

Sub-Total External Walls 138,610

EE Windows

81	Allowance for replacement of all aluminium louvre windows	79	m2	750.00	59,250
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Sub-Total Windows 59,250

ED External Doors

82	Single timber door including hardware and paint finish	8	No	1,550.00	12,400
83	Pair timber doors with glass insert including hardware and paint finish	5	No	3,500.00	17,500
84	Allowance for door sundries including closers, weather seals, etc.		Item		2,500
85	Allowance for sundry fire doors		Item		5,000

Former Australian Red Cross Centre

Project: Heritage Impact Assessment Estimate	Estimate: Former Australian Red Cross
Project No: 202405	Date: 13th February 2020

Option 1 - Retain & Renovate Both Buildings

Recreation Hall

Code	Description	Quantity	Unit	Rate	Total
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Sub-Total External Doors 37,400

NW Internal Walls

86	Allowance for replacement / upgrade of internal stud walls including new plasterboard lining to both sides with paint finish and insulation (assumed approx same extent as current fitout)	696	m2	160.00	111,360
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Sub-Total Internal Walls 111,360

NS Internal Screens & Borrowed Lights

87	Allowance for toilet partition	3	No	1,250.00	3,750
88	No allowance for internal glazed screens		Note		Excl.

Sub-Total Internal Screens & Borrowed Lights 3,750

ND Internal Doors

89	Refurbish existing single timber door including new hardware and paint finish complete	17	No	1,250.00	21,250
90	Refurbish existing double door with glass inserts including new hardware and paint finish complete	8	No	3,250.00	26,000
91	Allowance for door sundries including glazing, vision panels, door closers, acoustic seals, etc.		Item		5,000

Sub-Total Internal Doors 52,250

WF Wall Finishes

92	Allowance for wall tiling to WC and splashbacks		Item		15,000
93	Allowance for pinboards		Item		10,000
94	No allowance for feature wall treatments		Note		Excl.

Sub-Total Wall Finishes 25,000

FF Floor Finishes

95	Allowance make good existing hardwood timber flooring throughout, including sand and non-slip coating	850	m2	80.00	68,000
96	Allowance for carpet / vinyl floor coverings throughout including skirting	361	m2	70.00	25,270
97	Allowance for tile floor including waterproofing etc.	38	m2	175.00	6,650

Former Australian Red Cross Centre

Project: Heritage Impact Assessment Estimate	Estimate: Former Australian Red Cross
Project No: 202405	Date: 13th February 2020

Option 1 - Retain & Renovate Both Buildings

Recreation Hall

Code	Description	Quantity	Unit	Rate	Total
98	Allowance for sundry isolated replacement of timber floors where damaged		Item		10,000

Sub-Total Floor Finishes 109,920

CF Ceiling Finishes

99	New plasterboard ceiling throughout including insulation and paint finish	850	m2	95.00	80,750
100	New fibre cement sheet to hall entry including paint finish	7	m2	100.00	700
101	Extra over for bulkheads, acoustics and access panels etc.		Item		15,000
102	Extra over for working at height in hall (approx 4m)		Item		10,000

Sub-Total Ceiling Finishes 106,450

FT Fitments

103	Allowance for new joinery to kitchen and bathrooms	15	m	1,250.00	18,750
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Sub-Total Fitments 18,750

HY Hydraulics

104	Allowance for Hydraulic services including new water supply reticulation, basins, WC, shower etc. and removal of existing	850	m2	120.00	102,000
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Sub-Total Hydraulics 102,000

ME Mechanical Services

105	Allowance for Mechanical services including removal of existing	850	m2	350.00	297,500
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Sub-Total Mechanical Services 297,500

FS Fire Protection

106	Allowance for Fire services including new sprinkler system and removal of existing	850	m2	120.00	102,000
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Sub-Total Fire Protection 102,000

ES Electrical Services

107	Allowance for Electrical services including new wiring, outlets, lighting, boards, etc. and removal of existing	850	m2	240.00	204,000
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Sub-Total Electrical Services 204,000

