

# Attachment 9- Architectural Preservation

This Attachment details the efforts made to preserve select architectural elements for later heritage interpretive reuse, covering three areas of interest:

- The brick and wrought iron entry gates
- The brick and wrought iron entrance portico
- Salvaged hardwood for re-use in the future Legacy House and community park

# 1 Entry Portico

The Heritage Interpretive Strategy recommendation 1 states:

*Retain original brick entrance portico from former Greenslopes ARC Centre Recreation Hall (c.1946). Includes adaptively reusing this original built element in situ, with it forming the basis for a new community park shelter structure, that is to incorporate interpretive content. Undertake conservation works to the existing portico structure, including reconstruction of missing bronze lettering “AUSTRALIAN RED CROSS CENTRE” and reconstruction of the missing building plaque.*

DVA took responsibility for the retention of the original brick entrance portico during the demolition of the Main Hall. However, as the demolition progressed it became increasingly clear that retention of the portico *in situ* was both risky and unlikely to be successful without construction of a steel reinforcing framework that itself would prevent the full remediation of the land.

The heritage architect was approached for advice on alternative heritage preservation of the portico. His response is shown in full in Figure 1 below. The architect confirmed that it was an expected problem and that dismantling the portico in a way that allowed it to be reassembled would meet the requirements of the recommendation in the Heritage Interpretive Strategy, noting that the portico would be an interpretive heritage element of a future park feature.

Figure 2 below shows Enviro-Pacific’s acknowledgement of the adjustment to the plan for the portico.

The Brisbane City Council was also asked to advise on whether they believed dismantling and reassembly would be acceptable to them and their agreement (expressing a preference for this approach) is seen below in Figure 3.

Figure 4 shows an email from Catalyst Architects showing more detailed instructions on the deconstruction of the portico and Figure 5 shows a series of emails in which DVA, Enviro-Pacific, and Catalyst Architects are collaborating to ensure a positive outcome for the portico preservation. In addition to the portico bricks, a portion of the matching bricks from other parts of the main hall were also recovered in order provide a supplementary reserve of matching bricks for contingency purposes.

Enviro-Pacific took detailed photos of the portico elements and annotated these with accurate measurements so that the portico could be reconstructed as an interpretive element in the new community park. See *Attachment 7 – Portico Measurements for Reconstruction*.

Reconstruction of the bronze lettering and building plaque falls within the purview of the Brisbane City Council.

Figure 1. EMAIL FROM CATALYST ARCHITECTS CONFIRMING THAT DECONSTRUCTION AND RECONSTRUCTION OF THE PORTICO WOULD MEET THE INTENT OF THE HERITAGE INTERPRETIVE STRATEGY

Jason Pruszinski [REDACTED] Binny, Dave; Annette Magee; + 1 15/06/2022

**Re: Greenslopes ARC - Heritage Interpretive Strategy questions [SEC=UNOFFICIAL]**

Waiting on response

You forwarded this message on 16/06/2022 9:59 AM.

220205\_Greenslopes ARC Centre\_Heritage Interpretation Strategy\_Part.pdf  
83 KB

Hi Dave

Good to hear from you and yes staying COVID free, although recovering from a flu caught last week in Victoria. I was inspecting a WWII Bunker at Flinders (opposite Phillip Island – weather direct from Antarctica). The day I visited it was around 1 degree and hailing – really not fun.

For Greenslopes, the difficulties being encountered for retaining existing front portico insitu is somewhat expected. I am also aware, that aside from soil and asbestos decontamination issues, it will likely present a challenge to resolve final site levels – trying to make the existing portico marry into the final finished pavement / landscaping levels will no doubt prove an immense challenge. Confirming heritage management direction in respect to the retained Portico structure:

- *Greenslopes Heritage Impact Assessment* (Catalyst Architects, 14/09/2020) – *Heritage Management Mitigation Measure #03: Salvage Select Built Elements*, defers to the Heritage Interpretation Strategy and heritage architect direction to inform this objective.
- *Greenslopes Heritage Interpretation Strategy* (Catalyst Architects, 05/02/2022) – *Section 4.2 Recommended Interpretive Initiatives*, covers specific heritage management detail for the Entry Portico and Entry Gate – refer attached extract with **highlights** that remain of direct relevance.

