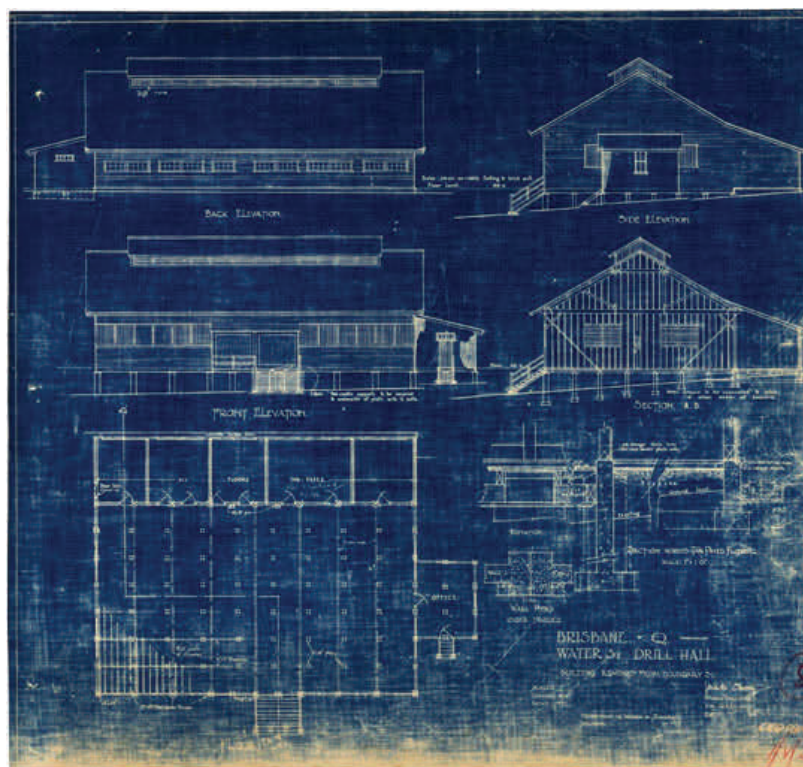

APPENDIX B – CULTURAL HERITAGE ASSESSMENT REPORT

May 2012

Former Water Street Army Depot



Cultural Heritage Assessment Report 342 Water Street FORTITUDE VALLEY

Prepared for:

Metro Property Development Pty Ltd

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APPENDIX

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1.0 INTRODUCTION

1.1 Background

This Cultural Heritage Assessment report concerns the former Water Street Army Depot site, which is located at 342 Water Street, Fortitude Valley.

The site contains a former military training depot which was established on this site in the 1920s, and developed and expanded in the 1940s during World War II, and then into the post war period.

A range of military related buildings were either brought here in 1925, or constructed on this site in later years.

The buildings that comprised the military depot at this location include a military drill hall which was constructed, a caretaker's residence and orderly room which were constructed in the late nineteenth century and originally located at Boundary Street, Spring Hill. These three buildings were relocated to this site when the Water Street Army Depot was established in the mid 1920s by the Commonwealth government.

1.1.1 The Urban Land Development Authority

The former Water Street Army Depot site is included within the Bowen Hills Urban Development Area (the Bowen Hills UDA), which was declared by the Urban Land Development Authority (ULDA), a statutory authority of the Queensland government in 2008.

The ULDA has prepared a Development Scheme and Land Use Plan to guide the planning and development of the Bowen Hills UDA, to achieve certain development outcomes for the availability of land for urban purposes, and the provision of a range of housing options to address community needs.

The development scheme is a planning document separate to and distinct from the standard planning provisions of the Brisbane City Plan 2000, and distinct from and separate to the heritage provisions of the *Queensland Heritage Act 1992*, with its own provisions and priorities for development outcomes.

The Development Scheme contains a series of heritage provisions for a range of identified places in the UDA area, which are to be used in the assessment of any development applications lodged over heritage places in the Bowen Hills UDA.

The former Water Street Army Depot is recognised as a heritage place in the Bowen Hills UDA. The site is included in the List of Heritage Places and identified in Map 4: heritage place map of the Development Scheme for the Bowen Hills UDA. The ULDA has not created its own heritage listings in the preparation of its Development Scheme for the Bowen Hills UDA – it has simply adopted existing heritage listings within the geographic area of the UDA.

1.2 Heritage listings

The former Water Street Army Depot site is entered in Schedule 1 of the Heritage Register Planning Scheme Policy of the Brisbane City Plan 2000 (City Plan Heritage Register) as a place of local heritage significance. This heritage listing encompasses the whole site.

The Brisbane City Council entered the site in this register in January 2004.

When the ULDA prepared the Development Scheme for the Bowen Hills UDA, the Water Street site was recognised as a heritage listing in the UDA area and was duly entered in the Development Scheme as a heritage place.

The site was listed by the Brisbane City Council without any supporting documentation or other information to indicate why it was culturally significant. In February 2011 officers of the BCC and prepared a heritage citation (a small document setting out the history of the site and its cultural significance) in support of this heritage listing. A copy of this citation is appended to this report at **Appendix A**.

Some buildings and areas within the former Water Street Army Depot site were entered in the Queensland Heritage Register as a State heritage place under the *Queensland Heritage Act 1992* in December 2011. While the entire site was nominated to this register in August 2011, as a result of the assessment and consideration processes under the *Queensland Heritage Act 1992* by the officers of the Department of Environment and Resource Management (DERM – now the Department of Environment and Heritage Protection – DEHP) only the former drill hall, the caretaker's cottage and the former orderly room were ultimately entered in the Queensland Heritage Register by the Queensland Heritage Council.

The DERM officers prepared an entry in the heritage register (a small document setting out the history of the site and its cultural significance, not unlike the BCC heritage citation) in support of the entry of these buildings for the site in the Queensland Heritage Register. A copy of this entry is appended to this report at **Appendix B**.

1.3 The subject site

The subject site is located at 342 Water Street Fortitude Valley.

The site is described as Lot 1 on RP42507, Parish of Brisbane.

The site is 7,403 square metres in area.

As noted above the whole site is entered in the BCC City Plan Heritage Register. Only parts of the site (the three buildings noted above and a curtilage around them) are entered in the Queensland Heritage Register.

1.3.1 The adjacent site

The adjacent site to the corner of Brunswick and Water Streets is identified as 332-336 Water Street and 62-68 Brunswick Street, and is described as follows:

- Lots 11-12 on RP10552;
- Lot 1 on RP10553;
- Lots 1, 5-6 and 13 on RP81335.

This adjacent site contains the former Jackson's Furniture Depository building at the corner of Brunswick and Water Streets, together with a number of other adjoining and related buildings to both Water and Brunswick Streets. This site is referred to as the Jacksons Furniture site.

The Jacksons Furniture site is **not** included in Map 4 – List of Heritage Places – in the Development Scheme for the Bowen Hills UDA. Nor is the site entered in any other heritage registers of any other statutory or non-statutory authorities.

However the whole of the Jacksons Furniture site, and all buildings within it, are included in the Demolition Control Precinct of the City Plan, as a site subject to the provisions of the Demolition Code of the City Plan.

The Jacksons Furniture site had been included in the former Fortitude Valley Local Plan of the Brisbane City Plan, in a schedule of character buildings that was attached to that local plan.

The Fortitude Valley Local Plan has now been replaced by the Fortitude Valley Neighbourhood Plan. The Neighbourhood Plan does not contain its own register of character buildings, and this has been addressed by Council by the application of the Demolition Control Precinct provisions over this site and some of the other buildings identified as character buildings in the former Fortitude Valley Local Plan.

The Development Scheme for the Bowen Hills UDA does not recognise the character protection provisions of the City Plan. As a result there are no statutory controls or mechanisms under the UDA provisions over the Jacksons Furniture site, in terms of character protection or heritage conservation in any proposed redevelopment of this site.

1.4 The proposed redevelopment

The two sites discussed above, the former Water Street Army Depot site and the Jacksons Furniture site, have been identified for a mixed use development by Metro Property Development for residential, commercial and community uses.

The mixed use development of the site will be carried out over a number of years, through a number of distinct development stages, and a number of separate buildings.

This Cultural Heritage Assessment report has been prepared for the purposes of lodgement of a development application to the ULDA for a preliminary approval for the overall master plan and development intent for the whole site.

The report analyses and describes the former Water Street Army Depot site and buildings and makes a series of recommendations on their future, based on the redevelopment outcomes proposed for the site and the heritage provisions in the ULDA Development Scheme.

The main focus of this report is the former Water Street Army Depot site, as this site is subject to the UDA Development Scheme and the heritage provisions of that scheme, and as a heritage listed by the BCC and the DEHP. However the report also discusses the adjacent Jacksons Furniture site where appropriate, despite this site not being part of the heritage listing of the former military depot, and the acknowledged absence of statutory controls over this site.

The master plan redevelopment of the site has been prepared by architects Bureau Proberts and Deicke Richards. A scheme is being formulated for a number of residential buildings, a new road and parkland areas over the two sites. The proposed scheme will require the removal or demolition of many of the buildings on both sites, to realise the development intent and outcomes of the UDA and the Development Scheme.

1.5 Summary of findings

The cultural heritage significance of the former Water Street Army Depot site is primarily the result of the survival and retention of the former 1884 drill hall on this site, which was originally constructed in Boundary Street, Spring Hill, and relocated to this site in the 1920s, when the Water Street depot was established by the Commonwealth government.

The drill hall is the primary building that makes the site important and of cultural heritage significance. It is more than 125 years old and was used for military training purposes for approximately 100 years. For its age and building type it is a relatively rare building, as it was constructed before the passage of the *Defence Act* in 1884 which re-organised defence in the colony and saw a large number of drill halls being constructed in Brisbane suburbs and across the colony. It is the oldest building of its type known to survive in Queensland.

The drill hall should be retained in-situ and incorporated into any proposed redevelopment of the site for a new use which is considered compatible with its cultural significance, and in accordance with the preferred land uses for this precinct in the Development Scheme for the Bowen Hills UDA.

The former caretaker's cottage is of some cultural heritage significance, as a nineteenth century residence and as a supporting building to the activities that took place at the drill hall both in this location and at Boundary Street.

Attempts should be made to retain the building on this site and incorporate it into any proposed redevelopment of the site in accordance with the development provisions for this precinct in the Development Scheme for the Bowen Hills UDA. The building may be relocated within the site if required to achieve the wider development outcomes for the site.

The former orderly room is also of some cultural heritage significance as a surviving nineteenth century military building at this site, which was relocated to Water Street from Boundary Street in 1925, along with the drill hall and cottage. Its integrity has been severely compromised due to later additions. Attempts should be made to retain the building on this site if possible and incorporate it into any proposed redevelopment of the site in accordance with the development provisions for this precinct in the Development Scheme for the Bowen Hills UDA. The building may be relocated within the site if required to achieve the wider development outcomes for the site.

The other buildings at the site are generally later in building construction (from the 1940s and 1950s) and do not demonstrate this early period of volunteer military training. These buildings are not considered to be of cultural significance, and do not need to be retained. They can be demolished or relocated off site.

All buildings relocated or demolished should be recorded and documented prior to this action, and copies of any documents prepared under this recording be lodged with the appropriate authorities.

It is considered that the retention, incorporation and reuse of the former drill hall and the other two nineteenth century buildings, as part of the any proposed redevelopment of the wider site, will help create a sense of place, identity and a distinctive character for the Bowen Hills UDA area, and satisfy the heritage provisions of the Development Scheme for the Bowen Hills UDA.

2.0 UNDERSTANDING THE PLACE

The former Water Street Army Depot site is one of the many military drill hall sites which were established in Queensland from the late nineteenth and early twentieth century periods as part of the general citizen defence of the country.

Drill halls were constructed in Queensland, and across Australia, from the mid to late nineteenth century to the middle of the twentieth, as sites of locally based military training for volunteer or citizen/militia soldiers.

The concept of the citizen, volunteer or militia soldier evolved from the groups of organised volunteers who trained at their local drill hall in the nineteenth and early twentieth centuries, through to the Citizens Military Force (CMF) of the mid twentieth century period, and then to the Army Reserve of the present day. While the organisation of these citizen soldiers is much more sophisticated in the current day than it was in the nineteenth century, with the recruitment, supplying and training of these soldiers centralised and focussed, their origins were in small and local military sites such as this one.

2.1 The site history

The history of the former Water Street Army Depot site indeed starts at another site a short distance from this one to the south, in Boundary Street, Spring Hill.

A military training ground for volunteer forces was originally established at this Boundary Street location in the mid 1880s. The military training activity continued and consolidated at Boundary Street until the mid 1920s, when the drill hall and some of the buildings thereon, were relocated to the subject site at Water Street.

The construction and development of the Boundary Street drill hall and the military activities that took place there were a part of the wider structure of the defence of the Australian colonies in the late nineteenth century.

2.1.1 Military training and defence

Moreton Bay was established by Europeans as a penal settlement in the early nineteenth century, and as such was a component of the British Empire. The settlement was defended by members of the British Army, and military barracks were constructed in the central city where these soldiers were

based. With the declaration of free settlement in the Moreton Bay region in 1842 the settlement was no longer a large outdoor gaol, but still remained a British outpost. In the mid 1850s when New South Wales was granted responsible government, with parliamentary democracy, voting rights and other opportunities (Queensland was part of New South Wales at this point), British officials encouraged the new government of New South Wales to look after its own defence. When Queensland separated from New South Wales in 1859, this became even more acute. While British troops remained in the colony after separation, their wages were paid for by the Queensland government.

The Governor of the new colony of Queensland, Sir George Bowen, was similarly encouraged to seek the assistance of the leading members of the colony in forming a militia or volunteer corps:

*...exert all energy and persuasion to induce the Colonists to see to their self defence internally... a Colony that is once accustomed to depend on Imperial Soldiers for aid never grows up into vigorous manhood.*¹

Bowen was quick off the mark. In early 1860 two companies of volunteer infantry and one company of mounted rifles were raised under Bowen's command. These forces were of a local, volunteer nature, similar to those that had occurred in the southern colonies. The Queensland government supplied weapons and ammunition, but these volunteers were not paid, and would only be paid if they were called into action. Military training for these volunteers consisted of four hours of drill and practice each week. A commandant was appointed, together with an adjutant and drill instructor. In 1862 an artillery battery was formed in Brisbane and other detachments were established in Ipswich, Maryborough and Rockhampton.²

By its very nature of defence was basic. In the nineteenth century and much of the twentieth it was the province of part-time citizen soldiers who attended military training at night or on weekends. Initially members were required to provide their own uniforms and even pay their own way.

These men trained locally and in small numbers, which taken together was to comprise a defence force in case the country was invaded by a foreign power. However little if no attention was paid to wider military strategy in this training. Citizen soldiers were not part of any Australian Army as such, or Navy for that matter, at least in the nineteenth and early twentieth centuries. Australia has only maintained a permanent Army since 1949. While there were members of permanent defence forces before 1949, these men were not a ready fighting force. The citizen forces were organised locally, in the towns and cities, and grew out of members of local rifle clubs and other interested men. But these men were normal citizens with everyday jobs, and as such this military training, or drill, took place out of hours, at night or weekends.

¹ Quoted in Ivan McDonald Architects, *Victoria Barracks Brisbane, Heritage Conservation Management Plan*, prepared for the Department of Defence, December 1992, vol 1, p. 12.

² DH Johnson, *Volunteers at heart: the Queensland defence forces 1860-1901* (St Lucia: University of Queensland Press, 1975) pp. 1-3.

In 1870 the British withdrew all their troops from Australia and the colonies were left to their own devices. A small permanent force in Queensland was raised, and was augmented by the system of volunteer forces mentioned above, who took part in military training in their spare time to form the basis of more organised fighting force if need be.

These volunteer forces were locally based and were organised according to contemporary military divisions – artillery, infantry, and engineers. Training took place in small buildings called drill halls (or drill shed – drill shed is the earlier term of the mid to late nineteenth century), which were either organised privately or built by the colonial government. Drill halls traditionally consisted of a large covered space that allowed for the gathering of a company-sized unit for parades or training, with administrative offices or storerooms at the rear along the longitudinal edge of the building.

In the late 1870s drill halls were built in central Brisbane for these volunteers, in Adelaide Street and Roma Street. The Adelaide Street drill hall was an artillery drill hall for example. Drill halls were also constructed in country towns in this period including Ipswich, Rockhampton, Maryborough and Toowoomba. They were the focal point of military training in nineteenth century Queensland.

2.1.2 The Boundary Street drill hall

In September 1883 the government (the Commissioner for Railways and not the Public Works Department) called tenders for the construction of a new drill shed in Brisbane, with plans and specifications to be available at the Chief Engineers Office in the city. The following tender notice was published in the local newspaper, the *Brisbane courier*:

TO CONTRACTORS, BUILDERS, AND OTHERS.

NEW DRILL SHED.

TENDERS will be received at this Office, until Four o'clock p.m. on FRIDAY, the 28th September, from persons willing to contract for the erection of a new Drill Shed.

Tenders to be endorsed "Tender for Drill Shed".

Plans, Specification, and form of Tender may be seen, and further particulars obtained, at the Chief Engineer's Office, Brisbane.

The lowest or any Tender will not necessarily be accepted.

F. CURNOW,

Pro Commissioner for Railways.

Commissioner for Railways' Office

Brisbane, 14th September, 1883.³

While most government buildings at this time were designed by architects in the Public Works Department, the military nature of this building may have resulted in the involvement of engineers rather

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Brisbane courier, 22 September 1883, p. 7.

than architects in its design. The involvement of the Commissioner for Railways is a bit curious and may relate to the swapping of sites (see further below).

While the tender notice did not specify the location of this proposed drill shed, this September 1883 tender notice does relate to the construction of the Boundary Street drill hall.

The plans for this building were signed by Henry Stanley, the Chief Engineer of the Railways Department of the Queensland government, in October 1883, and by the builder William Watson (the successful contractor) also in October 1883.

A copy of this 1883 building plan is appended to this report at **Appendix C**, in the series of archival plans of the site.

The location of the building was not indicated on these plans, as there was some debate over where the building would be sited. It would appear that a number of locations in the central city were initially considered but later abandoned, until part of the Industrial School Reserve on the north side of Boundary Street near Wickham Street, to the east of St James's School, was given over for the drill hall site. A plan of the Boundary Street site of 1884 that shows the drill hall in-situ at this location references the 1883 drill hall plan (which did not give a location for the building), tying the two plans together and confirming the design and construction of the drill hall at this time and at this location.

A copy of this 1884 site plan is appended to this report at **Appendix C** in the series of archival plans of the site.

However construction of the building did not start for some months. This was acknowledged in the local press in March 1884, which observed that the infantry volunteers had been inconvenienced by the lack of suitable accommodation for them in the form of their own drill hall:

*The Volunteer force, and more particularly the infantry corps, has suffered considerable inconvenience recently from the want of a proper drill shed and parade ground. This need is shortly to be supplied. The Colonial Architect has completed the plans for a new permanent parade ground in Boundary Street, on the site of a reserve near St James Roman Catholic non-vested school, and in close proximity to Petrie's Bight. The parade ground will be 4 chains long and 2½ chains wide. At the back of reserve will be erected a drill shed and orderly room 75 ft long by 45 feet wide. The design is very plain, but the building will be in every respect suitable for its purpose. The ground will, of course, be brought to a proper level for parade work.*⁴

The drill hall itself was constructed at Boundary Street at a cost of £776, by the local contractor William Watson. The building demonstrated the standard drill hall plan of later periods – a large internal space with a suite of offices to the back of the building along the side wall. However the Boundary Street drill hall had a transverse gabled roof, in contrast to other nineteenth century drill sheds which had curved roofs. The drill hall at Boundary Street was timber framed, lined with weatherboards and sheeted with corrugated iron. The lantern roof was covered with timber shingles, with pine boards for the louvres. The hall was level with the ground and had a tarred floor. The front of the building was along the longitudinal side, with two sliding timber doors providing access inside the hall, with a series of casement windows to the rear wall providing light and ventilation to the offices at the back of the building.⁵

The drill hall was completed by November 1884. Its opening was described in the local newspaper as follows:

The non-commissioned officers and men of the First Queenslanders last night availed themselves of the opportunity for a social reunion, afforded by the completion of their new drill-shed in Boundary-street, Petrie's Bight. The building is large, commodious, and well ventilated by means of shutters and a fine lantern roof. In honour of the special occasion the drill-shed was tastefully decorated with flags, etc. A light supper was laid for about 120 guests, and about 100, including a large number of the fair sex, were present. The chair was occupied by Major the Hon. OS Mein, officer in command of the regiment...After justice had been done to the edibles liberally provided, the usual loyal toasts were fittingly honoured...

*Three very hearty cheers were given for Sir Anthony Musgrave, and one specially for Lady Musgrave. The toast of "The Officers" was proposed in eulogistic terms by Sergeant-Major Hansen, who made special reference to the time and energy which, in spite of his many duties, Major Mein devoted to the regiment. In responding, the chairman, who was well received, said he became a Volunteer from patriotic motives, and had remained at his post at a considerable personal sacrifice.*⁶

There were a series of other buildings constructed on the site apart from the drill hall as ancillary structures to this military training. In November 1884, the Queensland Department of Public Works called for tenders for the excavation, levelling and fencing of the Boundary Street drill hall site.⁷ This November 1884 site plan that relates to this tender shows the drill hall at the far end of the site, well away from Boundary Street, together with a cavalry shed and harness/orderly room at the street frontage, and a sergeant's quarters with a 'new' detached kitchen at the far end of the site and adjacent to the drill shed.

⁵ National Archives of Australia, W872.

⁶ *Brisbane courier*, 15 November 1884.

⁷ *Brisbane courier*, 4 November 1884.