Former Australian Red Cross Centre

Project: Heritage Impact Assessment Estimate	Estimate: Former Australian Red Cross
Project No: 202405	Date: 13th February 2020

Option 1 - Retain & Renovate Both Buildings

Recreation Hall

Code	Description	Quantity	Unit	Rate	Total
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BWIC Builders Work in Connection With Services

108	Allowance for BWIC		Item		25,000
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Sub-Total Builders Work in Connection With Services 25,000

Former Australian Red Cross Centre

Project: Heritage Impact Assessment Estimate	Estimate: Former Australian Red Cross
Project No: 202405	Date: 13th February 2020

Option 1 - Retain & Renovate Both Buildings

External Works & Infrastructure Upgrade

Code	Description	Quantity	Unit	Rate	Total
XP Site Preparation					
109	PC Sum allowance for detailed excavation of high level contaminated waste and disposal off site (as advised in Phase 2 Contaminated Land Assessment by Coffey (assumed high level - TBC))	140	m3	900.00	126,000
110	Filling to make up levels using imported material including trimming and compaction	140	m3	85.00	11,900
111	Allowance for air monitoring system during works		Item		20,000
Sub-Total Site Preparation					157,900
XR Roads, Footpaths & Paved Areas					
112	Allowance for paving / bitumen / concrete to 50% of remaining site area	268	m2	110.00	29,480
113	Allowance to upgrade link bridges to comply with disability access compliance features and / or delete link bridges	2	No	7,500.00	15,000
114	Allowance for upgrade of ramps to hall		Item		10,000
Sub-Total Roads, Footpaths & Paved Areas					54,480
XN Boundary Walls, Fencing & Gates					
115	Allowance for 1.8m high palisade fence to N + E boundaries	88	m	350.00	30,800
116	Allowance for low height fence to street frontage	88	m	220.00	19,360
Sub-Total Boundary Walls, Fencing & Gates					50,160
XL Landscaping & Improvements					
117	Allowance for landscaping to 50% of remaining site area	268	m2	75.00	20,100
Sub-Total Landscaping & Improvements					20,100
XK External Stormwater Drainage					
118	Allowance to upgrade stormwater drainage infrastructure (TBC - unknown)		Item		40,000
Sub-Total External Stormwater Drainage					40,000
XD External Sewer Drainage					
119	Allowance to upgrade site sewer infrastructure (TBC - unknown)		Item		40,000

Former Australian Red Cross Centre

Project: Heritage Impact Assessment Estimate	Estimate: Former Australian Red Cross
Project No: 202405	Date: 13th February 2020

Option 1 - Retain & Renovate Both Buildings

External Works & Infrastructure Upgrade

Code	Description	Quantity	Unit	Rate	Total
120	No allowance for pumping		Note		Excl.

Sub-Total External Sewer Drainage 40,000

XW External Water Supply

121	Allowance for upgrade to water connection infrastructure (TBC - unknown)		Item		25,000
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Sub-Total External Water Supply 25,000

XG External Gas

122	No allowance for gas reticulation (TBC)		Note		Excl.
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Sub-Total External Gas 0

XF External Fire Protection

123	Allowance for fire services infrastructure upgrades including new pump & booster		Item		100,000
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Sub-Total External Fire Protection 100,000

XE External Electric Light & Power

124	Allowance to upgrade electrical infrastructure (TBC - unknown)		Item		150,000
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Sub-Total External Electric Light & Power 150,000

Former Australian Red Cross Centre

Project: Heritage Impact Assessment Estimate	Estimate: Former Australian Red Cross
Project No: 202405	Date: 13th February 2020

Option 1 - Retain & Renovate Both Buildings

Design Contingency (10%)

Code	Description	Quantity	Unit	Rate	Total
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Design Contingency (5%)

125	Allowance for Design Contingency at 10%		Item		488,000
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Sub-Total Design Contingency (5%) 488,000