**Heritage Management Direction – Entry Portico** (Catalyst Architects, 15 June 2022)

- Provided original portico elements are deconstructed in a manner that preserves their integrity (free of damage) and can be reconstructed faithful to original details, using original materials in correct order / format, then we would not consider such reconstruction works to result in a loss of heritage value. It is worth noting that the retained entry portico is primarily intended as an interpretive initiative (rather than heritage fabric conservation), and this only demands that its original form and appearance is honoured.
- We suggest that good photos should be captured during dismantling as a record of elements be made that is coherent / intuitive (dismantling plan be adopted, with suitable labelling of each element in support of accurate reconstruction).
- All conservation works recommended in the attached *Heritage Interpretation Strategy*, remain relevant and should be undertaken.
- It is accepted that retention of existing portico insitu is not a viable cost-effective solution. The proposed alternative of dismantling and reconstructing like for like, with conservation works undertaken and site decontamination works fully completed, is a prudent solution that Catalyst Architects supports as a suitable heritage management response.

Please do not hesitate to contact me with any questions.

Regards  
Jason Pruszinski Director

Figure 2. EMAIL FROM ENVIRO-PACIFIC ACKNOWLEDGING THE REQUIREMENTS FOR THE DECONSTRUCTION OF THE PORTICO

**Binny, Dave**

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**From:** Mick Merriman [REDACTED]  
**Sent:** Thursday, 16 June 2022 11:25 AM  
**To:** Binny, Dave  
**Cc:** Jason Cole; Jack Vahtera; Adrian Scott  
**Subject:** FW: Greenslopes Portico Retention [SEC=UNOFFICIAL]  
**Attachments:** 220205\_Greenslopes ARC Centre\_Heritage Interpretation Strategy\_Part.pdf

Morning Dave,

We will both be happy when this one has been completed, no doubt.  
We acknowledge the request to change the "Heritage listed Portico & gates" from structural retention to manual piecemeal dismantling and storage for future re-assembly / incorporation into the final design of Heritage Park. These potential works will require due diligence and a professional approach with possible trades engaged as opposed to using basic labour.  
Whilst there will be the initial cost savings by removing the Heritage Retention item from our original pricing, the dismantling approach will incur costs of their own; I will price this item up.

Please confirm that the new scope of works is to:

- Numbering / photographic record / documenting all works in a way that allows for ease of reassembly
- Dismantle & retain both brickwork columns and associated head stock
- Dismantle & retain wrought iron balustrading
- Removal of Asbestos infill
- Removal of glazed window(s) / frame(s)

Please confirm that the extent of column length removal i.e., is the brickwork to be retained past the point where the column(s) meet the horizontal base.

Please confirm that the gated entry pillars are to be dismantled or remain insitu but protected during works.



1



Kind Regards,

Mick Merriman  
Project Manager

**ENVIROPACIFIC**

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Figure 3. EMAIL FROM BCC STATING PREFERENCE FOR DECONSTRUCTION AND STORAGE OF PORTICO