However as this was referred to a 'block plan' for the Boundary Street site, which was prepared for the excavation, levelling and fencing of the site, the buildings shown on the plan at this date may indicate the ultimate realisation of the site, rather than a plan showing the site conditions of that time. Tenders were called for a mounted infantry shed in August 1884, but were not accepted until May 1885, when the Colonial Architect (JJ Clark) recommended the tender of W Watson at a cost of £200.⁸ Further, plans and specifications were prepared for a cavalry shed and harness and orderly room in October 1884, but tenders were only called for the cavalry shed at that time. The harness and orderly room was constructed some time later.

The caretaker's cottage was constructed for the sergeant in charge of the military training at this site. An existing cottage may have been relocated to this Boundary Street site from another location in Roma Street, but the available documentary evidence cannot confirm this. Archival documents indicate that the cottage at Boundary Street may not have been purpose-built at this location, but a former railway cottage may have been relocated from Roma Street to this Boundary Street site as part of some form of land swap arrangement with the Railways Department, but it is not clear if this occurred. This 'involvement' of the Railways Department in the site to be chosen may explain why the Commissioner of Railways called the tender for the drill shed itself.

The Boundary Street drill hall was constructed as an infantry drill hall, which essentially meant that the men that used the drill hall for training were part of the infantry forces, rather than engineers or artillery. As a building an infantry drill hall was little or no different to other drill halls. This infantry drill hall was one of a group of drill halls in the central city at this time (apart from the Roma and Adelaide Street examples mentioned) that acted together as the basis of the volunteer defence that was active in the city at this time.

Military training at these drill halls happened on a regular basis, nights and/or weekends. The standard training that would have taken place at this Boundary Street drill hall consisted of company drill, rifle drill, manual and firing exercises, bayonet exercise and attack formations. These various military groups publicised their activities in the classified sections of the local Brisbane paper the *Brisbane courier*, letting regular members know of their next drill meeting, but also asking for new members to attend.

In this colonial period of Australian history there were numerous war scares; the various movements of European powers in the Pacific Ocean and other areas in close proximity to the Australian coastline made some nervous. This resulted in increased activities at the Boundary Street drill hall and other drill halls in Brisbane and elsewhere. In April 1885 a war between Great Britain and Russia loomed – in

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Queensland State Archives, WOR/A 1899, 108133, Public Works Department correspondence records.

response groups of men from the 1st Queenslanders regiment and the Volunteer Rifle Corps assembled at the drill shed at Boundary Street to be ready for any response that was required:

*Upwards of 150 members of the Queensland Volunteer Rifle Corps attended drill at the drill shed off Wickham Street last evening. Subsequently a meeting was held for the purpose of considering the desirableness of forming a shooting club in connection with the corps.*⁹

Volunteers from the Brisbane Mounted Rifle Corps used the Boundary Street drill shed for military training, meeting there regularly for Friday evening drill. No doubt training involved the men's own horses and the use of the parade ground and the space around the drill hall as well. Different military groups that were organised separately of one another used the one drill hall building for training. In June 1885 the Boundary Street drill hall was used by the 1st Queenslanders (Moreton) Regiment, the Moreton Mounted Infantry, and the Mounted Rifles:

*A MUSTER parade of the Queensland military forces was held on Saturday afternoon by order of the Commandant...The First Queenslander, the Mounted Infantry, and the Mounted Rifles met on the ground adjoining the drill-shed in Boundary-street, the Garrison and Field Batteries of Artillery, the Engineers, and the Queensland Scottish Rifles assembled on the square adjoining the Adelaide street drill-shed, and the Queensland Volunteer Rifle Corps mustered at the rifle range beyond the Exhibition grounds.*¹⁰

In the early 1890s volunteers from the Queensland Irish Volunteer Corps occupied rooms at the drill hall and used the site for training purposes.¹¹

2.1.3 Defence legislation, and more drill halls constructed

In 1884 a Defence Act was passed in Queensland, completely reorganising the defence of the colony. The volunteer system was continued but augmented with additional forces, with the establishment of the first permanent local force in Queensland. The Queensland Defence Force (QDF) was formed at that time with Colonel French appointed the first Commandant. This permanent force, A Battery, was supported by various companies of militia that were formed across the colony, created mostly from existing volunteer groups. The militia existed at a level between the permanent forces and the volunteers, and were more like 'part-time' soldiers. They were required to attend set hours of drill and military training each week, and expected to attend the annual encampment. To distinguish them from volunteers and encourage enrolment the members of the militia groups were paid by the government for their service. Below the militia were the volunteers, who remained unpaid. The permanent force had

⁹ *Brisbane courier*, 16 April 1885.

¹⁰ *Brisbane courier*, 29 June 1885.

¹¹ Queensland State Archives, WOR/A 1899, 108133, Public Works Department correspondence records.

about 100 members, with a total force of about 900 men across the permanent forces, militia units and the volunteer groups.

The permanent forces were housed at Victoria Barracks, a central location in the city of Brisbane, the complex built for the British troops in the 1860s.

The distinction between regulars and volunteers was clouded as a result of these reforms. Queensland created a "voluntary" militia – each man in the colony was a member of a nominal defence force and would be compelled to drill in peace and fight in war if required. Those who drilled voluntarily would be paid and subject to military discipline.

This 1884 Act was matched by other similar acts in the various colonies of Australia and saw these colonial governments closely involved in the provision of drill halls, in a tradition that was to last more than 100 years (albeit taken over by the Commonwealth at Federation in 1901). By late nineteenth century, most colonies were protected by a mixture of small bands of permanent forces, militia, volunteers, and members of the rifle clubs. The militia were distinguished from the earlier volunteer groups in that their training was compulsory. The officers were qualified rather than elected and the discipline was more rigorous.

The passage of this legislation in Queensland required the government to construct many more drill halls in the suburbs of Brisbane and across the colony. These included drill halls at South Brisbane; Woolloongabba; Cairns; Townsville, Ravenswood, Charters Towers, Bowen, Mackay, Rockhampton, Bundaberg; Gympie; Ipswich; Bundamba; Southport; Dalby; and Warwick.

With the Federation of Australia in 1901 all defence properties were transferred from the colonies to the Commonwealth. The Boundary Street drill hall site was transferred from the Queensland government to the Commonwealth government.

In the early twentieth century period additional construction occurred on site. In 1905 the harness and orderly room was extended to provide a QM store and a verandah was added to the building, while in 1907 a machine gun, harness and saddle room was constructed.

In 1911 the Commonwealth introduced a new Defence Act. This Act provided for compulsory cadet training for all males aged twelve years and over. Cadets were required to participate in physical training, day, half day and night drills and parades. This saw a marked increase in the construction of drill halls in both Queensland and across Australia. Many Queensland drill halls were built to a standard design in central locations to provide the organisational structure and all weather sites for militia and cadet training. Another bunch of drill halls constructed at Albion, Sandgate, Kelvin Grove, Annerley, as well as country towns such as Townsville, Maryborough and other locations.

A site plan from 1921 shows the drill hall and the caretaker's quarters at the rear of the site, and a gun shed, gun and harness room, stables for horses, and a quartermaster store towards the street. The former detached kitchen of the cottage had been 'attached' to the main part of the house with infill. At this time the site was used by the 13th Regiment of the Australian Light Horse – an office was designated for this group within the QM store.¹²

A copy of this 1921 site plan is appended to this report at **Appendix C** in the series of archival plans of the site.

2.1.4 Relocation to Water Street

The Boundary Street drill hall site was located between the St James School and Wickham Street in the suburb of Fortitude Valley. Over time the school grew, and the drill hall site itself was not large enough for any expansion of military activity. It was also considered that the military activity that took place there was not compatible with the adjacent school.

After World War I there were plans for a large commemorative park or square in the central city to commemorate the fallen soldiers of Anzac. The Brisbane City Council was involved, and had a site in mind – an area of land between Adelaide and Ann Streets opposite Central Station. It made representations to both the state and Commonwealth governments for them to give up parts of their land holdings in the area, to join with Council owned land to create a major public space in the city. The Commonwealth land included the Adelaide Street drill hall, and a well used rifle range. In looking at relocating the rifle range, the Boundary Street drill hall site was chosen, as it was too small for the drill hall activity that took place there. However this activity was still required and so needed a new location. The Commonwealth agreed to the dedication of land, as long as Council and the state government could help find a new location for the drill hall.

This took some years of to-ing and fro-ing between the three levels of government. An exchange of land was first proposed in 1923, and was finally effected in 1925 when the current Water Street site was decided upon for the drill hall. It would appear that all extant buildings at the Boundary Street site were relocated to Water Street. A 1921 plan of the Boundary Street site shows the buildings thereon, and when compared to the earliest plans of the Water Street site many if not most buildings appear to match.

A copy of a 1925 building plan for the relocation of the drill hall from Boundary Street to Water Street is appended to this report at **Appendix C** in the series of archival plans of the site.

¹² National Archives of Australia, W648.

A site plan of the Water Street site which is dated 1934, but may indeed show the arrangement of buildings on the site in 1925, shows the drill hall and caretaker's cottage at the northern end of the site, two buildings along the eastern side of the site – one of which was named as the orderly room, while the other contained a gun room and store, and harness and gun room as one single structure. This latter building would appear to have been the former gun shed, and the former gun and harness room from Boundary Street (as described in the 1921 site plan), but on relocation to Water Street was combined as one single structure. The former building would appear to be the former QMI offices and 13th ALH Regiment office (as described in the 1921 site plan), or what was the former orderly room from the nineteenth century.

However this site plan also shows a building of the same shape and form as the orderly room on the western side of the site, but this is not named on the site plan. It would appear that the orderly room was relocated to the eastern side of the site in 1925, and again relocated within the site in 1934 to its current location.

The buildings were relocated around the three boundaries of the site to leave a large open space in the middle of the site. It is understood (although not shown on the plans) that this large central space was formed as a parade ground off the drill hall. Nearly all drill halls of this and earlier periods had an associated parade ground in close proximity to it. Military parade was an important part of drilling and military practice.

A copy of this 1934 site plan is appended to this report at **Appendix C** in the series of archival plans of the site.

In the late 1920s the Commonwealth abolished compulsory military training. However volunteer training continued into the 1930s, and the Water Street site was used as a training facility for infantry militia companies. The drill hall became the regimental headquarters of the 9/15th Battalion (Moreton and Oxley Regiment) from the early 1930s. As well as a military training venue, the site and the drill hall was used for less onerous purposes, for social activities and functions.

During World War II the Water Street site was of one of the three AMF depots in Brisbane that accepted and processed those volunteers who enlisted in the 2nd Australian Imperial Force (AIF). At the same time, the depot continued to accept new recruits wishing to join the militia. Medical examinations of prospective volunteers were conducted at the Water Street Depot. In June 1940, compulsory home service (militia) training was introduced for unmarried men and widowers without children between 18 to 35 years of age. Recruits had to undertake six months compulsory training, and it is understood many of these men went to the Water Street Depot with their call-up papers where they were processed for service with these militia forces. In July 1941, a home-guard force entitled the Volunteer Defence

Corps (VDC) was raised, and at least one company of No.1 Battalion, Post Office Volunteer Corps, (which was later incorporated into the VDC) trained at the Water Street Depot during this period.



Photo 1: The Water Street Army Depot in 1946 showing the many buildings constructed on site during the Second World War.

During this World War II period, a large number of buildings (more than 20) were constructed on the site, mainly in the vacant space in the centre of the site with the earlier buildings lining the perimeter. After the war most of these buildings were removed, although some were retained and continued to be used into the post-war period. The 1946 aerial photograph of the site shows a range of small buildings in the centre of the site, and a semi-circular internal road that came off the street, went up to the drill hall and then back to Water Street.

As a result of Australia's experiences during World War II, with the real risk of invasion by enemy forces, there was a major reorganisation of the nation's defence. It was clear that a permanent

standing army was required and in 1947 the Australian Regular Army was created in September 1947, and designated as the Royal Australian Regiment comprising full-time soldiers. This was the first time a professional army of full time soldiers, a peacetime standing army, had been created in Australia. The regulars were supplemented by a small part-time auxiliary called the Citizens' Military Force (CMF) of 20,000 strong recruited into state-based units. Locally, these units became components of the Royal Queensland Regiment (RQR) thereby differentiating them from the 'regulars'. Defence training facilities were increased and upgraded throughout the 1950s, and another series of drill halls were constructed in Queensland and around the country. A smaller number were built in this period as existing facilities were used where possible – these include drill halls at Annerley and St Lucia among others in this state.

In this post war period of the Regular Army and the CMF the Water Street Depot remained in use as a military facility and indeed consolidated and expanded its military activity within the site. The site became the headquarters for a series of military health units. In the 1950s the site was used as a CMF (Citizen's Military Forces) training depot. A new toilet block was constructed in 1953. In 1955 an existing building (probably a World War II era building) was relocated to the eastern boundary of the site and adapted for use as a model ward. This same year No 11 Dental Unit moved into Water Street, and a new Lecture Hut and Quartermasters ('Q') Store were constructed for that unit on the eastern boundary adjacent to the front entrance. The majority of the early staff in the Preventative Medicine Company held civilian health jobs in Brisbane City Council. The Depot provided significant training facilities for the Army's medical units.

A 1963 plan of the Water Street site shows the extent of buildings at that time. These buildings were numbered and their uses identified as follows:

- 1) Office and store;
- 2) Office and lecture room;
- 3) Q store;
- 4) Office and labs;
- 5) Office and Q store;
- 6) Dental lecture room and Q store;
- 7) POL store;
- 9) Model ward;
- 10) Garage and workshop;
- 11) Drill hall;
- 12) SAL;
- 13) Office and store.

A copy of this 1963 site plan is appended to this report at **Appendix C** in the series of archival plans of the site.

Once the caretaker's cottage (then designated as the married quarters residence) is added to the above list (it was not named or numbered on this plan for some reason) this series of buildings illustrates the extent of the site to that time.

From the above list and uses noted it would appear the drill hall was still being used for its original purpose in the 1960s, as a drill hall. It is also noted the number of offices and Q stores (Quartermaster store) on the site.

Into the 1970s and 1980s the site stayed largely in this early 1960s form, and remained in use as a military training and medical facility for the CMF (later Army Reserve). No new buildings were thought to have been constructed in this period.

In this period the Department of Defence began rationalising many of its smaller defence sites, and relocating the activities that were carried out there to larger sites such as Enoggera Barracks where economies of scale could be exercised. The Water Street Army Depot was sold in 1988. Since that time the buildings and site have been adapted for use as the College of Natural Medicine, together with the adjacent site of the Jacksons Furniture building.

Although some of the extant military buildings within the depot site were demolished or relocated to form a large central car park off Water Street, most buildings were retained and adapted for use for educational and other purposes.

The level of alteration that has taken place to the buildings that have been retained varies. The drill hall is relatively intact, and largely retains its early form and building expression, compared to other buildings which have been altered more substantially. All buildings have had some reworking or major refurbishment to adapt the site as a teaching campus. Some of the buildings have had new walls and floors, or walls have been removed.

2.2 The physical evidence

The 1962 site plan is the latest defence period plan that could be located in the research for this project. This plan shows 14 buildings or structures on the site at that time.

In 2011 a total of nine buildings from this former military period remain at the site. It would appear that two of these buildings have been relocated within the site.

A current aerial photograph of the site which shows and identifies these buildings is appended to this report at **Appendix D**.

These surviving buildings are illustrated and discussed in the following pages.

2.2.1 The drill hall

This is building # 11 in the 1963 site plan as recorded on the list above.

As discussed above the drill hall at the northern end of the site is the oldest building surviving on the site, having been constructed in 1884 and relocated to Water Street in 1925.

The drill hall building is a single storey building, timber framed and lined with timber weatherboards to all elevations. The building sits on concrete stumps to the front of the building, and as the land slopes up to the rear the attached skillion wing is at grade.

The gabled roof is sheeted with corrugated iron and the ridge ventilator still survives.

The original plans of the building show it was located on ground at Boundary Street with a tar floor, but was raised on stumps on relocation to Water Street. A small attached office was in-situ on the north-eastern side of the building in 1925, and may have been part of the original construction of the building at Boundary Street.

In 1934 this attached office (at that time a mess room) was extended to the south to the alignment of the front elevation of the drill hall. The following year an addition was constructed to the south-western side of the building to serve as a sergeant's mess. It was timber framed, sheeted in galvanised iron and located on concrete stumps. This addition is currently used as a communal kitchen by students at the college. Both these additions still survive. The 1935 addition is clad in corrugated metal sheeting, with timber framed double hung sash windows, and a small timber staircase provides access to the ground from this location.

A more recent alteration to the building has been the addition of a verandah along the southern elevation and the south-eastern corner. It has timber balustrading and is sympathetically detailed to the drill hall. This was added post-1988.

The internal layout of the building is largely intact, with a single open space comprising the hall with the series of offices/rooms along the rear of the building at the north-west side in the attached skillion. While some of the timber doors to these rooms still survive some have been sheeted closed and are

not operational. The hall has a ceiling (as shown in the 1925 relocation plan), while the walls are lined with timber boards, with a timber belt rail and skirting around the interior. The floor is timber. The offices are lined with wide beaded timber boards in some areas, VJ or sheeted. Many openings have been made in the dividing walls of these rooms.

The original timber panelled sliding doors to the front of the building are intact, although this entrance is not used as the main entrance to the building which is on the north-eastern side of the hall. Timber casement windows survive on both sides of these timber entrance doors but are not original. The 1925 plans show openings in this location but these were covered with timber boards. Windows along the rear elevation of the building are timber-framed casements in bays of eight windows each.



Photo 2: The 1884 former drill hall.

2.2.2 Former caretaker's cottage

While extant at the time this building was not numbered on the 1963 site plan.

This former residence was relocated from Boundary Street with the drill hall in 1925, and was either purpose-built in 1884 on the Boundary Street site or relocated to this site as an existing structure. The house was designated as the sergeant's quarters on a block plan prepared in 1884 of the site. A detached kitchen at the back of the house was later absorbed into the main part of the house with an extension of the house to the rear.

It would appear that the building was always used during this military period for accommodation of staff or a caretaker on site. In the 1960s the cottage was used as the married quarters.

The building is timber framed and lined with timber weatherboards and sits on low to medium height stumps as the land slopes to the rear of the house. The front verandah has been enclosed with fibre cement sheeting and a series of sliding windows. An extension along the north-east side of the building was once a verandah but is now enclosed with fibro sheeting.

The house is relatively intact. Internally the building has a four room core with a central corridor running between the two front rooms. The formerly detached kitchen can be discerned although it now part of the main part of the house.



Photo 3: The nineteenth century former caretaker's cottage.

2.2.3 Former office and store building

This is building # 13 on the 1963 site plan and as recorded on the above list.

This building was also noted as a training unit for the Royal Australian Army Nursing Corps.

It would appear that this building is the original orderly room from the nineteenth century at Boundary Street, which was relocated to this site at Water Street in 1925, and relocated within the site in 1934 to this location. The 1921 site plan of the Boundary Street site shows a building in the approximate

location of the 1880s harness and orderly room being occupied at that time by the 13th Australian Light Horse and the Queensland Mounted Infantry, and the 1935 site plan of the Water Street site shows a building with a similar floor plan in the location of this office and store building.

The building has been altered quite drastically since its original construction at least twice, in the 1930s and in the 1960s. Currently the former orderly room is a timber-framed, weatherboard-clad, L-shaped building with the interwar extension to the north-east that forms the L shape with the postwar extension to the south. The building is raised on concrete stumps with a corrugated metal-clad gable roof with a verandah running along the eastern side, accessed by a central set of timber steps. The building is timber framed and clad with weatherboards. Windows are a mixture of casements and sashes. Internally little early building fabric survives.



Photo 4: The former office and store building.

2.2.4 Former store building

There is no documentary evidence that records the construction of this building. It would appear to be one of the World War II era buildings constructed at this site and since relocated to this part of the site after 1963. It may be building # 5 on the 1963 site plan.

The building is constructed of timber with a corrugated metal sheeted roof and sits on low stumps at its southern end and on the ground at its northern end. The building has a series of casement windows to the eastern elevation.



Photo 5: The ca. WW2 store building, relocated within the site.

2.2.5 Building

Similar to above, there is no documentary evidence that records the construction of this building. It would appear to have been one of the World War II era buildings constructed at this site and since relocated to this part of the site after 1963.

It may be building # 1, 2, 3 or 4 on the 1963 site plan.

The building is elevated on concrete stumps and constructed of timber weatherboards and casement windows. The roof is a longitudinal gable and is sheeted in corrugated asbestos cement sheets.



Photo 6: The ca. WW2 building, also relocated within the site.

2.2.6 Former garage/workshop

This is building # 10 on the 1963 site plan and as recorded on the above list.

This building is located in the same area as the former gun and harness room, relocated to this site from Boundary Street, but there is no evidence of an earlier building surviving in this location.

From an analysis of the documentary evidence it would appear that this building was constructed between 1946 and 1953. It does not appear on the 1946 aerial photograph of the site – the gun and harness room is still in this approximate location, and yet it appears on a 1953 plan for the site for the construction of another building.

In the early 1960s it was being used as a garage and workshop.

The building sits on a concrete base and is timber framed and lined with timber weatherboards. Former openings to the western elevation have been infilled with timber. The building has a skillion roof and an attached lean to roof to the western side.

This building has been largely reconstructed internally for use as an educational lecture theatre for the College.



Photo 7: The ca. 1940s garage/workshop.

2.2.7 Toilet

This is building # 12 on the 1963 site plan and as recorded on the above list.

The toilet building was constructed in 1953 and replaced earlier toilet facilities in this approximate location from the 1920s.

The building sits on a low brick base and is lined with timber weatherboards, with a shallow pitched gabled roof running along the longitudinal axis with corrugated metal sheeting.



Photo 8: The 1950s toilet.

2.2.8 Former ward building

This is building # 9 on the 1963 site plan and as recorded on the above list.

