

17 July 2026

Mr Stephen Potts
Executive Director, Planning and Heritage
Department of the Environment, Tourism, Science and Innovation
GPO Box 2454, Brisbane QLD 4001
By email: heritage@detsi.qld.gov.au

Dear Mr Potts

Gowrie House, 112 Mary Street, Toowoomba (Lot 5 on SP229169), QHR 601307
YWCA National Housing submission on the application to include additional land

YWCA Australia (“YWCA”) and its subsidiary entities including YWCA National Housing are a national women’s organisation with more than 140 years’ history advancing the safety, equality and independence of women and their families. Our work extends beyond community housing to family violence support and leadership pathways across nineteen communities, including Toowoomba.

This letter accompanies the heritage submission prepared on our behalf by Urbis Brisbane which responds to the technical and cultural heritage criteria regarding the compliant application submitted to the Department of the Environment, Tourism, Science and Innovation (“DETSI”) on 4th June 2026.

YWCA have been the custodians of 112 Mary Street, Toowoomba since 1946. The site comprises three buildings including:

- State Heritage listed Gowrie House;
- Hoffman Wadley accommodation building comprising 23 studio self-contained apartments and;
- Betty Willis Boarding house comprising 15 bedrooms with shared bathroom and kitchens

YWCA has been successful in its application for funding from the Department of Housing and Public Works through the Housing Investment Fund (“HIF”) to replace the deemed end-of-life Betty Willis Boarding house with 16 self-contained, accessible homes for women and their families. These homes will provide improved privacy, security and sustainable long-term outcomes for the tenants that will live there (“the Project”).

Heritage Value and Design

YWCA supports the heritage value of Gowrie House and is investing in its protection through continued remediation and conservation works.

The Project to replace the Betty Willis Boarding house has been through an extensive public consultation process under the Ministerial Infrastructure Designation planning pathway and a permit was issued in August 2025 that approved the Project. This included detailed engagement with DETSI at that time.

The 2009 Conservation Management Plan commissioned by YWCA found the Betty Willis Boarding house to be an “intrusive later addition” and recommended its removal so the original house, including the eastern wall face brickwork it conceals, could be recovered and restored. Our proposal follows that advice.

The Betty Willis Boarding house is no longer suitable for providing long term housing outcomes for women. It is an aged, shared boarding-house facility, past its serviceable life, and it does not meet current accessibility and disability access standards. It also does not meet YWCA's Women's Housing Framework developed to identify best practice approaches to designing, acquiring and operating housing for women and their families.

A condition precedent to our successful application for HIF funding from the Department of Housing and Public Works was to immediately commence decanting residents occupying the boarding house. This has been actioned and the Betty Willis Boarding house has been vacant since September 2023.

Builder Cost and Time Delay

Since the Project has been approved, YWCA expediently appointed a team of experienced consultants, obtained Development Approval and issued tender documentation to market.

Following a detailed building tender process that concluded in June 2026, YWCA received confirmation from the Department of Housing and Public Works to proceed with the appointment of the preferred builder. Whilst a contract has yet to be formally executed between YWCA and the preferred builder, extensive time and costs have been invested in the Project to progress to this stage.

Any delay will have material financial consequences to the tendered fixed price contract. This includes approximately \$40,000 per month in additional costs by way of trade escalation and potential delay costs of approximately \$3,000 per day should contracts be entered into but works subsequently be delayed.

Risks associated with significant time delay and excessive escalation may require the Project to be re-tendered leading to further time delays and further escalation, along with reputational damage within the development sector, not only with the existing preferred builder but also with respect to the appetite for other builders to invest the time and money in resubmitting further tendered pricing.

Funding arrangements and deliverables with the Department of Housing and Public Works will also exceed agreed timeframes and therefore require renegotiation, leading to further time delays and again, further escalation.

Conclusion

YWCA confirms our position that it is opposed to any measure of heritage protection over the Betty Willis Boarding house. Extensive consultant input and consultation with many stakeholders over the past 2 years have led to the current approved design which provides long term housing outcomes for women and their families in Toowoomba.

Yours sincerely



Desmond Chin
Director Development and Housing
YWCA Australia

Betty Willis Wing, YWCA Site, 112 Mary Street TOOWOOMBA

Heritage Submission

Urbis staff responsible for this report were:

Associate Director Scott Richards

Project Code P0046126

Report Number FINAL

Acknowledgment of Country

Urbis acknowledges the Traditional Custodians of the lands we operate on. We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years. We pay our respects to First Nations Elders, past and present.

Urbis is committed to incorporating our respect for First Nations cultures, peoples and storytelling in our work across the Country. We are proud to have partnered with Darug Nation artist, **Hayley Pigram**, and to profile her artwork – **Sacred River Dreaming**.



The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

All information supplied to Urbis in order to conduct this research has been treated in the strictest confidence. It shall only be used in this context and shall not be made available to third parties without client authorisation. Confidential information has been stored securely and data provided by respondents, as well as their identity, has been treated in the strictest confidence and all assurance given to respondents have been and shall be fulfilled.

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Contents

Executive Summary	1
1 Introduction	3
1.1 Background	3
1.2 The Queensland Heritage Register	4
1.3 Current Heritage Status	4
1.4 The Site	6
1.5 The Subject Application	7
1.6 This Report	8
2 The Subject Building	10
2.1 The Betty Willis Wing	10
2.2 Photographs	11
3 The Application	18
3.1 The Queensland Heritage Act 1992	18
3.2 The Information Provided	20
4 Response to the Nomination	30
4.1 Claims regarding Significance	30
4.2 Other Claims	36
4.3 Summary	37
Disclaimer	38
Appendix A – QHR Register Entry	39
Appendix B – Original Plans Betty Willis Wing	40
Appendix C – Original Plans Hoffman Wadley Wing	41
42	

Figures

Figure 1 The identified heritage curtilage of the Gowrie House State Heritage Place.....	5
Figure 2 The location of the Gowrie House State Heritage Place.....	6
Figure 3: The subject site of Gowrie House, with the three different buildings identified. [Source: Nearmap 2026]	7

Pictures

Picture 1 Betty Willis Wing, two storey section and brick cladding.	11
Picture 2 Betty Willis Wing, one and two storey sections, brick and faux weatherboard cladding. The Hoffman–Wadley Wing is to the right.	11
Picture 3 Betty Willis Wing, eastern elevation to car park.	11
Picture 4 Betty Willis Wing and car park.....	11
Picture 5 The southern elevation of the Betty Willis Wing wraps around the side elevation of Gowrie House.....	12
Picture 6 The Betty Willis Wing from Arthur Street.	12
Picture 7 The Betty Willis Wing from the car park....	12
Picture 8 Betty Willis Wing rear elevation.	12
Picture 9 The Betty Willis Wing, and the side elevation and rear of Gowrie House.	13
Picture 10 The rear elevation of Gowrie House within the corridor created by construction of the Betty Willis Wing.	13
Picture 11 The corridor created between the two buildings.....	13
Picture 12 Communal laundry, Betty Willis Wing.....	13
Picture 13 Ground floor and stairs, Betty Willis Wing.	14
Picture 14 Communal bathroom, Betty Willis Wing.	14
Picture 15 Store room and cleaners cupboard, Betty Willis Wing.	15
Picture 16 Communal kitchen, Betty Willis Wing.	15
Picture 17 First floor of the Betty Willis Wing, looking to Gowrie House rear elevation.	16
Picture 18 Betty Willis Wing, the roof to the corridor and box gutter to Gowrie House.	16
Picture 19 First floor Betty Willis Wing, looking to Gowrie House rear elevation.	16
Picture 20 The complex roof form of Gowrie House from the first floor of the Betty Willis Wing.....	16

Tables

No table of figures entries found.

Maps

No table of figures entries found.

Charts

No table of figures entries found.

Executive Summary

This heritage submission report has been prepared for YWCA National Housing. It concerns the proposed entry of the Betty Willis Wing in the Queensland Heritage Register as a State Heritage Place on the site of Gowrie House.

Gowrie House was originally constructed as a private residence in circa 1901, and was acquired by the YWCA in 1945 for the purposes of providing hostel accommodation and associated support for women in Toowoomba and the wider Darling Downs region.

The Betty Willis Wing is a supported accommodation building which was constructed in the early 1990s at the site of Gowrie House, 112 Mary Street East Toowoomba. The building is located to the east and rear of Gowrie House, and is attached to the rear elevation of the building and wraps around the southern side elevation. Its construction in such proximity to Gowrie House has been a major issue for the YWCA over many years and has caused deterioration of the original fabric of Gowrie House, including damage to brickwork, rainwater ingress and drainage issues.

The construction of the Betty Willis Wing, as a new building in 2026 but in its existing form, materiality and location, would never be approved under current heritage legislation and associated codes. This opinion is held due to the negative impacts the Betty Willis Wing has caused on the cultural significance of Gowrie House, and to its culturally significant fabric.

An application has been made to the Department of Environment, Science, Tourism and Innovation under the *Queensland Heritage Act 1992* to extend the existing heritage boundary of the Gowrie House State Heritage Place, to include the Betty Willis wing in the register entry for the Gowrie House site.

There is a Ministerial Infrastructure Designation (MID) approval over the site of Gowrie House for the provision of Social and Affordable Housing. The approved works involve the retention of Gowrie House, the demolition of the Betty Willis Wing, and its replacement with a modern three-storey residential building. Some minor works to the interior of Gowrie House are approved as part of this overall project, to achieve compliance in terms of equitable access, and provide improved kitchen and bathroom facilities for building users. The MID was approved in August 2025.

The application contends that the extended heritage place designation for the Gowrie House site satisfies three of the criteria for cultural heritage significance in the *Queensland Heritage Act 1992*, namely criteria (a), (b), and (h), concerning historical significance, rarity and special historical associations.

The application claims that the Betty Willis Wing has historical value as it demonstrates the evolution of an expanded accommodation and welfare facility on the site. The application claims that the Betty Willis Wing has rarity value as a rare YWCA facility, and a rare example of a Housing Accommodation Assistance Scheme HAAS project. The application also claims that the Betty Willis Wing has a special historical association with the YWCA and is integral to demonstrating the continuing association between Gowrie House and the YWCA.

None of these claims withstand rigorous scrutiny and are examined and critically analysed in this report.

This heritage submission report finds that the Betty Willis Wing is not of cultural heritage significance. The current heritage curtilage for the Gowrie House site should not be extended to include this building within the heritage entry for the site.

In terms of section 42 of the *Queensland Heritage Act 1992* and the basis for making a submission, the Betty Willis Wing as the subject of the current application, under section 36 of the *Queensland Heritage Act 1992* does not satisfy the cultural heritage criteria of section 35 (1) of the *Queensland Heritage Act 1992* and should not be entered in the QHR.

1

Introduction

Background

The Queensland Heritage Register

Current Heritage Status

The Site

The Subject Application

This Report

1 Introduction

This report has been prepared by Urbis for YWCA National Housing and concerns the site of Gowrie House, which is located at 112 Mary Street East Toowoomba, and is entered in the Queensland Heritage Register (QHR) as a State Heritage Place.

Urbis has been working for the YWCA on the Gowrie House site and the associated redevelopment project since 2023.

This report acts as a heritage submission, prepared in response to an application under section 36 of the *Queensland Heritage Act 1992* (the Act) to extend the existing heritage boundary at the Gowrie House site, to include the Betty Willis wing in the register entry in the QHR.

The Betty Willis Wing is a one and two storey building on the site, which was constructed by the YWCA in the early 1990s as supported accommodation. The building provided accessible accommodation on the ground floor, and additional rooms on the first floor.

1.1 Background

Gowrie House was included in the Queensland Heritage Register as a State Heritage Place in August 2000. Originally constructed as a private residence in circa 1901, the building was acquired by the YWCA in 1945 for the purposes of providing hostel accommodation and associated support for women in Toowoomba and the wider Darling Downs region.¹ The building currently functions as an office for the administration of supported accommodation and care services for the cohorts of persons living on site. Modern buildings at the rear of and to the north of Gowrie House provide this accommodation, and are known as the Betty Willis and Hoffman-Wadley Wings respectively.

The Betty Willis Wing is the building to the east and rear of Gowrie House. The building is attached to the rear elevation of Gowrie House, and wraps around the southern side elevation of the building. The Hoffman-Wadley Wing is a separate building to the north of Gowrie House.

1.1.1 The MID Approval

There is a Ministerial Infrastructure Designation (MID) approval over the site of Gowrie House for the provision of Social and Affordable Housing.

The MID approval is to improve the accommodation offerings on site, and to improve overall accessibility and amenity for the YWCA offices located in Gowrie House.

The approved works involve the retention of Gowrie House and the demolition of the Betty Willis Wing. The site of the Betty Willis Wing will be redeveloped with a modern three-storey residential building. Some minor works to the interior of Gowrie House are approved as part of this overall project, to achieve compliance in terms of equitable access, and provide improved kitchen and bathroom facilities for building users.

The MID was prepared over 2023–24, was lodged in early 2025 and was approved by the Queensland government in August that year. As the site for the designation contains the Gowrie House State Heritage Place, the Department of Environment, Science, Tourism and Innovation (DETSI) was involved in the assessment of the MID request.

The additional land to be included in the QHR for the Gowrie House State Heritage Place site encompasses the footprint of the Betty Willis wing, which the heritage application therefore seeks to retain and conserve. If this

¹ Aline Gillespie, *Widening horizons: the YWCA in Queensland 1888–1988* Brisbane: Young Women's Christian Association of Queensland Inc, 1995), pp. 178–179.

additional land is entered in the QHR, the approved development for Social and Affordable Housing may be difficult to realise.

1.2 The Queensland Heritage Register

The QHR is given effect under section 31 of the Act. This section of the Act requires the keeping of a register of State Heritage Places that are considered to be of cultural heritage significance to Queensland, and called the Queensland Heritage Register (QHR).

Entry of a site in the QHR as a State Heritage Place acknowledges that the site is of cultural heritage significance to the State of Queensland. The site is then given statutory protection in accordance with the relevant provisions of the Act and the *Planning Act 2016*, which operate to regulate development to conserve the cultural heritage values of State Heritage Places.

The proposed development of places entered in the QHR is assessed by the State Assessment Referral Agency (SARA) as an assessment manager or a referral agency to such development. Development Applications on Queensland Heritage Places are assessed against the relevant provisions of the *Planning Act 2016*, the *Queensland Heritage Act 1992* and the Queensland Heritage Place State Code 14 of the State Development Assessment Provisions, to assess the impact of such development on the cultural heritage significance of the State Heritage Place.

Both the *Queensland Heritage Act 1992* and the *Planning Act 2016* define development as follows:

- carrying out building work;
- carrying out plumbing or drainage work;
- carrying out operational work;
- reconfiguring a lot;
- making a material change of use of premises.

The *Planning Act 2016* defines 'building work' on the site of a State Heritage Place under the *Queensland Heritage Act 1992* as including any of the following:

- painting or plastering that substantially alters the appearance of the place;
- renovations, alterations and additions to the place;
- excavations, disturbances or changes to landscape or natural features of land that substantially alters the appearance of the place;
- work on furniture, fittings and other objects –
 - associated with the place; and
 - that contributes to the place's cultural heritage significance.

The inclusion of the Betty Willis Wing in the register entry for the Gowrie House site would mean the above provisions of the *Planning Act 2016* would apply to future development of this building as part of the site. Demolition of the building would be assessable development and require approval from the SARA and the DETSI.

1.3 Current Heritage Status

Gowrie House is currently entered in the QHR for its historical, typological, aesthetic, architectural and special associations. Gowrie House is considered to be important and culturally significant as an exemplary example of the work of prominent Toowoomba architect HJ Marks, as well as its history as part of the operations of the YWCA in Toowoomba from 1945.

Only part of the Gowrie House site is defined as the heritage curtilage for the State Heritage Place, is formally entered in the QHR and therefore subject to heritage legislation. The heritage curtilage largely corresponds to the footprint of the original residence, and then extends out to the street frontages of the site to the west and south. The heritage curtilage is shown below. The current register entry for the site is appended to this report at **Appendix A**.



Figure 1 The identified heritage curtilage of the Gowrie House State Heritage Place

Source: Development Assessment Mapping System (DAMS), 2026

The current heritage curtilage for the Gowrie House excludes the Hoffman-Wadley Wing and most of the Betty Willis Wing from the State Heritage Place. While a small part of the Betty Willis Wing is included in the heritage curtilage for the site, this is only where the defined curtilage extends past the rear elevation of Gowrie House a short distance.

As an individual building, the Betty Willis Wing has not been recognised for its cultural heritage significance to date. The building is not identified in the following:

- the Heritage Overlay of the Toowoomba Regional Planning Scheme of the Toowoomba Regional Council as a Local Heritage Place.
- the Register of the National Trust of Queensland, a community group interested in the identification and promotion of cultural heritage.
- any heritage lists maintained by the Commonwealth government.