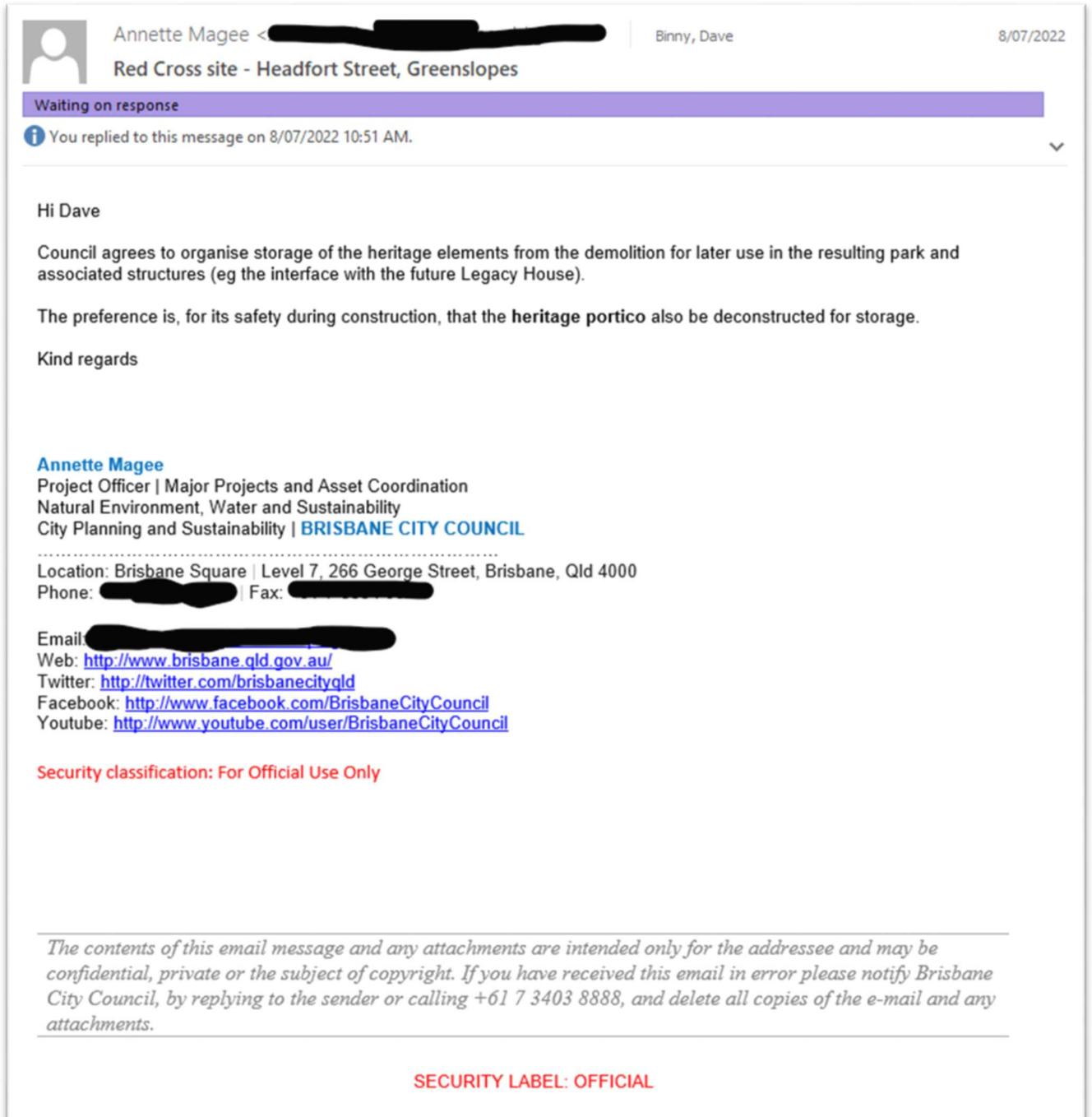


Figure 4. EMAIL FROM HERITAGE ARCHITECT DETAILING STEPS TO DISMANTLE PORTICO

Jason Pruszinski [REDACTED] | Mick Merriman; Binny, Dave; + 2 | 1 | 22/07/202

**CAUTION: Email may contain unverified link [be careful if proceeding]Re: Portico Heritage Retention...**

Waiting on response

 200914\_Greenslopes ARC Centre\_HIA\_Entry Portico Parts.pdf  
3 MB

Hi Mick

Further to our discussion this morning, confirming I have now spoken with Dave and confirm the direction for deconstructing the Recreation Hall entry portico and brick fence pillars (some relevant supporting information attached):