In 1955 an existing building on site was adapted for use as a model ward in this location. This may have been an existing World War II era building in the centre of the site which was relocated to this position on the site in the 1950s and then adapted for this use (model ward).

The building is elevated on concrete stumps and constructed of timber weatherboards and casement windows. The roof is a longitudinal gable which was originally sheeted in corrugated asbestos cement sheets.



Photo 9: The ca. 1940s/1950s model ward building.

2.2.9 Former Dental lecture room and Q store

This is building # 6 on the 1963 site plan and as recorded on the above list.

This building was purpose built at this location in 1955 as part of the No 11 Dental Unit group at the site.

The building is timber framed and lined with weatherboards, with hopper windows and sits on concrete stumps. The roof is a longitudinal gable which is sheeted in corrugated asbestos cement sheets.



Photo 10: The 1950s dental lecture room/Q store.

2.2.10 The parade ground

The current car park area for the College was created over the major central space within the site, which was in the past used as the parade ground in association with the military training that occurred there.

While buildings were constructed in this area during World War II, the 1962 site plan indicates this area as a parade ground.

Nearly all drill halls had an outdoor parade ground associated with the building – the use of which was an important element in the military training overall.



Photo 11: The carpark/former parade ground.

3.0 UNDERSTANDING SIGNIFICANCE

3.1 Definitions

Cultural significance is the term used to embrace the range of qualities that make some places especially important to the community, over and above their basic utilitarian function. These places are usually those that help understand the past, enrich the present, and that will be of value to future generations.

The *Burra Charter* of Australia ICOMOS defines cultural significance as *aesthetic, historic, scientific or social value for past, present, and future generations*.¹³

There are a range of heritage criteria that are used by different authorities which explain and expand on the above areas of cultural significance in the *Burra Charter*, that are broadly consistent with one another.

As the site is already listed by the Brisbane City Council, the BCC criteria are noted below. Schedule 1 of the Heritage Register Planning Scheme Policy of the City Plan contains eight criteria of cultural heritage significance, which are as follows:

- *The place is important in demonstrating the evolution or pattern of the City or local area's history;*
- *The place demonstrates rare, uncommon, or endangered aspects of the City or local area's cultural heritage;*
- *The place has the potential to yield information that will contribute to an understanding of the City or local area's history;*
- *The place is important in demonstrating the principal characteristics of a particular class of cultural places;*
- *The place is important because of its aesthetic significance;*
- *The place is important in demonstrating a high degree of creative or technical achievement at a particular period;*
- *The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons;*
- *The place has a special association with the life or work of a particular person, group or organisation of importance in the City or local area's history.*

¹³

'The Australia ICOMOS Charter for the conservation of places of cultural significance (the Burra Charter)', reprinted in Peter Marquis-Kyle and Meredith Walker, *The illustrated Burra Charter: good practice for heritage places* (Sydney: Australia ICOMOS, 2004) p. 102-110.

A place can be entered in the local heritage register if it satisfies one or more of the above heritage criteria.

The *Queensland Heritage Act 1992* defines cultural heritage significance of a place or object as:

...its aesthetic, architectural, historical, scientific, social, or technological significance to the present generation or past or future generations.

Part 4 of the *Queensland Heritage Act 1992* covers the registration of places in the Queensland Heritage Register. Section 35 of the Act states that a place may be entered in the register if it is of cultural heritage significance and satisfies one of the following eight criteria of cultural heritage significance:

- *The place is important in demonstrating the evolution or pattern of Queensland's history;*
- *The place demonstrates rare, uncommon, or endangered aspects of Queensland's cultural heritage;*
- *The place has the potential to yield information that will contribute to an understanding of Queensland's history;*
- *The place is important in demonstrating the principal characteristics of a particular class of cultural places;*
- *The place is important because of its aesthetic significance;*
- *The place is important in demonstrating a high degree of creative or technical achievement at a particular period;*
- *The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons;*
- *The place has a special association with the life or work of a particular person, group or organisation of importance in Queensland's history.*

3.2 Historical context

To make the appropriate judgements about the documentary and physical evidence set out above, some context needs to be presented and analysis carried out to determine the relative values and significance of this site.

3.2.1 Drill halls

The earliest drill halls constructed in the country appear to date from the early to mid 1860s. Somewhat similar facilities continued to be built for the Citizens' Military Forces (CMF) into the 1950s and then the Army Reserve into the late twentieth century. The physical form of drill halls remained largely the same from the 1860s to the 1930s – the Water Street drill hall demonstrates this typical form of the drill hall of this period remarkably well.

Drill halls were constructed predominantly for what now constitutes the Army in Australia. Naval drill halls were constructed in some towns and cities in the early twentieth century, near the coast, but these were much fewer in number than Army drill halls. The Royal Australian Air Force (RAAF) was not established until 1921, and while there was an air force reserve from this time no drill halls as such are known to have been constructed for these purposes.

Before the volunteers were to be formed into a legitimate fighting unit they had to receive the proper military training, or drill. Drill taught citizen soldiers how to march, move on a battlefield, handle their weapons, and, importantly, obey their officers. It was the basis of training for the soldier, and was designed to produce mental alertness and physical fitness, obedience without question and hesitation, and skill, accuracy and speed of handling weapons, instruments and equipment. Regulations for drill were closely followed and were derived from Imperial standards. In Queensland at least small books were published that described these regulations and the necessary field exercises and were given to members.

It was necessarily repetitive and generally dull, long and monotonous parades. In the 1860s it was taught in hourly sessions early in the morning or in the evening after a long day in the factory, shop or office, or on the land. When payment for drill was introduced and working hours reduced, drill was taught on Saturday afternoons and one evening a week. The amount of time spent on drill for the average volunteer was about 2 to 3 hours per week. For men who spent their working hours operating a machine in a factory or sitting in an office it represented useful exercise. Of all drill activities rifle practice was considered to be the most interesting and exciting. With free access to rifle ranges and targets, fellow riflemen would compete against one another and receive prizes for being a best shot

These volunteers met most often in a building called a drill hall. The drill hall contained a large single room or hall inside that provided an enclosed space for training, safe from the weather and lit at night. Usually a series of rooms or offices was attached to the drill hall, providing accommodation for those who conducted the drill and for the storage of equipment. Across the country and throughout all the periods of construction of these buildings this general arrangement of spaces prevailed:

Another form of modern building in which the requirements of the design are more or less predetermined is the armoury or drill hall, which is erected in cities or towns for the purpose of

*drilling and quartering the volunteer or citizens soldiers known as militia. The specific problem in a plan of this class of building consists of the provision of a drill room large enough for the military evolutions of a body of men which may range from two hundred to two thousand; rooms are also required which must be sufficiently large enough to enable each company or sub-division of the regiment to form and prepare for drill and such rooms require to be provided with individual lockers, or small closets, in a number equal to that of the company.*¹⁴

The principal characteristics of these places remained constant. The large hall, the ancillary spaces and the parade ground were found in almost every drill hall constructed in Australia regardless of its location or period.

The first purpose built drill halls in Australia were constructed in the early 1860s, and had rectangular floor plans of approximately 60 feet by 30 feet, with attached offices for instructors. This internal planning, external proportions and the general floor plan relationship with the offices along the end of the building remained largely unchanged for many years.

This 1860s model was to continue through to the World War I period, when the greatest number of drill halls was constructed around Australia. There were exceptions to the early gable roofed forms with a series of drill halls with curved corrugated iron roofs, rusticated timber weather-boards and shutter windows being constructed in the 1880s and 1890s in Queensland.

3.2.2 Drill halls in Queensland

Drill halls were constructed in Queensland from the 1870s through to the 1950s at least. The first drill halls for which records could be found were those constructed at Roma Street and Adelaide Street in Brisbane, in 1878. This same year drill halls were constructed in Maryborough, and Rockhampton, while another was built in Toowoomba the following year.

This drill hall at the Water Street Army Depot was constructed in 1884 (at Boundary Street) and is therefore relatively early. None of those drill halls noted above, which were constructed in the 1870s, are known to survive.

It is thought that only six other colonial period drill hall buildings survive in Queensland. These include buildings at the following locations:

- Gympie (1885 – survives in part but since relocated);
- Charters Towers (1886);

¹⁴

ICS Reference Library Drawing History of Architecture Architectural Design, (Scranton International Textbook Company, 1897) Section 22, p.131.

- Bundaberg (1889);
- Southport (constructed in 1890, but since relocated);
- Bundamba (1891, but since relocated);
- Ipswich (1891).

The earliest surviving drill hall found in Queensland in this study is the drill hall at the subject site – the former Boundary Street drill hall.

3.2.3 The cottage

The former caretaker's cottage on the site was constructed as the house of the resident caretaker of the site who was in charge of drill at the Boundary Street site. This was Staff Sergeant-Major Patrick Joseph Gubbins, who is described in the DERM notice of recommendation as the caretaker of drill shed and also a drill instructor for the infantry.

The practice of constructing a residence for a government employee or an official of some sort in close proximity to this official activity was not uncommon in the late nineteenth century and indeed into the twentieth century in Queensland. Houses were constructed for railway station masters next to railway stations, for school teachers next to schools, for the post master next to the post office, for customs officers next to or within customs houses. Private institutions such as banks often provided residential units or spaces for the resident bank manager, often on the first floor of a bank building rather than as a separate residential building like government employees. This practice was not necessarily special or remarkable – it was little more than a utilitarian and unavoidable solution to the problem of housing government employees in often remote locations where they may not be any other housing options for these employees. It is not clear whether there was a government policy as such in this or other periods – it no doubt acted as an encouragement in staffing these places.

The residences for drill instructors, school teachers or whatever form of official therefore was a supporting and ancillary function and use supporting the main use or operation of the site in question – the drill hall, the school, the post office etc.

3.3 Previous assessments

The Brisbane City Council Heritage Unit considers that the former Water Street Army Depot site is a place of cultural heritage significance and meets one or more of the local heritage criteria under the Heritage Register Planning Scheme Policy of the Brisbane City Plan 2000.

The site is significant for the following reasons:

1. As a largely intact, inner-city former military depot constructed by the Commonwealth and incorporating colonial-era facilities; **it is important in demonstrating the evolution or pattern of the City's or local area's history; and**
2. As one of the earliest constructed and the only remaining colonial-era infantry drill shed in Brisbane, the 1884 drill hall **demonstrates rare, uncommon or endangered aspects of the City's or local area's cultural heritage; and**
3. The 1884 military drill shed, constructed for the Queensland Defence Forces and re-used by the citizen military forces of the Commonwealth government, **it is important in demonstrating the principal characteristics of a particular class of cultural places; and**
4. As a recruitment/ training depot for the Australian Military Forces, the 6th Division A.I.F., the Volunteer Defence Corps, the Civil Construction Corps, the Citizen Military Forces with its National Service Scheme and the Army Reserve; **it has a strong or special association with the life or work of the organizations of importance in the City's and local area's history.**

The DERM register entry identifies three of these buildings – the drill hall, the caretaker's cottage and the former orderly room – to be a place of State cultural heritage significance, and contends that the site is culturally significant for the following reasons:

The Drill Shed, caretaker's cottage and orderly room (former) are part of Queensland's response to perceived external threats in the 1870s and 1880s, and are important in demonstrating the resulting military training and support infrastructure constructed during the pre-Federation period in Queensland.

Constructed in 1884-1885 at Boundary Street, Fortitude Valley, and moved to Water Street, Fortitude Valley in 1925, the three colonial-era buildings served a number of Brisbane-based units of the Queensland Defence Force (QDF), and later the Australian Military Forces, the 2nd Australian Imperial Force, the Citizen Military Forces and the Army Reserve.

The QDF and its drill sheds and parade grounds, taken over by the Commonwealth of Australia in 1901, facilitated the development of Queensland's military units which later went on to serve in World Wars I and II.

The 1884 drill shed at Water Street is the oldest known surviving drill shed in Queensland, built prior to the formation of the QDF in February 1885. Of the seven known surviving pre-

Federation Queensland drill sheds, it is the only one with a gable-roofed design, and it is also the last remaining pre-Federation drill shed in Brisbane.

Along with its accompanying caretaker's cottage and the former 1885 orderly room of the Moreton Mounted Infantry, both also moved from Boundary Street to Water Street in 1925, the drill shed is part of an uncommon group of colonial era defence buildings. As a pair, the drill shed and the cottage may be a unique surviving example in Queensland.

The drill shed is important in demonstrating the principal characteristics of a pre-Federation Queensland drill shed, retaining its large hall area with office and armoury rooms arranged along one side. The hall and the rear rooms of the drill shed continue to illustrate how the building functioned, with spaces for drilling, weapons storage and administration.

The three buildings have a special association with the QDF, an organisation regarded as the first line of defence for colonial Queensland and whose units became part of the Commonwealth forces of Australia after Federation. The drill shed, cottage and orderly room served as military training, accommodation and administration facilities for over 100 years, from 1885 to 1988. In particular, the buildings have an important association with the 1st Queenslanders (Moreton) Regiment and the Moreton Mounted Infantry, two important QDF militia units, and their post-Federation incarnations, the Australian infantry Regiment and the 13th Australian Light Horse Regiment.

3.4 Discussion of cultural significance

In terms of cultural heritage conservation terms, and the accepted standards and definitions of cultural heritage significance in conservation practice in Queensland, it is clear that the former Water Street Army Depot site is of cultural heritage significance.

This cultural heritage significance is due to the previous activities and land uses that have been carried out at the site since the early twentieth century, and in part from the late nineteenth century – namely the long tradition of volunteer military training that occurred at this site and within these buildings.

The former Water Street Army Depot site contains building fabric of cultural heritage significance that demonstrates these former activities and uses of volunteer military training.

The former Water Street Army Depot has cultural heritage significance as it is important in demonstrating the evolution or pattern of history.

The site has cultural significance as it demonstrates rare, uncommon, or endangered aspects of the cultural heritage of Queensland.

The site has cultural significance as it is important in demonstrating the principal characteristics of a particular class of cultural places.

The former Water Street Army Depot may have cultural heritage significance as it may have a special association with the life or work of a particular person, group or organisation of importance in the City or local area's history.

It is considered that the former Water Street Army Depot is not of cultural heritage significance as it is not important for its aesthetic significance. The buildings on the site are relatively ordinary and commonplace, and do not demonstrate any considerations of aesthetics.

It is further considered that the former Water Street Army Depot is not of cultural heritage significance as it is not important in demonstrating a high degree of creative or technical achievement at a particular period. The design or construction techniques of the buildings were not noteworthy or ground-breaking at the time they were built. They were relatively ordinary and commonplace, and not of any special note or interest.

It is also considered that the former Water Street Army Depot is not of cultural heritage significance as it does not have a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. The site was a military training facility and apart from those who trained or worked there over time, it is unlikely the general public or the wider community was aware of those activities such that the place became a well known community focus or centre.

3.4.1 Statement of cultural significance

The former Water Street Army Depot site has cultural heritage significance as a site that demonstrates the former pattern of volunteer military training in the city and in Queensland. The volunteer military tradition of the citizen soldier was the basis of the defence of the country in this nineteenth and early twentieth century period, how this was organised and constituted. Although this site was not established for military training until the 1920s, the site has links to this nineteenth century period as the drill hall and caretaker's cottage were relocated to this site from another site in Boundary Street where this activity had taken place since the mid 1880s. The site provides linkages to the colonial defence of Queensland by the members of the Queensland Defence Force (QDF).

Drill halls are a recognisable building type and were constructed across Australia from the mid-late nineteenth century period and into the mid twentieth century. Historical research to date indicates that

a few other drill halls survive in other states which are older than this one – however the drill hall on the site appears to be the oldest Queensland example.

It would appear that the caretaker's cottage and the former orderly room were constructed at about the same time as the drill hall in Boundary Street and were also relocated to this site in the 1920s.

In terms of claims to rarity, the former Water Street Army Depot site has cultural heritage significance as it demonstrates rare, uncommon or endangered aspects of Queensland's cultural heritage. The site contains a late nineteenth century drill hall (although relocated to this site in the twentieth century). The drill hall is a relatively early building for its type, and it may very well be the oldest drill hall surviving in Queensland. Historical research to date has not found any earlier examples surviving.

In terms of its representational or typological importance, the former Water Street Army Depot site has cultural heritage significance as it is important in demonstrating the principal characteristics of a particular class of cultural places – the nineteenth century drill hall.

The drill hall is a nineteenth century, colonial period drill hall. The building features the standard plan of drill halls of this and later periods – the large covered area for military training with a series of rooms along the rear of the building for offices, armoury, stores. This floor plan became the standard plan for drill halls in Queensland and across the country. It is not known precisely how the internal planning of these buildings was derived – while there is no evidence that this was the first building in Queensland of this form it is clearly an early example of this drill hall floor plan.

The overall intactness of the building currently means that this floor plan and internal arrangements still survive in the present day, and it is relatively easy to follow and understand how the building functioned in its military era and form.

In terms of its associational qualities and importance, the former Water Street Army Depot site may have cultural heritage significance through its special association with the life or work of a particular person, group or organisation of importance in history, largely through its use, involvement and association with Queensland's part-time military service personnel. The site was used by members of the Queensland Defence Force (QDF) including the 1st Queenslanders (Moreton) Regiment, the Moreton Mounted Infantry, and then the 9th Australian Infantry Regiment and the 13th Australian Light Horse Regiment, and as well the Australian Military Forces (AMF), the Civil Construction Corps (CCC), the Voluntary Defence Corps (VDC), and the Citizen Military Forces (CMF), National Service and Army Reserve units.

3.5 Significant elements

While the Water Street Army Depot site was developed as a military training facility in the early twentieth century, the site contains buildings from the late nineteenth century, and the mid twentieth century of the World War II period, and the post-war period.

It is difficult to conclusively determine that the site is predominantly a nineteenth century military site (which it clearly is not), or a Second World War period military site, or a post-war period military site. Of the nine buildings surviving at the site from these earlier periods combined, three are from the nineteenth century, three are from the 1940s Second World War period, and three are from the 1950s post war period. While it is accepted that the former orderly room was constructed in the 1880s and relocated to this site in the 1920s, it has been so severely modified over time with additions at both ends and internal modifications, that its integrity has been compromised.

As a military site the former Water Street Army Depot was not the first example of its type, as it was not developed until the 1920s. Further, it was not the last example of a drill hall site to continue operating. Gona Barracks at Kelvin Grove remained a military facility into the 1990s, and contained a greater number and range of drill halls than this location.

While the site may contain elements of cultural significance, the physical evidence of the site is not of such a level that all buildings are equally significant or need to be retained.

3.5.1 The drill hall

The cultural heritage significance of the former Water Street Army Depot site is primarily the result of the survival and retention of the former 1884 drill hall on this site, which was originally constructed in Boundary Street at that time and relocated to this site in the 1920s. The drill hall is the primary building on the site that makes the site important.

The drill hall itself is clearly a building of cultural heritage significance. As the building wherein the military training at this site and indeed the Boundary Street site took place, the drill hall was the focal and central building of the former Water Street Army Depot site. It is the fundamental building of the site where volunteer military training took place. The drill hall is more than 125 years old (constructed in 1884) and was used for military purposes for approximately 100 years. For its age and building type it is a relatively rare building, being originally constructed before the passage of the *Defence Act* in 1884 which re-organised defence in the colony and saw a large number of drill halls being constructed in Brisbane suburbs and across the colony.

3.5.2 The cottage

The caretaker's cottage has some cultural significance, due to its age as a nineteenth century residence, and as a result of close association and physical proximity to the drill hall on this site and on the Boundary Street site.

The use of the building as a residence is perhaps less remarkable and not of cultural significance in itself, unlike the drill hall of which there are relatively fewer examples ever constructed and surviving in the present day.

However it is considered that the survival of a caretaker's residence in association and in close proximity to the drill hall is a rare aspect of history.

3.5.3 The former orderly room

Although it is somewhat difficult to establish the provenance and history of the former orderly room, it is generally accepted that the building is a nineteenth century structure and was relocated to this site in 1925 with the drill hall and the caretaker's cottage as well as other buildings.

The 1921 site plan of the Boundary Street site shows a building in the approximate location of the 1880s harness and orderly room being occupied at that time by the 13th Australian Light Horse and the Queensland Mounted Infantry, and the 1935 site plan of the Water Street site shows a building with a similar floor plan in the location of this office and store building.

While the building has been altered substantially and the original core and form of the building has been lost amid these changes, the integrity of the building has been severely compromised.

However it is broadly accepted that the building remains a nineteenth century (colonial period) military building, and for this reason it is considered that the building has some rarity value as a surviving building from the period and has some cultural significance as part of the group of nineteenth century buildings at this Water Street site.

3.5.4 The other buildings

The 1940s and 1950s buildings at the site (the store building, the World War II building, the 1950s toilet block, the garage/workshop, the medical ward building and the dental lecture room/Q store) are not considered to be of cultural heritage significance.

These buildings were constructed during World War II and the post war period, which was a much later period than the colonial period, and one that was relatively unrelated to the period of the colonial period of military history. It is considered that they do not demonstrate the same aspect of the volunteer military training of the late nineteenth century as the drill hall, the caretaker's cottage and the former orderly room.

4.0 CONSERVATION PROCESSES

4.1 General conservation principles

Conservation recommendations begin at the broadest level, providing the philosophical basis that underpins heritage conservation and the approach taken in this study to the conservation of cultural significance of the former Water Street Army Depot.

It is acknowledged that the present study has been prepared for the purposes of a development application under the Development Scheme for the Bowen Hills Urban Development Area of the ULDA. The Development Scheme contains its own heritage provisions under which the development of a heritage site entered in Map 4 – List of Heritage Places – in the Development Scheme for the Bowen Hills Urban Development Area of the ULDA.