Former Australian Red Cross Centre

Project: Heritage Impact Assessment Estimate	Estimate: Former Australian Red Cross
Project No: 202405	Date: 13th February 2020

Option 1 - Retain & Renovate Both Buildings

Builders Preliminaries and Margin (15%)

Code	Description	Quantity	Unit	Rate	Total
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Builders Preliminaries and Margin (15%)

126	Allowance for Builders Preliminaries and Margin (15%)		Item		805,000
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Sub-Total Builders Preliminaries and Margin (15%) 805,000

Former Australian Red Cross Centre

Project: Heritage Impact Assessment Estimate	Estimate: Former Australian Red Cross
Project No: 202405	Date: 13th February 2020

Option 1 - Retain & Renovate Both Buildings

Statutory Charges including CITB Levy (0.5%)

Code	Description	Quantity	Unit	Rate	Total
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Statutory Charges including CITB Levy (0.5%)

127	Allowance for Statutory Charges including CITB Levy at 0.5%		Item		31,000
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Sub-Total Statutory Charges including CITB Levy (0.5%) 31,000

Former Australian Red Cross Centre

Project: Heritage Impact Assessment Estimate	Estimate: Former Australian Red Cross
Project No: 202405	Date: 13th February 2020

Option 1 - Retain & Renovate Both Buildings

Construction Contingency (10%)

Code	Description	Quantity	Unit	Rate	Total
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Construction Contingency (10%)

128	Allowance for Construction Contingencies at 10%		Item		620,000
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Sub-Total Construction Contingency (10%) 620,000

Former Australian Red Cross Centre

Project: Heritage Impact Assessment Estimate	Estimate: Former Australian Red Cross
Project No: 202405	Date: 13th February 2020

Option 1 - Retain & Renovate Both Buildings

Professional Fees (10%)

Code	Description	Quantity	Unit	Rate	Total
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Professional Fees (10%)

129	Allowance for Professional Fees at 10%		Item		682,000
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Sub-Total Professional Fees (10%) 682,000

Option 1 - Retain & Renovate Both Buildings 7,499,465

Former Australian Red Cross Centre

Project: Heritage Impact Assessment Estimate	Estimate: Former Australian Red Cross
Project No: 202405	Date: 13th February 2020

Option 2 - Retain & Renovate Hall Only (Demolish Accommodation)

Accommodation Building

Code	Description	Quantity	Unit	Rate	Total
DE	Demolition				
130	Allowance for removal of asbestos roof sheeting	390	m2	90.00	35,100
131	Allowance for removal of existing roof framing (with asbestos material present)	390	m2	50.00	19,500
132	Allowance for removal of existing asbestos / lead painted facade cladding	485	m2	70.00	33,950
133	Allowance for removal of existing windows	95	m2	75.00	7,125
134	Allowance for careful removal of internal asbestos wall linings	1,416	m2	50.00	70,800
135	Allowance for careful removal of internal asbestos ceilings	550	m2	50.00	27,500
136	Allowance for careful removal of internal floor finishes including timber floorboards throughout	550	m2	45.00	24,750
137	Demolition of existing staircases complete including handrails, structure etc.	3	No	2,500.00	7,500
138	Demolition of internal stud walls (TBC)	529	m2	10.00	5,290
139	Removal of internal & external doors	33	No	150.00	4,950
140	Allowance for asbestos removal associated with services		Item		25,000
141	Allowance for misc asbestos removal		Item		50,000
142	Allowance for demolition of existing substructure and upper floor framing		Item		55,000
143	Allowance for misc demolition including fitments etc,		Item		25,000
144	Allowance for scaffold during demolition		Item		40,000
Sub-Total Demolition					431,465

Former Australian Red Cross Centre

Project: Heritage Impact Assessment Estimate	Estimate: Former Australian Red Cross
Project No: 202405	Date: 13th February 2020

Option 2 - Retain & Renovate Hall Only (Demolish Accommodation)