It is acknowledged that the entire Gowrie House site (the full extent of Lot 5 on SP229169), is recognised as a Heritage Place by the Toowoomba Regional Council in the Heritage Planning Scheme Policy of the Toowoomba Regional Planning Scheme.²

The identification of this site as a Heritage Place has merely followed the entry of the site in the QHR. Many local governments in Queensland follow this practice, and include State Heritage Places in their local government areas as Heritage Places in their planning schemes. For simplicity, the entire cadastral lot of Gowrie House, namely Lot 5 on SP229169, is subject to the Heritage Place overlay in the planning scheme. This again follows the standard practices of local governments when identifying heritage places in their planning schemes. No research or analysis has been prepared by the Toowoomba Regional Council in terms of the cultural heritage significance of Gowrie House, or specifically the Betty Willis Wing, that would explain the inclusion of the whole cadastral site in the Heritage Planning Scheme Policy as a Heritage Place.

1.4 The Site

The site of Gowrie House is located at 112 Mary Street, East Toowoomba. The site is formally described as Lot 5 on SP229169.



Figure 2 The location of the Gowrie House State Heritage Place

Source: QGlobe, 2024.

1.4.1 Site Improvements

Gowrie House, a low-set, single storey facebrick masonry dwelling located on the corner of Mary and Arthur Streets, was constructed in the early 1900s. The dwelling is situated on a large single site, which has a main entrance to the front of the site to the west, and a secondary entrance on the southern side of the site to Arthur Street.

The Betty Willis building is located to the east of Gowrie House and is attached to the rear elevation of the dwelling. The Betty Willis Wing is a one and two storey masonry residential building which was constructed in the early 1990s. The Hoffman-Wadley Wing is a separate structure to the north of Gowrie House, which was

² Toowoomba Regional Planning Scheme, Schedule 6.6, PSP No.6 – Heritage Places.

constructed in the 2010s. This building is a two storey residential building of masonry construction. The site includes a carpark to the rear of both the Betty Willis and Hoffman-Wadley Wings.



Figure 3: The subject site of Gowrie House, with the three different buildings identified. [Source: Nearmap 2026]

1.5 The Subject Application

In June 2026 the DETSI received a compliant application under Section 36 of the Act to expand the existing heritage entry of the Gowrie House State Heritage Place, and include additional land in the entry for the State Heritage Place, to include the Betty Willis Wing in the entry.

The application was made by a member of the public.

As owner of the site, the YWCA National Housing was formally advised of this application by correspondence from the DETSI on 18 June 2026. The YWCA National Housing was invited to make a written submission (a heritage submission) under Section 42 of the Act to the Chief Executive of the DETSI, in relation to the application. This heritage submission is lodged with the DETSI prior to the heritage recommendation being made by the Chief Executive to the Queensland Heritage Council, under section 44 of the Act, on the merits of the application to expand the register entry for the site. The heritage submission will be used by the Chief Executive to assist in preparing the heritage recommendation.

This report, along with other documentation and material, comprises the heritage submission made by YWCA National Housing to the application.

1.6 This Report

This report has been prepared for the YWCA and forms part of the owner's heritage submission in response to the application to extend the heritage boundary of Gowrie House in the QHR, and include the Betty Willis Wing in the register entry.

The report has examined the material in the application, including the historical research prepared by the applicant in preparing the application, and the various articles and items included in the documentation and referenced in the text.

The report has assessed and evaluated the claims made in the application material about the history and development of the site, and the construction and use of the Betty Willis Wing as part of the wider YWCA site.

The report examines the other general statements made in the application material, to critically analyse the application in regard to the potential heritage significance of the Betty Willis Wing and its proposed entry in the QHR, in accordance with the relevant provisions of the Act.

The report tests the veracity of the claims made in the application and the attribution of cultural heritage significance to the Betty Willis Wing as a result.

The report is footnoted throughout with references to a series of primary and secondary sources supporting the text. Footnotes in the text relate to research carried out by Urbis in the preparation of this submission.

2

The Subject Building

The Betty Willis Wing

Photographs

2 The Subject Building

The Betty Willis Wing is the subject building of the application. This chapter gives a brief description of the building and provides current external and internal photographs.

2.1 The Betty Willis Wing

The Betty Willis Wing was constructed on the Gowrie House site from 1990–91.³ It was formally opened by in May 1991 by the Deputy Premier of Queensland and Minister for Housing Tom Burns. Approximately 300 people attended the opening.⁴

The building is one and two storeys in height. The building was constructed close to the rear and southern side elevations of Gowrie House, with a corridor created between the two at ground level. A box gutter connects the roof of the single storey section of the Betty Wilis Wing to the upper walls of the rear elevation of Gowrie House.

The building was constructed on a concrete slab, with steel framing, face brickwork and faux weatherboard external cladding, plasterboard partitions and ceiling linings, and particle board floors. Doors and windows are aluminium framed. The roof of the building has Zincalume Custom Orb profile sheeting, with parallel ridges to Mary Street.

On opening the building contained five accessible bedrooms on the ground floor, and nine bedrooms on the first floor, with a bedroom for the live-in supervisor. The ground floor contained a dining room, communal kitchen, activities room, storage rooms and laundry, with communal bathrooms. The first floor contained a living area and communal bathrooms.

The original plans for the Betty Willis Wing are appended to this report at **Appendix B**.

The accommodation rooms on the ground floor of the building are no longer compliant with DDA legislation. The cohort for which the building was designed can no longer use these rooms. Therefore the rooms are used as standard accommodation.

³ Betty Willis, *Another turn in the road*, pp. 129–130.

Aline Gillespie, *Widening horizons: the YWCA in Queensland 1888–1988*, p. 246.

⁴ *Toowoomba Chronicle*, 20 May 1991, p. 3.

2.2 Photographs



Picture 1 Betty Willis Wing, two storey section and brick cladding.

Source: YWCA, 2026.



Picture 2 Betty Willis Wing, one and two storey sections, brick and faux weatherboard cladding. The Hoffman-Wadley Wing is to the right.

Source: YWCA, 2026.



Picture 3 Betty Willis Wing, eastern elevation to car park. .

Source: YWCA, 2026.



Picture 4 Betty Willis Wing and car park.

Source: YWCA, 2026.



Picture 5 The southern elevation of the Betty Willis Wing wraps around the side elevation of Gowrie House.

Source: YWCA, 2026.



Picture 6 The Betty Willis Wing from Arthur Street.

Source: YWCA, 2026.



Picture 7 The Betty Willis Wing from the car park.

Source: YWCA, 2026.



Picture 8 Betty Willis Wing rear elevation.

Source: YWCA, 2026.



Picture 9 The Betty Willis Wing, and the side elevation and rear of Gowrie House.

Source: Urbis, 2025.



Picture 10 The rear elevation of Gowrie House within the corridor created by construction of the Betty Willis Wing.

Source: Urbis, 2024.



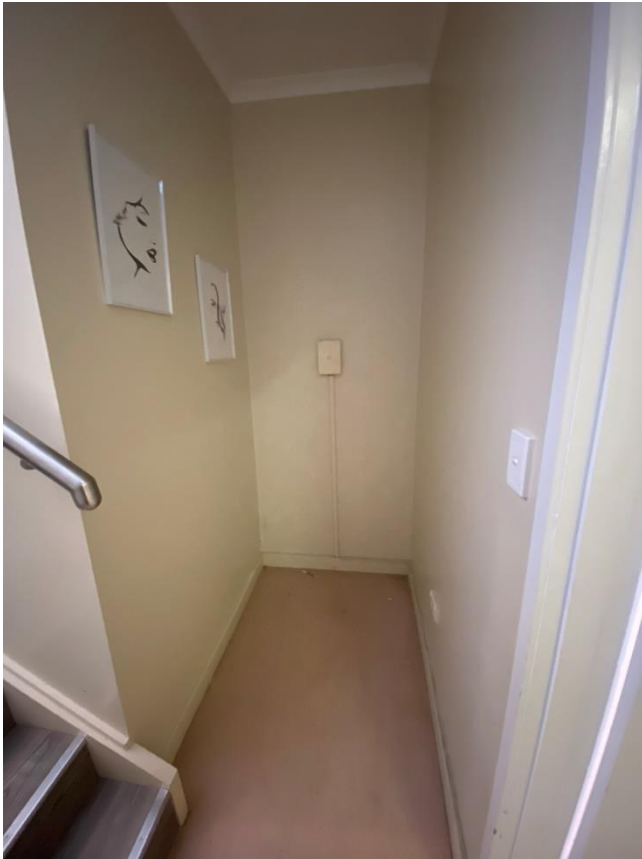
Picture 11 The corridor created between the two buildings.

Source: Urbis, 2024.



Picture 12 Communal laundry, Betty Willis Wing.

Source: YWCA, 2026.



Picture 13 Ground floor and stairs, Betty Willis Wing.

Source: YWCA, 2026.



Picture 14 Communal bathroom, Betty Willis Wing.

Source: YWCA, 2026.



Picture 15 Store room and cleaners cupboard, Betty Willis Wing.

Source: YWCA, 2026.



Picture 16 Communal kitchen, Betty Willis Wing.

Source: YWCA, 2026.



Picture 17 First floor of the Betty Willis Wing, looking to Gowrie House rear elevation.

Source: Urbis, 2024.



Picture 18 Betty Willis Wing, the roof to the corridor and box gutter to Gowrie House.

Source: Urbis, 2024.



Picture 19 First floor Betty Willis Wing, looking to Gowrie House rear elevation.

Source: Urbis, 2024.



Picture 20 The complex roof form of Gowrie House from the first floor of the Betty Willis Wing.

Source: Urbis, 2024.

3

The Application

The Queensland Heritage Act 1992

The Information Provided

Cultural Heritage Significance

3 The Application

This chapter reviews and summarises the information supplied in the application to extend the heritage boundary for the Gowrie House site in the QHR and include the Betty Willis Wing in the entry.

This application to extend the heritage boundary for the Gowrie House site in the QHR was made by a member of the public and is dated 24 March 2026. The application was received and accepted by the DETSI as a valid application on 4 June 2026. A copy of the application was sent to the YWCA as the identified owner of the site on application on 18 June 2026.

The application was not made by officers of the DETSI, or by officers of the Department of Families, Seniors, Disability Services and Child Safety, who may be knowledgeable of the period of construction of the Betty Willis Wing and its role in the history of supported accommodation provision. The application was not made by officers of any other relevant government department, or any other related charitable institution, body or non-governmental organisation, as part of a strategic direction or initiative to examine these types of supported accommodation buildings or sites and enter them in the QHR, to address a perceived gap of such places entered in the register.

The application to extend the heritage boundary for the Gowrie House site in the QHR was not made as a result of any identified research into supported accommodation, in the state or indeed the Toowoomba region, the history of the provision of supported accommodation, or any specific research carried out by the local community, a local historical society or any other specialist organisation. Such analysis could have determined that the Betty Willis Wing is culturally significant over and above other places in the state of Queensland, and should be recognised for its heritage value. This analysis and research has not been undertaken in this circumstance.

The timing of the application to extend the heritage boundary for the Gowrie House site in the QHR and identify the Betty Willis Wing as a State Heritage Place, appears to coincide with MID approval over the site of Gowrie House for the provision of Social and Affordable Housing, which was approved in August 2025. As noted previously in this report the MID approval involves the demolition of the Betty Willis Wing, and its replacement with a modern residential building providing social and affordable housing.

3.1 The Queensland Heritage Act 1992

The object of the *Queensland Heritage Act 1992* is to provide for the conservation of Queensland's cultural heritage for the benefit of the community and future generations.

This is to be achieved by, inter alia, the establishment and maintenance of the Queensland Heritage Register, a register or list of "State heritage places" – places considered to be of cultural heritage significance to the state of Queensland.

Cultural heritage significance is defined in the Act as follows:

cultural heritage significance, of a place or feature of a place, means its aesthetic, architectural, historical, scientific, social, or other significance, to the present generation or past or future generations.

A State Heritage Place is defined in the Act as follows:

State heritage place means a place entered in the Queensland heritage register as a State heritage place under Part 4.

Part 4 of the Act concerns the registration of State heritage places in the QHR.

There is no threshold or further clarification in the Act of precisely *how* or *why* a place is considered a State Heritage Place – as in, what are the qualities a place demonstrates that are important, and to what sufficient degree does the place demonstrate these qualities?

However, there is a threshold of significance in any analysis and assessment of a place entered in the Queensland Heritage Register as a State Heritage Place. A State Heritage Place is considered to be significant

to the state of Queensland, and this is referred to a number of times in the criteria of cultural heritage significance in section 35 (1) of the *Queensland Heritage Act 1992*

In general terms State Heritage Places are considered more important or significant than Local Heritage Places, as their significance is of a greater scale and extent. Local Heritage Places are considered to be significant to a local area only, and not beyond this area.

The DETSI produced monograph “Assessing cultural significance: using the heritage criteria”, gives a short summary of the thresholds required for a particular place to be considered a State Heritage Place:

A place is of state cultural heritage significance if its heritage values contribute to our understanding of the wider pattern and evolution of Queensland’s history and heritage. This includes places that contribute significantly to our understanding of the regional pattern and development of Queensland. Many regionally significant places highlight the diversity of Queensland’s history and contribute to the representativeness of types of places entered in the Queensland Heritage Register.⁵

3.1.1 The Heritage Criteria

Part 4 of the Act concerns the registration of State heritage places in the QHR.

Section 35 (1) of the Act states that a place may be entered in the QHR as a State Heritage Place if it satisfies one or more of the following criteria:

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

This section of the Act further states that a place will not be excluded from entry in the register on the grounds that places with similar characteristics are already included in the register.

⁵ Department of Environment and Heritage Protection, *Assessing cultural significance: using the cultural heritage criteria* (Brisbane: Heritage Branch, Department of Environment and Heritage Protection State of Queensland, 2013). p. 6.

3.2 The Information Provided

The application to extend the heritage boundary for the Gowrie House site in the QHR and include the Betty Willis Wing in the entry for the site contains the information required by section 36 (2) of the Act for the entry of places in the QHR. This includes the following:

- a written statement based on historical research about how the place satisfies the various cultural heritage criteria of the Act considered relevant; and
- information about the history of the place that is based on and refers to historical research; and
- a description of the features of the place that are considered to contribute to its claimed cultural heritage significance; and
- a plan showing the relationship between the place's cadastral boundaries, identified features and the boundary proposed for the place; and
- copies or details of material used for the historical research, including, for example, photographs, maps, plans and historical titles information.

The application states that its purpose is to amend the heritage boundary and the statement of significance for the site, *to clarify and fully recognise the contribution of the Betty Willis Wing* to the cultural heritage significance of the Gowrie House State Heritage Place. The application contends that the Betty Willis Wing is an...

...integral component of the continued development and use of Gowrie House as the headquarters of YWCA Queensland and as a hostel and community facility. Through its role in enabling the ongoing delivery of services central to the YWCA's mission, the Wing contributes to the historical, social and associative values already recognised in the existing Queensland Heritage Register entry.

The application points out that the whole cadastral lot of the Gowrie House site (Lot 5 on SP229169), is recognised as a Local Heritage place by Toowoomba Regional Council. The application also points out that the current QHR heritage boundary for the site includes only the original house at the site (originally known as *Largo*), as well as the surviving front gardens, and a small portion of the Betty Willis Wing that connects to the original dwelling.

The application then contends that the partial exclusion of the Betty Willis Wing from the current QHR heritage boundary is inconsistent with both the local heritage recognition for the site, and the existing QHR entry, which identifies the role of subsequent additions in responding to changing accommodation needs and value to the community.

The application recommends that the Betty Willis Wing be assessed in the context of Gowrie House as an evolving institutional place, rather than as an isolated building. The application suggests that a relevant question for this site is the following – whether the Betty Willis Wing assists the place to *demonstrate and understand the recognised heritage values of Gowrie House, including the evolution of accommodation, welfare functions, and YWCA operations over time?*

In terms of the stated cultural significance of the site, the application contends that the enlarged site of Gowrie House satisfies three of the above criteria for cultural heritage significance in the Act, namely criteria (a), (b), and (h).

The application provides proposed statements of significance drafted by the applicant in support of each of these criteria. Confusingly, there are two separate statements, made in two different places in the application, for the three criteria – on pages 4-5 and pages 17-22 of the document, are noted below. There is also a summary statement of significance, which summarises the claims made against the three nominated criteria on pages 7-8 of the document, and has different text again.

3.2.1 Criterion a – Historical Significance

The information in the proposed statements of significance in the application documentation under criterion a is reprinted below.

The following statement is made on page 4 of the application:

The Betty Willis Wing evidences the continued evolution of Gowrie House from a private residence to a YWCA hostel and, subsequently, an expanded accommodation and welfare facility responding to changing accommodation needs and social expectations in Queensland. The Wing demonstrates the late 20th century adaptation of the place through increased accommodation capacity, accessible facilities, expanded communal areas, and service infrastructure associated with changing models of accommodation and care. In this respect, the Wing forms part of the historical trajectory of the place already recognised in the Queensland Heritage Register entry, including the contribution of subsequent additions in responding to changing accommodation needs.

The following statement is made on page 17 of the application. The proposed statement of significance is followed by text providing analysis of the statement.

Acquired by the Young Women's Christian Association (YWCA) in 1945, Gowrie House is important in demonstrating the evolution of women's accommodation, welfare, and community support services in Queensland. The place provided secure accommodation for young women working and studying in Toowoomba and, through subsequent additions and adaptation, reflects changing social conditions and the continuing role of the YWCA in responding to community need.