1. Retain south-west brick and wrought iron entry gate / pillars and protect in-place. Confirming these are to be retained in the future site development as the main entrance to the site.
2. In support of site decontamination / remediation works, carefully deconstruct existing Recreation Hall entry portico, required in the heritage approvals for the site to be retained for reuse. We accept that retaining insitu is impractical given soil remediation and demolition activities. Accordingly, please proceed as follows:
  - a. Undertake a measured survey of the existing portico and take high-resolution photographs, sufficient to support its reconstruction to original detail (like for like) at a later date as part of the future site redevelopment works. Will require pillar dimensions, overall structure widths, height and details of brick coursing and junctions – submit as an *Entry Portico Photo Record and Measured Drawing*. This will assist the redevelopment design team in its reconstruction of this important element. Please submit details to this office for review prior to deconstruction, so that we can review and ensure all relevant information has been captured and seek our written approval to proceed with deconstruction.
  - b. As part of deconstruction, concrete head beam is to be removed carefully in single piece without damage and loaded for storage. Any required make-good and repair works to the beam (for concrete cancer and the like) are to be undertaken by others at a later date. Engineering certification for reuse will be part of future redevelopment works task by others.
  - c. Bricks are to be kept and loaded for storage. These can be individual or removed as larger grouped blocks of bricks – whatever works for your task. We seek that the bricks remain usable and undamaged for future reconstruction works. Others as part of future redevelopment, can undertake final clean / mortar removal as required, along with separation back to single brick units. Ideally seek to label bricks so that their relative location is understood to assist future reconstruction – however this should only be done if it can be to a non-visible location / face. A drawing with codes to assist reconstruction maybe required to support your labelling. Will seek your guidance on feasibility / methodology for labelling.
  - d. During dismantling, please capture photos of connections such as roof timbers – as relevant that would inform the reconstruction works.

Please let me know if you require anything further to support your works.

Regards  
Jason Pruszinski Director  
P  
M  
E [REDACTED]

Figure 5. EMAILS BETWEEN CATALYST ARCHITECTS, ENVIRO-PACIFIC, AND DVA DETAILING THE APPROACH TO DECONSTRUCTION OF THE PORTICO.

**Binny, Dave**

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**From:** Mick Merriman [REDACTED]  
**Sent:** Monday, 25 July 2022 2:30 PM  
**To:** Jason Pruszinski; Binny, Dave  
**Cc:** Jason Cole; Adrian Scott  
**Subject:** RE: Portico Heritage Retention [SEC=OFFICIAL]

**Categories:** Waiting on response

Thanks Jason, will also comply.

Kind Regards,

Mick Merriman  
Project Manager

 ENVIROPACIFIC

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**From:** Jason Pruszinski [REDACTED]  
**Sent:** Monday, 25 July 2022 2:10 PM  
**To:** Mick Merriman [REDACTED]; Binny, Dave [REDACTED]  
**Cc:** Jason Cole [REDACTED]; Adrian Scott [REDACTED]  
**Subject:** Re: Portico Heritage Retention [SEC=OFFICIAL]

Thanks Mick (and Dave) – feel free to send through your record taken prior to deconstructing of the portico element just so that we can check that you have captured everything.

Regards  
Jason Pruszinski Director

F [REDACTED]  
M [REDACTED]  
E [REDACTED]

Architects +  
Heritage Consultants

 CATALYST

Catalyst Architects Pty Ltd  
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Adelaide, South Australia 5000  
[www.catalystarchitects.com.au](http://www.catalystarchitects.com.au)

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**From:** Mick Merriman [REDACTED]  
**Date:** Monday, 25 July 2022 at 1:38 pm  
**To:** "Binny, Dave" [REDACTED], Jason Pruszinski [REDACTED]

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From: Mick Merriman  
Sent: Monday, 25 July 2022 12:55 PM  
To: Jason Pruszinsk.  
Cc: Binny, Dave ; Jason Cole ; Adrian Scott

Subject: RE: Portico Heritage Retention [SEC=OFFICIAL]

Afternoon Jason,

Thank you for your detailed reply, it certainly gives us a clear direction for future activities regarding the Portico Heritage retention.

I wish to qualify the extent of brickwork that is envisaged to be recovered undamaged; I refer to the attached document "200914\_Greenslopes ARC Centre HIA Entry Portico parts" that references Page 104 – section Figure 29 & Figure 30, see below text extract.