Recreation Hall

Code	Description	Quantity	Unit	Rate	Total
DE Demolition					
145	Allowance for removal of asbestos roof sheeting	848	m2	90.00	76,320
146	Allowance for cleaning of existing roof framing to remove asbestos materials	848	m2	15.00	12,720
147	Allowance for removal of existing facade cladding	530	m2	70.00	37,100
148	Allowance for removal of existing windows	79	m2	75.00	5,925
149	Allowance for careful removal of internal asbestos wall linings	1,163	m2	50.00	58,150
150	Allowance for careful removal of internal asbestos ceilings	850	m2	50.00	42,500
151	Allowance for careful removal of internal floor finishes including timber floorboards throughout	850	m2	45.00	38,250
152	Demolition of existing staircases complete including handrails, structure etc.	2	No	2,500.00	5,000
153	Demolition of internal stud walls	696	m2	10.00	6,960
154	Removal of internal & external doors	38	No	150.00	5,700
155	Allowance for asbestos removal associated with services		Item		25,000
156	Allowance for misc. asbestos removal		Item		50,000
157	Allowance for misc demolition including fitments etc,		Item		25,000
158	Allowance for scaffold during demolition and construction		Item		45,000
Sub-Total Demolition					433,625

SB Substructure					
159	Allowance to remediate rising damp and salt accumulation to concrete stumps and sub-floor foundations		Item		100,000
160	Allowance to underpin western masonry walls		Item		25,000
Sub-Total Substructure					125,000

CL Columns					
161	Allowance to upgrade / repair existing concrete columns below floor and/or timber if above floor	850	m2	25.00	21,250
Sub-Total Columns					21,250

UF Upper Floors					
162	Allowance to upgrade / repair existing timber structure	850	m2	90.00	76,500

Former Australian Red Cross Centre

Project: Heritage Impact Assessment Estimate	Estimate: Former Australian Red Cross
Project No: 202405	Date: 13th February 2020

Option 2 - Retain & Renovate Hall Only (Demolish Accommodation)

Recreation Hall

Code	Description	Quantity	Unit	Rate	Total
163	Allowance for fire seperating for compartmentation to meet standards (TBC)	850	m2	55.00	46,750

Sub-Total Upper Floors 123,250

SC Staircases

164	Allowance for new staircase rising approx 3m to ground level including balustrades, handrails, treds etc. (2 no.)	6	m/r	5,500.00	33,000
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Sub-Total Staircases 33,000

RF Roof

165	New roof sheeting including purlins, sarking, insulation, flashings, cappings and rainwater goods (measured flat on plan)	848	m2	140.00	118,720
166	Allowance for upgrade to roof structure to meet current building standards		Item		75,000
167	Allowance for anchor points, roof access, etc.		Item		25,000
168	No allowance for roof mounted plant		Note		Excl.

Sub-Total Roof 218,720

EW External Walls

169	New lightweight cladding to external walls including insulation and paint finish	526	m2	235.00	123,610
170	Allowance for upgrade / repair existing stud framing		Item		15,000

Sub-Total External Walls 138,610

EE Windows

171	Allowance for replacement of all aluminium louvre windows	79	m2	750.00	59,250
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Sub-Total Windows 59,250

ED External Doors

172	Single timber door including hardware and paint finish	8	No	1,550.00	12,400
173	Pair timber doors with glass insert including hardware and paint finish	5	No	3,500.00	17,500
174	Allowance for door sundries including closers, weather seals, etc.		Item		2,500
175	Allowance for sundry fire doors		Item		5,000

Former Australian Red Cross Centre

Project: Heritage Impact Assessment Estimate	Estimate: Former Australian Red Cross
Project No: 202405	Date: 13th February 2020

Option 2 - Retain & Renovate Hall Only (Demolish Accommodation)

Recreation Hall

Code	Description	Quantity	Unit	Rate	Total
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Sub-Total External Doors 37,400