The Betty Willis Wing materially contributes to this significance as the final major phase in the development of Gowrie House.

Constructed in response to identified accommodation and accessibility needs, including provision for semi-independent young people with disabilities, it demonstrates the adaptation of YWCA services in the late twentieth century beyond the traditional supervised hostel model.

Together, Gowrie House and its additions demonstrate the continuity and evolution of YWCA accommodation services in Queensland.

Analysis:

Gowrie House, acquired by the Young Women's Christian Association (YWCA) in 1945, is important in demonstrating the evolution of women's accommodation, welfare, and community support services in Queensland. The place initially provided secure accommodation for young women working and studying in Toowoomba and, through successive adaptation and extension, reflects the changing social, policy, and operational conditions influencing the delivery of supported accommodation services over time.

The Betty Willis Wing, constructed in 1991, represents a significant later phase in this evolution. Delivered under the Housing Accommodation Assistance Scheme (HAAS), an early Queensland Government community housing initiative, the Wing provided accessible accommodation for people with disabilities and additional residential capacity. Queensland Cabinet Minutes dated 16 January 1989 confirm the project was selected in the inaugural HAAS funding round, placing it within the earliest phase of implementation of a new state-supported community housing program. The Queensland Heritage Register entry for the place records approximately 42 rooms as an outcome of the site's historical expansion, a figure that corresponds to the accommodation capacity achieved through construction of the Betty Willis Wing and confirms the Wing's material contribution to the accommodation function identified as significant in the existing listing. Together, these records demonstrate the transition of Gowrie House beyond its original supervised hostel function toward a more diversified model of supported accommodation responsive to emerging Queensland housing policy and disability inclusion objectives.

Operational evidence further demonstrates the role of the YWCA Toowoomba branch during this period. Parliamentary records note that in 2002 the organisation delivered more than 4,900 program

hours and supported 242 young people in a single year, and in 2005 its long-term contribution to accommodation services was formally recognised in the Queensland Legislative Assembly. These records confirm the sustained scale and continuity of service delivery from Gowrie House into the early twenty-first century.

Archival records held by the State Library of Queensland confirm that YWCA branches across the state formed part of an interconnected organisational network that adapted in response to changing social conditions, funding arrangements, and service delivery models. Within this broader context, the Toowoomba branch maintained a comparatively strong and sustained operational presence during a period in which other branches experienced contraction or reduced program delivery.

Following its construction, the Betty Willis Wing contributed to the continued functional capacity of Gowrie House by enabling expanded accommodation, including provision for people with disabilities, and supporting diversified housing, training, and community programs. This reinforced the role of the place as an active service delivery centre during a period of broader organisational and structural change within the YWCA network in Queensland, culminating in the 2011 amalgamation of YWCA branches into YWCA Queensland. The Gowrie House complex subsequently served as an important operational centre within the merged YWCA Queensland structure, reflecting the continued strength of the Toowoomba branch's service infrastructure during this period.

In contemporary terms, the continuing role of the organisation is demonstrated by YWCA Queensland's receipt of the 2018 Queensland Training Awards (Darling Downs South West Regional Final) for its "Giving a Hand" program delivered in Toowoomba under the Skilling Queenslanders for Work initiative, confirming the ongoing association of the place with training and community support functions.

Collectively, Gowrie House demonstrates the historical evolution of YWCA accommodation and welfare services in Queensland from mid-twentieth-century hostel accommodation to diversified, policy-linked supported housing and community service delivery. The Betty Willis Wing is integral to this significance as the physical embodiment of the transition in service model, enabling the continued operation and adaptation of the place within changing state housing and welfare frameworks

The original Gowrie House building can demonstrate the establishment of the YWCA hostel model in Queensland, however, it cannot demonstrate its evolution. Without the Betty Willis Wing, the place is reduced to an incomplete and static representation of YWCA accommodation history rather than a demonstrable example of its historical development over time.

3.2.2 Criterion b – Rarity

The information in the proposed statements of significance in the application documentation under criterion b is reprinted below.

The following statement is made on pages 4-5 of the application:

Gowrie House is recognised as a rare surviving example of a YWCA hostel in Queensland and is understood to be the last remaining YWCA hostel site in the state. Its rarity derives not only from the survival of the original building, but from the continued operation and evolution of the place as a YWCA accommodation complex. The Betty Willis Wing contributes to this rarity by evidencing the final major phase of expansion and adaptation of the YWCA hostel model in Queensland.

Historical evidence indicates that the Betty Willis Wing is a rare surviving example of purpose-built community-based disability accommodation developed under the inaugural funding program of Queensland's Housing Accommodation Assistance Scheme (HAAS). Approved during the Scheme's initial implementation phase and constructed in 1991 for young people with physical disabilities, the Wing demonstrates an early government-supported response to growing demand for community-based accommodation during the transition away from institutional models of care. Its rarity is enhanced by the survival of documentary evidence linking the place directly to the first HAAS program and by its continued physical and functional association with Gowrie House, recognised in the

Queensland Heritage Register as the last operating YWCA hostel in Queensland. The Wing remains an integral component of that continuing use and is a well-documented and substantially intact example of an increasingly uncommon form of community-based disability accommodation associated with the YWCA's social welfare and accommodation services.

The following statement is made on pages 20–21 of the application. The proposed statement of significance is followed by text providing analysis of the statement.

Gowrie House is recognised in the Queensland Heritage Register as the only YWCA-owned hostel still operating in Queensland, representing a rare surviving example of a purpose-developed women's accommodation and welfare institution. The listing further recognises that both the original building and subsequent additions collectively demonstrate changing accommodation needs for women and the ongoing role of the YWCA in the community. The Betty Willis Wing is a substantial later addition that forms part of the accommodation infrastructure through which this rare surviving hostel function continues to be expressed.

Analysis:

The existing Queensland Heritage Register entry establishes the rarity of Gowrie House as the only surviving YWCA-owned hostel in Queensland. This rarity is associated with the continued operation of the place as a residential accommodation and welfare facility, rather than the survival of the 1945 building alone. The listing explicitly acknowledges that subsequent additions contribute to the expression of changing accommodation needs and the ongoing function of the place.

The Betty Willis Wing, constructed in 1991, is a major later addition to the complex. It provided additional residential accommodation, including accessible accommodation for people with disabilities, and expanded the overall capacity of the hostel. In doing so, it forms part of the physical infrastructure that supports the continued operation of the place as a YWCA accommodation facility.

Consistent with the existing listing, the Wing is physically and functionally integrated with the hostel complex and contributes to the built fabric through which the rare surviving hostel function is expressed. It demonstrates how the place adapted to changing accommodation requirements while maintaining its core role as a YWCA-operated residential facility.

The Betty Willis Wing contributes to the rarity of Gowrie House as the only YWCA-owned hostel still operating in Queensland by forming part of the accommodation infrastructure through which that rare function is expressed. Exclusion of the Wing would reduce the completeness and integrity of the physical evidence of this rare institutional type by removing a substantial component of the later development that enables the continued operation and legibility of the hostel function

3.2.3 Criterion h – Special Historical Association

The information in the proposed statements of significance in the application documentation under criterion h is reprinted below.

The following statement is made on page 5 of the application:

The Betty Willis Wing is integral to demonstrating the continuing association between Gowrie House and the Young Women's Christian Association (YWCA), an organisation of recognised importance in Queensland's history. The Wing was constructed as part of the continued use of Gowrie House for women's accommodation and associated welfare functions and physically evidences the long-term occupation, adaptation and operation of the place by the YWCA. Its construction enabled expanded accommodation and service delivery during a period of organisational and societal change and contraction and contributed to the continued viability of Gowrie House as a major centre of YWCA operations.

The Wing therefore assists in demonstrating the enduring institutional relationship between the YWCA and Gowrie House as an accommodation facility, welfare service and organisational base. Exclusion of

the Wing from the heritage extent materially reduces the ability of the place to demonstrate this continuing association.

The following statement is made on pages 21-22 of the application. The proposed statement of significance is followed by text providing analysis of the statement.

Gowrie House has a strong and continuing association with the Young Women's Christian Association (YWCA), an organisation of historical importance in Queensland for its longstanding role in women's accommodation, welfare, education, and social support. The place demonstrates the continuity of YWCA operations from 1945 through to the late twentieth and early twenty-first centuries.

The Betty Willis Wing, constructed in 1991, forms part of this association by reflecting a later phase of YWCA adaptation and service delivery at Gowrie House. The wing is named in honour of Betty Willis and is associated with her leadership within YWCA Toowoomba during the period in which the extension was conceived and delivered.

Together, the place and its later additions demonstrate the long-term association of Gowrie House with the YWCA and its key personnel during periods of organisational continuity and change.

Analysis

Gowrie House has a strong and continuing association with the Young Women's Christian Association (YWCA), an organisation of historical importance in Queensland for its longstanding role in women's accommodation, welfare, education and social support services. The place demonstrates the continuity of YWCA activities at the site from 1945 and the evolution of those activities in response to changing community needs, organisational priorities and funding environments.

The Betty Willis Wing, constructed in 1991, forms part of this continuing association. Developed during a period of organisational adaptation, the wing enabled the consolidation of YWCA Toowoomba operations at Gowrie House, expanded accommodation capacity, and supported the diversification of services beyond the site's earlier hostel-based role. As such, it reflects a significant later phase in the YWCA's occupation and use of the place.

The wing is also associated with Betty Willis, who served in senior leadership roles within YWCA Toowoomba, including General Secretary and President. She was closely involved in the planning and delivery of the extension, which was subsequently named in her honour in recognition of her contribution to the organisation.

The wing demonstrates:

- the continuing association of Gowrie House with the YWCA through a later phase of accommodation, welfare and community service delivery*
- the ongoing adaptation of the place to support changing YWCA programs and operational requirements*
- the contribution of YWCA leadership, including Betty Willis, to the planning and development of the 1991 extension.*

While the original Gowrie House demonstrates the establishment of YWCA accommodation services, the Betty Willis Wing demonstrates the continuation and evolution of that association during the late twentieth century. Exclusion of the wing would diminish the ability of the place to illustrate the full extent of the YWCA's long-term occupation, service delivery and organisational development at Gowrie House.

The application documentation then includes a summary of significance for the site on pages 7-8. This is reprinted below.

Gowrie House is the last remaining YWCA hostel in Queensland and represents a rare surviving example of a twentieth-century institutional model dedicated to women's accommodation, welfare, and advancement. The Betty Willis Wing is integral to the understanding of the place, contributing to

its functional, historical, and social integrity and evidencing the continued evolution of YWCA services at Gowrie House.

Key points of significance include:

- *Integral evidence of the continuity of use and institutional evolution of Gowrie House, demonstrating its transition from a traditional women's hostel to a broader accommodation and welfare service model, including its role as the headquarters of YWCA Toowoomba and later YWCA Queensland, and reflecting the consolidation of regional YWCA branches and the expansion of disability, housing, social and community services across Queensland between 1988 and 2018.*
- *The final phase of the site's operational evolution, representing the last major expansion of Gowrie House as an active YWCA accommodation facility, with the hostel function continuing until 2025.*
- *Physical evidence of a major phase of adaptation and expansion undertaken during the founding phase of the Housing Accommodation Assistance Scheme (HAAS), an early Queensland Government capital grant program established to expand community-based accommodation and later developed into the Community Housing Partnership Program, which also reflects late twentieth-century adaptation of the YWCA hostel model through the provision of accessible accommodation and facilities for people with disabilities in response to changing community needs and service expectations prior to the commencement of the 1992 Disability Services Act era.*
- *Evidence of changing approaches to accommodation and welfare provision in Queensland through a combination of state-supported community housing initiatives and substantial private philanthropic funding, including support from Clive Berghofer*

Excluding the Betty Willis Wing from the heritage mapping produces a fragmented and incomplete representation of the place by limiting the ability to understand:

- *The scale and scope of YWCA operations undertaken at Gowrie House, demonstrated through its 42-room accommodation facility and associated spaces for community programs, training, and support services, which collectively illustrate the expanded operational role of the place beyond its original hostel function.*
- *The transition of Gowrie House from hostel accommodation to the operational headquarters of the Toowoomba YWCA and later YWCA Queensland, demonstrating its evolving role in supporting the administration and coordination of YWCA services across Queensland, and its contribution to the consolidation of state-level organisational functions following the amalgamation of regional branches.*
- *The late twentieth-century expansion of disability accommodation and associated training programs in Queensland, demonstrated through government-supported initiatives such as the Housing Accommodation Assistance Scheme (HAAS) and their delivery through purpose-built community-based accommodation in partnership with voluntary organisations.*
- *The outcomes of sustained community fundraising efforts contributing to the development and ongoing operation of Gowrie House, reflecting the role of community and philanthropic support in enabling the expansion of YWCA accommodation, disability services, and associated training and support functions.*

Detailed responses to these statements of significance are provided in the following chapter.

The application documentation also includes some historical discussion and a physical description of the Betty Willis Wing. In the interest of brevity, this text is not reprinted in this submission report. Only certain

statements made in the application are noted below, for further discussion and analysis in the following chapter.

For ease of reading, the text is largely summarised – direct quotes from the application documentation are in italics.

3.2.4 History of the Building

On page 9 of the application, it is noted that the house, a substantial brick residence located on the corner of Mary and Arthur Streets, East Toowoomba, was acquired by the Toowoomba YWCA President Miss AM Wadley. The dwelling was renamed Gowrie House in honour of Lady Gowrie, wife of the Australian Governor-General. Gowrie House was officially opened as a hostel in November 1945, to accommodate young working women, students, and servicewomen.

It was further noted that demand for accommodation at Gowrie increased after World War II. In the late 1950s, the Wadley Wing was constructed to respond to growing demand from women from country areas who relocated to Toowoomba for secondary schooling. The building opened in 1960.⁶ By the early 1970s, another building was added to the site to accommodate the continued growth in demand for accommodation at Gowrie House, and the provision of services. This building was known as the Margaret Hoffmann Wing, and opened in 1971.⁷

The above information in the application is largely taken from the history in the QHR register entry for Gowrie House.

On pages 10–11 of the application, it is noted that Betty Willis served as the General Secretary of the YWCA in Toowoomba from 1967 to 1971, and then as President from 1986 to 1991.

Further, in the mid 1970s fire damaged the YWCA Toowoomba branch premises and operations were relocated to Gowrie House in an interim basis. Later, YWCA functions and activities were undertaken from a range of temporary and leased premises, including Laurel Bank Hall.

In the mid 1980s, after being appointed President of the YWCA, Betty Willis *initiated and led the development of a proposal to expand Gowrie House in response to emerging accommodation and accessibility needs, including provision for people with physical disabilities*. New accommodation on the site was planned, initially as a modest scheme incorporating several accessible bedrooms and associated facilities.

The scheme evolved and became larger, with access to funding from the Queensland government, and the assistance of the architect Mal Just. An initial grant of \$270,000 was provided by the Queensland government contingent on YWCA funding, for a building to accommodate 10 people with physical disabilities and enable their participation in YWCA programs. Funding from the government increased to \$371,000, and the project evolved into the construction of a 15 room building – called the Betty Willis Wing.

On pages 11–12 of the application, it is noted that YWCA Toowoomba submission for funding was prepared and lodged with the Queensland Housing Commission as a pilot program in late 1988 and approved during the initial implementation phase of the Queensland Government's Housing Accommodation Assistance Scheme (HAAS). The application notes Cabinet minutes from January 1989 approving the project, as the *construction and modification of accommodation for "10 young physically handicapped" persons at YWCA Toowoomba*. The YWCA scheme was selected as part of an inaugural \$25 million funding round from more than 200 applications for funding. This was the *initial implementation of the Housing Accommodation Assistance Scheme (HAAS), a joint government-community housing initiative later renamed the Community Housing Partnership Program*.

⁶ Betty Willis, *Another turn in the road* (Darling Heights; Community Books, 2007) p. 45.

⁷ Betty Willis, *Another turn in the road*, p. 45.

The HAAS program was an initiative of the Queensland government to provide funding to not for profit community organisations to support the provision of long-term accommodation for *aged persons, single people, and people with disabilities*. The participating organisations had to provide a site and a financial contribution towards the project, which included *community fundraising and local support initiatives*.

The application makes the following statement:

The 1988 Housing Commission and 1989–1991 Queensland Department of Housing and Local Government Annual Reports indicate that, during this period, the Department was actively developing and implementing joint venture approaches to housing provision in partnership with community organisations and local government. This reflects a broader policy shift towards collaborative delivery models in the provision of housing assistance for vulnerable cohorts, including people with disabilities and low-income households.

On page 13, the application notes that the YWCA branch in Toowoomba raised funds for the development of the Betty Willis Wing. Donors could contribute varying amounts, which was recognised through a structured acknowledgement system. It is noted that support was provided by the Mayor of Toowoomba, Clive Berghofer, with a donor board listing the donors.

On page 14, the application makes the following statement:

Accordingly, the Betty Willis Wing is properly understood as an early and substantial example of a HAAS-supported community housing development delivered through a structured government–community joint venture model.