**#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 in situ 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.

Figure 29 is self-explanatory with the missing decals / symbols being listed as being absent from the existing Portico structure and may be recovered by other efforts.

Figure 30 shows the outline of the expected retention works encompassing the brick framework to the base of the Main Hall entry level; is it anticipated that all highlighted brickwork sections are to be recovered undamaged or just the brick columns?

Jason,

I reference the below extract from your previous email and ask the question, "Would Catalyst be interested in contracting the role, as described below?"

*"Undertake a measured survey of the existing portico and take high-resolution photographs, sufficient to support its reconstruction to original detail (like for like) later as part of the future site redevelopment works. Will require pillar dimensions, overall structure widths, height and details of brick coursing and junctions – submit as an Entry Portico Photo Record and Measured Drawing"*

Looking forward to your reply,

Kind Regards,

Mick Merriman  
Project Manager



M

T

E

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1392 Kingsford Smith Drive, Pinkenba QLD 4008

From: Jason Pruszinski  
Sent: Friday, 22 July 2022 5:11 PM  
To: Mick Merriman; Jason Cole; Adrian Scott  
Cc: Binny, Dave  
Subject: RE: Portico Heritage Retention [SEC=OFFICIAL]

Hi Mick

Further to our discussion this morning, confirming I have now spoken with Dave and confirm the direction for deconstructing the Recreation Hall entry portico and brick fence pillars (some relevant supporting information attached):

1. Retain south-west brick and wrought iron entry gate / pillars and protect in-place. Confirming these are to be retained in the future site development as the main entrance to the site.
2. In support of site decontamination / remediation works, carefully deconstruct existing Recreation Hall entry portico, required in the heritage approvals for the site to be retained for reuse. We accept that retaining insitu is impractical given soil remediation and demolition activities. Accordingly, please proceed as follows:
  - a. Undertake a measured survey of the existing portico and take high-resolution photographs, sufficient to support its reconstruction to original detail (like for like) at a later date as part of the future site redevelopment works. Will require pillar dimensions, overall structure widths, height and details of brick coursing and junctions – submit as an *Entry Portico Photo Record and Measured Drawing*. This will assist the redevelopment design team in its reconstruction of this important element. Please submit details to this office for review prior to deconstruction, so that we can review and ensure all relevant information has been captured and seek our written approval to proceed with deconstruction.
  - b. As part of deconstruction, concrete head beam is to be removed carefully in single piece without damage and loaded for storage. Any required make-good and repair works to the beam (for concrete cancer and the like) are to be undertaken by others at a later date. Engineering certification for reuse will be part of future redevelopment works task by others.
  - c. Bricks are to be kept and loaded for storage. These can be individual or removed as larger grouped blocks of bricks – whatever works for your task. We seek that the bricks remain usable and undamaged for future reconstruction works. Others as part of future redevelopment, can undertake final clean / mortar removal as required, along with separation back to single brick units. Ideally seek to label bricks so that their relative location is understood to assist future reconstruction – however this should only be done if it can be to a non-visible location / face. A drawing with codes to assist reconstruction maybe required to support your labelling. Will seek your guidance on feasibility / methodology for labelling.
  - d. During dismantling, please capture photos of connections such as roof timbers – as relevant that would inform the reconstruction works.

Please let me know if you require anything further to support your works.

Regards  
Jason Pruszinski Director

P:  
M:  
E:

Architects +  
Heritage Consultants

**CATALYST**

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Level 4, 149 Flinders Street  
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## 1.1 Portico Deconstruction Work

Deconstruction of the portico proceeded in accordance with the instructions from the heritage architect.

Figure 6. PORTICO SCAFFOLDED AND READY FOR DECONSTRUCTION.



Figure 7. BRICK PORTICO RECOVERY WORKERS IN RPE (P2/P3 HALF FACE) AND TYPE 5/6 DISPOSABLE COVERALLS DUE TO SILICA DUST RISK.