NW Internal Walls

176	Allowance for replacement / upgrade of internal stud walls including new plasterboard lining to both sides with paint finish and insulation (assumed approx same extent as current fitout)	696	m2	160.00	111,360
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Sub-Total Internal Walls 111,360

NS Internal Screens & Borrowed Lights

177	Allowance for toilet partition	3	No	1,250.00	3,750
178	No allowance for internal glazed screens		Note		Excl.

Sub-Total Internal Screens & Borrowed Lights 3,750

ND Internal Doors

179	Refurbish existing single timber door including new hardware and paint finish complete	17	No	1,250.00	21,250
180	Refurbish existing double door with glass inserts including new hardware and paint finish complete	8	No	3,250.00	26,000
181	Allowance for door sundries including glazing, vision panels, door closers, acoustic seals, etc.		Item		5,000

Sub-Total Internal Doors 52,250

WF Wall Finishes

182	Allowance for wall tiling to WC and splashbacks		Item		15,000
183	Allowance for pinboards		Item		10,000
184	No allowance for feature wall treatments		Note		Excl.

Sub-Total Wall Finishes 25,000

FF Floor Finishes

185	Allowance make good existing hardwood timber flooring throughout, including sand and non-slip coating	850	m2	80.00	68,000
186	Allowance for carpet / vinyl floor coverings throughout including skirting	361	m2	70.00	25,270
187	Allowance for tile floor including waterproofing etc.	38	m2	175.00	6,650

Former Australian Red Cross Centre

Project: Heritage Impact Assessment Estimate	Estimate: Former Australian Red Cross
Project No: 202405	Date: 13th February 2020

Option 2 - Retain & Renovate Hall Only (Demolish Accommodation)

Recreation Hall

Code	Description	Quantity	Unit	Rate	Total
188	Allowance for sundry isolated replacement of timber floors where damaged		Item		10,000

Sub-Total Floor Finishes 109,920

CF Ceiling Finishes

189	New plasterboard ceiling throughout including insulation and paint finish	850	m2	95.00	80,750
190	New fibre cement sheet to hall entry including paint finish	7	m2	100.00	700
191	Extra over for bulkheads, acoustics and access panels etc.		Item		15,000
192	Extra over for working at height in hall (approx 4m)		Item		10,000

Sub-Total Ceiling Finishes 106,450

FT Fitments

193	Allowance for new joinery to kitchen and bathrooms	15	m	1,250.00	18,750
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Sub-Total Fitments 18,750

HY Hydraulics

194	Allowance for Hydraulic services including new water supply reticulation, basins, WC, shower etc. and removal of existing	850	m2	120.00	102,000
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Sub-Total Hydraulics 102,000

ME Mechanical Services

195	Allowance for Mechanical services including removal of existing	850	m2	350.00	297,500
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Sub-Total Mechanical Services 297,500

FS Fire Protection

196	Allowance for Fire services including new sprinkler system and removal of existing	850	m2	120.00	102,000
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Sub-Total Fire Protection 102,000

ES Electrical Services

197	Allowance for Electrical services including new wiring, outlets, lighting, boards, etc. and removal of existing	850	m2	240.00	204,000
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Sub-Total Electrical Services 204,000

Former Australian Red Cross Centre

Project: Heritage Impact Assessment Estimate	Estimate: Former Australian Red Cross
Project No: 202405	Date: 13th February 2020

Option 2 - Retain & Renovate Hall Only (Demolish Accommodation)

Recreation Hall

Code	Description	Quantity	Unit	Rate	Total
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BWIC Builders Work in Connection With Services

198	Allowance for BWIC		Item		25,000
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Sub-Total Builders Work in Connection With Services 25,000

Former Australian Red Cross Centre

Project: Heritage Impact Assessment Estimate	Estimate: Former Australian Red Cross
Project No: 202405	Date: 13th February 2020

Option 2 - Retain & Renovate Hall Only (Demolish Accommodation)

External Works & Infrastructure Upgrade

Code	Description	Quantity	Unit	Rate	Total
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XP Site Preparation