4.1.1 The Burra Charter

The *Burra Charter: the Australia ICOMOS charter for places of cultural significance, 1999* (the *Burra Charter*) of Australia ICOMOS is the accepted standard for heritage conservation in this country. The charter provides the general philosophies and approaches to conservation analysis for those who make decisions regarding historic buildings or places. A number of fundamental principles provide the basic framework of the charter:

- the place itself is important;
- the aim of conservation is to retain the cultural significance of a place;
- cultural significance is demonstrated and reflected in its physical fabric, but also in its use, associations and meanings;
- significance should guide decisions;
- do as much as necessary, as little as possible;
- keep records; and
- do everything in a logical order.

This conservation plan is a part of this overall process and a component of the understanding, investigation and intervention that may be proposed as part of any future use and development of the building.

The *Burra Charter* contains a number of terms that are used in conservation that are pertinent to this report, and the former Water Street Army Depot site. These terms and their *Burra Charter* definitions are as follows:

- **Place** means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views;
- **Cultural significance** means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups.
- **Fabric** means all the physical material including components, fixtures, contents, and objects.
- **Conservation** means all the processes of looking after a place so as to retain its cultural significance...
- **Maintenance** means the continuous protective care of the fabric and setting of a place, and is to be distinguished from repair. Repair involves restoration and reconstruction.
- **Restoration** means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.
- **Reconstruction** means returning a place to a known earlier state by and is distinguished from restoration by the introduction of new material into the fabric.
- **Adaptation** means modifying a place to suit the existing use or a proposed use.
- **Use** means the functions of the place, as well as the activities and practices that may occur at the place.
- **Compatible use** means a use which respects the cultural significance of a place. Such a use involves no, or minimal impact on cultural significance.
- **Setting** means the area around a place, which may include the visual catchment.
- **Interpretation** means all the ways of presenting the cultural significance of a place.
- **Related place** means a place that contributes to the cultural significance of another place.¹⁵

Quite often 'conservation' of a heritage place involves a combination of many of the above processes. Few places are conserved without some form of adaptation as well as restoration and reconstruction.

4.2 Statutory requirements

The former Water Street Army Depot is entered in the Schedule 1 of the Brisbane City Council Heritage Register Planning Scheme Policy as a place of local heritage significance, and in the Queensland Heritage Register of the Department of Environment and Heritage Protection.

Normally, the Brisbane City Plan 2000, the *Sustainable Planning Act 2009 (SPA)* and the *Queensland Heritage Act 1992* would determine that the proposed development of the former Water Street Army Depot is assessable development in accordance with the definition of this term in the City Plan, the SPA and the QHA, and be subject to the provisions of this planning scheme and legislation.

However the Development Scheme for the Bowen Hills UDA overrides the general planning and development provisions of the Brisbane City Plan 2000, and other development legislation including the SPA and the QHA.

4.3 The Bowen Hills Development Scheme

The Bowen Hills UDA Development Scheme has been prepared in accordance with the *Urban Land Development Authority Act 2007* and is applicable to all development on land within the boundaries of the UDA. It is a statutory instrument and has the force of law.

Section 3.2.10 of the Development Scheme states that the development scheme is inconsistent with the provisions of the planning instrument or plan, policy or code made under the *Integrated Planning Act 1997 (IPA)*, or any other planning Act such as the SPA, unless the development scheme specifically applies a provision of a planning instrument or a plan, policy or code made under those acts itself.

The development scheme also states that it prevails to the extent of any inconsistency with any of the following instruments:

- *a planning instrument;*
- *a plan, policy or code made under the IPA or another act.*

This means that the provisions of the Heritage Place Code of the Brisbane City Plan 2000, which would have been applied and used in the assessment of a proposed development of the subject site, does not

apply to any proposed development given the declaration of the UDA for the Bowen Hills area by the ULDA.

4.3.1 Heritage provisions

The Development Scheme contains its own heritage provisions which are to be used in the assessment of development of the heritage places identified in the UDA, one of which is the subject site.

The Development Scheme states that development on, or adjoining, a heritage place as identified on Map 4 must respect the heritage values of the site by sensitively managing the interface between development opportunities and the heritage place. Further, these provisions in the Development Scheme states that development should seek to protect, incorporate, re-use or re-interpret the heritage, character, cultural features and history of the UDA and surrounding area in order to help create place identity and a distinctive character for the UDA.

Unlike most statutory provisions concerning heritage places, the Development Scheme does acknowledge and in some cases will allow the demolition or removal of any building or structure forming part of a heritage place in the UDA. The Development Scheme states that this action (demolition or removal) will be considered:

...only in those circumstances where the retention of the building or structure would prejudice the delivery of the identified precinct outcome.

The Development Scheme further indicates that in those circumstances where approval is given to remove or demolish an identified heritage building or structure, the heritage building or structure, its context and its heritage significance is to be appropriately documented prior to its removal or demolition, and this documentary material is to be submitted to the ULDA.

4.3.2 The Water Street precinct intent

The Development Scheme includes the former Water Street Army Depot site in the Water Street Precinct.

The precinct intent for development in the Water Street precinct in the Development Scheme is as follows:

The Water Street Precinct is intended to provide medium intensity, mixed use development with retail and restaurants at ground level and offices and residential above.

This precinct shares a significant interface with the RNA Showgrounds and may integrate with some of the RNA's redevelopment aspirations.

This precinct contains the Tivoli which is recognised as an important entertainment venue. New development within this precinct must balance the needs of the Tivoli as an entertainment and live music venue with the needs of new residents and other commercial operators.

4.3.3 The precinct outcomes

The precinct outcomes for the Water Street Precinct in the Development Scheme are as follows:

- *A new road is required connecting Diggles Close to Water Street;*
- *On secondary active frontages, buildings must be built to their front alignments to define streets and public places. Facades on these frontages are to contain well-detailed and articulated access points and awnings are to be located at key entry points;*
- *On tertiary frontages, buildings must address the street and public realm but may accommodate a wider variety of setbacks for courtyards, deep planting areas and balconies;*
- *Car parking must be delivered within the building footprint and setback from street alignments; and*
- *Development around the Tivoli must be located and designed to deliver and maintain reasonable levels of amenity. In particular, new residential development must incorporate high levels of noise insulation to reduce the transmission of low frequency bass noise into bedrooms.*

The precinct outcomes in the Development Scheme pertain to this site specifically by requiring the construction of a new road connecting Diggles Close and Water Street.

The Development Scheme indicates a preferred route for this road between Diggles Close and Water Street along the boundary of the subject site and the adjacent site to the north (350 Water Street). Many of the former military buildings on the site are located close to this boundary and as such are in the preferred path of this road.

The drill hall itself is not in the path of this road.

4.3.4 Preferred land uses in the precinct

The preferred uses in the Water Street precinct in the Development Scheme are as follows:

- *community facilities;*
- *food premises where located at ground level and not exceeding 250m² of GFA per tenancy;*
- *home based business;*
- *indoor sport, recreation and entertainment;*
- *multiple residential;*
- *office;*
- *other residential;*
- *shop where located at ground level and not exceeding 250m² of GFA per tenancy*
- *service industry not exceeding 250m² of GFA per tenancy.*

The Development Scheme seeks to encourage and facilitate development within this precinct that achieves the precinct outcomes, precinct intent and preferred land uses in development that has a maximum plot ratio of 4.0 and a maximum building height of 8 storeys (with potential up to 12 storeys for landmark buildings).

It is acknowledged that the delivery of the precinct intent, the precinct outcomes and the preferred land uses for the Water Street precinct, together with the heritage provisions that may allow demolition of heritage buildings in order to deliver these land use and development outcomes, may have an influence on the conservation of the cultural heritage significance of the former Water Street Army Depot.

4.4 Conservation of buildings

4.4.1 The drill hall

The drill hall is the most important and culturally significant building on the site. It was the central building of the military training activity that took place at both this site and at Boundary Street. Constructed in 1884, the drill hall is an early example of the type and it appears to be the earliest surviving drill hall in Queensland. Although it has been relocated to this site in the 1920s, it has been at Water Street for more than 85 years, and has had a long history at this site for military training and other related military activities.

Conservation of the drill hall itself is strongly recommended to satisfy in part the heritage provisions in the Development Scheme outlined in Section 4.3.1 of this report. The retention of the drill hall will assist in the protection and reuse of the heritage, cultural features and history of the Bowen Hills UDA area, to help create place identity and a distinctive character for the UDA.

Although it has been relocated to this site, it is considered preferable to retain the building in its current location as the heritage provisions that apply to this site under the UDA Development Scheme (and the City Plan and the *Queensland Heritage Act 1992* if entered in the Queensland Heritage Register) will promote and encourage the conservation of the building. This would not be the case if the drill hall was relocated to another site.

As a building the drill hall itself is a very simple structure, little more than a hall or shed, with little in the way of internal decorations, partitions or features of note. The building is a durable building and probably easily adaptable for some form of commercial or retail use, or indeed some other use with a series of internal alterations no doubt possible. It appears to be in a good condition, given its age, and does not appear to be suffering from any major deterioration, rainwater entry, failure or any other condition that would prevent its retention in terms of prudent or feasible considerations of the retention of the building overall.

The retention of the drill hall at this site will assist in the conservation of the cultural significance of the site and its historical importance for the present and future generations as delineated in the Burra Charter. The *fabric* of the drill hall building should be **conserved, maintained, restored** and **reconstructed**, as these terms are defined in the *Burra Charter*.

The *fabric* of the drill hall can be **adapted** and modified where this is required. Such adaptation and/or modification should not make major changes to the *fabric* of the building, but should seek to retain and **restore** and/or **reconstruct** this *fabric* where possible. This does not mean that design or structural changes cannot be made to the building but that the overall form and essential fabric and structure of the building should be retained. Later additions to the drill hall including the modern verandah and deck could be removed, while internal changes could be made to achieve some of the preferred land uses for the Water Street precinct.

Further to the above the former use of the building as a military training venue has long ceased, and there will be no conservation requirement to re-establish this use to achieve any heritage objectives. A new **use** of the drill hall, the functions and activities and practices that may occur at the place, should be encouraged.

There is scope to consider new uses for the drill hall to enable its continued retention and ultimate conservation. A new use should be a **compatible use**, one that respects the cultural significance of a place and involves no or little impact on the fabric of cultural significance at the site.

The conservation of the drill hall should allow for an appropriate **setting** to be maintained around the building to allow views of the place to be retained. This involves some consideration and designation of the appropriate curtilage around the building in the master planning for the site, which will allow the drill hall to be an identifiable and locatable building within the redeveloped site for new uses of a much larger scale and new building form.

The drill hall should be retained in-situ and not be moved to another location within the site.

4.4.2 The cottage

Attempts should be made to retain the caretaker's cottage within the site and incorporate it if possible into the redevelopment of the site. While the cottage is perhaps not as significant as the drill hall, it is an early building and is an example of the nineteenth century practice of the provision of accommodation on site for the caretaker/official in charge.

However as a domestic scale building it is acknowledged that it may be difficult to retain the building in a meaningful way given the new scale of development that will be developed on the site. While the same could be said of the drill hall, the cottage is more of an individual, privately used building and demonstrates that building form, more than the drill hall which is a more community focussed and presented building.

While the conservation of the cottage is recommended the conservation of the drill hall is more important to the conservation objectives of the site overall. The cottage should not be conserved at the expense of the drill hall which is the most important building at the site.

The cottage may be relocated within the site if this is required to deliver the development outcomes for the precinct.

4.4.3 The former orderly room

Attempts should be made to retain the former orderly room within the site, and incorporate it if possible into the redevelopment of the site. While not as significant as the drill hall, it is an early military building and has some value and cultural significance as part of a nineteenth century grouping of military buildings in central Brisbane.

The former orderly room may be relocated within the site if this is required to deliver the development outcomes for the precinct, and later extensions removed if required to deliver these outcomes.

4.4.4 The other buildings

It is considered that the other buildings on the site do not need to be retained and may be removed from the site or demolished.

These buildings are later structures, are ancillary to the operation of the drill hall and indeed relate to a much later and less important part of the history of the site overall and to military history generally.

The conservation of these buildings is not imperative or required to achieve the conservation objectives of the site overall.

4.4.5 Relocation principles

The buildings that are not retained in the proposed redevelopment of the site may be relocated or demolished.

It is thought that if the drill hall, former caretaker's cottage and former orderly room are retained, then the remaining buildings at the site need not be relocated and retained on another site. They are not thought to be that important to be retained on another site – any value they may have relates to their presence on this site.

If relocation is proposed, only those buildings that are located on low stumps should be considered for relocation. The toilet block and former garage/workshop building are constructed on concrete bases on the ground, and it is considered that attempts to relocate these buildings would involve such intervention to the buildings that this would not be viable or recommended.

4.5 Documentary recording of fabric

Given the Development Scheme provisions concerning cultural heritage and development of heritage sites, it is highly likely that the ULDA will prepare a condition of approval requiring the documentation and recording of the buildings on the site that are to be demolished or removed.

Such recording and documentation is consistent with the *Burra Charter* term of **Interpretation**, which is defined as all the ways of presenting the cultural significance of a place.

When buildings or heritage places cannot be retained for whatever reason, archival recording becomes an important aspect of conservation practice for such heritage places. It aims to identify and capture the particular qualities of a place, and create a permanent record of a heritage place to inform any future understanding of its history and cultural significance. It is noted that such recording is usually required if there is a likelihood of loss of significant fabric or other historical evidence, when the development involves full or part demolition of a building.

Such recording includes both the preparation of drawings and taking of photographs of the site and buildings prior to demolition.

4.5.1 Measured drawings

Measured drawings provide an accurate record of buildings, structures, objects and places, and depict and illustrate the physical features that contribute to the cultural heritage significance of heritage places. The following notes give some guidance to the preparation of measured drawings that may be carried out on buildings identified for demolition or removal.

Measured drawings should be:

- produced from recorded and accurate measurements taken in the field. If existing site plans are used, measurements on drawings should be checked and verified on site;
- drawn accurately to scale;
- clearly set out and easy to read;
- clearly titled, showing scale, orientation, and including bar scales relevant to drawings on each page;
- a true reflection of existing conditions;
- annotated where appropriate;
- produced to fit standard metric sheet sizes – A3 or A2 is probably the best size.

For the former Water Street Army Depot site, it is recommended that the following drawings be prepared prior to demolition or removal of those buildings identified for removal:

- A site plan at a suitable scale. The site plan should show existing site conditions, site boundaries, road alignments, footpaths, and the site

topography where appropriate. The site plan should locate all built elements within the site in relation to each other, including the drill hall, the former residence and the other built elements. As a record of the current existing condition of the site, the site plan should not show the location of former buildings, if there is no physical fabric in-situ demonstrating these features;

- Building plans at a suitable scale (1:100 or 1:50). Plans should include floor and roof plans of the buildings, and be annotated to record building materials.

It is considered that elevations of all buildings may not be required. The photographic survey should identify all building elements that would be picked up through the elevations, but in a more readily accessible way.

4.5.2 Photographs

The measured drawings of the site and buildings can be enhanced and supported by the taking and lodgement of photographs as part of the documentary recording of the site and buildings.

Photographic images provide an important visual record of a place at a particular point in time, including a variety of attributes within the site or place, from small scale details and materials, to larger scale characteristics of buildings, and the three-dimensional spatial relationships between them all.

Once the buildings identified for demolition are indeed demolished and the site cleared, the photographs will be a valuable record of these.

Photographs should be taken of the site from the surroundings streets, to show the site in its context. Both far and near views of the site should be taken. External views should aim to show context and overall coverage.

On the site, photographs should be taken of the buildings and other features where they survive. Photographs of all elevations of buildings and elements should be taken (where possible), together with internal views of the buildings including internal elevations. Photographs should be taken of all buildings. Details should be picked up in the photographs of all key elements internally where they survive, which may include windows, doors, eaves, cornices, rainwater goods, skirtings and any decorative elements. Floor and ceiling finishes should be shown and be discernible in these photographs.

To explain the photographs at a later date, a key plan should be prepared that provides a reference for all photographs taken and indicates from what position and in which direction each photograph was taken. Key plans should:

- be drawn to scale (ideally using the site plan prepared as part of the measured drawings) and include the position from which all photographs were taken with an arrow indicating in which direction they were taken. Each position should be numbered and cross referenced to the photograph and index sheet;
- include room numbers and/or building numbers where appropriate (again using the site plan prepared as part of the measured drawings).

A photographic index sheet should be prepared that numbers and lists all photographs taken. It may include:

- the number of each photograph or file name (for digital images);
- description of the subject matter of each photograph – the building, or whatever it is the photograph is of;
- place name and site location;
- time and date of images taken.

Images may be captured using digital photography, black and white film photography, colour slides or a combination of these. It is quite likely that digital images will be taken, and in that regard a CD may be appropriate for lodgement rather than individual prints. A CD allows the lodgement of unlimited numbers of prints.

4.5.3 A small monograph

The measured drawings and photographic survey prepared as part of the requirements noted above can be incorporated into a small monograph or document that can be prepared for this site if so desired.

This monograph/document could incorporate the history prepared for this report as a basis for any history of the site to be prepared.

Copies of this document (if prepared) can be lodged with the ULDA, the Brisbane City Council, the Department of Environment and Heritage Protection and the John Oxley Library of State Library of Queensland if required.

It is expected that such works may be conditioned as part of any development approval given for any proposed development over this site, given its cultural heritage significance and the various heritage listings over the site.

5.0 SUMMARY AND CONCLUSIONS

5.1 Summary history

The former Water Street Army Depot site, at 342 Water Street, Fortitude Valley, contains a former military training depot which was established on this site in the 1920s, and developed and expanded from that time and into the post war period.

A range of military related buildings were constructed on this site to comprise the depot from the 1920s to the 1950s.

These buildings include a former drill hall, a large hall or shed constructed of timber where military training or drill took place by military volunteers. This drill hall was constructed in 1884 and was relocated to this site in the mid 1920s, together with a caretaker's cottage and an orderly room which were also constructed in the late nineteenth century, when the Water Street Army Depot was first established.

The site remained in use as a military training depot and related military uses until the 1980s when it was sold by the Commonwealth. The site was then developed together with the adjacent former Jacksons Furniture site as the Endeavour College of Natural Health. Nine buildings survive on the site from this military depot period, including the former drill hall and caretaker's cottage noted above.

In 2009 the former Water Street Army Depot site was included in the Bowen Hills Urban Development Area (Bowen Hills UDA), which was declared at that time by the Urban Land Development Authority (ULDA) of the Queensland government.

The ULDA has prepared a Development Scheme and Land Use Plan to guide the development of the Bowen Hills UDA, separate to and distinct from the standard land use and development provisions of the Brisbane City Plan 2000.

5.2 Heritage listings

The former Water Street Army Depot site was entered in the City Plan Heritage Register of the Brisbane City Plan 2000 as a local heritage place in January 2004.

The former Water Street Army Depot site (in part) was entered in the Queensland Heritage Register under the *Queensland Heritage Act 1992* in December 2012. The buildings entered in the Queensland

Heritage Register are the former drill hall, the caretaker's cottage and the former orderly room and a sufficient curtilage in around them.

The former Water Street Army Depot site is included in Map 4 – List of Heritage Places – in the Development Scheme for the Bowen Hills Urban Development Area of the ULDA. The ULDA has not created its own heritage listings in the preparation of its Development Scheme for the Bowen Hills UDA – it has simply adopted those existing state and council heritage listings.

The Development Scheme for the Bowen Hills UDA contains its own heritage provisions.

5.3 Summary significance

The cultural heritage significance of the former Water Street Army Depot site is primarily the result of the survival and retention of the former 1884 drill hall on this site, which was originally constructed in Boundary Street at that time and relocated to this site in the 1920s when the Water Street depot was established.

The drill hall is the primary building that makes the site important and of cultural heritage significance. The drill hall was the focal and central building of the former Water Street Army Depot site, the fundamental building where volunteer military training took place and the reason for the site's existence and presence as a site of military training.

The drill hall is more than 125 years old and was used for military purposes for approximately 100 years. For its age and building type it is a relatively rare building, being originally constructed before the passage of the *Defence Act* in 1884 which re-organised defence in the colony and saw a large number of drill halls being constructed in Brisbane suburbs and across the colony. It is the oldest building of its type known to survive in Queensland.

The former caretaker's cottage is of some cultural heritage significance, as a supporting building to the activities that took place at the drill hall. This significance is not as strong as that of the drill hall. The former orderly room is also of some cultural heritage significance, as an ancillary building to the activities that took place at the drill hall, and as part of a rare nineteenth century grouping of military buildings in Queensland.

The other buildings at the site are generally later in building construction and do not demonstrate this early period of volunteer military training. Therefore these buildings are not considered to be of cultural significance.

5.4 Conservation recommendations

The Development Scheme contains its own heritage provisions that are to guide development on heritage listed sites in the Bowen Hills UDA area.

The ULDA wishes to encourage development that seeks to protect, incorporate, re-use or re-interpret the heritage, character, cultural features and history of the UDA and surrounding area to help create place identity and a distinctive character for the UDA.

To facilitate this, it is recommended that the drill hall be retained and incorporated into any proposed development of the site for a community or other use. The building should be easily adaptable for some community, recreational or other use (retail/commercial) without compromising its cultural heritage significance and the surviving building fabric.

It is further recommended that attempts be made to retain the former caretaker's cottage and incorporate it into any proposed redevelopment of the site. It is acknowledged that this may be more difficult based on the scale and type of redevelopment encouraged for this site under the Development Scheme.

The cottage may be relocated within the site if this is required to deliver the development outcomes for the precinct.

Attempts should be made to retain the former orderly room within the site, and incorporate it if possible into the redevelopment of the site. While not as significant as the drill hall, it is an early military building and has some value and cultural significance as part of a nineteenth century grouping of military buildings in central Brisbane.

The former orderly room may be relocated within the site if this is required to deliver the development outcomes for the precinct, and later extensions removed if required to deliver these outcomes.