Further on page 14, the application notes that construction of the Betty Willis wing began in July 1990. The new building provided a total of 15 bedrooms, including five wheelchair-accessible rooms on the ground floor and nine rooms on the upper level, along with a communal kitchen, dining, lounge, laundry. The building was formally opened by in May 1991 by the Deputy Premier of Queensland and Minister for Housing Tom Burns. Approximately 300 people attended the opening, including *national and state YWCA representatives and local dignitaries*. The design of the building *incorporated complementary materials and finishes intended to maintain visual cohesion with Gowrie House*.

On pages 14–15 of the application, it is contended that the construction of the Betty Willis Wing enabled the *consolidation of YWCA Toowoomba's operations at Gowrie House and significantly expanded the site's accommodation capacity and service delivery capability*. The application further contends that that construction of the Betty Willis Wing *materially expanded the functional capability of the place and enabled the diversification of services beyond the site's earlier hostel-based role*. Since its construction, the Betty Willis Wing has *continued to support the ongoing operation of the YWCA at Gowrie House, contributing to sustained levels of service delivery and operational activity not previously achievable within the original building configuration*.

On page 15 the application notes that during the late twentieth and early twenty-first century periods, the Toowoomba YWCA branch was the most operationally active branch in Queensland. Other Queensland branches experienced declining membership, reduced program delivery, or organisational and financial pressures, the Toowoomba branch maintained a *broader service offering, scale of operations, larger staffing base, and stronger institutional presence unmatched by other Queensland YWCAs*.

In 2011 the YWCA branches amalgamated with YWCA Queensland as a consolidated state-wide organisation. The Gowrie House complex *assumed an important operational role within YWCA Queensland as its headquarters, reflecting the continuing strength and service capacity of the Toowoomba branch*. In this context, the application contends that the *Betty Willis Wing was not merely a later addition to the place, but an important enabling component in the continued viability and broader organisational role of Gowrie House within the history of YWCA Queensland*.

3.2.5 Physical Description of the Building

On page 16 the application suggests that the Betty Willis Wing was designed using complementary materials, finishes, roof forms, and colour treatments *intended to harmonise with the original Gowrie House and*

maintain the visual cohesion of the site. Further, the Hoffman-Wadley Wing similarly adopted materials and forms intended to complement the broader character of the place.

On pages 16-17 of the application, the Betty Willis Wing is described as containing five disabled bedrooms providing rooming accommodation on the ground floor, with a communal bathroom, laundry, and kitchen facilities, a community room and shared common area with nine bedrooms and communal bathroom and kitchen facilities on the first floor. The building incorporated landscaped internal courts separating communal and accommodation areas, providing natural light, ventilation, and access to outdoor areas, *supporting the transition from more traditional institutional accommodation models toward increasingly independent and community-oriented living arrangements.*

Further, it is noted that the plan and arrangement of the Betty Willis Wing demonstrates the adaptation of the *earlier YWCA hostel model to late twentieth-century accommodation standards, including accessible accommodation and shared community facilities.* The wing evidences the continued operation and evolution of Gowrie House as a women-focused accommodation and support service into the late twentieth century.

The discussion of the proposed statements of significance, the claims made in the history and description sections of the application, and the supporting arguments against these claims are expanded upon in the following chapter.

3

Response to the Nomination

Claims regarding Significance

Other Claims

4 Response to the Nomination

The following information is provided to critically assess and rebut the claims made in the application in relation to the stated cultural heritage significance of the Betty Willis Wing.

4.1 Claims regarding Significance

As noted in the previous chapter the application documentation includes two sets of proposed statements of significance against the three nominated criteria of cultural significance in the Act, on different pages of the document, as well as a summary statement of significance elsewhere in the document which contains different text again.

In any event, each of these statements and the claims within them have been reviewed, and discussed with staff of the YWCA for context. Responses to the claimed significance of the Betty Willis Wing are provided in this chapter.

4.1.1 Criterion a – Historical Significance

The various claims about historical significance in the application documentation are assessed and analysed below.

At the outset it is noted that the wording of the criterion in the Act regarding historical significance requires a place to be **important** in demonstrating the evolution or pattern of Queensland's history (added emphasis). There are two elements to this – a place needs to demonstrate the evolution or pattern of Queensland's history, but also needs to be **important** in demonstrating the evolution or pattern of history of the state, to fulfil this criterion. The mere construction and continued existence of a building does not necessarily demonstrate the evolution or pattern of Queensland's history.⁸

Therefore, when putting forward a proposition that a place is historically significant under this criterion, it needs to be demonstrated that the subject place demonstrates the evolution or pattern of Queensland's history and equally is **important** in demonstrating the evolution or pattern of Queensland's history.

The application contends that Gowrie House is important in demonstrating the evolution of women's accommodation, welfare, and community support services in Queensland.

This may be the true, for Gowrie House itself, given the house was acquired in the 1940s by the YWCA, and the YWCA maintains a connection with the house and the wider site in the mid 2020s. It does not follow that each building that was developed on the site since that time for accommodation or service provision is as important as Gowrie House in demonstrating the evolution of women's accommodation, welfare, and community support services in Queensland. As the initial building on the site and acquired by the YWCA for the purposes of providing accommodation and services for women on site, Gowrie House is important in demonstrating this history.

However the above statement in the application appears to ignore the historical reality that in the late 1970s the YWCA in Toowoomba allowed men to live on site in the existing accommodation. This was in 1979 when the Margaret Hoffman Wing was used for the accommodation of boys and young men such as apprentices.⁹ The QHR register entry notes that in 1979 the Toowoomba branch adjusted its policies, and admitted both women and men to board on site. Indeed this is acknowledged in page 9 of the application document; this information appears to be taken from the register entry itself. Therefore, for approximately 35 years Gowrie

⁸ Department of Environment and Heritage Protection, *Assessing cultural significance: using the cultural heritage criteria*, pp. 23–29.

⁹ Betty Willis, *Another turn in the road*, p. 45.

House allowed women boarders only. Since 1979, the YWCA has allowed both male and female boarders at Gowrie House. This is a period of more than 45 years – longer than the 35 year period of women only on site.

This observation does not belittle or lessen the important role that the YWCA has played in Queensland history in providing facilities for women over its history. The observation simply points out that circumstances changed over time, and that the “women only” aspect of the YWCA is no longer a feature of its operation.

Further, the Betty Willis Wing was constructed in the late 1980s and early 1990s, after the YWCA had opened its doors to men and women boarders. As an accommodation facility, the Betty Willis Wing allowed for both men and women. This is also implicitly acknowledged in the application documentation.

The concept of shared accommodation between men and women is quite standard today, and as noted in the register entry and in the application documentation Gowrie House has admitted both men and women boarders from 1979. Arguably, places may be considered to have historical significance if they demonstrate aspects of the past that are no longer current, as they provide evidence of practices, cultural norms or biases that are now lost to history. Hosted or supported accommodation established for women only, many years ago, may be considered historically significant. Such a place may provide evidence of past practices now lost, and indeed would be considered more historically significant than accommodation offered to both genders, which is largely the same as the current period of operation.

The Betty Willis Wing cannot demonstrate the evolution of *women’s* accommodation and welfare on the site. It was constructed in the 1990s when men and women were able to board on site, and indeed men and women were accommodated in the building. Further, the Betty Willis Wing was constructed in part to accommodate disabled persons on the ground floor, as well as others on the first floor, a move away from the traditional operation of the YWCA (which it has been proven had already occurred).

The application claims historical significance for the Betty Willis Wing as it provides evidence of the *continued evolution of Gowrie House from a private residence to a YWCA hostel* and an expanded accommodation and welfare facility.

This is little more than a simple statement of fact, and does not mean the Betty Willis Wing is historically significant as a result. Any building or piece of infrastructure constructed for a purpose or use can demonstrate a “continued evolution” of that purpose or use. Each building constructed on the Gowrie House site could demonstrate the “continued evolution” of the YWCA and its activities on the site. But this does not demonstrate historical significance. As noted above, a place needs to be important in demonstrating the evolution or pattern of the history of the state of Queensland. The construction of the Betty Willis Wing more than 30 years ago and its presence on the site does not in itself mean the building is historically significant.

The application states in claims for historical significance that the construction of the Betty Willis Wing was in response to changing accommodation needs and social expectations in Queensland. It provided an increase in accommodation capacity and accessible facilities, associated with changing models of accommodation and care.

The application acknowledges that in the late 1970s men were allowed to board at Gowrie House, and the women only concept for the YWCA was outdated. Conditions in society for women were no doubt different in the 1970s than they were in the 1940s when Gowrie House was acquired. The application also concedes that in the late 1980s the YWCA was facing a period *organisational strain, with financial pressures affecting the existing service delivery model, issues of financial viability and increasing complexity of resident needs*. The opportunity to seek government funding through the HAAS scheme at this time may have been seen by the YWCA as an opportunity to pivot its accommodation offer on the site.

The application claims historical significance for the Betty Willis Wing as it forms part of the *historical trajectory of the place*, and the contribution of subsequent additions in responding to changing accommodation needs. As above, this *historical trajectory of the place* does not demonstrate historical significance. Each building may form part of a *historical trajectory* of a place. In itself this does not fulfil the criterion for historical significance.

The application states a number of times that the Betty Willis Wing contributes to the historical significance of the Gowrie House site as the *final major phase in the development* of the site, in the discussion against criterion a), b) and in the summary of significance.

This claim is difficult to reconcile, as the Hoffman Wadley Wing was constructed after the Betty Willis Wing in the 2010s. The new accommodation building approved via the MID approval will be another building constructed on the site by the YWCA to provide supported accommodation. There is no *final* phase of development on the site, and the Betty Willis Wing is not historically significant in these terms.

The application states in the claims for historical significance that the Betty Willis Wing demonstrates the adaptation of YWCA services in the late twentieth century *beyond the traditional supervised hostel model*.

This claim is also difficult to reconcile. While the traditional role of a “matron” or chaperone living on site helping to care for young women on site was outdated by the 1990s, the original plans for the Betty Willis Wing show a residential unit for the supervisor on the first floor of the building. And further, Betty Willis’s book *Another turn in the road* references a supervisor’s flat as part of the scheme for the building.¹⁰ The application documentation contains information on the numbers of bedrooms and other rooms and facilities in building on pages 16–17, which must have been taken from the plans of the building. In any event, this statement about the Betty Willis Wing demonstrating the adaptation of YWCA services beyond the traditional supervised hostel model, cannot be sustained.

The application documentation notes that the QHR register entry for Gowrie House references the number of rooms on site with the construction of the Betty Willis Wing at approximately 42. This is included in the analysis section of the proposed statement of significance under criterion a) for historical significance. It has been shown elsewhere that the Betty Willis Wing provided 14 accommodation units – five equitable access rooms on the ground floor and nine other rooms on the first floor (one room on the first floor was for the supervisor). Clearly there was double the number of rooms on the site already when the Betty Willis Wing was constructed in 1991. The plans for the Betty Willis Wing referenced above show two extant buildings to the north of Gowrie House on the site – the Wadley Wing from the 1960s and the Hoffman Wing from the 1970s. Both the extant Wadley and Hoffman Wings remained in place on the site when the Betty Willis Wing was constructed and operated. These buildings were demolished to allow the construction of the Hoffman–Wadley Wing in the 2010s.

In any event, the addition of the 14 accommodation rooms in the Betty Willis Wing does not demonstrate historical significance and does not confirm the Wing’s *material contribution to the accommodation function* at the site.

The application documentation contends that while the original Gowrie House building demonstrates the establishment of the YWCA hostel model in Queensland, it *cannot demonstrate its evolution*. The application suggests that the Betty Willis Wing is needed to demonstrate this evolution, or otherwise the place will be reduced to an *incomplete and static representation of YWCA accommodation history* rather than an example of the site’s *historical development over time*.

This claim is challenged for a number of reasons. As noted above, each building on the site could be considered to demonstrate evolution of the place over time. This does not mean each building is historically significant in its own right. Indeed a case can be made that Gowrie House can demonstrate this evolution, if this is required. This building was acquired to provide accommodation for women in the 1940s, and the various rooms within it were used for this purpose. As the place grew and other buildings were constructed in the 1950s and 1970s, Gowrie House was used less for accommodation and more for administration, which is

¹⁰ Betty Willis, *Another turn in the road*, p. 129.

how it is used now. This evolution can be interpreted through this history over time and the use of Gowrie House by the YWCA.

Again, for a place to be considered historically significant under this criterion, it needs to be demonstrated that the subject place demonstrates the evolution or pattern of Queensland's history, and is **important** in demonstrating this evolution or pattern of Queensland's history. As simply another building providing supported accommodation on the site of a State Heritage Place that provided supported accommodation, but built only 35 years ago, the Betty Willis Wing is not historically significant, as a later accommodation building.

4.1.2 Criterion b – Rarity

The various claims about rarity in relation to cultural significance in the application documentation are assessed and analysed below.

At the outset again it is noted that the wording of the criterion in the Act regarding rarity requires a place to demonstrate *rare, uncommon or endangered aspects of **Queensland's cultural heritage***. A proposition can be put forward that any place could be considered rare or uncommon, if few have been established over time. But this is not how this criterion is applied. To fulfil this criterion, a place needs to be a rare, uncommon or endangered aspect of **Queensland's cultural heritage**.¹¹

This criterion is usually applied to places that were once common long ago but are now no longer common, due to age, change, loss or the general passage of time. Houses from the 1860s in cities and towns were once common, but are much less so in the 2020s. Single teacher schools in country areas were once common, but much less so now. With all due respect to the operations and functions of the YWCA in Queensland, the operations and functions of the YWCA itself are not generally considered part of Queensland's cultural heritage. Indeed the work of the YWCA is arguably more likely manifest in its care and service to the community, and less so in buildings it operates.

The application contends that Gowrie House is recognised as a *rare surviving example of a YWCA hostel in Queensland, and is understood to be the last remaining YWCA hostel site in the state*. This represents a misapplication of this criterion, that the distillation of the YWCA as an accommodation provider demonstrates cultural significance in itself. Other organisations, charities, religious denominations and other providers have operated, and still operate supported accommodation and community housing programs in Queensland, like the YWCA. If this is the only YWCA Hostel still operating, its operation by the YWCA does not make the Betty Willis Wing historically significant.

The application documentation appears to rely on the statement in the QHR register entry that Gowrie House is the *only YWCA owned hostel still operating in Queensland*. No research material is provided in the application documents to support this claim. Of interest, the register entry makes this claim under criterion a) regarding historical significance, not under criterion b) regarding rarity. The current entry does not consider Gowrie House to be significant under criterion b).

The YWCA operates other supported accommodation and housing in Queensland. Discussions with officers of the YWCA confirm that the type of accommodation offered by the Betty Willis Wing is outdated and no longer fit for purpose – the shared facilities aspect of the accommodation is no longer appropriate for its residents. This is one of the reasons why the YWCA sought and secured funding from the Queensland government for the construction of a new facility in place of the Betty Willis Wing, and sought and secured the MID approval to facilitate this construction.

¹¹ Department of Environment and Heritage Protection, *Assessing cultural significance: using the cultural heritage criteria*, pp. 30–35.

Further to the claim in the application documentation of Gowrie House being the only YWCA owned hostel still operating in Queensland, the application documentation contends that Gowrie House represents a *rare surviving example of a purpose-developed women's accommodation and welfare institution*.

As noted and posited above, Gowrie House may be an example of a purpose-developed women's accommodation and welfare institution. But the focus on women only at the site had changed by the late 1970s. The Betty Willis Wing was constructed in the early 1990s and admitted both genders. The Betty Willis Wing cannot be considered culturally significant in terms of a purpose-developed women's accommodation and welfare institution. And again, it does not follow that each building developed on the site after Gowrie House was established for this purpose, is as important as Gowrie House in demonstrating any aspects of the place considered to be of significance.

The application documentation makes a number of claims about the Betty Willis Wing being a *rare surviving example of purpose-built community-based disability accommodation developed under the inaugural funding program of Queensland's Housing Accommodation Assistance Scheme (HAAS)*. Again, this represents a misapplication of this criterion. The claim that the Betty Willis Wing is rare in these terms is perhaps an absurd distillation of the various aspects and elements of its funding and construction. This does not mean the Betty Willis Wing fulfils criterion b).

Research undertaken for this submission of parliamentary debates and discussion of Queensland Hansard proves that the HAAS scheme was a large and popular state-wide program that funded supported accommodation through many church groups, local councils, and community groups. Several of these were based in Toowoomba. HAAS projects were fairly common in the city of Toowoomba and around the state in the 1990s.

The HAAs program was a joint venture capital grant scheme. The community or church group seeking funding had to provide the site, and 10 per cent of the construction cost. The Queensland government provided the other 90 per cent as a cash grant. The program was aimed at aged persons, single people and people with disabilities. The Minister at the time described the model in the Parliament, on 5 December 1990 as one where:

*...people can use a block of land and 10 per cent deposit, or they can use a capital investment. The Government will enter into a joint arrangement and provide 90 per cent of the funds in a cash-grant situation.*¹²

The stated purpose, as set out in the Hansard on 10 October 1991, was to:

*...provide funding to local authorities and non-profit community groups to help provide long-term accommodation for aged and single people and people with disabilities.*¹³

The scheme was funded by an existing government funding arrangement, the Auctioneers and Agents Fidelity Guarantee Fund. It was explained in the Queensland Parliament on 2 October 1991 that the previous National Party Government had decided in 1989 to use that fund to finance the scheme. The scheme was later renamed the Community Housing Partnership to reflect its joint venture nature, and it continued under that name in the Queensland budgets through the 1990s. The funding of the Betty Willis Wing under the HAAS scheme was at the beginning of a long running program – it was not a “one-off” and was not rare.