199	PC Sum allowance for detailed excavation of high level contaminated waste and disposal off site (as advised in Phase 2 Contaminated Land Assessment by Coffey (assumed high level - TBC))	140	m3	900.00	126,000
200	Filling to make up levels using imported material including trimming and compaction	140	m3	85.00	11,900
201	Allowance for air monitoring system during works		Item		20,000

Sub-Total Site Preparation 157,900

XR Roads, Footpaths & Paved Areas

202	Allowance for paving / bitumen / concrete to 50% of remaining site area	543	m2	110.00	59,730
203	Allowance for upgrade of ramps to hall		Item		10,000

Sub-Total Roads, Footpaths & Paved Areas 69,730

XN Boundary Walls, Fencing & Gates

204	Allowance for 1.8m high palisade fence to N + E boundaries	88	m	350.00	30,800
205	Allowance for low height fence to street frontage	88	m	220.00	19,360
206	Allowance for retaining walls to for carpark area		Item		50,000

Sub-Total Boundary Walls, Fencing & Gates 100,160

XL Landscaping & Improvements

207	Allowance for landscaping to 50% of remaining site area	543	m2	75.00	40,725
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Sub-Total Landscaping & Improvements 40,725

XK External Stormwater Drainage

208	Allowance to upgrade stormwater drainage infrastructure (TBC - unknown)		Item		40,000
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Sub-Total External Stormwater Drainage 40,000

XD External Sewer Drainage

209	Allowance to upgrade site sewer infrastructure (TBC - unknown)		Item		40,000
210	No allowance for pumping		Note		Excl.

Former Australian Red Cross Centre

Project: Heritage Impact Assessment Estimate	Estimate: Former Australian Red Cross
Project No: 202405	Date: 13th February 2020

Option 2 - Retain & Renovate Hall Only (Demolish Accommodation)

External Works & Infrastructure Upgrade

Code	Description	Quantity	Unit	Rate	Total
Sub-Total External Sewer Drainage					40,000
XW External Water Supply					
211	Allowance for upgrade to water connection infrastructure (TBC - unknown)		Item		25,000
Sub-Total External Water Supply					25,000
XG External Gas					
212	No allowance for gas reticulation (TBC)		Note		Excl.
Sub-Total External Gas					0
XF External Fire Protection					
213	Allowance for fire services infrastructure upgrades including new pump & booster		Item		100,000
Sub-Total External Fire Protection					100,000
XE External Electric Light & Power					
214	Allowance to upgrade electrical infrastructure (TBC - unknown)		Item		150,000
Sub-Total External Electric Light & Power					150,000

Former Australian Red Cross Centre

Project: Heritage Impact Assessment Estimate	Estimate: Former Australian Red Cross
Project No: 202405	Date: 13th February 2020

Option 2 - Retain & Renovate Hall Only (Demolish Accommodation)

Design Contingency (10%)

Code	Description	Quantity	Unit	Rate	Total
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Design Contingency (5%)

215	Allowance for Design Contingency at 10%		Item		351,000
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Sub-Total Design Contingency (5%) 351,000

Former Australian Red Cross Centre

Project: Heritage Impact Assessment Estimate	Estimate: Former Australian Red Cross
Project No: 202405	Date: 13th February 2020

Option 2 - Retain & Renovate Hall Only (Demolish Accommodation)

Builders Preliminaries and Margin (15%)

Code	Description	Quantity	Unit	Rate	Total
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Builders Preliminaries and Margin (15%)

216	Allowance for Builders Preliminaries and Margin (15%)		Item		579,000
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Sub-Total Builders Preliminaries and Margin (15%) 579,000

Former Australian Red Cross Centre

Project: Heritage Impact Assessment Estimate	Estimate: Former Australian Red Cross
Project No: 202405	Date: 13th February 2020

Option 2 - Retain & Renovate Hall Only (Demolish Accommodation)

Statutory Charges including CITB Levy (0.5%)