The other buildings at the site may be relocated or demolished. If buildings are to be demolished or relocated they should be recorded and documented in an appropriate manner and copies of any documents prepared in this regard be lodged with the relevant authorities.

APPENDIX A

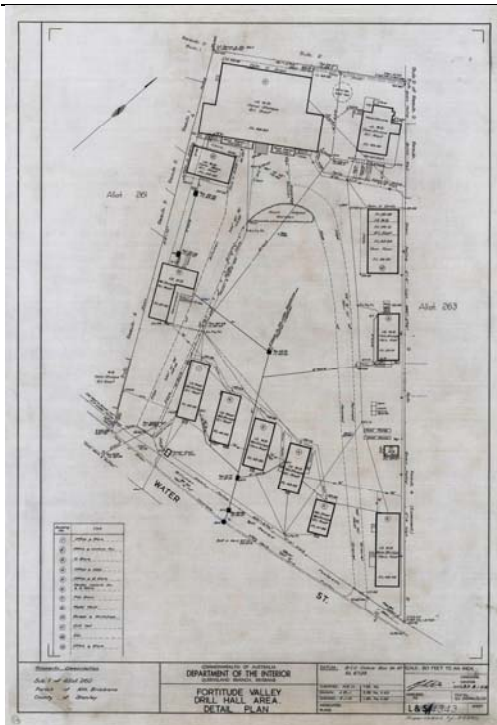
BCC citation

Water Street Army Depot (former)



Elevation from car park,

2002 photograph



1962 site map, source: N.A.A.

Address:

342 Water St, Fortitude Valley

Real Property Description:

Lot 1 on RP 42507

Date of Construction:

1884+; 1925; 1955

Architect:

JJ Clarke;

SUMMARY OF HERITAGE VALUE

The Water Street Army Depot was opened by the Commonwealth Government in 1925, utilising an 1880's Queensland colonial defence forces drill hall that was relocated from Boundary Street, Spring Hill. The Water Street Army Depot acquired more buildings, particularly during World War II. Having served a variety of Brisbane-based units drawn from the Australian Military Forces, the 6th Division A.I.F., the Volunteer Defence Corps, the Civil Construction Corps, the Citizen Military Forces with its National Service Scheme and the Army Reserve, the Depot closed in 1988. It is one of only four infantry drill halls remaining of the 12 such halls built throughout Brisbane.

HISTORY

The construction of suburban training venues for citizen military forces began in Brisbane in the late 1870s. Rifle ranges, parade grounds and drill sheds were erected across the city for Queensland's colonial military forces. One of the earliest sheds was that erected in Boundary Street on the Spring Hill Industrial School Reserve near Petrie's Bight in 1884. Queensland's Colonial Architect John James Clarke produced plans for the structure around March 1884 and the building had been erected by November. Not long after its construction it was described as 'large, commodious, and well ventilated by means of shutters and a fine lantern roof.' In its original configuration of drill-shed and orderly-room, its dimensions were 75ft long by 43ft. wide. The shed served its purpose for the Queensland Government during the colonial era. After federation in 1901, all Queensland Government colonial defence assets were transferred to the Commonwealth. A Department of Defence was established in Melbourne in March 1901 and it took control of the Boundary Street drill shed, and it became a training base for the newly created militia forces of the Commonwealth.

The Defence Act, 1909 introduced compulsory part-time military training across Australia. Boys aged 12 to 18 who undertook compulsory cadet training, and men aged 18 to 20 who undertook the commitment of drill one night per week, some weekend encampments and two-week annual training camps.

Drill sheds traditionally consisted of a large covered space that allowed for the gathering of a company-sized unit for parades or training, with administrative offices or storerooms along one edge of the structure. In the post-colonial era, and particularly after WWI (1914-18), the halls also served as the focus for social gatherings of serving or returned servicemen.

The Federal Government re-introduced compulsory military training after the War. By the 1920s the Boundary-street site was considered unsuitable for military training as it was small and surrounded by urban development. An exchange of land between the Commonwealth and the Queensland Governments was first proposed in 1923. The exchange was completed and the Boundary Street drill hall was relocated and re-erected at the north-western end of the Water Street site around the end of 1925. Throughout the late 19th century and early 20th century, drill halls were often moved between suburbs and frequently between towns to meet immediate needs. Plans were prepared for caretakers quarters (likely an adjutant drawn from Australia's small

permanent military force) in September 1925, and the three bedroom residence was erected there shortly afterwards.

In November 1929, the Commonwealth the Commonwealth abolished compulsory military training. Water Street was used as training facility for infantry militia companies, often known as the Australian Military Force (A.M.F.), rather than for permanent Army personnel. The drill shed was the Regimental Headquarters of the 9/15th Battalion (Moreton and Oxley Regiment) from at least 1932. In addition to its purpose as a training venue, the site, and particularly the drill shed, was regularly used by the Battalion officer's mess for regular dances, and other regimental social functions. During the early 1930s, the largely vacant grounds surrounding the drill shed were used by the RNA for car-parking at Ekka time.

Additional structures had been erected at Water Street by 1934. These included toilets and urinals on the western boundary close to the drill hall; an unidentified office or store mid-way along the same boundary; and a machine gun and harness store, and an orderly room on the eastern boundary. A small office attached to the eastern end of the drill shed had been enlarged to the width of the building by 1935 and was used as a Mess Room (probably an Officers Mess.) In the same year tenders were called for a smaller room on the western end of the shed for use as a Sergeant's Mess. The 9/15th became the 9/49th Battalion circa 1936, and social events continued.

After the outbreak of World War II on 1 September 1939, the drill hall was one of just three AMF depots in Brisbane selected by the Federal Government to accept and process the volunteers enlisting as part of Queensland's contribution to the new 2nd Australian Imperial Force (AIF). At the same time, the Depot continued to accept new recruits wishing to join the militia. While militia soldiers could, constitutionally serve only within Australian territory, the AIF was specifically raised for overseas service. This had been the case in World War I, when five AIF divisions were raised. When the 2nd AIF was announced, it followed that its first component was designated the Sixth Division. Prime Minister Menzies announced the raising of the 2nd AIF on 15 September 1939. Queensland was to provide recruits for one complete and one part battalion that would be part of the new division's 18th Brigade. Volunteers undergoing suitability assessment had the choice of joining the 2/9th Battalion or two companies of the 2/12th Battalion.

The fitness requirements for acceptance into the 2nd AIF were high and the medical examinations of prospective volunteers were conducted at the Water Street Depot. AIF recruitment caused a dramatic drop in militia numbers as many men transferred from the Australian Military Forces (AMF) to the AIF. In June 1940, after the Fall of France, compulsory home service (militia) training was introduced for unmarried men and widowers without children between 18 to 35 years of age under Class 1 of the *Defence Act*. Recruits had to undertake six months compulsory training. Many men went to the Water Street Depot with their call-up papers where they were processed for service with the A.M.F. Initially, men were assessed for whether they qualified for exemption from the call-up as they worked in an identified 'Essential Industry' or were immediately required for rural seasonal work. Those men remaining underwent medical examinations. Conscription into the militia raised its numbers nationally to 173,000 by the end of August 1940.

On 15 July 1941, a home-guard force entitled the Volunteer Defence Corps (VDC) began to be raised across local districts. At least one company of No.1 Battalion, Post Office Volunteer Corps, later incorporated into the VDC, trained at the Water Street Depot during World War Two.

From early 1942, foreign residents and skilled civilian tradesmen living in Brisbane were encouraged to assist with the war effort by joining labour battalions, particularly the Civil Construction Corps (CCC). Again, the Water Street Depot was one of the principal Brisbane sites providing medical examinations and enlistments for these war workers. Permanent public servants serving the Allied Works Council (AWC) and allocated the task of overseeing the CCC manpower requirements were sent to the Depot. To cope with the ever-increasing demands for recruitment, more than 20 additional structures, mainly offices, were erected on the site during World War II (1939-45). After the war the majority were removed though four of the larger huts across southern frontage were retained.

The drill hall was allowed to continue its pre-war traditions of hosting social events including in late 1945, fund-raising functions for the 'Miss Australia' contest. Reunions of service units, in particular the 2/1st Australian Tank Attack Regiment which held its first reunion at Water Street in 1946, and the 2/15th Battalion AIF, were not uncommon in post-war years. Former members and veterans of the 2/14th Light Horse and of 2nd Cavalry Regiment also commenced meeting at the Water Street site.

As a result of Australia's experiences during World War II, there was a major reorganisation of the nation's land forces. The need for a permanent standing army became clear and the Australian Regular Army was created in September 1947. In 1948, the Royal Australian Regiment was formed from full-time soldiers. As a result, the AMF was renamed the Citizens Military Forces (C.M.F.). The C.M.F. comprised part-time soldiers recruited into state-based units. Locally, these units became components of the Royal Queensland Regiment (R.Q.R.) thereby differentiating them from the 'regulars'.

In July 1949, approval was given for the establishment of a C.M.F. armoured car squadron to be known as 'A' Squadron 2/14th Queensland Mounted Infantry (Q.M.I.). The headquarters of this unit were located at the Water Street Depot. A Regimental Museum of 2/14th Light Horse was established at the Water Street Depot in 1950 but moved the following year. In 1951, the National Service Scheme was introduced that required all 18-year old males to register for six months compulsory military training together with a further period of part-time service. In Brisbane, the 'Nashos' (as the National Servicemen became known) completed their recruit course at the Wacol Army Barracks before being distributed to particular C.M.F. units. Some 'Nashos' would have undergone their compulsory part-time military service at the Water Street Depot.

The Water Street Depot was revamped in 1955 and became the base for a number of health associated CMF units and their training facilities. No 11 Dental Unit moved into Water Street in 1955. A new Lecture Hut and Quartermasters ('Q') Store were constructed for that unit on the eastern boundary adjacent to the front entrance. The former Orderly Room, also on the western boundary, was converted into a 'Model

Ward', presumably for either No 1 Casualty Clearing Station or No 4 Preventative Medicine Company. The majority of the early staff in the Preventative Medicine Company held civilian health jobs in Brisbane City Council. The Depot provided significant training facilities for the Army's medical units.

The Commonwealth of Australia disposed of the Defence depot in 1988, and the remaining buildings of the former military depot have since been used for a variety of commercial purposes including a time as part of the campus for the Australian College of Natural Medicine. Three of the four WWII era huts were removed from the site to allow for the formation of a central car park. One structure was relocated to the eastern boundary.

The Water Street Army Depot contains one of the only four remaining drill halls built for infantry training throughout various Brisbane suburbs. The other remaining ones are the Albion Drill Hall and the Annerley Drill Hall plus the Sandgate Drill Hall that has been relocated to Chermside. The demolished drill halls were built at Bulimba, Coorparoo, Dutton Park, East Brisbane, Manly, Sherwood, South Brisbane and Woolloongabba.

DESCRIPTION

The buildings remaining on the site are marked on the 1962-dated plan L&S A4343. Using the Legend on that plan, these are:

Building 6: Former Dental Lecture Room and Q Store.

Erected in 1955 this building was on concrete stumps, timber framed with weatherboard cladding and fibro roof.

Building 9: Former Orderly-room and Model Ward

Originally erected between 1925-34 as an Orderly-room, this building was converted in 1955 into a model hospital ward to facilitate training of medical personnel. It was a weather board structure and in 1955 concrete stumps replaced timber ones, and a fibro roof replaced the corrugated iron.

Building 10: Former Gun and Harness Store

Built between 1925 and 1934 for the storage of Vickers machine-guns and harness for horse-drawn carts, this shed has been used for a variety of purposes including garage and workshops. The conversion to this later purpose is likely to have occurred during the sites use as a base for the 2/14th armoured car squadron in 1949.

Building 11: Former drill hall

Designed by Colonial Architect JJ Clarke the hall was erected in Boundary Street in 1884, and moved to Water Street in 1925. It is a weatherboard building with galvanised iron roof, and was placed on concrete stumps when moved to the site. There have been some subsequent additions to the hall.

Building 12: Toilet block

Toilet facilities were located in this position on the site from the time of its occupation. It is likely that they have been considerably adapted.

Building 13: Former office or store

Built between 1925 and 1934 this weatherboard building with galvanised iron roof and wooden stumps has been used for office and stores.

Residence:

This house was erected on-site in 1925 as a three-bedroom weatherboard residence with galvanised iron roof. It has had a veranda addition since WWII.

WWII hut:

Erected during WWII this long weatherboard hut was originally built on the Water Street boundary. It was relocated to the eastern boundary in the 1980s.

STATEMENTS OF SIGNIFICANCE

This is a place of local heritage significance and meets one or more of the local heritage criteria under the Heritage Register Planning Scheme Policy of the Brisbane City Plan 2000. It is significant:

1. As a largely intact, inner-city former military depot constructed by the Commonwealth and incorporating colonial-era facilities; **it is important in demonstrating the evolution or pattern of the City's or local area's history; and**
2. As one of the earliest constructed and the only remaining colonial-era infantry drill shed in Brisbane, the 1884 drill hall **demonstrates rare, uncommon or endangered aspects of the City's or local area's cultural heritage; and**
3. The 1884 military drill shed, constructed for the Queensland Defence Forces and re-used by the citizen military forces of the Commonwealth government, **it is important in demonstrating the principal characteristics of a particular class of cultural places; and**
4. As a recruitment/ training depot for the Australian Military Forces, the 6th Division A.I.F., the Volunteer Defence Corps, the Civil Construction Corps, the Citizen Military Forces with its National Service Scheme and the Army Reserve; **it has a strong or special association with the life or work of the organizations of importance in the City's and local area's history.**

References:

1. National Australian Archives (NAA), Item 1022943, J344 QA1963/235M Water Street Army Depot
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3. NAA item 1699923, J1018 LS6916 Fortitude valley – army drill hall, identification
4. NAA item 1386890, J56 QL2933 Valley – Water Street – Army – Residences at depot
5. NAA item 1710970, J2774 W2778, Brisbane Drill Hall, Water Street – Block plan

6. NAA item 894348, J2698 QA10339 Water Street Army Depot – No 1 Dental Unit
7. NAA item 894347, J2698 QA10334A Water Street Army Depot – Conversion of buildings into model ward
8. NAA item 1710967, J2774 W2774 Brisbane Drill Hall, Water Street
9. NAA item 1710998, J2774, W2826 Brisbane Drill Hall, Water Street, Caretakers cottage
10. NAA item 1711756, J2774 W5472 Brisbane, Water Street Drill Hall – additions
11. NAA item 1711757, J2774 W5489 Brisbane, Water Street Drill Hall – Sergeant's mess.
12. *Brisbane Courier*, 1880-1933
13. *The Courier Mail*, 1933-1954
14. Ford, Dr. Jonathan (Jack), *A Brief History of the Site Occupied by the Australian Army's Gona Barracks, at Kelvin Grove, Queensland*, (Brisbane: Ford commissioned report, 1998).
15. Long, Gavin, *To Benghazi – Australia in the War of 1939-1945, Series 1 (Army), Vol.1*, (Canberra: Australian War Memorial, 1961).
16. McCarthy, Dudley, *South-West Pacific Area First Year, Kokoda to Wau – Australia in the War of 1939-1945, Series 1 (Army), Vol.V*, (Canberra: Australian War Memorial, 1962).

<http://www.lighthouse.org.au/resources/lighthouse-museums/2-14th-lh-qmi>
http://www.petercampbellrealty.com/Yarns_Infantry_3.htm
<http://www.diggerhistory.info/pages-nurses/2hsb.htm>
<http://www.raadcassociation.com/documents/RAADC%20Newsletter%2013.doc>

Date of Citation: February 2011, BR JF

Author of Citation: Brisbane City Council Heritage Unit

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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 cultural significance.

APPENDIX B

DEHP heritage register entry

QUEENSLAND HERITAGE ACT 1992

Entry in the Heritage Register

State Heritage



Place ID	602797
Name	Drill Shed, Caretaker's Cottage and Orderly Room (former), Water Street
Former name(s) / other	
Location	342 Water Street FORTITUDE VALLEY 4006
RPD	Lot 1 RP42507
Local authority	BRISBANE CITY COUNCIL
Boundary Description	See attached map
Other Listings	

Heritage Significance

Drill Shed, Caretaker's Cottage and Orderly Room (former), Water Street is a place that satisfies one or more of the criteria specified in s.35(1) of the Queensland Heritage Act 1992 as evidenced by, but not exclusive to, the following statement of cultural heritage significance, based on criteria A, B, D and H.

Criterion A	The drill shed, caretaker's cottage and orderly room (former) are part of Queensland's response to perceived external threats in the 1870s and 1880s, and are important in demonstrating the resulting military training and support infrastructure constructed during the pre-Federation period in Queensland. Constructed in 1884-1885 at Boundary Street, Fortitude Valley, and moved to Water Street, Fortitude Valley in 1925, the three colonial-era buildings served a number of Brisbane-based units of the Queensland Defence Force (QDF), and later the Australian Military Forces, the 2nd Australian Imperial Force, the Citizen Military Forces and the Army Reserve. The QDF and its drill sheds and parade grounds, taken over by the Commonwealth of Australia in 1901, facilitated the development of Queensland's military units which later went on to serve in World Wars I and II.
Criterion B	The 1884 drill shed at Water Street is the oldest known surviving drill shed in Queensland, built prior to the formation of the QDF in February 1885. Of the seven known surviving pre-Federation Queensland drill sheds, it is the only one with a gable-roofed design, and it is also the last remaining pre-Federation drill shed in Brisbane. Along with its accompanying caretaker's cottage and the former 1885 orderly room of the Moreton Mounted Infantry, both also moved from Boundary Street to Water Street in 1925, the drill shed is part of an uncommon group of colonial era defence buildings. As a pair, the drill shed and the cottage may be a unique surviving example in Queensland.
Criterion D	The drill shed is important in demonstrating the principal characteristics of a pre-Federation Queensland drill shed, retaining its large hall area with office and armoury rooms arranged along one side. The hall and the rear rooms of the drill shed continue to illustrate how the building functioned, with spaces for drilling, weapons storage and administration.

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Criterion H

The three buildings have a special association with the QDF, an organisation regarded as the first line of defence for colonial Queensland and whose units became part of the Commonwealth forces of Australia after Federation. The drill shed, cottage and orderly room served as military training, accommodation and administration facilities for over 100 years, from 1885 to 1988.

In particular, the buildings have an important association with the 1st Queenslanders (Moreton) Regiment and the Moreton Mounted Infantry, two important QDF militia units, and their post-Federation incarnations, the 9th Australian Infantry Regiment and the 13th Australian Light Horse Regiment.

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History

The large timber drill shed located between Water Street and Gregory Terrace, Fortitude Valley, was originally erected in 1884 in Boundary Street, Fortitude Valley, for infantry units of the Queensland Volunteer Force, prior to the creation of the Queensland Defence Force. The drill shed is the oldest known surviving drill shed in Queensland and the only one with a gable-roofed design. It is also the last survivor of Brisbane's pre-Federation drill sheds. It was transferred to the Commonwealth in 1901 and was moved to its current site in 1925, along with its adjacent timber caretaker's cottage and an orderly room built in 1885 for the Moreton Mounted Infantry. The orderly room survives as the core of the office building south of the drill shed. As a group, the three colonial era defence buildings are uncommon, and as a pair the drill shed and its accompanying cottage may be a unique surviving example in Queensland.

Upon separation from New South Wales in 1859 Queensland had no military defence, as Brisbane's British garrison (a detachment of the 11th Regiment) had been withdrawn in 1850. The first Governor of the new colony of Queensland, Sir George Bowen, lobbied for a company of British regular soldiers, but it was not until January 1861 that Brisbane received a detachment of the 12th Regiment. A larger unit was not available until a company of the 50th Regiment arrived in October 1866, fresh from campaigning in southern Taranaki, New Zealand. [1] A detachment of Royal Marines was also located at Somerset, Cape York, from 1864 to 1867. The 50th Regiment departed Brisbane in March 1869, and the last of the British regiments left Australia in 1870.

During the 1860s the small number of British regular soldiers in Queensland was supplemented by local forces and Governor Bowen accepted the services of local volunteers in a number of Queensland towns from 1860. The Brisbane Troop, Queensland Mounted Rifles, existed from February 1860 to May 1863. Also in Brisbane, No. 1 and 2 Companies, Queensland Volunteer Rifle Brigade (QVRB) began training in September 1860 (disbanded in 1865). The Queensland Volunteer Artillery was gazetted in Brisbane in August 1862.

More units were raised in Brisbane in 1867, including the Brisbane Volunteer Rifle Corps (later 'A' Company of the 1st Regiment of Queensland Infantry from June 1879, and then 'A' Company of the 1st Queenslanders (or Moreton) Regiment from February 1885); and the Spring Hill and Fortitude Valley Rifle Corps, which later became 'B' Company, 1st Queenslanders Regiment. No. 7 Company (South Brisbane) of the QVRB was raised in 1870, but only lasted until 1872. [2]

The volunteers' training was supervised by members of the 50th Regiment during the late 1860s. However, limited interest and funding continued to hamper the volunteer movement until the late 1870s, when tensions between Britain and Russia raised concerns regarding the vulnerability of Britain's overseas colonies. Colonel Sir William Jervois of the Royal Engineers, assisted by Lieutenant-Colonel Peter Scratchley, toured the Australian colonies to make recommendations for defence arrangements and the pair visited Queensland in August 1877. In order to deal with the perceived Russian naval threat to Brisbane, they recommended small naval vessels, a coastal fort at Lytton (built 1881), and a field force of infantry and engineers with artillery.