The HAAS scheme and its projects were neither small nor unusual. Annual funding grew from about \$9.16 million in 1990, to approximately \$14.6 million in 1992. The scheme funded aged, single and disability accommodation across the state. The Housing Minister at the time, Tom Burns (who was the Minister who opened the Betty Willis Wing on 18 May 1991), told the Queensland Parliament on 31 May 1991 that the scheme was “*very popular*” and *highly successful*, and that it worked *through the local councils, the Uniting Church,*

¹² Queensland Hansard transcripts, Legislative Assembly, 5 December 1990.

¹³ Queensland Hansard transcripts, Legislative Assembly, 10 October 1991.

the Catholic Church, St Vincent de Paul, etc. Recipients around the state in that period included the Queensland AIDS Council and the Aramac Council in western Queensland, among others.¹⁴

In Toowoomba there were a number of HAAS projects. On 2 October 1991 the local member told the Parliament that in that year he had attended the opening of three HAAS projects in Toowoomba – the Betty Willis Wing, the Symes Thorpe Nursing Home and a project of St Patrick's Catholic parish.¹⁵ On 10 October 1991, four further Toowoomba applications were noted, for the Redeemer Evangelical Lutheran congregation, the Toowoomba Garden Settlement Care Complex, the Assembly of God, and another project of the YWCA.¹⁶

Therefore, it is not difficult, or unfair, to suggest that half a dozen HAAS projects in Toowoomba, which is only one regional city in Queensland in one calendar year, does not demonstrate evidence of a rare building program.

4.1.3 Criterion h – Special Historical Association

The various claims about special historical associations in the application documentation are assessed and analysed below.

Again, at the outset it is noted that the wording of the criterion in the Act regarding special associations and criterion h) requires a place to have a **special** association with the **life or work** of a particular person, group or organisation of **importance in Queensland's history**.

There are two elements to this – a place needs to have a **special** association with the life or work of a particular person, group or organisation, and that person, group or organisation has to be of **importance in Queensland's history**.

The application documentation contends that the Betty Willis Wing was constructed as part of the *continued use of Gowrie House for women's accommodation and associated welfare functions* and physically evidences the long-term occupation, adaptation and operation of the place by the YWCA, and is significant under this criterion as a result.

Again, as stated above the focus on women only at the site had changed by the late 1970s. The Betty Willis Wing was constructed in the early 1990s and admitted both genders. The Betty Willis Wing cannot be considered culturally significant in terms of the continued use of Gowrie House for women's accommodation. This *continued use of Gowrie House for women's accommodation* had finished by the 1970s, which the application documentation recognises.

The YWCA may be considered an organisation of importance in Queensland's history. Interestingly this claim is not made in the existing register entry, which attributes significance to the site under criterion h), but for associations with the architect and original owner.

It may be that Gowrie House has a special association with the YWCA, given its acquisition more than 80 years ago and the purpose for which it was acquired. This submission report is not making this claim, merely suggesting the possibility. But there is nothing in the application documentation that suggests how, or indicates why the Betty Willis Wing has a **special** association with the YWCA. It was at least the fourth building on the site to be used for accommodation for the YWCA (Gowrie House, the original Wadley Wing, and the original Hoffman Wing), another was built in the 2010s and another is planned now. There is no special association with the YWCA and the Betty Willis Wing.

The application documentation contends that the Betty Willis Wing is associated with Betty Willis, who served in *senior leadership roles* in the YWCA in Toowoomba, including General Secretary and President. Willis was

¹⁴ Queensland Hansard transcripts, Legislative Assembly, 31 May 1991.

¹⁵ Queensland Hansard transcripts, Legislative Assembly, 2 October 1991.

¹⁶ Queensland Hansard transcripts, Legislative Assembly, 10 October 1991.

closely involved in the planning and delivery of the building, which was *subsequently named in her honour in recognition of her contribution to the organisation*.

These facts of history are not denied. Betty Willis did serve in senior leadership roles in the YWCA in Toowoomba and was closely involved in the planning and delivery of the building. The building was clearly named after her, in recognition of her contribution to the organisation.¹⁷ This does not mean however that Betty Willis can be considered a person of importance in Queensland's history. Outside of Toowoomba and the YWCA activities in the city, Betty Willis is no doubt largely unknown. Again, this observation is not to belittle or lessen the important role that Betty Willis played in securing funding for the building and overseeing its construction. The observation is made simply to articulate and elaborate on how this criterion is applied in assessing places of cultural heritage significance under the Act.

The Betty Willis Wing is not significant for its special association with the life or work of a particular person of importance in Queensland's history.

4.2 Other Claims

There are other claims in the application documentation that are worthy of scrutiny and analysis.

The application documentation contends that the partial exclusion of the Betty Willis Wing from the QHR register entry and heritage curtilage is inconsistent with the local heritage recognition of the place.

This is not accepted by the YWCA as a valid claim to be made.

The QHR register entry was prepared and finalised in 2000. The planning scheme for the Toowoomba Regional Council was prepared in the late 2000s and gazetted in 2012. The Overlay mapping for the Heritage Place in the planning scheme for the Gowrie House site includes the entire cadastral lot.

But as noted previously in this report, the identification of this site as a Local Heritage Place has merely followed the entry of the site in the QHR under the Act, which many local governments in Queensland follow. For simplicity, the entire cadastral lot of Lot 5 on SP229169 is subject to the Local Heritage Place overlay, again following the standard practices of local governments in these activities.

There is no requirement for a QHR entry of a place (of the Queensland government) to follow a local government in assigning heritage significance to a place.

The Queensland government and the DETSI assesses places of state heritage significance. The local government assesses a place to be locally significant. In any event, there is no information in the planning scheme supporting the identification of this site by the Toowoomba Regional Council in terms of any purported local heritage significance of the Betty Willis Wing, that would explain why the entire cadastral lot is the Local Heritage Place.

The application documentation application suggests that the Betty Willis Wing was designed using complementary materials, finishes, roof forms, and colour treatments *intended to harmonise with the original Gowrie House and maintain the visual cohesion of the site*.

This may be a consideration of the applicant in 2026, and the architect at the time in 1990. But this does not provide evidence of any cultural significance of the place, and should not be considered as reasoning for its assessment as a significant element at the site. The construction of the Betty Willis Wing, its footprint and its physical connection to the rear wall of Gowrie House has been a major issue over time for the YWCA to address. There has been some deterioration of original fabric of Gowrie House, including damage to brickwork, and overall drainage issues caused by the box gutter connecting the two buildings. The whole manner in which the Betty Willis Wing was constructed in such proximity to Gowrie House, a much earlier building and of different materials, has been problematic. A suspended ceiling was attached to the rear wall

¹⁷ Betty Willis, *Another turn in the road*, pp. 41–45 and 127–130 details Ms Willis's time in the YWCA in Toowoomba.

elevation of Gowrie House, and there is no subfloor or upper wall ventilation in this zone between the buildings.¹⁸

In 2009 the YWCA prepared a Conservation Management Plan (CMP) for Gowrie House.¹⁹ This document assessed the Betty Willis Wing to be an “intrusive element” at the site in terms of the cultural heritage significance of the Gowrie House site. As such, the CMP recommended that the Betty Willis Wing should be removed and the original form of for Gowrie House be reconstructed or new compatible adaptation made. This was the standard recommendation in the CMP for all intrusive elements.

Further the CMP noted that there had been some unsympathetic and intrusive changes to the site over time that detracted from the cultural significance of Gowrie House itself. These changes the construction of the adjoining Betty Willis Wing. Indeed conservation policy #84 of the CMP noted as follows:

Policy 84: Should the opportunity arise in the future, it is desirable that the Betty Willis Wing be demolished so that Largo can retrieve its original integrity as a free-standing building set in gardens.²⁰

There is no consideration that the assessments and recommendations of the CMP from 2009, concerning the future of the Betty Willis Wing, need to be revisited or recast.

In terms of heritage conservation principles and actions, for the significant fabric of Gowrie House, the Betty Willis Wing should be demolished, and not retained.

4.3 Summary

The construction of the Betty Willis Wing, as a new building in 2026 but in its existing form, materiality and location, would never be approved under current heritage legislation and associated codes. This opinion is held due to the negative impacts the Betty Willis Wing has caused on the cultural significance of Gowrie House, and to its culturally significant fabric.

Expanding the existing heritage entry of the Gowrie House State Heritage Place, and including additional land into the entry for this site in the QHR incorporating the Betty Willis Wing would require the retention of this intrusive element.

The Betty Willis Wing is not of cultural heritage significance and the current heritage curtilage for the Gowrie House site should not be extended to include this building within the heritage entry for the site.

In terms of section 42 of the *Queensland Heritage Act 1992* and the basis for making a heritage submission, this heritage submission finds that the Betty Willis Wing as the subject of the current application under section 36 of the *Queensland Heritage Act 1992* does not satisfy the cultural heritage criteria of section 35 (1) of the *Queensland Heritage Act 1992*.

¹⁸ Ivan McDonald Architect, ‘Largo Conservation Management Plan’, 2009, p. 20.

¹⁹ Ivan McDonald Architect, ‘Largo Conservation Management Plan’, 2009.

²⁰ Ivan McDonald Architect, ‘Largo Conservation Management Plan’, 2009. p. 54.

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Appendix A – QHR Register Entry



Queensland Government home >For Queenslanders >Environment, land and water >Land, housing and property >Heritage places >Queensland Heritage Register >Search the register >Gowrie House

Gowrie House

- Place ID: 601307
- 112 Mary Street, Toowoomba

General



[More images...](#)

Also known as

Largo

Classification

State Heritage

Register status

Entered

Date entered

25 August 2000

Type

Health and Care Services: Hostel - youth/student

Themes

6.4 Building settlements, towns, cities and dwellings: Dwellings

10.3 Providing health and welfare services: Caring for women and children

Architect

Marks, Henry James (Harry)

Construction periods

1901–1945, Gowrie House (1901c - 1945)

1901, Gowrie House - Main house (1901c - 1901c)

unknown, Gowrie House - Steps/stairway

Historical period

1900–1914 Early 20th century

Location

Address

112 Mary Street, Toowoomba

LGA

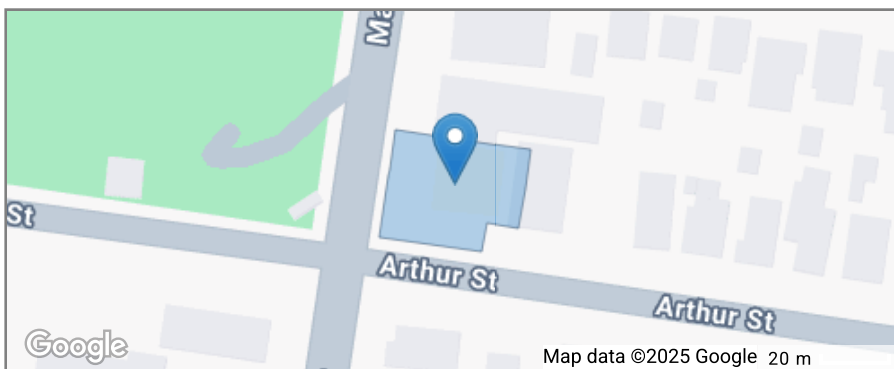
Toowoomba Regional Council

Coordinates

-27.55973046, 151.96688621

Map

- [Enlarge map](#)



Street view



Photography is provided by Google Street View and may include third-party images. Images show the vicinity of the heritage place which may not be visible.

Request a boundary map

A printable boundary map report can be emailed to you.

Email

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Significance

Criterion A

The place is important in demonstrating the evolution or pattern of Queensland's history.

Acquired by the Young Women's Christian Association of Toowoomba in 1945, it offered secure accommodation to young women working and studying in Toowoomba until 1979 when societal changes meant that both sexes could obtain lodgings in this old house. It is the only YWCA owned hostel still operating in Queensland. The use of the building and subsequent additions reflect the changes in accommodation needs for females and value of the YWCA to the community.

Criterion D

The place is important in demonstrating the principal characteristics of a particular class of cultural places.

Gowrie House displays the inventiveness and creativity typical of Marks' design work and is an excellent example of the architects work.

Criterion E

The place is important because of its aesthetic significance.

It is one of a number of extant buildings designed by the Mark's family that contribute to the architectural character of Toowoomba.

Criterion G

The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.

(Criterion under review)

Criterion H

The place has a special association with the life or work of a particular person, group or organisation of importance in Queensland's history.

Gowrie House, a large low-set brick building designed by prominent Toowoomba architect HJ Marks for leading building contractor Alexander Mayes circa 1901. Mayes was a Mayor of Toowoomba and active in community

organisations. Gowrie House is significant for its association with both these Toowoomba identities

History

The low-set brick house, Largo, on the corner of Arthur and Mary Street was designed by HJ Marks for prominent Toowoomba businessman Alexander Mayes and built probably in 1901, and definitely by 1902.

Architect Harry Marks was born and trained in Toowoomba and he and his father James Marks have been described as dominating the architectural profession for more than half a century. While Harry Marks designed a number of buildings on the Darling Downs and in Brisbane, most of his work was in Toowoomba. He designed a number of buildings including Rodway [600868], St James Parish Hall [600856], St Luke's Church Hall [600866] and Gladstone House and Cottage [601303]. Marks was not only a good architect he was an inventive one, and he patented some of his innovative solutions such as his Austral window.

Alexander Mayes born at Largo, Fifeshire, Scotland, in 1859 came out to Queensland and established himself as a Toowoomba builder and contractor in 1886. He is known to have worked on the Town Hall, Post Office, Masonic Hall, Commercial Bank, Technical College and Vacy Hall and many private homes. He was mayor 1896, 1903, 1912 and was the first mayor of the enlarged city of Toowoomba 1916-17. He was also active in the community serving on the School of Arts and Technical College, East Toowoomba School Committee, was a staunch Mason and was honorary superintendent of the Toowoomba Fire Brigade for 42 years. He was also involved with the Austral Association [601315].

Successful and prosperous Alexander Mayes and his wife Helena Agnes, daughter of grazier William Grieve, had moved into their new architect designed home on the corner of Mary and Arthur Mary Street by 1902. This large masonry house reflected the status of the Mayes in Toowoomba's society. One of Mayes' sons described his boyhood home in the Toowoomba Chronicle of 4 July 1985. He remembered three large bedrooms, two at the front, the drawing room and dining room all opening off the central hallway. At the rear was a large room 'furnished with three beds and two long tables end-to-end', while the kitchen, pantry and maid's quarters were at the rear. Sons Emeritus Professor Bruce Toowoomba Mayes, Dr Alexander Mayes (involved with founding of St Andrew's Hospital Brisbane), Rev Charles Mayes and Hector Mayes were all born in this house.

In 1922 Mayes retired to northern New South Wales and Walter Watts occupied the house until Dr Albert Furness acquired it in 1936 and he employed noted Toowoomba architect William Hodgen for alterations. Hodgen's specifications include changes to the garage and laundry, adding panelling in the dining room, installing electric light switches and polishing woodwork in the dining room, drawing room and master bedroom. Dr Furness sold it to the Young Women's Christian Association (YWCA) of Toowoomba in 1945.

The Young Women's Christian Association was founded in the 1850s in England to provide accommodation for women and girls. It soon spread to America and Europe, and is now an international organisation. The first Queensland branch was formed in Rockhampton in 1888 and Brisbane in 1890. A branch was established in Toowoomba in 1932 due to the initiatives of Lady Groom, wife of the local federal member.

During World War II the Toowoomba YWCA offered leave accommodation to servicewomen. The need for their own large premises saw the 1945 president, and South Girls School headmistress, Miss AM Wadley, with a deposit of £50 able to acquire a loan to purchase Largo for the YWCA.

Re-named Gowrie House, after Lady Gowrie the wife of the Australian Governor General, the site became the Toowoomba Young Women's Christian Association hostel. Mayor JD Annand officially opened it on 10 November 1945 as a hostel for young working and service girls.

The Toowoomba Chronicle of 12 November 1945 described the new hostel, saying how it was ideally situated on an acre of ground with mature shady trees and turf lawn and 'should provide a happy atmosphere for many students and Service girls away from home'. The solid brick house had a central hall off, which were four spacious rooms with fireplaces and large windows and doors which opened onto wide verandahs. These large rooms with cedar-framed windows, doors and mantle pieces had been converted into dormitories sleeping four to six girls. The veranda on the northern side had also been converted into a dormitory, just off this sleepout was 'the bathroom with gas heater, set-in basin, bath and shower'. Of three smaller rooms one would be used for the matron and the others for dressing rooms. At the end of the hall was a huge cedar-panelled dining room with eight tables each seating six girls. Facing east it opened onto a fernery and side garden. The staff room, servery and well-equipped kitchen opened off the south side of the dining room.