Code	Description	Quantity	Unit	Rate	Total
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Statutory Charges including CITB Levy (0.5%)

217	Allowance for Statutory Charges including CITB Levy at 0.5%		Item		23,000
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Sub-Total Statutory Charges including CITB Levy (0.5%) 23,000

Former Australian Red Cross Centre

Project: Heritage Impact Assessment Estimate	Estimate: Former Australian Red Cross
Project No: 202405	Date: 13th February 2020

Option 2 - Retain & Renovate Hall Only (Demolish Accommodation)

Construction Contingency (10%)

Code	Description	Quantity	Unit	Rate	Total
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Construction Contingency (10%)

218	Allowance for Construction Contingencies at 10%		Item		446,000
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Sub-Total Construction Contingency (10%) 446,000

Former Australian Red Cross Centre

Project: Heritage Impact Assessment Estimate	Estimate: Former Australian Red Cross
Project No: 202405	Date: 13th February 2020

Option 2 - Retain & Renovate Hall Only (Demolish Accommodation)

Professional Fees (10%)

Code	Description	Quantity	Unit	Rate	Total
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Professional Fees (10%)

219	Allowance for Professional Fees at 10%		Item		491,000
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Sub-Total Professional Fees (10%) 491,000

Option 2 - Retain & Renovate Hall Only (Demolish Accommodation) 5,393,065

Former Australian Red Cross Centre

Project: Heritage Impact Assessment Estimate	Estimate: Former Australian Red Cross
Project No: 202405	Date: 13th February 2020

Option 3 - Demolish Both Buildings

Accommodation Building

Code	Description	Quantity	Unit	Rate	Total
DE	Demolition				
220	Allowance for removal of asbestos roof sheeting	390	m2	90.00	35,100
221	Allowance for removal of existing roof framing (with asbestos material present)	390	m2	50.00	19,500
222	Allowance for removal of existing asbestos / lead painted facade cladding	485	m2	70.00	33,950
223	Allowance for removal of existing windows	95	m2	75.00	7,125
224	Allowance for careful removal of internal asbestos wall linings	1,416	m2	50.00	70,800
225	Allowance for careful removal of internal asbestos ceilings	550	m2	50.00	27,500
226	Allowance for careful removal of internal floor finishes including timber floorboards throughout	550	m2	45.00	24,750
227	Demolition of existing staircases complete including handrails, structure etc.	3	No	2,500.00	7,500
228	Demolition of internal stud walls (TBC)	529	m2	10.00	5,290
229	Removal of internal & external doors	33	No	150.00	4,950
230	Allowance for asbestos removal associated with services		Item		25,000
231	Allowance for misc asbestos removal		Item		50,000
232	Allowance for demolition of existing substructure and upper floor framing		Item		55,000
233	Allowance for misc demolition including fitments etc,		Item		25,000
234	Allowance for scaffold during demolition		Item		40,000

Sub-Total Demolition **431,465**

Former Australian Red Cross Centre

Project: Heritage Impact Assessment Estimate	Estimate: Former Australian Red Cross
Project No: 202405	Date: 13th February 2020

Option 3 - Demolish Both Buildings

Recreation Hall

Code	Description	Quantity	Unit	Rate	Total
DE	Demolition				
235	Allowance for removal of asbestos roof sheeting	848	m2	90.00	76,320
236	Allowance for removal of existing roof framing (with asbestos material present)	848	m2	50.00	42,400
237	Allowance for removal of existing facade cladding	530	m2	70.00	37,100
238	Allowance for removal of existing windows	79	m2	75.00	5,925
239	Allowance for careful removal of internal asbestos wall linings	1,163	m2	50.00	58,150
240	Allowance for careful removal of internal asbestos ceilings	850	m2	50.00	42,500
241	Allowance for careful removal of internal floor finishes including timber floorboards throughout	850	m2	45.00	38,250
242	Demolition of existing staircases complete including handrails, structure etc.	2	No	2,500.00	5,000
243	Demolition of internal stud walls	696	m2	10.00	6,960
244	Removal of internal & external doors	38	No	150.00	5,700
245	Allowance for asbestos removal associated with services		Item		25,000
246	Allowance for misc. asbestos removal		Item		50,000
247	Allowance for demolition of existing substructure and upper floor framing		Item		85,000
248	Allowance for misc demolition including fitments etc,		Item		25,000
249	Allowance for scaffold during demolition		Item		45,000
Sub-Total Demolition					548,305