Another recommendation was to form a permanent staff to train the volunteers. The Volunteer Act 1878 established a permanent staff of officers and non-commissioned officers (NCOs), the latter to act as drill instructors, and a professional Commandant was appointed in April 1878. By 1880 the staff included 10 officers and 6 NCOs in Brisbane, plus 2 NCOs in Ipswich, and one each in Toowoomba, Warwick, Rockhampton and Maryborough. [3]

During the late 1870s more volunteer units were formed in Queensland. In Brisbane these included the Queensland Rangers Volunteer Corps, No. 12 Company (1877); and 'D' Company, formed in 1878 as

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part of the new Metropolitan Administrative Battalion (later part of the 1st Queenslanders). The Queensland Volunteer Artillery Brigade, formed in June 1879, included No.1 Battery Brisbane, No. 2 Battery Ipswich, No. 3 (Garrison) Battery Brisbane, and the Brisbane Engineers.

Jervois' defence scheme came closer to fruition in January 1882, when a Military Committee of Enquiry was appointed in Queensland. The committee recommended a mixed force, with a permanent staff based in Brisbane, a volunteer militia centred on Brisbane, plus country and coastal units as (unpaid) volunteers. This hybrid force of professionals, militia and volunteers was given legislative form by the Defence Act 1884, after the instigation of Scratchley's pay scales for militia under an October 1882 regulation. An experienced Imperial officer was also appointed Commandant in mid 1883, namely, Colonel George French, Royal Artillery. [4]

When the Defence Act was gazetted in February 1885 the Queensland Volunteer Force became the Queensland Defence Force (QDF). That month, 'A' Battery of the artillery was created as a permanent unit, intended to instruct the militia artillery, engineers, plus officers and NCOs of other units. Although permanent staff existed outside 'A' battery, including HQ staff and Sergeant Instructors, the latter could be attached to 'A' Battery for accommodation purposes. [5]

As a result of these reforms the QDF had a four tier system until 1903. This consisted of a small permanent force of paid professionals (officers and instructors), while the bulk of force was militia (paid to drill and train, provided with uniforms, weapons ammunition and instruction); the third tier were volunteers who were unpaid and who paid for own uniforms while receiving weapons, ammunition and instruction; and a fourth tier consisted of the police, cadets, and rifle clubs. Another war scare, this time over Russian-British tensions over Afghanistan in April-May 1885, provided a timely boost to recruitment for the QDF's militia and volunteer units.

The 1st Queenslanders (or Moreton) Regiment (militia) was established February 1885 from the existing four companies of the former 1st Regiment of Queensland Infantry, an Ipswich company of the former 2nd Regiment, and a new Brisbane company. In the 1880s the Moreton Regiment was one of Queensland's largest militia infantry formations. By 1889 Queensland's militia regiments included the Moreton Regiment, the Wide Bay Regiment, the Kennedy Regiment, and the Darling Downs Regiment. Of the Moreton Regiment's units, 'A' Company was located in Fortitude Valley, 'B' in Spring Hill, 'C' in North Brisbane, 'D' in South Brisbane, and 'E' in Kangaroo Point. In 1903 the Moreton Regiment became the 9th Australian Infantry Regiment, which later served in World War I (as the 9th Battalion, Moreton Regiment) at Gallipoli, Pozières, Ypres, and opposing Germany's Operation Michael, at a total cost of 1,094 killed and 2,422 wounded. [6]

Other infantry units in Brisbane included the Brisbane Volunteer Rifle Corps (including various volunteer companies from 1885, becoming the Queensland Volunteer Rifles (QVR) in 1891); the Queensland Scottish Volunteer Corps (in 1885-86 three companies were formed in Brisbane and two survived to be incorporated into the QVR in 1896); and the Queensland Irish Volunteer Corps (two companies formed in 1887, absorbed into the QVR in 1896).

As well as infantry and artillery units, mounted units were formed in Brisbane during the 1880s. These included the short-lived Brisbane Mounted Volunteer Rifle Brigade, and the Brisbane Company Mounted Infantry. The latter was formed in March 1884, became the Brisbane Mounted Infantry (militia) in February 1885 and was renamed the Moreton Mounted Infantry in May 1885. The Moreton Mounted Infantry was the largest of Queensland's militia mounted infantry formations. It became part of the Queensland Mounted Infantry (QMI) in 1897 and part of the 13th Australian Light Horse (QMI) Regiment in 1903. This was later redesignated as the 2nd ALH (QMI), and members of this unit enlisted in the 2nd Light Horse Regiment to serve during World War I at Gallipoli and in Palestine.

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Accompanying the burgeoning number of military units in Brisbane and the rest of Queensland was a need for places where the permanent force, militia or volunteers could assemble, store their weapons, and practice military drill. Drill sheds had existed in Brisbane from at least the 1870s, with an artillery drill shed in George Street by August 1876, [7] and an infantry drill shed at the (Roma Street) railway station by 1879. [8] A stone drill shed was also built at the Victoria Barracks on Petrie Terrace circa 1877. Tenders for a brick artillery drill shed (located between Adelaide Street and Ann Street opposite today's Central Railway Station) were received in August 1878, and it was completed by February 1880. [9] In the late 1870s drill sheds were also built at Ipswich, Rockhampton, Maryborough and Toowoomba, with a rented building in Warwick.

The Boundary Street drill shed, the last survivor of the pre-Federation Brisbane drill sheds, and the oldest of the seven Queensland pre-Federation drill sheds known to exist, was built in 1884 to replace the late 1870s drill shed near the Roma Street Railway Station. [10] It is the only surviving drill shed built prior to the creation of the QDF in 1885, and it is the only gable-roofed pre-Federation example to survive. All the other surviving pre-Federation drill sheds in Queensland have a curved-roof design. The latter may have been built to a standard design introduced in 1884, and used iron roof trusses. [11] In December 1885, Queensland's Colonial Architect, John James Clark, resigned and was replaced by George Connolly, who held that position until 1891.

The Defence Act 1884 resulted in a burst of construction of drill sheds until 1891, when the economic depression of the early 1890s reduced defence spending. New drill sheds were constructed in Brisbane at Peel Street (South Brisbane) and at Woolloongabba. Elsewhere in Queensland new or replacement drill sheds were erected in Cairns, Townsville, Ravenswood, Charters Towers (1886, extant, Church Street), Bowen, Mackay, Rockhampton, Bundaberg (1889, extant, west of Maryborough Street), Gympie (1885, section still extant, moved to Everson lane), Ipswich (1891, extant, Milford Street), Bundamba (1891, extant, moved to Boonah in 1899), Southport (1891, extant, Queen Street), Dalby and Warwick. In the late 1890s drill sheds were built at Gatton, Roma and Thursday Island. A submarine mining drill shed was built at Alice Street, Brisbane in 1900, and a naval drill hall was built in Maryborough in 1901. [12]

In some locations, caretaker's cottages were built near the drill sheds, probably to provide security for weapons stored in the buildings. Such cottages were built at Mackay, Peel Street (South Brisbane), Woolloongabba, Victoria Barracks, Ipswich, Maryborough and Warwick. At least some of these cottages housed the local drill instructor; for example in Ipswich until early 1901 the caretaker and infantry drill instructor was Quarter-Master Sergeant Hoare. [13] Other caretaker's cottages were built near rifle ranges.

An October 1883 plan of the drill shed eventually built at Boundary Street was signed by the contractor, William Watson, and by Henry [Charles] Stanley, Chief Engineer [for Railways]. This plan shows a 75 foot by 45 foot (22.9 m by 13.7 m) gabled hall, with a 15 foot (4.6 m) skillion roofed extension along the rear elevation, comprising six rooms entered by eight doors. These probably included an orderly room, as well as armouries for the weapons of various infantry companies. This layout, of an open hall with smaller rooms arranged along one or more elevations, seems to have been a standard arrangement for drill sheds. [14] A small room is sketched on the plan on the left hand side (from the front) of the building, and this room exists as an office on an 1921 plan of the Boundary Street site; but by the time the drill shed was at Water Street this office was on the right hand side.

It appears the original intention was to erect the drill shed in Turbot Street, behind the Ann Street School of Arts, but in December 1883 the latter's members were concerned that the military band might annoy those taking classes - not to mention the mothers at the adjacent lying-in hospital! [15] Another

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rejected proposal was a site at the corner of Ann and Creek Streets, (now the Central Railway Station), which was close to the Adelaide Street artillery drill shed.

By March 1884 John James Clark had completed plans for a parade ground and drill shed on the Industrial School Reserve on the north side of Boundary Street near Petrie's Bight, to the east of St James's School. The Brisbane Courier of 20 March 1884 noted that 'The design is very plain, but the building will be in every respect suitable for its purpose'. The parade ground of 4 chains by 2.5 chains (80 m by 50 m) was located between today's School Street and Barry Parade and was accessed by a lane from Wickham Street.

The drill shed, completed by November 1884, was located at the rear (north) of the parade ground and was described as 'large, commodious, and well ventilated by means of shutters and a fine lantern roof'. [16] It originally had a shingle roof, although the roof was replaced with iron in two stages, between 1900 and 1908. [17]

In May 1884 there were also requests for an orderly room, armoury, saddle room and stalls on the land reserved for an infantry drill shed at Boundary Street, for the Brisbane Company Mounted Infantry (later the Moreton Mounted Infantry). [18] Tenders were called for a mounted infantry shed in August 1884, but this was not built until mid 1885.

In January 1885 the tender of George Bowser was accepted for levelling and fencing the parade ground, and infantry and mounted infantry were mustering at the Boundary Street drill shed by March 1885. [19] The main units using the Boundary Street site in 1885 were the 1st Queenslanders (Moreton) Regiment and the Moreton Mounted Infantry. Other units that later used the drill shed included the Queensland Irish Volunteer Corps, who were using a room by 1891; and the Brisbane Cyclist Company of the 6th Infantry Regiment, Queensland Rifles, who were present in early 1901. The 6th Regiment and its Cyclist Corps were formed in November 1900, and passed into Commonwealth service in 1901. By July 1903 the drill shed was also used by 'A' Company of the Queensland Volunteer Rifles. [20]

A plan of the site dated late 1884/early 1885 and signed by George Bowser shows the stables occupying the southern boundary (Boundary Street end) of the parade ground, with a harness and orderly room to the west of the stables. The drill shed was located at the west side of the north end of the parade ground, with the sergeant's quarters and a 'new' detached kitchen to the east of the drill shed. [21]

The sergeant's quarters was erected for Staff Sergeant-Major Patrick Joseph Gubbins, who was the caretaker for the drill shed and also a drill instructor for the infantry. It was decided that, as the Railway Department had 'taken the [former] infantry drill shed for their offices, and put up another instead in old Boundary Street', [22] then the Railway Department should either take over the cottage adjacent to the old drill shed and build Gubbins a new residence at Boundary Street, or move the old cottage.

In November 1884 figures were given for moving Gubbin's cottage to Boundary Street, lining and painting it and building a new kitchen and it is likely that this occurred, rather than a new cottage being built. [23] In 1893 the cottage at Boundary Street was referred to as being 'very old'. [24] The cottage was erected at Boundary Street after May 1885, when the officer commanding the 1st Regiment, Lieutenant Colonel Mein, noted that a caretaker's residence was urgently required at Boundary Street, as until a responsible person was resident on the spot, it would be unsafe to allow the rifles to remain in the drill shed. [25]

Gubbins, born in Ireland, served with British 80th Regiment (Staffordshire Volunteers) in the Burmese

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War of 1852-53 and the Bhutan expedition of 1865. He arrived in Queensland in 1875 and joined the Volunteer Force, acting as instructor to the Grammar School Cadets and then the 1st Queenslanders and other corps. During the late 1880s he drilled Companies 'A', 'B' and 'C' of the 1st Queenslanders. In 1889 he was one of the 17 NCOs who were paid instructors of the QDF, and in February 1899 he received long service (39 years) and good conduct medals. He died on 18 August 1901, aged 70, while serving as Staff Paymaster-Sergeant, and his military funeral travelled from the cottage at Boundary Street to the Toowong Cemetery. [26]

A bathroom was added to the cottage in 1907, on a concrete floor next to the kitchen, and by 1921 the cottage had been extended back to the kitchen. [27] However, when it was moved to Water Street in 1925 a new rear area and kitchen appear to have been built. [28] Despite this, the front four rooms and front verandah of the current cottage at Water Street date from at least 1885, and possibly the late 1870s.

After the Boundary Street buildings and Queensland's other defence assets passed to the Commonwealth in March 1901, some changes were made to the orderly room, which by June 1902 served 'A' and 'B' Squadrons of the 1st Battalion, Queensland Mounted Infantry. The orderly room (actually a building of three rooms, including an office, store and orderly room) was extended c.1905, with the addition of a Quartermaster Sergeant's store at the east end, which required a truncation of the adjacent stables, and a new front verandah with two sets of steps. [29] By this time the orderly room was used by the 13th Australian Light Horse Regiment. The partition between the two westernmost rooms had been removed by 1921, meaning that the orderly room consisted of three rooms when it was moved to Water Street in 1925.

Other buildings at the Boundary Street site prior to the relocation to Water Street included corrugated iron clad, skillion roofed machine gun and harness rooms built in 1907 just north of the orderly room, [30] and a machine gun room and storage room built 1909-10 within the west end of the stables.

The Boundary Street drill shed became a training base for the newly created militia forces of the Commonwealth. The Defence Act 1909 (in force January 1911) introduced compulsory part-time military training for all males 12 and over. After World War I, the Commonwealth Government re-introduced compulsory military training.

By the 1920s the Boundary Street site was considered unsuitable for military training, as it was small and surrounded by urban development. An exchange of land between the Commonwealth and the Queensland Governments was first proposed in 1923 and the Boundary Street drill shed, caretaker's cottage, orderly room, and both sets of machine gun rooms and harness/store rooms were relocated and re-erected at the Water Street site around the end of 1925. Throughout the late 19th century and early 20th century, drill sheds were often moved to meet immediate needs.

At Water Street, the drill shed was again placed to the rear, left hand side of the parade ground, with the caretaker's cottage to the right. By 1925 the drill shed only had five rooms at the rear, a partition having been removed, and these rooms had a tar-paved floor, while the main hall had been raised on stumps due to the slope of the ground. [31]

In November 1929 the Commonwealth abolished compulsory military training. Water Street was used as a training depot for infantry militia companies, often known as the Australian Military Forces (AMF), rather than for permanent Army personnel. The drill shed was the Regimental Headquarters of the 9/15th Battalion (Moreton and Oxley Regiment) from at least 1932. [32] In addition to the depot's purpose as a training venue, its drill shed was, in particular, used regularly for dances and other regimental social functions by the Battalion officers' mess.

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In 1934 the office on the right (northeast) elevation of the drill shed, by then a mess room, was extended to the front of the drill shed, and in 1935 a sergeant's mess was added to the left (southwest) elevation. Verandahs have been added to the southeast and northeast elevations of the drill shed since 1990, and partitions have been partially removed between the four easternmost rooms to the rear of the hall.

Additions to the cottage have also occurred. By 1948 the cottage had a verandah added to its northeast elevation. In 1951 it was occupied by Captain TE Hayes, Camp Commandant, Northern Command. [33] A new, larger laundry existed by 1962, and the cottage has since had a modern extension added to the rear of the kitchen. In 2011 it was being used as offices by the Endeavour College of Natural Health.

The orderly room appears to have been initially set on the north-east boundary of the site (with a single set of steps to the verandah), before being shifted to the south-west boundary by 1934. [34] A new wing was added to the north-west end of the orderly room before 1946, forming an 'L' shaped building, and another extension occurred at the south-east end post 1962. [35] In 1963 it was occupied by a Royal Australian Army Nursing Corps (RAANC) training unit, and in 2011 it was used as offices by the Endeavour College.

The two sets of machine gun rooms and harness/store rooms from Boundary Street were erected on the north-east boundary of the Water Street site near the cottage, but these were replaced circa 1948 with a garage and workshop. After 1925 there were toilets along the south-west boundary of the site, between the drill shed and the second location of the orderly room, but these were replaced by a new toilet block in 1953.

After the outbreak of World War II on 3 September 1939, the drill shed was one of just three AMF depots in Brisbane selected by the Federal Government to accept and process the volunteers enlisting as part of Queensland's contribution to the new 2nd Australian Imperial Force (2nd AIF). At the same time, the depot continued to accept new recruits wishing to join the militia, which could serve only within Australian territory. In June 1940, after the fall of France, compulsory home service (militia) training was introduced for unmarried men and widowers without children between 18 to 35 years of age. Many men went to the Water Street Depot with their call-up papers where they were processed for service with the AMF.

On 15 July 1941 a home-guard force entitled the Volunteer Defence Corps (VDC) began to be raised across local districts. At least one company of No. 1 Battalion, Post Office Volunteer Corps, later incorporated into the VDC, trained at the Water Street Depot during World War II. The Water Street Depot was also one of the principal Brisbane sites providing medical examinations and enlistments for Civil Constructional Corps (CCC) workers. New members of the Allied Works Council (AWC) staff were also sent to the depot.

As a result of the above activities, during World War II a number of huts were added to the Water Street site, within the parade ground and along the Water Street boundary. Most of these have since been removed, although in 2011 two huts still survived along the north-east boundary, and are used as a residence and as an acupuncture clinic. A smaller World War II hut was moved to between the orderly room and the 1953 toilets, to be used as an office.

After World War II the drill shed continued its pre-war tradition of hosting social events including in late 1945, fund-raising functions for the 'Miss Australia' contest. Reunions of service units, in particular the 2/1st Australian Tank Attack Regiment which held its first reunion at Water Street in 1946, and the 2/15th Battalion AIF, occurred in the post-war years. Former members and veterans of the 2/14th Light

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Horse and of the 2nd Cavalry Regiment also commenced meeting at Water Street. [36]

The Australian Regular Army was created in September 1947 and in 1948, the Royal Australian Regiment was formed from full-time soldiers. As a result, the AMF was renamed the Citizen Military Forces (CMF). The CMF comprised part-time soldiers recruited into state-based units. Locally, these units became components of the Royal Queensland Regiment (RQR).

In July 1949, approval was given for the establishment of a CMF armoured car squadron to be known as 'A' Squadron 2/14th QMI. The headquarters of this unit were located at the Water Street Depot. In 1951, the National Service Scheme was introduced that required all 18-year old males to register for six months compulsory military training together with a further period of part-time service. Some 'Nashos' would have undergone their military service at the Water Street Depot.

The depot was used for other purposes by the military. It was revamped in 1955 and became the base for a number of health associated CMF units and their training facilities. A new hut at the south-east corner of the site was erected in 1955 as a lecture hut and Quartermaster's store for No. 1 Dental Unit. [37] A World War II hut on the north-east boundary (the northernmost of the two remaining in 2011) was converted into a 'Model Ward' in 1955 presumably for either No. 1 Casualty Clearing Station or No. 4 Preventative Medicine Company. By the late 1970s, the Water Street Depot held Army Reserve (a redesignation of the CMF) units. The Commonwealth disposed of the Water Street Depot in 1988. In 2011 the former depot was part of the campus for the Endeavour College of Natural Health.

Description

Located on a wedge-shaped, 0.74 hectare site in Water Street, Fortitude Valley, the former Water Street drill shed, caretaker's cottage and orderly room currently form part of the campus of the Endeavour College of Natural Medicine. Surrounded by medium density residential and office developments, the relatively open site consists of a collection of single storey timber buildings arranged around a central car park. The ground plane slopes up from Water Street towards the rear boundary on the north-western side, where the former drill shed and caretaker's cottage are located. Facing south-east, these two buildings overlook the site from the highest point. A further four buildings are aligned along the north-east boundary and three along the south-west, one of which is the former orderly room. Access to the site is via two driveways at either end of the Water Street boundary, which is fenced and lined with trees.

Drill shed

The drill shed is a single-storey, weatherboard-clad, timber-framed building standing on concrete stumps at the front and slab-on-ground at the rear. Situated close to the rear boundary, the long axis of the building is aligned approximately north-east to south-west. The main gable roof is clad in corrugated metal sheeting and has a gable-roofed ventilating ridge running nearly its full length. The north-west side of the building has a skillion roof attached to the main roof. Two skillion-roofed additions on concrete stumps are attached to the north-east and south-west sides of the building. A modern verandah of timber construction runs along the south-east and north-east façades - this structure is not of heritage significance.

The main entrance is through the centre of the south-east façade, now accessed by the modern verandah. This doorway consists of two large sliding timber ledged-and-braced doors. A small hatch door is built into the eastern panel and the western door panel has had a modern doorway cut into it. Rows of timber-framed casement windows on either side of the main entrance occupy openings that once housed timber awning shutters.

The north-eastern and south-western facades each retain a single window opening with casements that match those on the main façade. A single timber-battened door with hood is located at the rear of the south-western façade, while a modern flush door is located at the rear of the north-eastern façade. The north-eastern addition is mostly clad in weatherboards with modern French doors opening onto the verandah. Its rear wall is clad in corrugated metal sheeting with a timber hood over a small window. The south-western addition is clad entirely in corrugated metal sheeting, with timber framed double hung sash windows. It has a timber battened door with fanlight on the south-eastern side. A small timber staircase with portico provides access to this door. Windows along the rear north-west facade are timber-framed, eight-light awning windows grouped in five pairs with one solitary window. A concrete spoon drain runs along the base of this wall.

The layout of the drill shed consists of a large hall with a series of five rooms along the north-west side. Eight doors lead to these rooms however only three are operational. Doors in the north-east and south-west walls lead to the two side additions. A ceiling has been installed in the hall area, attached to the bottom chord of the timber roof trusses but with diagonal timber supporting members protruding through it along the north-west and south-east sides. The walls are lined with timber tongue-and-groove boards; vertical v-jointed boards on the north-east, south-east and south-west walls; and wide horizontal beaded boards on the north-west wall. A timber belt rail and timber skirting run around the entire hall. The floor is lined with narrow polished timber boards. Of the eight doors along the north-west wall, six are matching timber-battened doors, some with early door hardware. The door at the western end is of a similar style but made from narrower timber boards, while the door at the eastern end is a modern double door.