Figure 8. PORTICO LINTEL READY TO BE HOISTED CLEAR INTACT



Figure 9. CEMENT BASED MORTAR (SILICA) BEING CAREFULLY REMOVED USING A WET SAW TO PRESERVE THE HERITAGE BRICKS FOR RECONSTRUCTION OF PORTICO.



Figure 10. PIECEMEAL SEPARATION AND CLEANING OF DECONSTRUCTED PORTICO BRICKS



Figure 11. REMAINING PORTICO FOLLOWING THE SALVAGE OF THE HEAD STOCK BRICKWORK AND THE REMOVAL OF THE ACCESS SCAFFOLDING.



Figure 12. CONTROLLED SEPARATION OF THE BRICK COLUMNS. THESE SECTIONS WERE SEPARATED BY A HORIZONTAL “WET” SAW CUT UNDER SILICA CONTROLLED CONDITIONS AND MANUALLY DIRECTED ONTO SOFT SOILS FOR FURTHER BRICK SEPARATION AND SALVAGE.



Figure 13. “WET” SAW & MANUAL SEPARATION METHODOLOGY OF THE BRICK COLUMN SECTIONS.



Figure 14. THE REMAINING PORTICO STRUCTURE, YET TO BE SALVAGED.



Figure 15. MANUAL CLEANING / RECOVERY PROCESS OF THE HERITAGE LIST BRICKS THAT WILL BE RE-USED IN INTERPRETIVE HERITAGE STRUCTURE IN PARK



Figure 16. 20' SEA CONTAINER OWNED BY BCC DELIVERED TO SITE READY FOR STORAGE OF SALVAGED HERITAGE MATERIAL DESTINED FOR INTERPRETIVE RE-USE.