Increase in country girls wanting secondary education and needing accommodation in Toowoomba resulted in construction of Wadley Wing in the late 1950s. Increase in accommodation needs of business and secondary students necessitated further expansion, with a new wing named after past president Margaret Hofmann opened by 1971. It replaced a couple of army huts that had been used by senior girls.

With the Education Department's policy of building country high schools the number of girls requiring accommodation in Toowoomba reduced, however, there was a need for male apprentice accommodation, so in 1979 the branch adjusted to YWCA policy of admitting males and females to Gowrie House.

Due to the growth in tertiary education facilities and students in Toowoomba and disabled students needing accommodation in the late 1980s, the YWCA launched a major building appeal programme. The aim was to increase accommodation to 42, erect a new ablution and laundry block, and additions of kitchen, dining room and activities room plus wheelchair facilities. Fund raising, donations and a grant through the State Government Housing Accommodation Assistance Scheme enabled the expansion.

Extra facilities and accommodation have been added to the house over time, so that it could cope with pressure of changing times, for example wheel chair access and increased accommodation by adding new wings, as well as modernising and maintaining the complex. The Gowrie House complex is the association's Toowoomba headquarters and is the only remaining Queensland YWCA owned hostel that continues to provide accommodation to students, disabled persons, travellers and members with its 42 rooms that include single, double and twin rooms.

A 1995 survey of Toowoomba's heritage places, Toowoomba inner residential area heritage study, included Gowrie House as a place of special consideration sites.

Description

Gowrie House is a large, low-set brick residence located on a large block on the corner of Mary and Arthur Streets, Toowoomba.

The core of this brick house has a symmetrical front facade; a central entrance porch separating bay windows which extend through the veranda roof and are surmounted by a finial. The steep hipped corrugated iron roof rises to a lace trimmed windows walk.

It is built of 23-32 cm thick cavity bricks on foundations of bluestone from Harlaxton quarry, and the limited subfloor has hit and miss brick infill. Wide concrete steps lead up to a prominent portico with Largo etched in the fretwork gable pediment which is supported by paired timber posts while the wide veranda is edged by intricate iron lace. Use of lighter coloured bricks for quoins framing windows and wall edges is also employed and this emphasises the separation of higher and lower gutter lines as do the timber brackets supporting the superior roof.

An arch with a timber panelled base and stained glass above frames the wide six-panel front door. The arch above the door consists of three arcs, stained glass separated by concrete. The U-shaped veranda is enclosed on the northern side, while on the southern side it terminates at a gable-roofed room. Concrete stairs from the veranda give access to the garden while a door surmounted by a fanlight give entrance to a bay-windowed room. The bay window has sash windows with concrete lintel and sill. Attention is drawn to the crenellated roof by the use of coloured brickwork. Above this is a flying gable with a finial.

As is typical with such houses, the service facilities are less ornate, so that the room on the other side of this gable-roofed room has the same double sash windows, lintel and sill but has a shallower hip roof. A small porch gives access to this room.

The three vented chimneys, unusual exterior sash windows and window decoration are typical of Harry Marks designs.

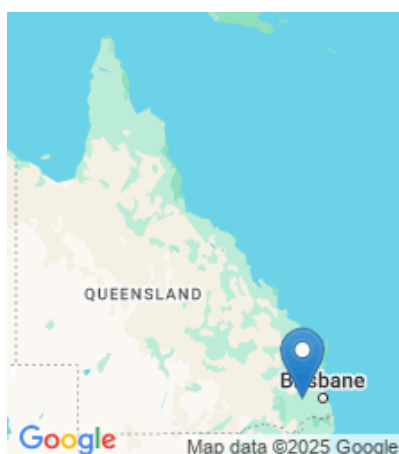
Internally, the building is largely intact. Apart from the modern kitchen, and a door opening between two of the former bedrooms, there are few changes. Surviving details in the house include doors, skirtings, all fire surrounds, plaster ceilings, coving, windows and stained glass. The original gas lamp remains in the entry.

Gowrie House is set back from the road and a new garden has been constructed around its western and southern elevations, while the grounds include several mature trees.

Image gallery



Location



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Last updated 20 February 2025

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Queensland Government (<https://www.qld.gov.au/>)

Appendix B – Original Plans Betty Willis Wing

Toowoomba Regional Council advises that the use of this plan is subject to the *Copyright Act 1968* and the responsibility of the holder to ensure copyright compliance.

C.C.A. TREATED RETAINING WALL SCHEDULE	
WALL HEIGHT "H"	POST DEPTH "D"
0 - 600	900
600 - 900	1200
900 - 1100	1500

SECTION A-A TYPICAL
TIMBER RETAINING WALL.

NOTE THIS DRAWING TO BE READ IN CONJUNCTION
WITH DETAILS ON DRAWING 1154/02

THIS DRAWING SUPERSEDES PART DETAILS ON
DRAWING No 1154/01

ARTHUR ST

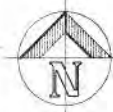
Project **PROPOSED ADDITIONS AT GOWRIE HOUSE**
112 MARY STREET TOOWOOMBA, QLD.
FOR YOUNG WOMEN'S CHRISTIAN ASSOCIATION.

Drawing Title
PAVEMENT AND DRAINAGE
LAYOUT.

Mc VEIGH CONSULTANTS PTY LTD
CONSULTING ENGINEERS AND PROJECT MANAGERS
P O Box 2443 Toowoomba 4350 Phone 076 385338 Facsimile 076 392487

Drawn A. C. ROBINSON: NPD	Checked <i>[Signature]</i>	Drawing Number 1154/07
Scale 1:100 1:20	Date 6/6/90	Approved <i>[Signature]</i>

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GROUND FLOOR & SITE PLAN

Scale 1: 100

1. LEVEL DATUM ASSUMED (DATUM WADLEY WING FL - RL 10-00)

2. CONTOUR INTERVAL 0.5 m
DENOTES ONE HOUR FIRE RATED
CEILING

— DENOTES ONE HOUR FIRE RATED WALLS & COLUMNS

ARTHUR

PROJECT
PROPOSED ADDITIONS TO GOWRIE HOUSE
112 MARY STREET,
TOOWOOMBA.

CLIENT
YOUNG WOMEN'S CHRISTIAN
ASSOCIATION INC.

R. J. & M. Fiedler - Design Consultants

M.E. Just -

Architect

R.O. Box 337,
Pawnee, W. 4350

Telephone
(076) 301884

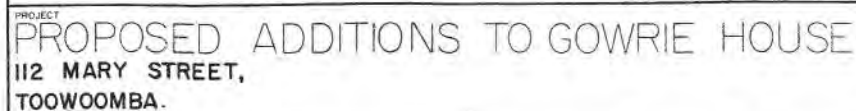
65 Lark Street,
Rosedale, Q. 4332

DRAWING TITLE
GROUND FLOOR & SITE PLAN

DRAWN RJF	DESIGNED RJF	SCALE 1:100	DRAWING No. 2A
PROJECT No. PJ 8804	DATE JAN. 89	ISSUE F	

2A

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advises that the use of this plan is
subject to the *Copyright Act 1968*
and the responsibility of the holder
to ensure copyright compliance.

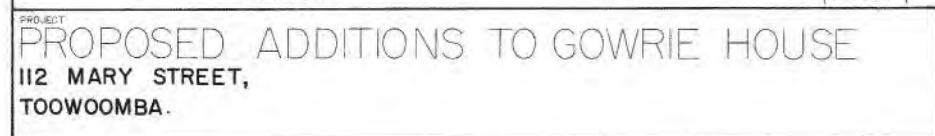


63 Luck Street,
Tegucigalpa, C. 436

PROJECT No.	STUDY NO. 14
-------------	--------------

2A

Toowoomba Regional Council advises that the use of this plan is subject to the Copyright Act 1968 and the responsibility of the holder to ensure copyright compliance.



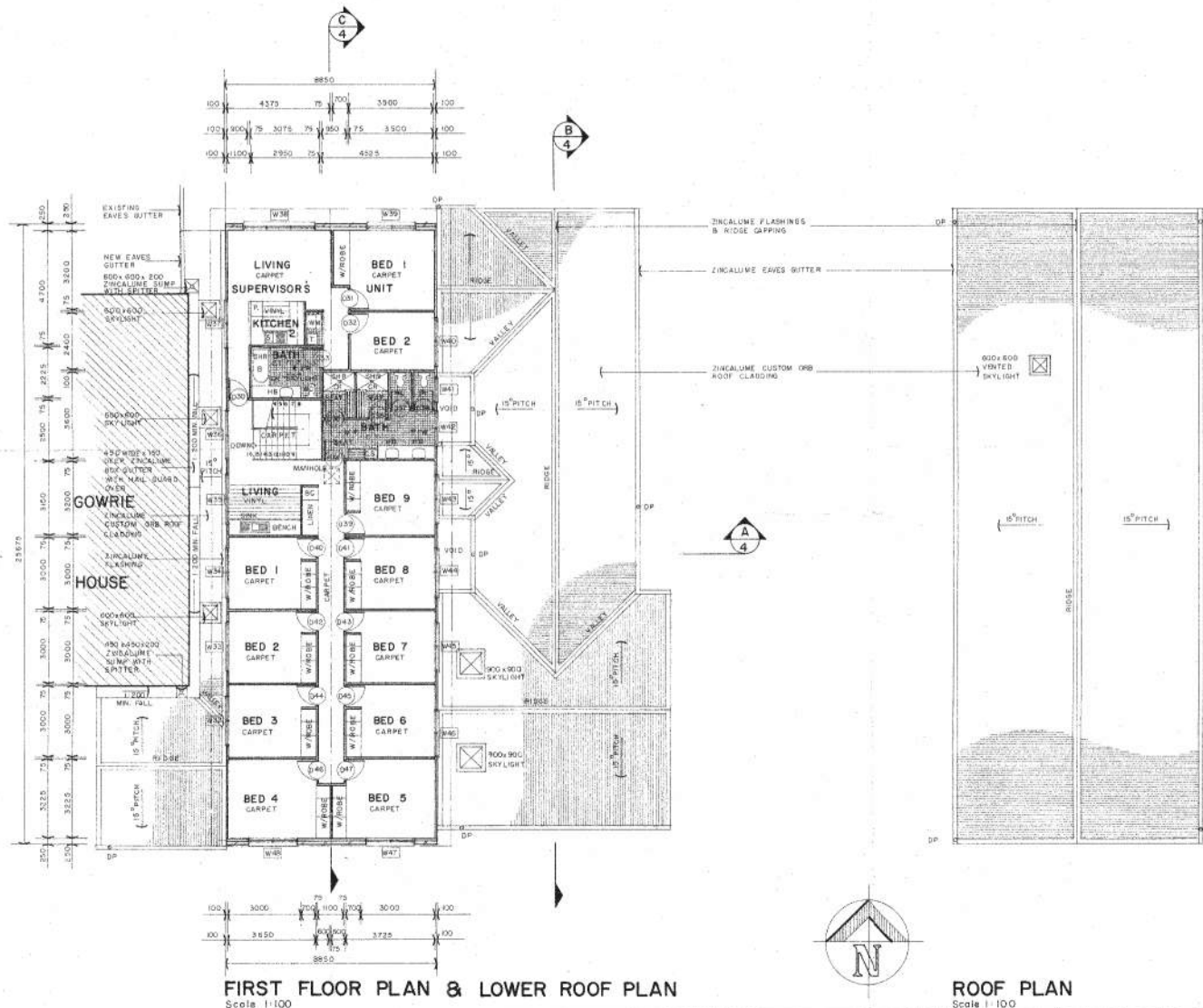
CLIENT
YOUNG WOMEN'S CHRISTIAN
ASSOCIATION INC.

R. J. & M. Fiedler - Design Consultants
M. E. Just - Architect
P.O. Box 537 Telephone 63 East Street,
Sawabingo, Q. 9350 (076) 301884 Tumbukha, Q. 9300

DRAWING TITLE			
GROUND FLOOR & SITE PLAN			
DRAWN RJF	DESIGNED RJF	SCALE AS SHOWN	DRAWING No.
PROJECT No. FJ 8804	JAN. 89	A	

Toowoomba Regional Council advises that the use of this plan is subject to the Copyright Act 1968 and the responsibility of the holder to ensure copyright compliance.

SUPERSEDED PLAN



NOTE

1. BUILDER TO VERIFY ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.
2. FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING THE DRAWINGS.
3. ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEER'S DRAWINGS.
4. WORK AND MATERIALS TO CONFORM WITH THE BUILDING ACT 1975-1988, APPENDIX 4 TO THE STANDARD BUILDING BY-LAWS, LOCAL AUTHORITY BY-LAWS AND RELEVANT AUSTRALIAN STANDARD (A.S.) CODES.
5. DRAINAGE TO BE IN ACCORDANCE WITH THE SEWERAGE AND WATER SUPPLY ACT AND IN ACCORDANCE WITH LOCAL AUTHORITY REGULATIONS.

LEGEND

WC	WATER CLOSET
H.B	HAND BASIN
SHR	SHOWER
B	BATH
CS	CLEANER'S SINK
FW	FLOOR WASTE
CR	CURTAIN ROD
T	LAUNDRY TUB
WM	WASHING MACHINE
D	CLOTHES DRYER
H.C	HOSE COCK
D.P	DOWN PIPE
C.T	CERAMIC TILES
HR	HANDRAIL
WCA	WHEEL CHAIR ACCESS
WROSE	WARDROBE
P	PANTRY
S	KITCHEN SINK

TOOWOOMBA CITY COUNCIL
10 MAY 1990
BUILDING SECTION

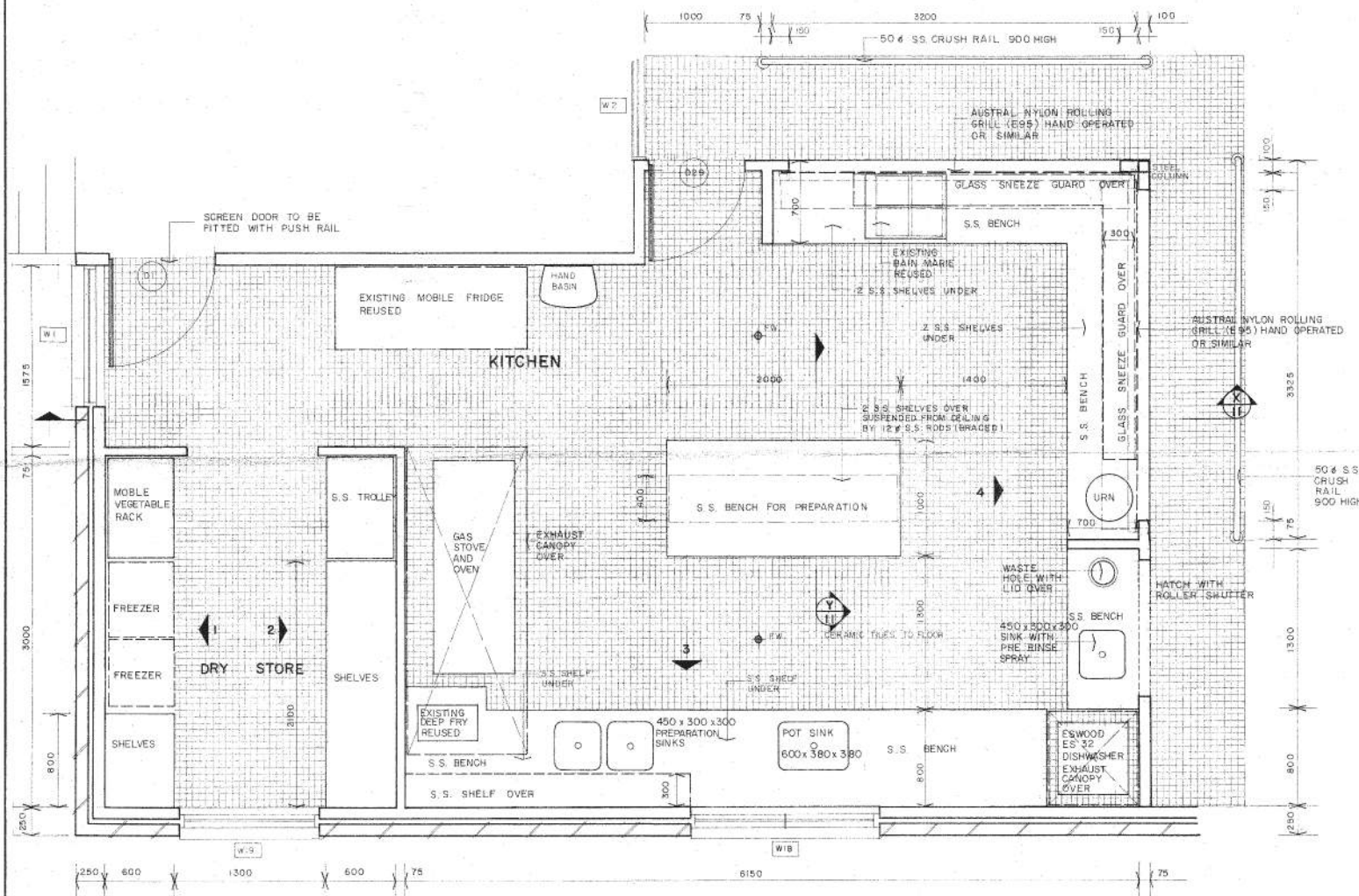
SUPERSEDED PLAN

PROJECT
PROPOSED ADDITIONS TO GOWRIE HOUSE
112 MARY STREET,
TOOWOOMBA.