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Wall linings in the rooms along the north-west side of the hall retain some original wide beaded boards, while other areas have v-jointed boards or fibre cement sheeting. Openings have been cut into the dividing walls between four of the rooms however the layout and size of each of the rooms is still apparent. Several of the doors into the hall have been sheeted over on this side.

The two side additions are single rectangular rooms. The interior of the north-eastern addition has been relined with modern materials and a kitchenette installed at the northern end. The south-western addition is lined with v-jointed boards on the walls and ceiling.

Cottage

The cottage is a high-set, timber-framed building with weatherboard cladding and a hipped roof. Located close to the northernmost corner of the site, it has two skillion-roofed additions to the rear - a corrugated iron clad shed (formerly the laundry) and a modern extension clad in fibre cement sheeting. These two additions are not of heritage significance.

Windows along the south-west façade of the cottage are two-light, timber-framed sash windows. An extension along the north-east side of the building was once a verandah but is now enclosed with fibre cement sheeting. The front verandah, accessed by a central timber staircase, has been enclosed with fibre cement sheeting and sliding windows but retains the single skin verandah wall, a double-hung sash window, timber verandah posts and balustrade. The core of the house consists of four rooms with a corridor running between the two front rooms. Most walls are single-skin lined with vertical v-jointed tongue-and-groove boards. Some internal doors are high-waisted interwar style. The rear verandah, now enclosed, separates the core from the former kitchen in the north-east corner, now used as office space with doors leading into the modern extension on the northern side. A bathroom at the eastern end of the verandah leads through to a room in the north-east extension. A built-in cupboard made from timber v-jointed boards remains near the entrance to the bathroom.

Former orderly room

The former orderly room is a timber-framed, weatherboard-clad, L-shaped building positioned with its long side aligned with the south-west boundary. The interwar extension to the north-east that forms the L-shape is located at the northern end of the building. Raised on concrete stumps with a corrugated metal-clad gable roof, the building has a verandah running along the eastern side, accessed by a central set of timber steps. The verandah has stop-chamfered timber posts and the ceiling is lined with wide, beaded timber boards. The southern end of the building, beyond where the verandah ends, is a post-1962 extension which is not of heritage significance. A variety of door and window types are found on all sides on the building, including some six-light double-hung sash windows. The interior of the building contains five main rooms, including the addition to the south and the interwar addition. A high-waisted interwar style door connects this last addition to the main core of the building. Sections of the interior of the building have been lined with modern materials.

Reference List

- [1] Hopkins-Weise, J and Pratt, R. 'The scarlet legacy: the British Army's forgotten presence in Moreton Bay, 1860-69'. Sabretache, June 2001.
- [2] Ginn, G; Davies, H; and Rough, B (Eds), 2010. A Most Promising Corps, Citizen Soldiers in Colonial Queensland 1860-1903, Colonial Forces Study Group (Queensland), Brisbane, p. 46.
- [3] Ginn, Davies and Rough, A Most Promising Corps. p.10.
- [4] Ginn, Davies and Rough, A Most Promising Corps, p. 13. In 1873 French was the first Commissioner of Canada's North West Mounted Police (later known as the 'Mounties').
- [5] Brian Rough, Personal communication, 4 October 2011.
- [6] '9th Battalion, Royal Queensland Regiment', http://en.wikipedia.org/wiki/9th_Battalion,_Royal_Queensland_Regiment.

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- [7] Brisbane Courier, 12 August 1876, p.4.
- [8] 'Colonel Scratchley's Third Progress Report', Brisbane Courier, 5 March 1879, p.6. 'Volunteer Notice', Brisbane Courier 13 November 1879, p.1.
- [9] Brisbane Courier, 7 February 1880, p. 4,5.
- [10] Specifications for a weatherboard clad, gable-roofed building on the railway reserve, adjoining the police barracks, exist from April 1878 (National Archives of Australia 1878/2, Roma St Drill shed). However, a newspaper article in May 1878 discusses a proposed site near the current Emma Miller Place 'The City Reserves', Brisbane Courier, 15 May 1878, p.5).
- [11] The Mackay drill shed, with a curved roof design, went to tender in January 1884. For evidence on iron roof trusses, see Southport Drill Hall, QHR 601479; plus Queensland State Archives Item 108094, General Correspondence Records, 1897 (Gympie drill shed specifications), and also National Archives of Australia, W1956A, Bundaberg drill shed 1888 (plan).
- [12] Information drawn from: 'Queensland Military Forces. Report of the Commandant for the Year 1892-93'; also 'Statement of the cost of public buildings, together with additions thereto, from the year 1859 to 30th June, 1891' (Department of Public Works annual report 1891); Ginn, Davies and Rough, A Most Promising Corps; various newspaper articles; 'Defence Force Buildings, Queensland' 1901, document from file formerly known as NAA item QL 0/96/1, series BP375 (possibly now in Item J56/11).
- [13] 'Transfer of Quarter-Master Sergeant Hoare', Morning Bulletin (Rockhampton), 5 February 1901, p.5.
- [14] See plans for the Gympie drill shed in QSA 108094, General Correspondence Records, 1897, plus NAA W1956A, Bundaberg drill shed 1888; NAA W2225A, Mackay Drill shed- addition, 1913; and NAA Folder T Folio 65, Townsville drill shed and offices for naval forces.
- [15] QSA, 108133, General Correspondence records, 1899 (Public Works Department, correspondence regarding Boundary Street Drill Hall to 1899).
- [16] Brisbane Courier, 15 November 1884, p.4,5
- [17] QSA 108306, General Correspondence records, 1908
- [18] QSA 108133
- [19] 'The Easter encampment. The embarkation', Brisbane Courier, 31 March 1885, p.5
- [20] QSA 108306, Letter to the Undersecretary and Government Architect, 18 July 1903.
- [21] NAA W871, Brisbane Drill Shed, Boundary Street - Block plan, 1885.
- [22] QSA 108133, letter, Colonial Secretary's Office, 28 August 1884.
- [23] QSA 108133. Department of Public Works and Mines, 19 November 1884.
- [24] QSA 108133. Engineer Staff Officer to the Under Colonial Secretary, 21 September 1893.
- [25] QSA 108133, letter from Lt Colonel Mein, 15 May 1885.
- [26] 'Death of a well known soldier', Brisbane Courier, 19 August 1901, p.2; 'A military funeral', Brisbane Courier, 20 August 1901, p.4.
- [27] NAA W648, Brisbane, Boundary Street - Drill shed - Block plan, 1921.
- [28] NAA W2826, Brisbane Drill Hall, Water Street - Caretaker's cottage, 1925.
- [29] NAA W874, Brisbane Drill Shed, Boundary Street - Additions to orderly room (2 sheets), 1905.
- [30] NAA W875, Brisbane Drill Shed, Boundary Street - Machine gun and harness room, 1907; and NAA 1907/7, Machine Gun, harness and saddle rooms - Drill Shed - Boundary Street - Brisbane, 1907.
- [31] NAA W2774, Brisbane Drill Hall, Water Street, 1925.
- [32] Water Street Army Depot (former), Brisbane City Council Heritage Citation.
- [33] NAA QL2933, Valley - Water Street - Army - Residences at depot, 1951-1953
- [34] NAA W2778, Brisbane Drill Hall, Water Street - Block plan, 1925/1934
- [35] NAA LS4343, Fortitude Valley - Detail Plan of Drill Hall Area, 1962
- [36] Water Street Army Depot (former), BCC.
- [37] NAA QA10339, Water Street Army Depot - No 1 Dental unit lecture hut and store, 1955.

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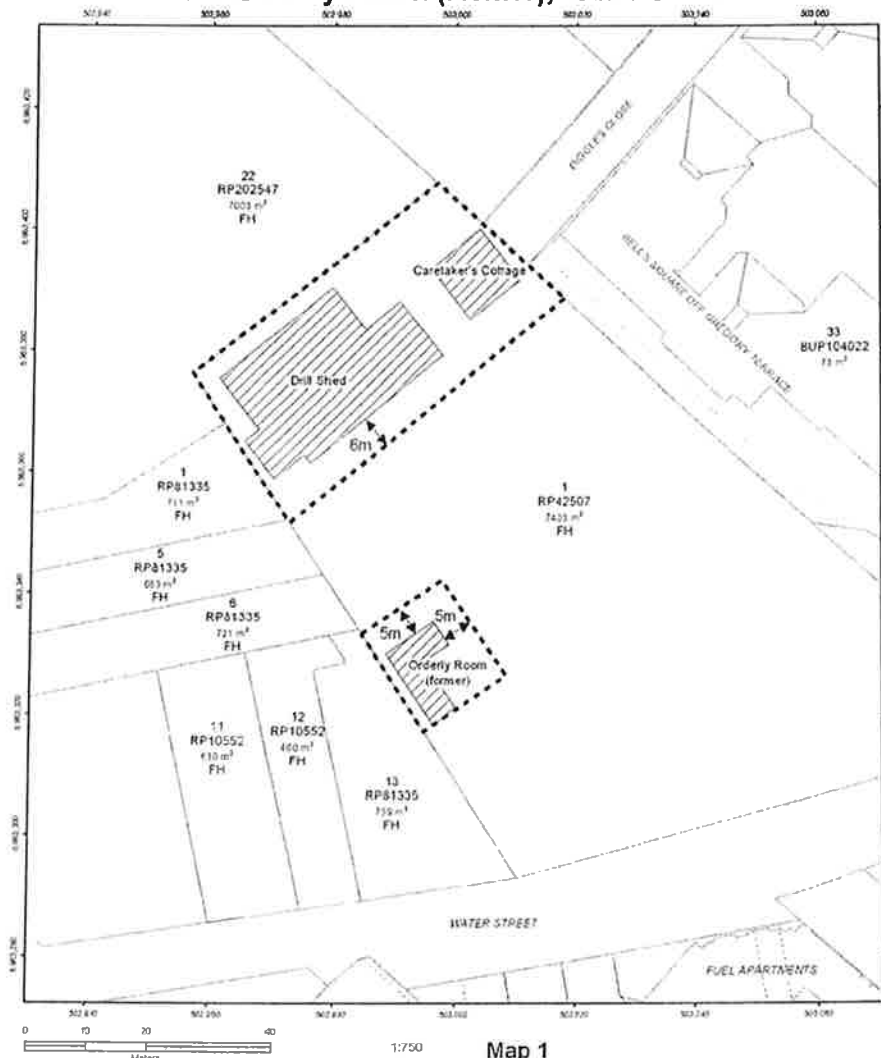
Entry in the Heritage Register

State Heritage



Heritage Register Boundary

Drill Shed, Caretaker's Cottage and Orderly Room (former), Water Street 602797



Map 1

Heritage boundary
overview

Legend

- Significant features
- Heritage register boundary
- Cadastre
- Parcel
- Easement

Accuracy Statement:
This map has been prepared for the purposes of information and discussion. While the map has been prepared with care, the Queensland Government does not warrant, in any way, the accuracy or reliability of the information contained in this map.

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Entry in the Heritage Register

State Heritage



Process Statement: At its meeting of 2 December 2011, the Queensland Heritage Council resolved to enter the Drill Shed, Caretaker's Cottage and Orderly Room (former), Water Street, 342 Water Street, Fortitude Valley in the Queensland Heritage Register as a State Heritage Place, because it satisfies one or more of the cultural heritage criteria contained in the Queensland Heritage Act 1992.

Note: This document has been prepared on the basis of current information, and assessed under the criteria in the Queensland Heritage Act. This document may be reassessed if further evidence becomes available. The statement of significance specifies the most important heritage values of the place. The purpose of this document is to provide an informed evaluation for heritage registration. This does not negate the need for a thorough conservation study by a qualified practitioner, or Cultural Heritage Branch consultation, before any action is taken which may affect the significance of the place.

APPENDIX C

Archival plans

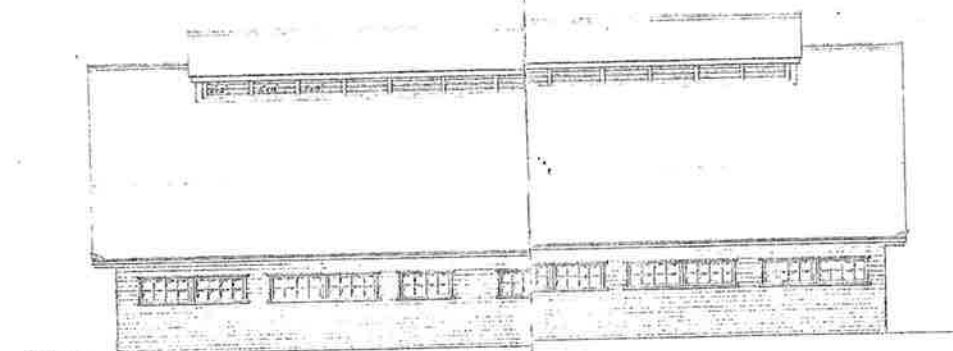
AMENDED DRAWING

NEW DRILL SHED

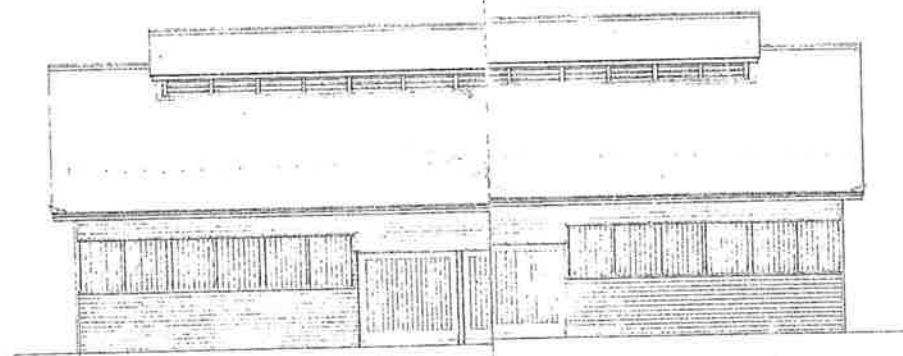
BRISBANE

SCALE 8 FT. = 1 INCH

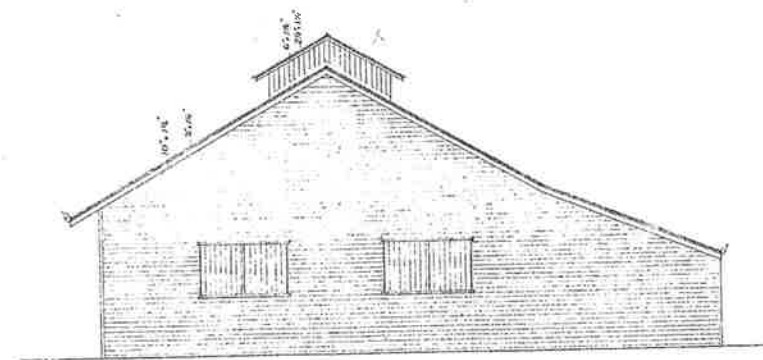
*Wm. Watson
24.10.15*



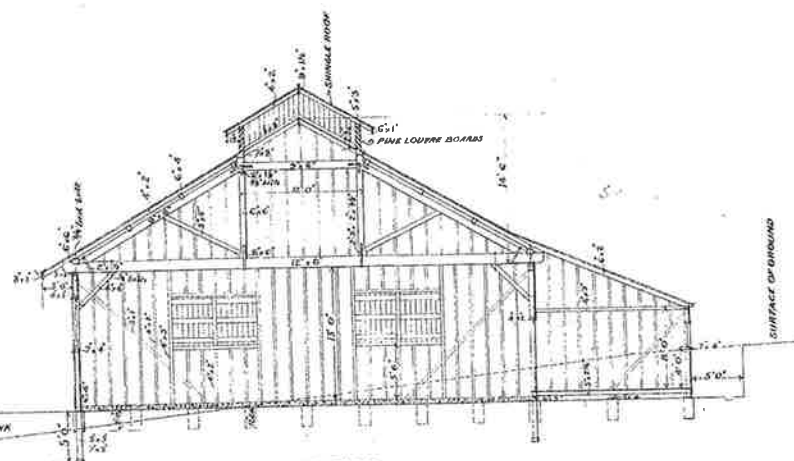
BACK



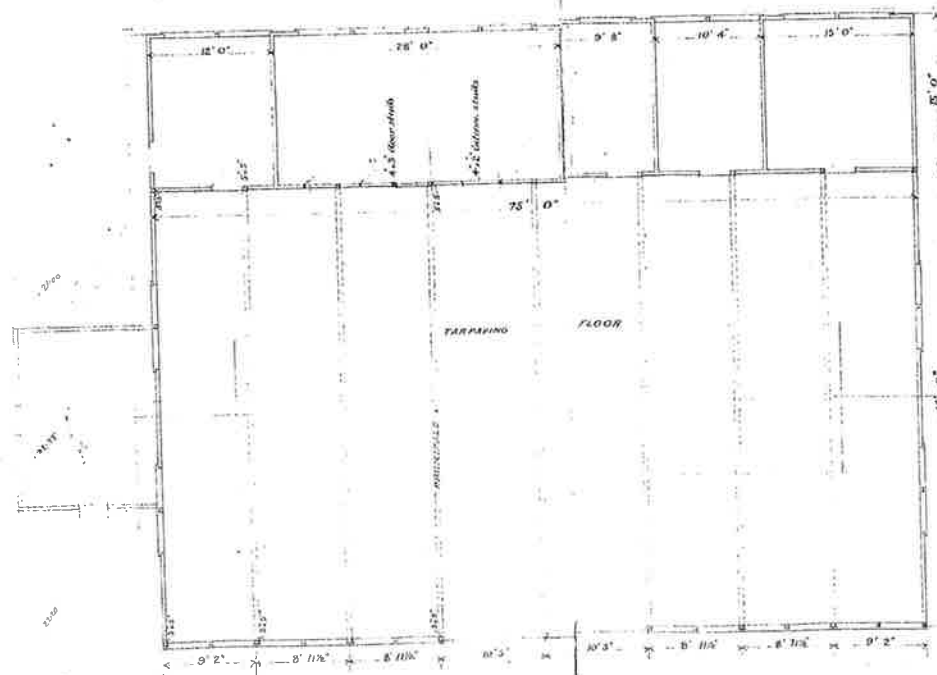
FRONT



END



CROSS SECTION



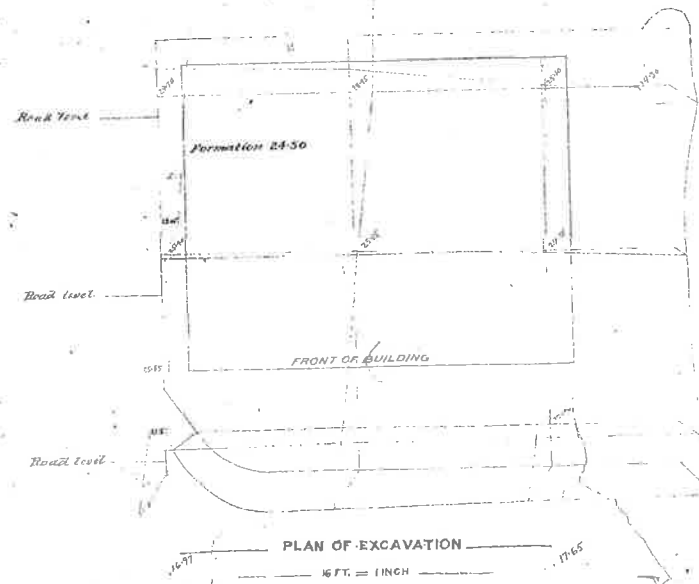
PLAN

NOTE. The site shall be excavated to the depth shown and properly levelled. The stuff from excavation to be deposited on the site as will be directed, properly levelled and the slopes trimmed to a batter of 1 1/2 to 1. Inside the building the bank must be properly clamped and punned, so as to form a solid bed for the tarpaving. The longitudinal walls of main building to be placed on sills as shown, 4 ft. in the ground, and in bank not less than 3 ft. in the solid. Stumps to be 2 ft. in the ground, and in bank not less than 1 ft. in the solid. Lantern to be covered with shingles, and louvre boards to be of pine.

This is the amended Plan referred to in my tender of Dec. 30th 1885.

William Watson

Wm. Watson



PLAN OF EXCAVATION

1/4 IN. = 1 FT.