Figure 17. SALVAGE OF THE OLD MAIN HALL PORTICO BALUSTRADE READY FOR STORAGE

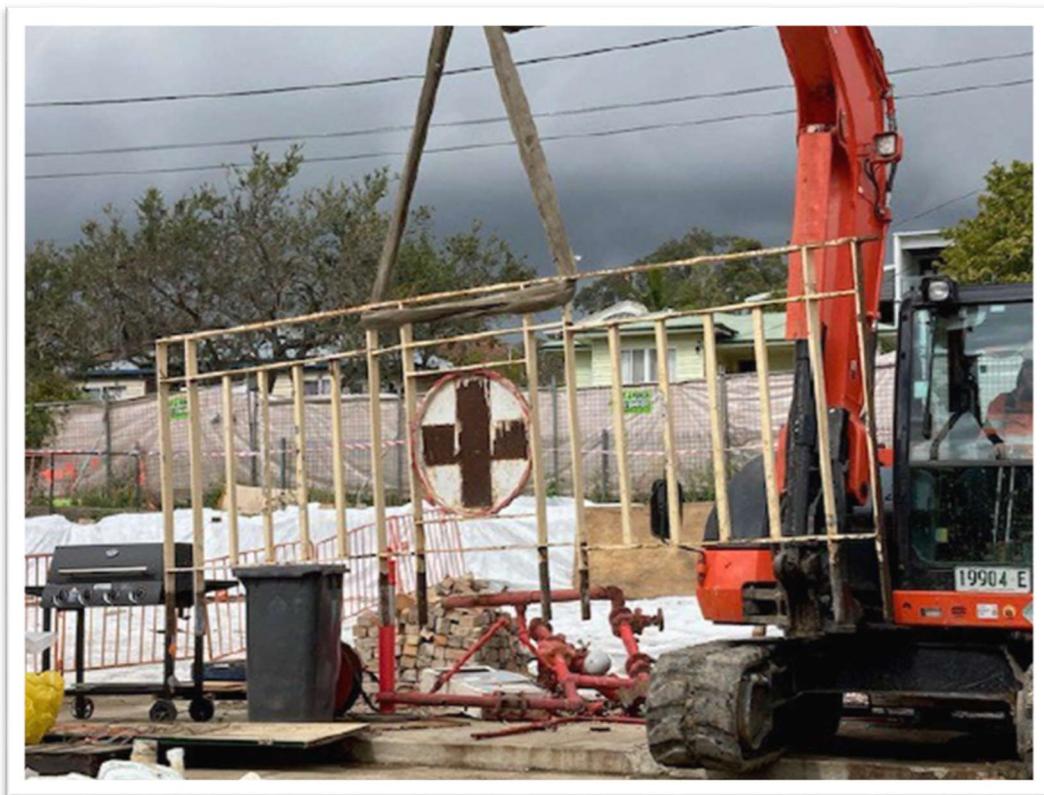


Figure 18. RECOVERED PORTICO BRICKWORK, CLEANED OF MORTAR, AND PALLETISED READY FOR STORAGE.



Figure 19. SHIPPING CONTAINER WITH PORTICO BALUSTRADE IRONWORK STORED ALONG WITH 500M2 OF SALVAGED HARDWOOD FLOOR BOARDS, DE-NAILED AND DESTINED FOR RE-USE IN THE NEW LEGACY HOUSE.



Figure 20. SHIPPING CONTAINER LOADED FOR TRANSPORT TO BCC STORAGE DEPOT



Figure 21. SHIPPING CONTAINER DELIVERED TO BCC STORAGE DEPOT



Figure 22. PALLETISED BRICKS BEING LOADED FOR TRANSPORT TO BCC STORAGE DEPOT



Figure 23. SHRINK-WRAPPED AND LABELLED BRICKS DELIVERED TO BCC STORAGE DEPOT



## 2 Entry Gate

*Retain original entry brick pillars and wrought iron gate elements from the former Greenslopes ARC Centre (c. 1946), located to south-west corner of the site. Reuse these original built elements in situ, as the new pedestrian side entrance. Undertake conservation works to these existing elements.*

Retention of the brick and ironwork entry gate did not pose the same difficulties as the portico and the gate was left in situ during the demolition and remediation activities. It was protected with a plywood box covering during the works.

Figure 24. ENTRY GATES PROTECTED BY PLYWOOD HOARDINGS DURING NEARBY EXCAVATION WORKS



Figure 25. GATE PROTECTED BY PLYWOOD HOARDING



Figure 26. PLYWOOD HOARDING AND SUB SURFACE BRICK AND CONCRETE FOUNDATIONS OF GATES PRESERVED



Figure 27. GATE FOUNDATIONS – BRICK ON 100MM CONCRETE SLAB (ALL SUB-SURFACE)