CLIENT
YOUNG WOMEN'S CHRISTIAN
ASSOCIATION INC.

R. J. & M. Fiedler - Design Consultants
M.E. Just - Architect
P.O. Box 537, Toowoomba Q. 4300
Telephone (076) 331684
65 Lock Street, Toowoomba Q. 4300

DRAWING TITLE			
FIRST FLOOR PLAN AND ROOF PLAN			
DRAWN R.J.F.	DESIGNED R.J.F.	SCALE 1:100	DRAWING No. 100
PROJECT No. FJ 8804	DATE JAN. 90	SUPERSEDED PLAN	



PLAN
Scale 1:20
KITCHEN DETAILS

PROJECT
PROPOSED ADDITIONS TO GOWRIE HOUSE
112 MARY STREET,
TOOWOOMBA.

CLIENT: YOUNG WOMEN'S CHRISTIAN ASSOCIATION INC.

R. J. & M. Fiedler - Design Consultants

M.E. Just -

Architect

Telephone
(076) 30168

65 Luck Street,
Tampambo, Q. 4350

DRAWING TITLE
KITCHEN DETAILS - PLAN

DRAWN RJF	DESIGNED RJF	SCALE 1:20	DRAWING No. 10
PROJECT No. FJ 8804	DATE AUG 90	ISSUE R	

DEPARTMENT OF COMMUNITY SERVICES
HEALTH SERVICES SECTION
APPROVED
Chambers 26/9/90
ASST. MGR/CHIEF HEALTH SUPERVISOR

Toowoomba Regional Council advises that the use of this plan is subject to the Copyright Act 1968 and the responsibility of the holder to ensure copyright compliance.

ELEVATION 3
Scale 1:20

ELEVATION 4
Scale 1:20

SECTION X
Scale 1:20

SECTION Y
Scale 1:20

ELEVATION 2
Scale 1:20

ELEVATION 1
Scale 1:20

PROJECT
PROPOSED ADDITIONS TO GOWRIE HOUSE
112 MARY STREET,
TOOWOOMBA.

CLIENT
YOUNG WOMEN'S CHRISTIAN
ASSOCIATION INC.

DRAWING TITLE
KITCHEN DETAILS

DRAWN
R.J.F.

DESIGNED
R.J.F.

SCALE
1:20

DRAWING No
11

PROJECT No
FJ 8804

DATE
AUG 90

ISSUE
A

R. J. & M. Fiedler - Design Consultants
M. E. Just - Architect
PO Box 547, Toowoomba, Q. 4330
Tel: (07) 3311694
St Luk's Street, Toowoomba, Q. 4330

DRAWING TITLE			
KITCHEN DETAILS			
DRAWN RJF	DESIGNED RJF	SCALE 1/20	DRAWING No 11
PROJECT No FJ 8804	DATE AUG 90	ISSUE A	

Toowoomba Regional Council advises that the use of this plan is subject to the Copyright Act 1968 and the responsibility of the holder to ensure copyright compliance.

MARY STREET

MARY STREET

PROPERTY BOUNDARY

70.408m

1850 HIGH COLORBOND SCREEN FENCE

LEGEND

- A GREVILLEA ASPLENIIFOLIA
- B GREVILLEA BANKSII
- C GREVILLEA BAUERI
- D GREVILLEA JUNIPERINA
- E GREVILLEA PUNICEA
- F GREVILLEA ROSMARINIFOLIA

HOFMANN WING

WADLEY WING

GOWRIE HOUSE

PROPOSED

ADDITIONS

BITUMEN SEALED DRIVEWAY AND CARPARKING



LANDSCAPE PLAN

Scale 1:100

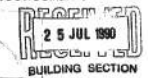
ARTHUR STREET

PROPERTY BOUNDARY

70.408m

STREET

TOOWOOMBA CITY COUNCIL



TOOWOOMBA CITY COUNCIL
This is Sheet No. 11 of 12
Forming part of Building Permit No. 871221
Signed: [Signature]
DATE: 24/7/90

PROJECT
PROPOSED ADDITIONS TO GOWRIE HOUSE
112 MARY STREET,
TOOWOOMBA.

CLIENT
**YOUNG WOMEN'S CHRISTIAN
ASSOCIATION INC.**

R.J. & M. Fiedler - Design Consultants
M.E. Just - Architect
P.O. Box 597, Toowoomba Q. 4300 Telephone (076) 501684 65 Luck Street, Toowoomba Q. 4300

DRAWING TITLE			
LANDSCAPE PLAN			
DRAWN RJF	DESIGNED RJF	SCALE 1:100	DRAWING No. 13
PROJECT No.	DATE 11 JUL 90	ISSUE A	

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PROJECT
PROPOSED ADDITIONS TO GOWRIE HOUSE
112 MARY STREET, TOOWOOMBA.

CLIENT
YOUNG WOMEN'S CHRISTIAN ASSOCIATION INC.
P.O. BOX 6360, TOOWOOMBA WEST Q. 4350

DATE
FEBRUARY, 1990
PROJECT No
FJ 8804

R. J. & M. Fiedler - Design Consultants
M. E. Just - Architect
P.O. Box 537, Toowoomba, Q. 4350 Telephone (076) 201884 65 Luck Street, Toowoomba, Q. 4350

ARCHITECTURAL DRAWING INDEX

DRAWING NUMBER	DRAWING TITLE
1	EXISTING GROUND FLOOR AND DEMOLITION PLAN
2	GROUND FLOOR AND SITE PLAN
3	FIRST FLOOR PLAN AND ROOF PLAN
4	ELEVATIONS AND SECTIONS
5	DETAILS
6	WINDOW AND DOOR SCHEDULE
7	GROUND FLOOR WET AREA PLAN
8	GROUND FLOOR WET AREA DETAILS
9	FIRST FLOOR JOINERY DETAILS
10	GROUND FLOOR KITCHEN PLAN (FUTURE)
11	GROUND FLOOR KITCHEN DETAILS (FUTURE)
12	ELECTRICAL PLANS (FUTURE)

CIVIL & STRUCTURAL DRAWING INDEX

DRAWING NUMBER	DRAWING TITLE BY McVEIGH CONSULTANTS PTY. LTD.
1154/01	PAVEMENT AND DRAINAGE LAYOUT
1154/02	PAVEMENT AND DRAINAGE DETAILS
1154/03	FOOTING AND SLAB DETAILS
1154/04	FIRST FLOOR FRAMING PLAN
1154/05	GROUND FLOOR AND FIRST FLOOR BRACING LAYOUT
1154/06	SEWER DRAINAGE LAYOUT

SEWER PERMITS - REVENUE DEPT. REQUIREMENTS
The applicant shall obtain details of existing sewers, house drains and manholes and shall show on the drawings the location and levels of sewer mains and manholes and location of house drains where these are to be effected by the proposed work. In the absence of such details approval by the Sewerage Department shall not be deemed to approve proposals to install or build over existing sewers, manholes or house drains.

TOOWOOMBA CITY COUNCIL
RECEIVED
10 MAY 1990
BUILDING SECTION

COPY

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STREET

PROPERTY BOUNDARY

50.232m

D 00

MARY

NOT PART OF THIS CONTRACT

REMOVE FIBRO LINED WALLS AND MAKE GOOD VERANDAH

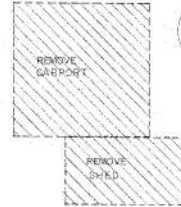
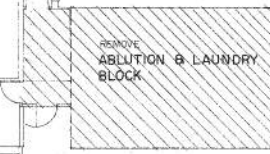
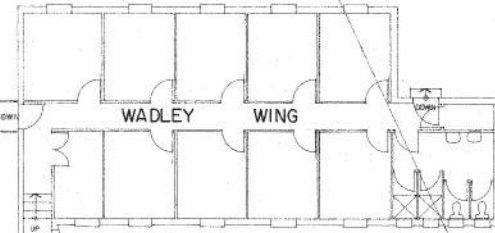
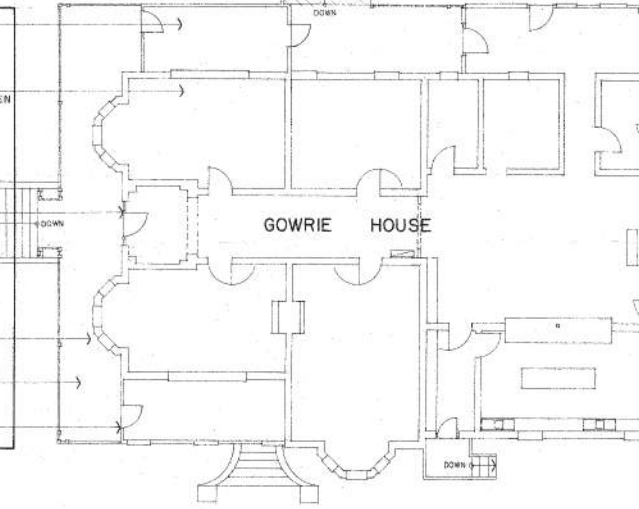
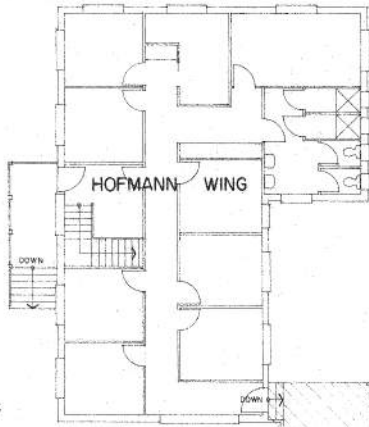
SOME INTERNAL PLASTERING AND PAINTING TO BE UNDERTAKEN

REPLACE STAINED GLASS PANEL OVER DOORWAY

BLUESTONE FOUNDATIONS TO BE REPAIRED

REPLACE DECKING TO VERANDAH AND RESTORE BALUSTRADE

REMOVE FIBRO LINED WALLS AND MAKE GOOD VERANDAH



EXISTING GROUND FLOOR & DEMOLITION PLAN

Scale 1:100

RP DESCRIPTION

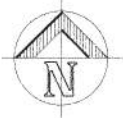
SUBS 3 TO 7 OF ALLOTS 1 TO 3 OF SECTION 58 ON RP 5638

CITY OF TOOWOOMBA

PARISH OF DRAYTON

COUNTY OF AUBIGNY

SITE AREA 3541m²



ARTHUR

270° 70.408m

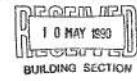
PROPERTY BOUNDARY

STREET

NOTE

DEMOLITION PLAN IS FOR THE CONVENIENCE OF THE CONTRACTOR. ONLY TO SHOW THE GENERAL EXTENT OF DEMOLITION WORK REQUIRED. CONTRACTOR IS REQUIRED TO CARRY OUT WORK AS NECESSARY TO FULFIL THE EXTENT OF WORK INCLUDED IN THE CONTRACT.

TOOWOOMBA CITY COUNCIL



TOOWOOMBA CITY COUNCIL

This is a true and correct copy of the original plan as submitted to the Council for approval.

Signed: *[Signature]*

DATE: 22.11.90

PROJECT

PROPOSED ADDITIONS TO GOWRIE HOUSE

112 MARY STREET,

TOOWOOMBA.

CLIENT

YOUNG WOMEN'S

CHRISTIAN ASSOCIATION INC.

P.O. BOX 6360,

TOOWOOMBA, WEST. Q. 4350

R.J. & M. Fiedler - Design Consultants

M.E. Just - Architect

P.O. Box 537, Toowoomba Q. 4350

Telephone (076) 301594

65 Lock Street, Toowoomba Q. 4350

DRAWING TITLE			
EXISTING GROUND FLOOR & DEMOLITION PLAN			
DRAWN RJF	DESIGNED RJF	SCALE 1:100	DRAWING No. 1
PROJECT No FJ 8804	DATE FEB 90	ISSUE A	

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GROUND FLOOR & SITE PLAN

Scale 1:100

- NOTE**
1. LEVEL DATUM ASSUMED (DATUM WADLEY WING FL - RL 10.00)

2. CONTOUR INTERVAL 0.5 m
DENOTES ONE HOUR FIRE RATED
CEILING

 DENOTES ONE HOUR FIRE RATED WALLS & COLUMNS

ARTHUR

PROJECT
PROPOSED ADDITIONS TO GOWRIE HOUSE
112 MARY STREET,
TOOWOOMBA.

CLIENT
YOUNG WOMEN'S CHRISTIAN
ASSOCIATION INC.

R. J. & M. Fiedler - Design Consultants

M.E. Just -

Architect

R.O. Box 337,
Newcombe, O. 43500

Telephone
0206 1 301684

65 Lutz Street,
Towson, Md 21204

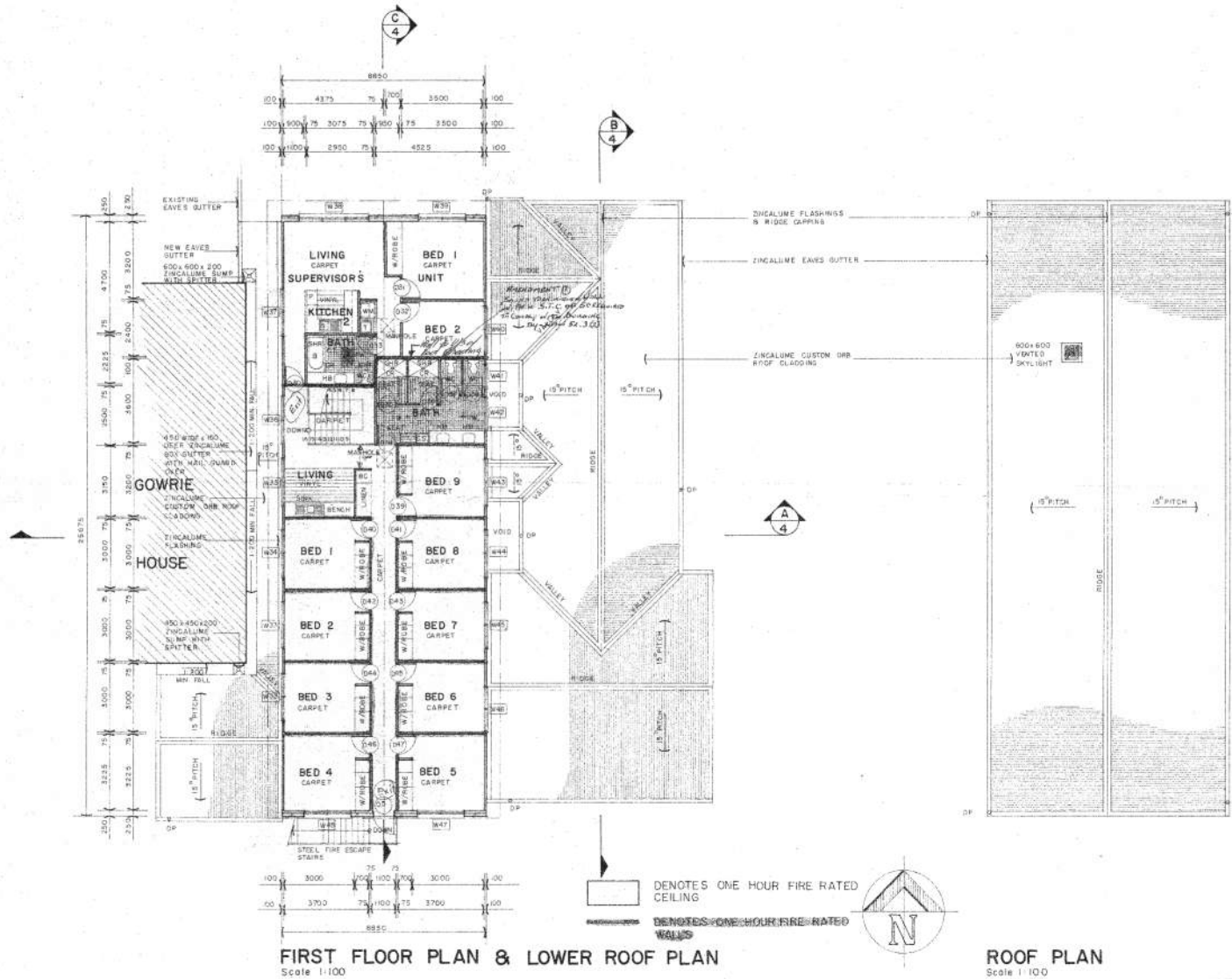
DRAWING TITLE
GROUND FLOOR & SITE PLAN

DRAWN RJF	DESIGNED RJF	SCALE 1:100	DRAWING No 2A
PROJECT No FJ 8804	DATE JAN 89	ISSUE C	

CITY COUNCIL
JUL 1961
BUILDING SECTION

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AMENDED PLAN



PROJECT
PROPOSED ADDITIONS TO GOWRIE HOUSE
112 MARY STREET,
TOOWOOMBA.