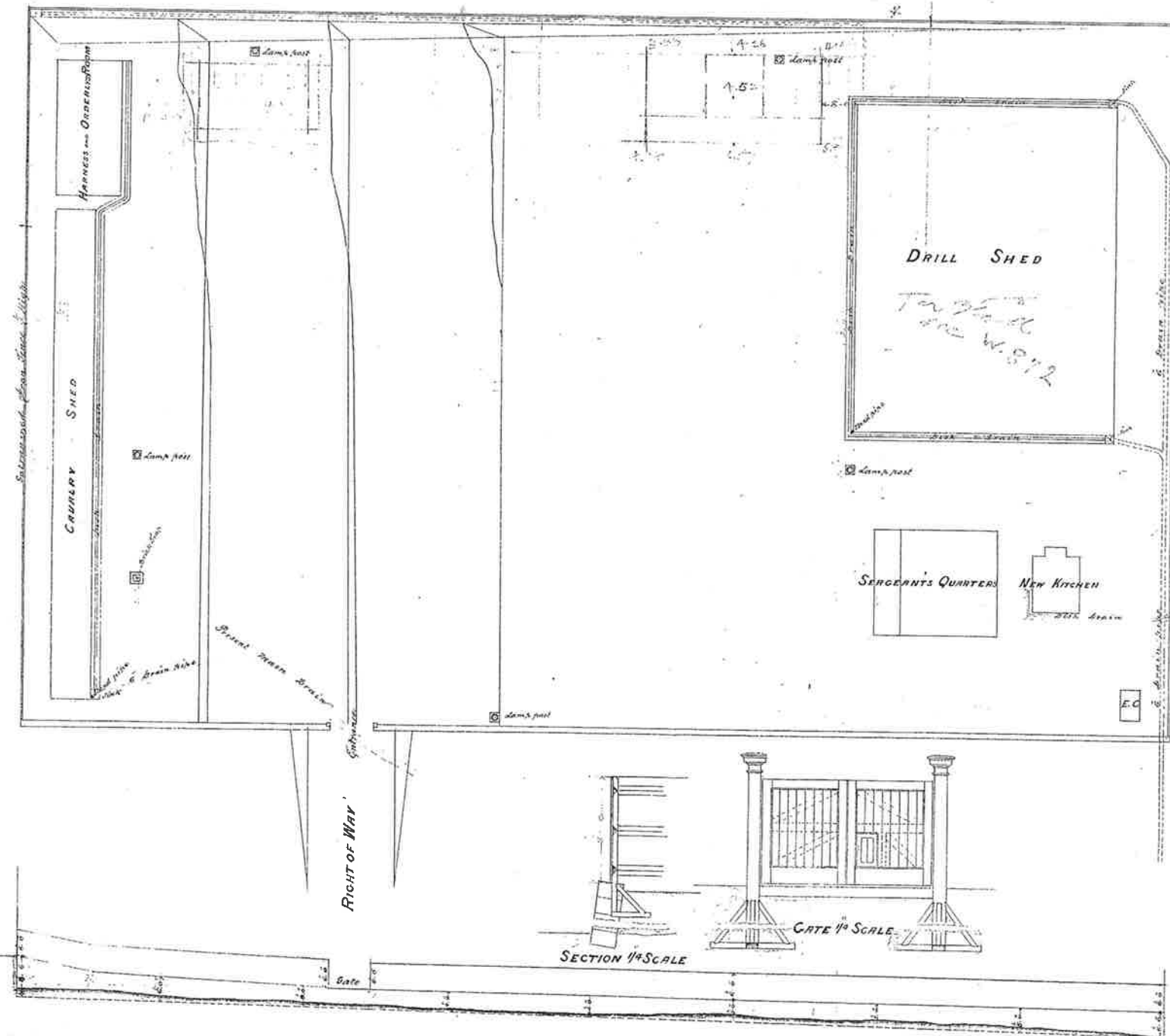
MICROFILMED

W. 872

DECK PLAN DRILL SHED BOUNDARY STREET
 Showing position of Buildings, Location, Drainage, Boundary Wall and Fencing
 Scale 16 Feet to 1 Inch.

TO BE
 RETURNED
 9.11.89

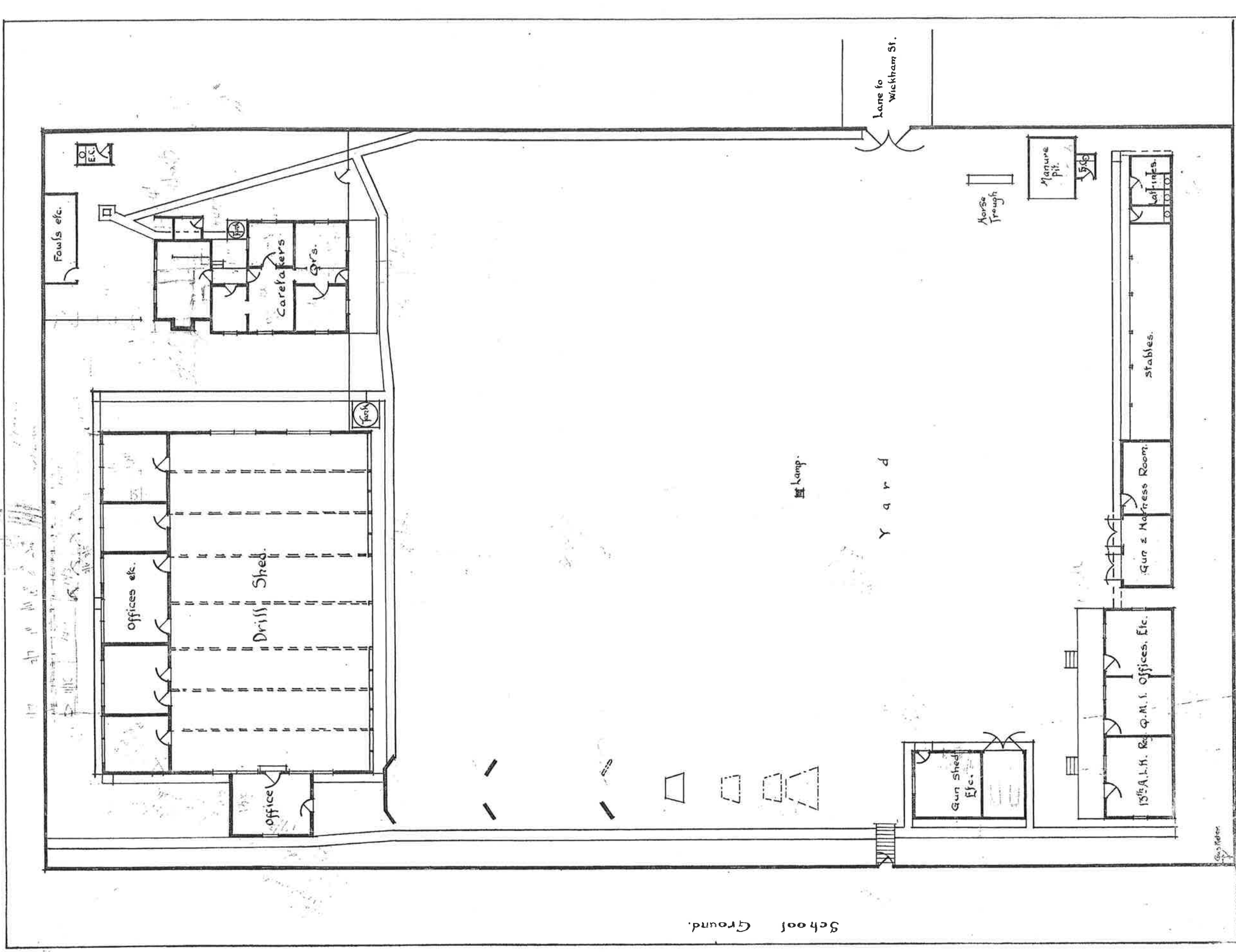
BOUNDARY STREET



ELEVATION OF BOUNDARY WALL AND FENCE 1/16 SCALE

MICROFILMED

George W. Kniser



Street.

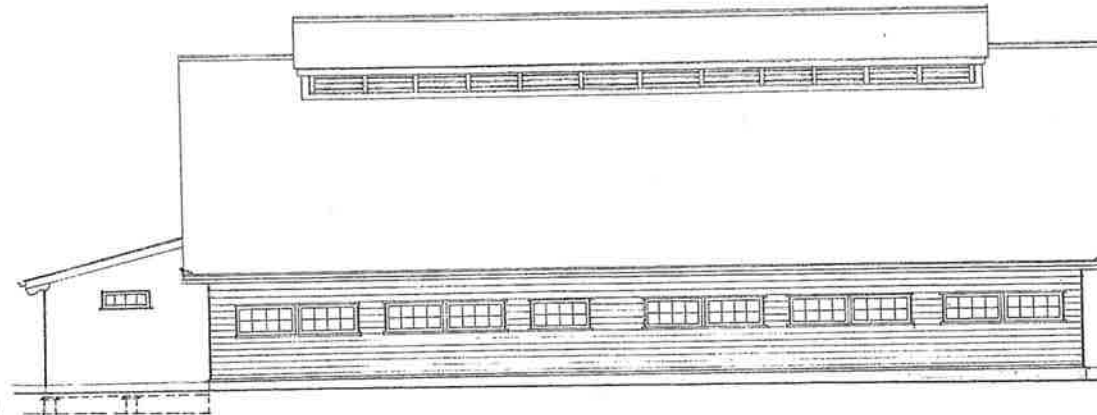
Boundary

**BOUNDARY ST DRILL SHED
BLOCK - PLAN**

Dept of Works and Railways, Brisbane.
July 27/21.

Scale 16 Feet to an Inch -

MICROFILMED

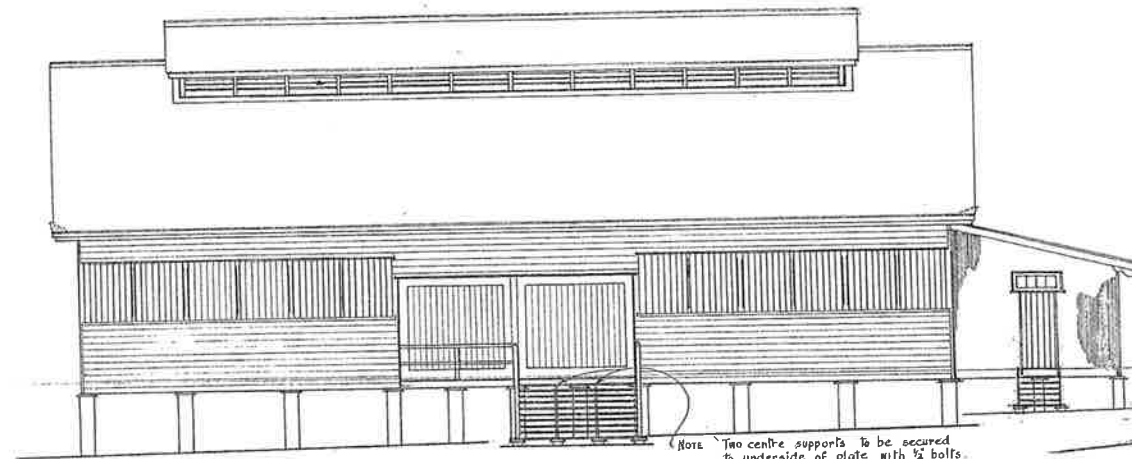


BACK ELEVATION.

Datum .50.00 on rubble footing to brick wall.
Floor Level 49.6

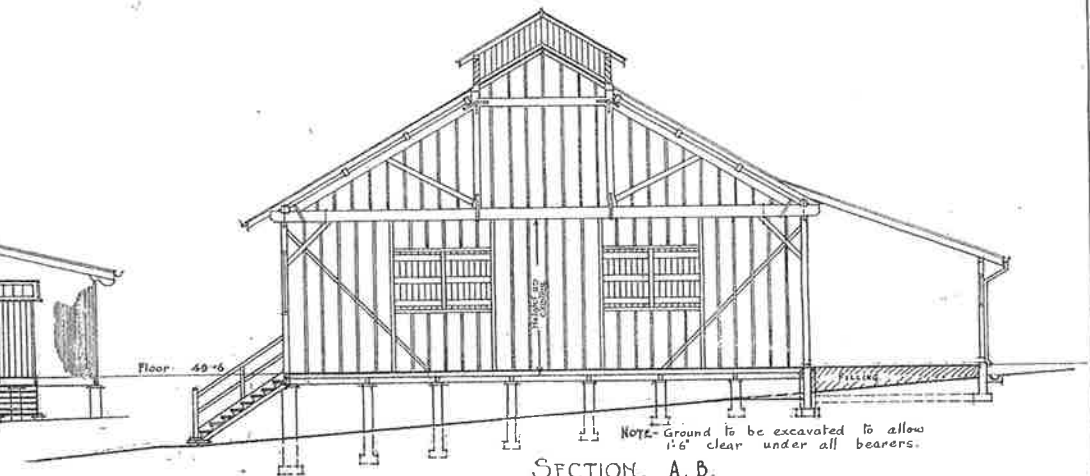


SIDE ELEVATION.



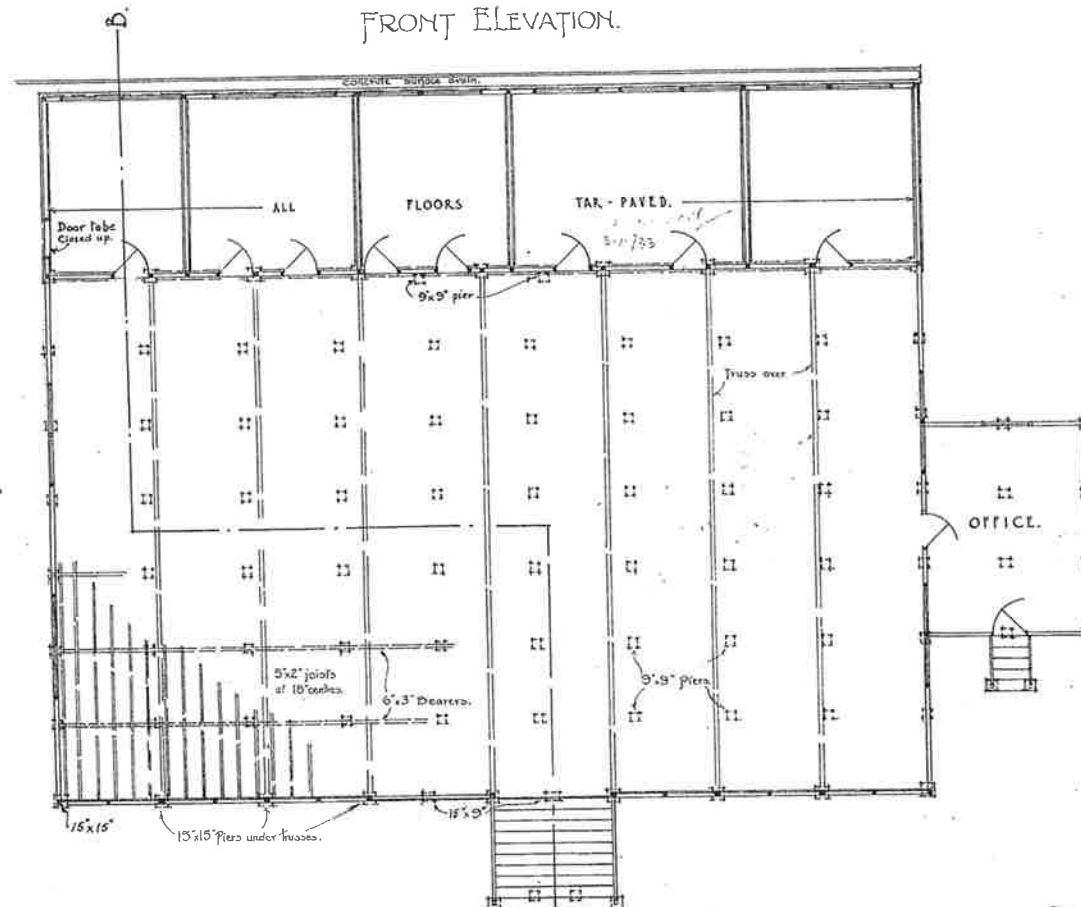
FRONT ELEVATION.

Note: Two centre supports to be secured to underside of plate with 1/2 bolts.

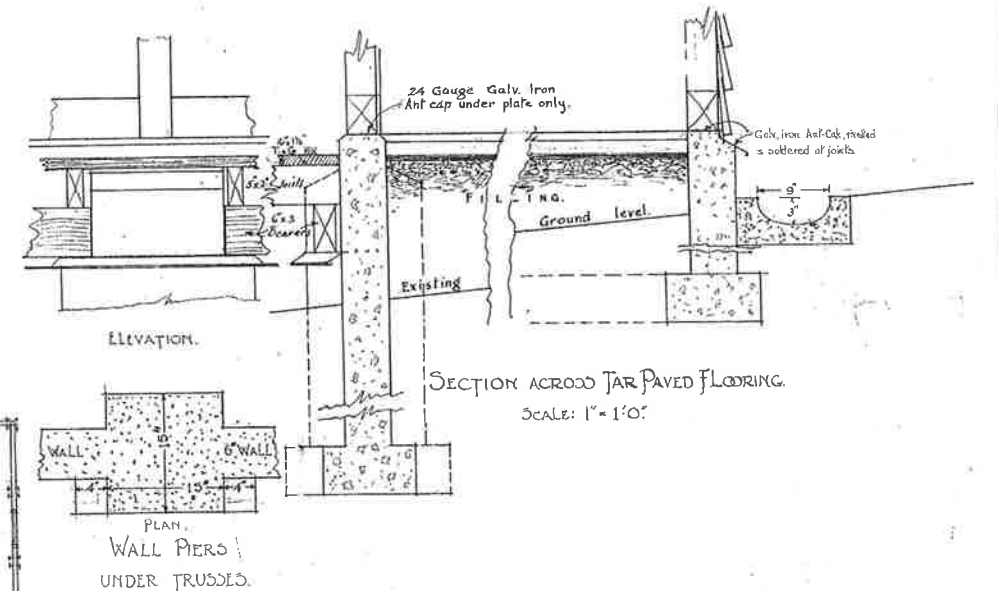


SECTION. A. B.

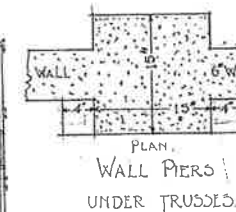
Note: Ground to be excavated to allow 1'6" clear under all bearers.



FLOOR PLAN.



SECTION ACROSS TAR PAVED FLOORING.
SCALE: 1" = 1'0"



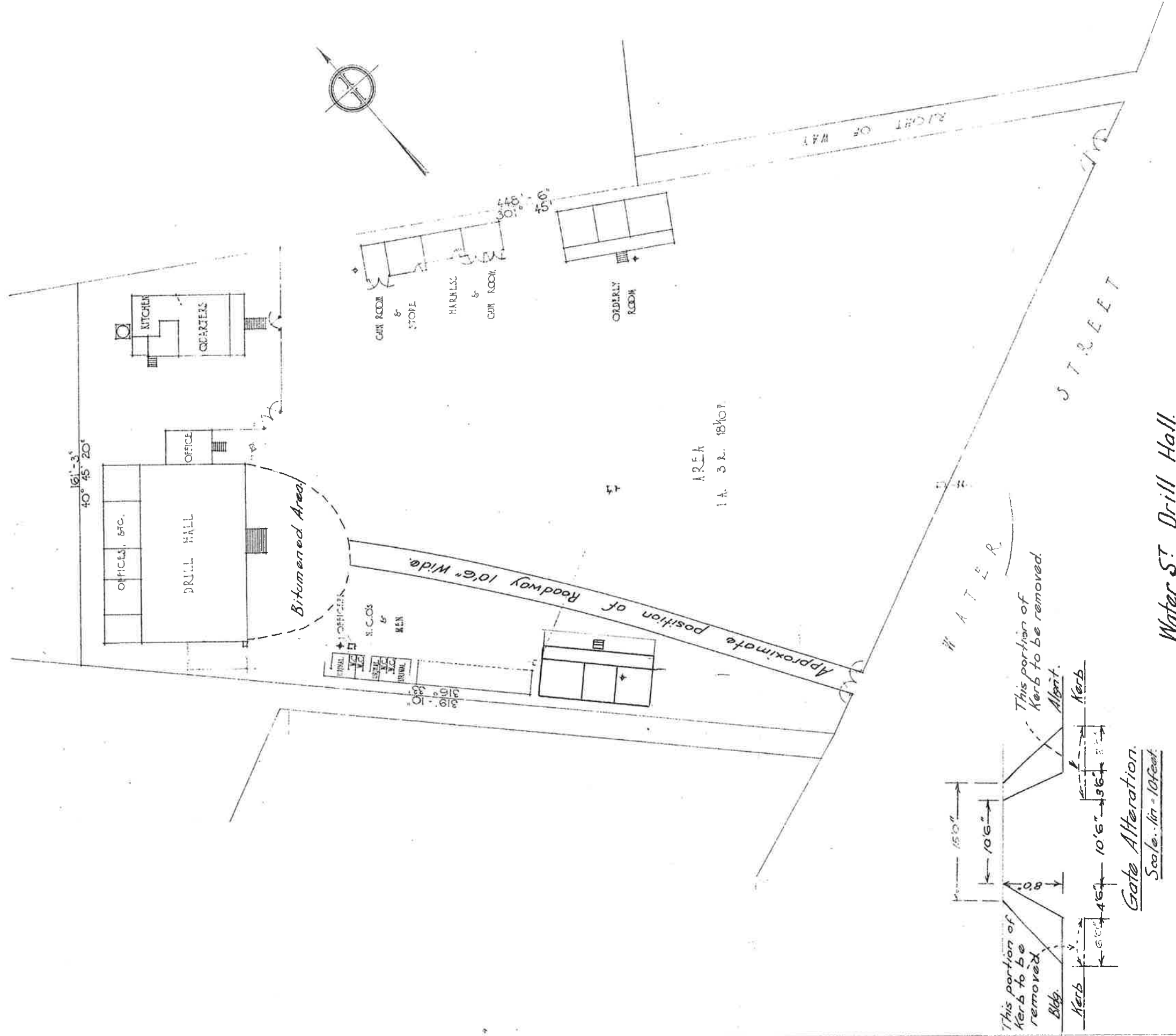
BRISBANE. - Q. -
WATER ST. DRILL HALL.

BUILDING REMOVED FROM BOUNDARY ST.

SCALES:
GENERAL: 8" = 1"
DETAIL: 1" = 1"

DEPARTMENT OF WORKS & RAILWAYS
BRISBANE.

Paulo Oronio
WORKS DIRECTOR
FOR QUEENSLAND
24. 7. 25



Water St Drill Hall.

SCALE:
32 FEET TO AN INCH.

Gate Alteration.
Scale: 1/4" = 10 feet.



BLOCK PLAN

WORKS AND RAILWAYS DEPARTMENT BRISBANE

W 3164.
W. 2778.

WORKS DIRECTOR,
FOR QUEENSLAND.

APPENDIX D

Aerial photograph



LEGEND

- Site Boundary
- 1 Drill Hall
- 2 Caretaker cottage
- 3 Former office and store
- 4 Former store building
- 5 Building
- 6 Former Model ward building
- 7 Garage/workshop
- 8 Toilet Block
- 9 Former dental lecture room and Q store