Former Australian Red Cross Centre

Project: Heritage Impact Assessment Estimate	Estimate: Former Australian Red Cross
Project No: 202405	Date: 13th February 2020

Option 3 - Demolish Both Buildings

External Works & Infrastructure Upgrade

Code	Description	Quantity	Unit	Rate	Total
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XP Site Preparation

250	PC Sum allowance for detailed excavation of high level contaminated waste and disposal off site (as advised in Phase 2 Contaminated Land Assessment by Coffey (assumed high level - TBC))	140	m3	900.00	126,000
251	Filling using imported material including trimming and compaction	140	m3	85.00	11,900
252	Allowance for air monitoring system during works		Item		20,000

Sub-Total Site Preparation 157,900

XN Boundary Walls, Fencing & Gates

253	Allowance for 1.8m high palisade fence to N + E boundaries	88	m	350.00	30,800
254	No allowance for fence to street frontage		Note		Excl.

Sub-Total Boundary Walls, Fencing & Gates 30,800

Former Australian Red Cross Centre

Project: Heritage Impact Assessment Estimate	Estimate: Former Australian Red Cross
Project No: 202405	Date: 13th February 2020

Option 3 - Demolish Both Buildings

Design Contingency (10%)

Code	Description	Quantity	Unit	Rate	Total
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Design Contingency (10%)

255	Allowance for Design Contingency at 10%		Item		117,000
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Sub-Total Design Contingency (10%) 117,000

Former Australian Red Cross Centre

Project: Heritage Impact Assessment Estimate	Estimate: Former Australian Red Cross
Project No: 202405	Date: 13th February 2020

Option 3 - Demolish Both Buildings

Builders Preliminaries and Margin (15%)

Code	Description	Quantity	Unit	Rate	Total
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Builders Preliminaries and Margin (15%)

256	Allowance for Builders Preliminaries and Margin (15%)		Item		193,000
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Sub-Total Builders Preliminaries and Margin (15%) 193,000

Former Australian Red Cross Centre

Project: Heritage Impact Assessment Estimate	Estimate: Former Australian Red Cross
Project No: 202405	Date: 13th February 2020

Option 3 - Demolish Both Buildings

Statutory Charges including CITB Levy (0.5%)

Code	Description	Quantity	Unit	Rate	Total
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Statutory Charges including CITB Levy (0.5%)

257	Allowance for Statutory Charges including CITB Levy at 0.5%		Item		8,000
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Sub-Total Statutory Charges including CITB Levy (0.5%) 8,000

Former Australian Red Cross Centre

Project: Heritage Impact Assessment Estimate	Estimate: Former Australian Red Cross
Project No: 202405	Date: 13th February 2020

Option 3 - Demolish Both Buildings

Construction Contingency (10%)

Code	Description	Quantity	Unit	Rate	Total
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Construction Contingency (10%)

258	Allowance for Construction Contingencies at 10%		Item		149,000
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Sub-Total Construction Contingency (10%) 149,000

Former Australian Red Cross Centre

Project: Heritage Impact Assessment Estimate	Estimate: Former Australian Red Cross
Project No: 202405	Date: 13th February 2020

Option 3 - Demolish Both Buildings

Professional Fees (10%)

Code	Description	Quantity	Unit	Rate	Total
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Professional Fees (10%)

259	Allowance for Professional Fees at 10%		Item		164,000
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Sub-Total Professional Fees (10%) 164,000

Option 3 - Demolish Both Buildings 1,799,470