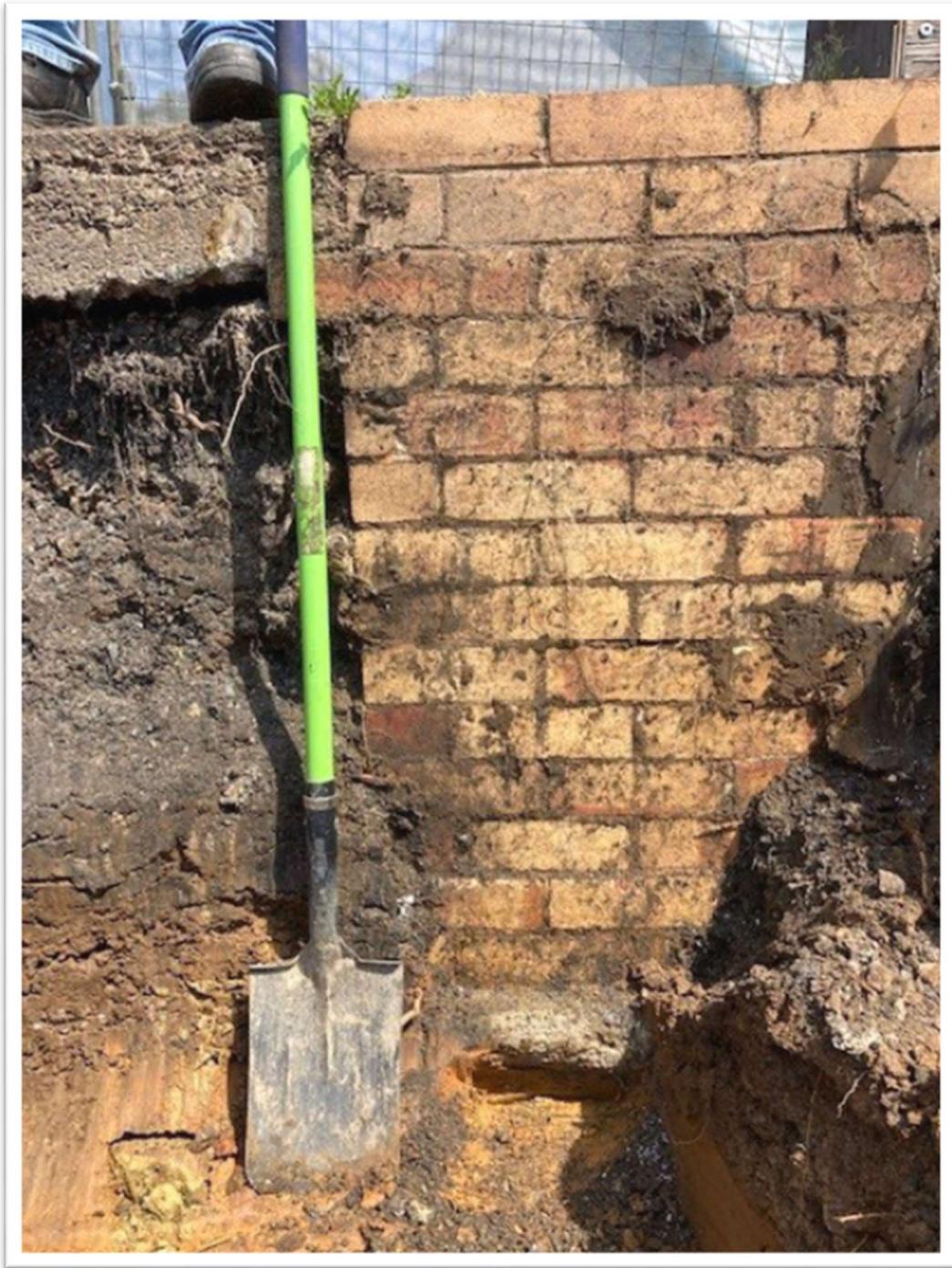


Figure 28. POST REMEDIATION – PLYWOOD HOARDING RETAINED FOR ONGOING PROTECTION OF GATES



## 3 Legacy House and Urban Commons Interpretive Elements

*Legacy House Interpretive Initiatives:* Proposed Legacy House design should seek to honour the former site use and function by the Australian Red Cross through creative expressions.

*Urban Elements:* Urban elements within the proposed Brisbane City Council community park should seek to honour the former site use and function by the Australian Red Cross through creative expressions.

While these elements of the Heritage Interpretive Strategy “are beyond the scope of the Commonwealth Government to control or manage” (See Attachment 3 Heritage Interpretive Strategy, s.5, p.40) DVA sought to support heritage interpretive re-use of suitable material from the Australian Red Cross Hall by recovering over 500m<sup>2</sup> of hardwood timber flooring for use in the construction of elements in Legacy House and the new BCC public park.

An example of the re-use of this material is Legacy’s intention to construct the board room doors in Legacy House out of this hardwood.

Figure 29. SALVAGE OF HARDWOOD FLOORBOARDS FOR INTERPRETIVE RE-USE IN LEGACY HOUSE AND COMMUNITY PARK



Figure 30. NON-DESTRUCTIVE METHOD OF FLOORBOARD RECOVERY



Figure 31. SALVAGED T&G FLOORING, STACKED AND WRAPPED READY FOR DELIVERY TO BCC OFF-SITE STORAGE.



Figure 32. SALVAGED FLOORING TIMBER FOR RE-USE IN LEGACY HOUSE, READY TO BE DE-NAILED



Figure 33. DE-NAILING OF SALVAGED FLOORING.