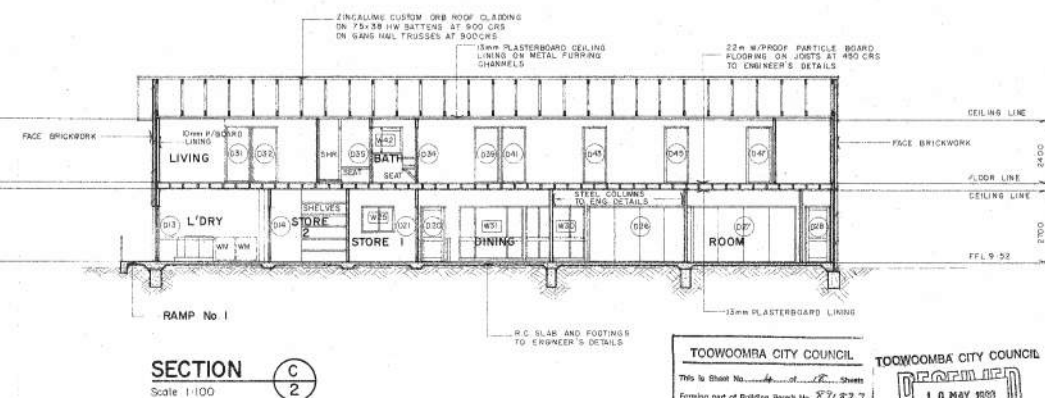
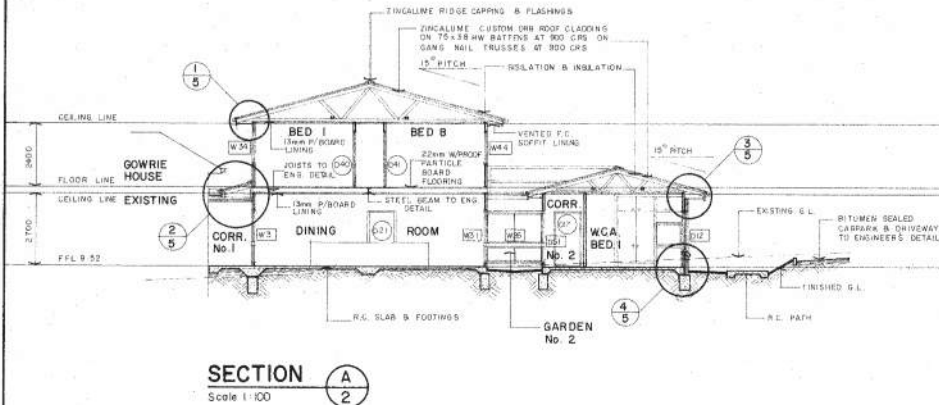
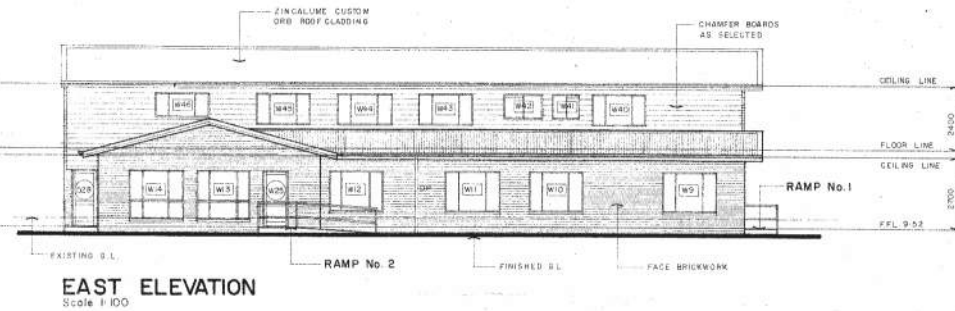
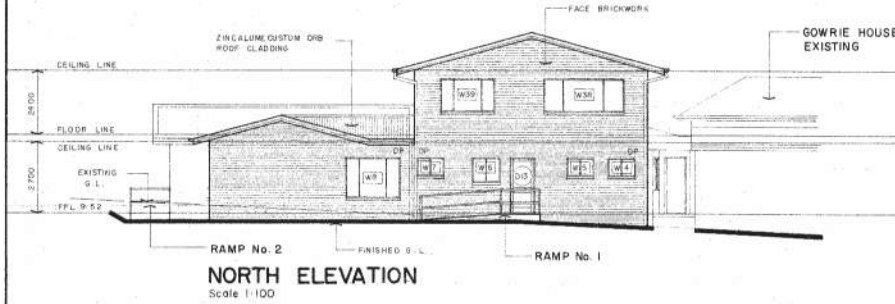
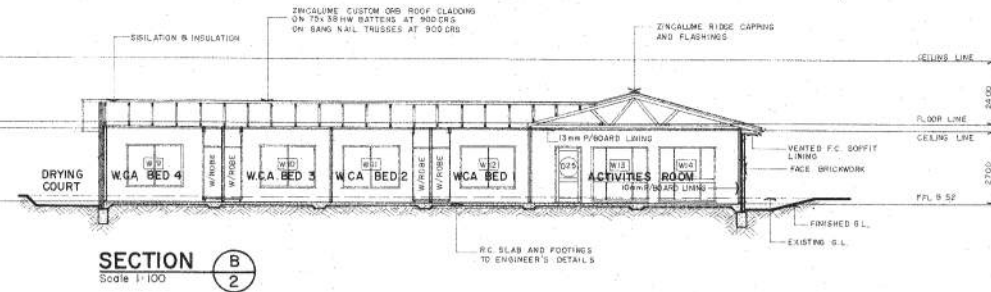
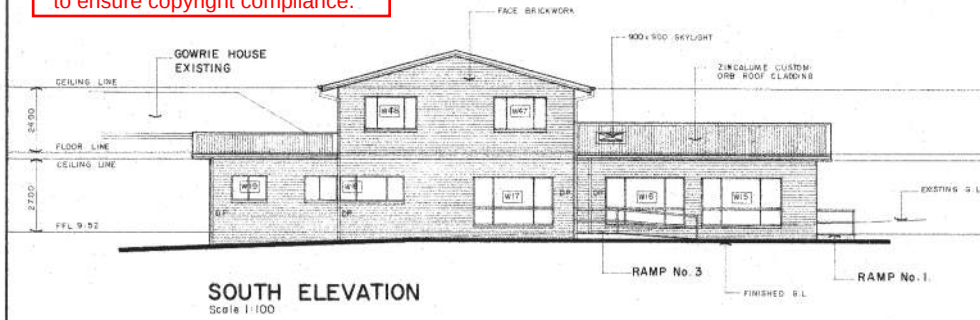
CLIENT
YOUNG WOMEN'S CHRISTIAN
ASSOCIATION INC.

R. J. & M. Fiedler - Design Consultants
M. E. Just - Architect
P.O. Box 537, Toowoomba, Q. 4300
65 Luck Street, Toowoomba, Q. 4300
Telephone (076) 301684

DRAWING TITLE
FIRST FLOOR PLAN AND ROOF PLAN

DRAWN R/JF	DESIGNED R/JF	SCALE 1:100	DRAWING No. 3
PROJECT No. FJ 8804	DATE JAN. 90	ISSUE B	

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TOOWOOMBA CITY COUNCIL
This is Sheet No. 1 of 1 Sheets
Forming part of Building Plans No. 271227
Signed: J. J. Fiedler
R. J. Fiedler
DATE: 24.12.90

TOOWOOMBA CITY COUNCIL
10 MAY 1993
BUILDING SECTION

PROJECT
PROPOSED ADDITIONS TO GOWRIE HOUSE
112 MARY STREET,
TOOWOOMBA.

CLIENT
**YOUNG WOMEN'S CHRISTIAN
ASSOCIATION INC.**

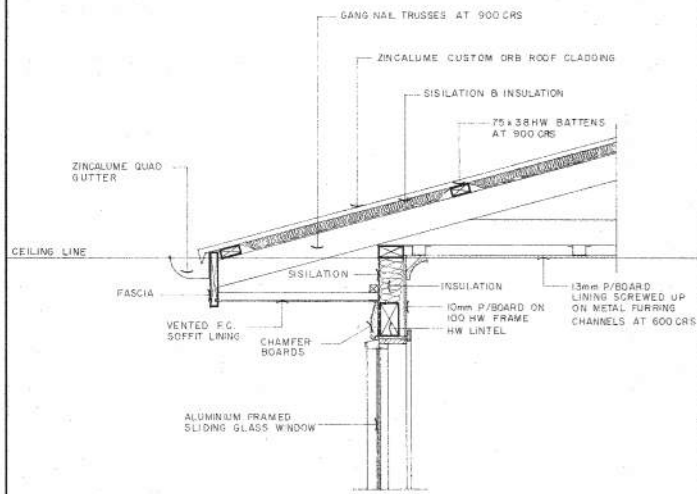
R. J. & M. Fiedler - Design Consultants
M. E. Just - Architect
P.O. Box 537, Toowoomba Q. 4350
Telephone 1076130/1694
67 Luck Street, Toowoomba Q. 4350

DRAWING TITLE
ELEVATIONS AND SECTIONS

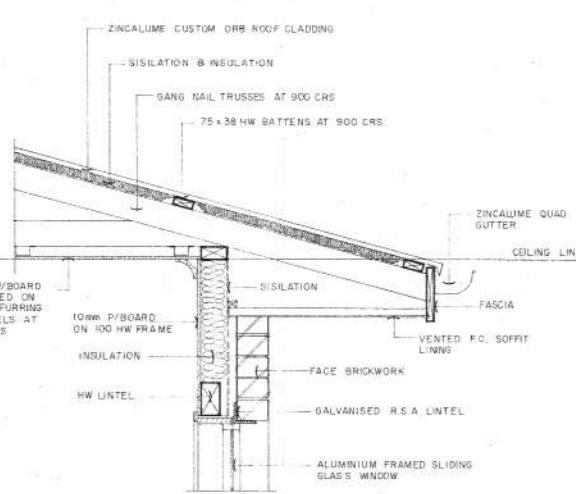
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PROJECT No. FJ 8604	DATE JAN. 90	ISSUE A	

COPY

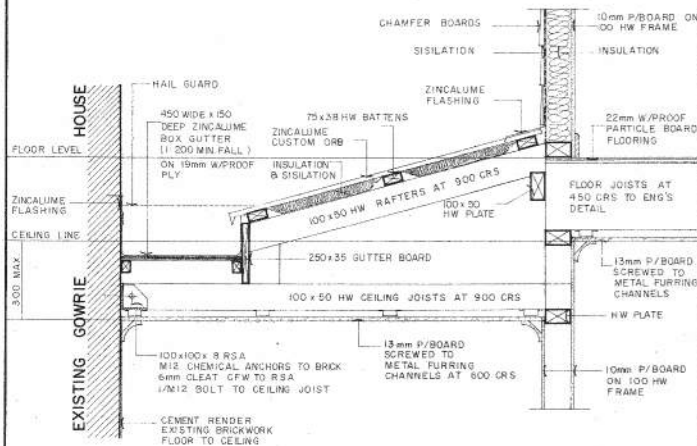
Toowoomba Regional Council advises that the use of this plan is subject to the Copyright Act 1968 and the responsibility of the holder to ensure copyright compliance.



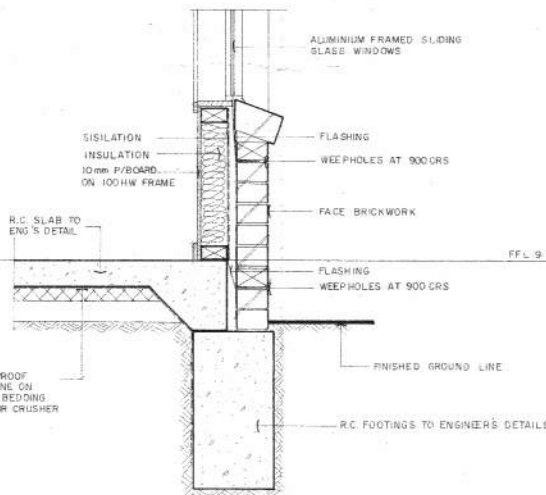
DETAIL 1
Scale 1:10



DETAIL 3
Scale 1:10



DETAIL 2
Scale 1:10



DETAIL 4
Scale 1:10

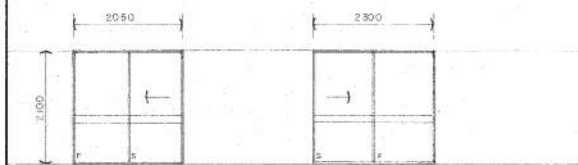
PROJECT
PROPOSED ADDITIONS TO GOWRIE HOUSE
112 MARY STREET,
TOOWOOMBA.

CLIENT
YOUNG WOMEN'S CHRISTIAN
ASSOCIATION INC.

R. J. & M. Fiedler - Design Consultants
M.E. Just - Architect
P.O. Box 537, Toowoomba Q 4350 Telephone (076) 301884 65 Luck Street, Toowoomba Q 4350

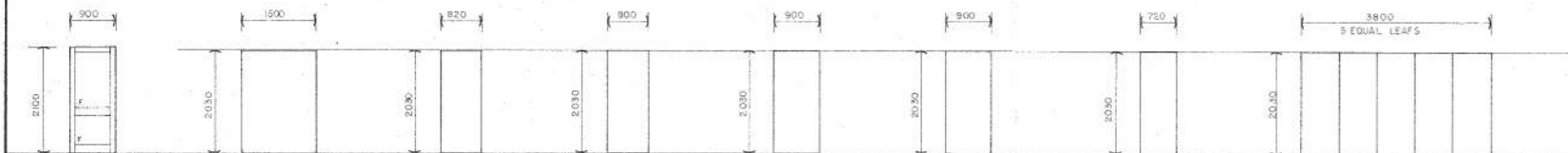
DRAWING TITLE			
DETAILS			
DRAWN RJF	DESIGNED RJF	SCALE 1:10	DRAWING No. 5
PROJECT No. SJ 8804	DATE FEB 90	ISSUE A	

TOOWOOMBA CITY COUNCIL
This is shown on... sheets
Planning part of Building Permit No. 27027.
Signed...
RCH BUILDING SURVEYOR
DATE 24.7.90
TOOWOOMBA CITY COUNCIL
10 MAY 1990
BUILDING SECTION



D50

D51



D1,2,9,13,20,
25,28

D3,4

D5,4,21,30,31,
32,33,34,39,40,
41,42,43,44,45,
46,47

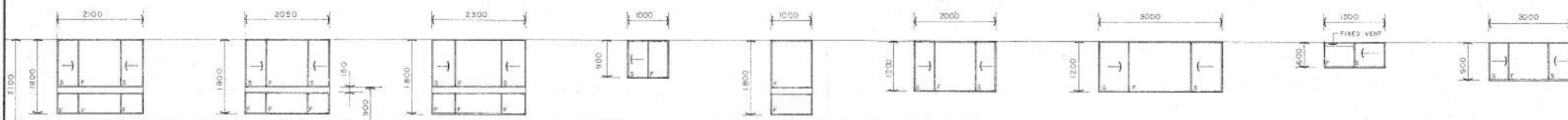
D6,7,10,11,17,18,
19,22,23,24,29,
48,49

D15,16

D15,16

D8,12,35,36,37,
38

D26,27



W21

W24,22,26
(W23 & W27 DO NOT EXIST)

W28,30,31

W25

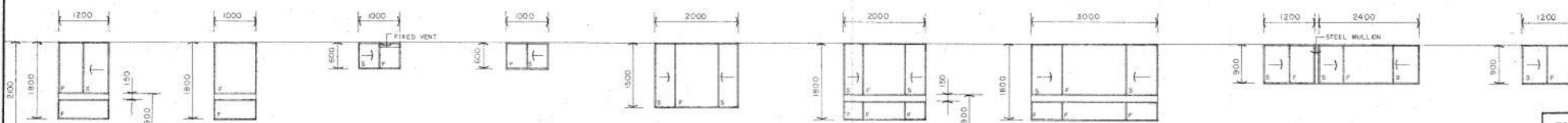
W29

W32,33,34,35,36,37,
39,40,43,44,45

W38

W42

W46



W1

W2,3

W4,5,7,20,41

W6

W8,9,10,11,12

W13,14

W15,16,17

W18

W19

PROJECT
PROPOSED ADDITIONS TO GOWRIE HOUSE
112 MARY STREET,
TOOWOOMBA.

CLIENT
YOUNG WOMEN'S CHRISTIAN
ASSOCIATION INC.

R.J. & M. Fiedler - Design Consultants
M.E. Just - Architect
P.O. Box 337, Toowoomba Q. 4350 Telephone (076) 301694 55 Lock Street, Toowoomba Q. 4350

DRAWING TITLE			
WINDOW AND DOOR SCHEDULE			
DRAWN R/JF	DESIGNED R/JF	SCALE 1:50	DRAWING No 6
PROJECT No FJ 8804	DATE FEB. 90	ISSUE A	

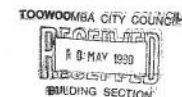
NOTES

DOORS:

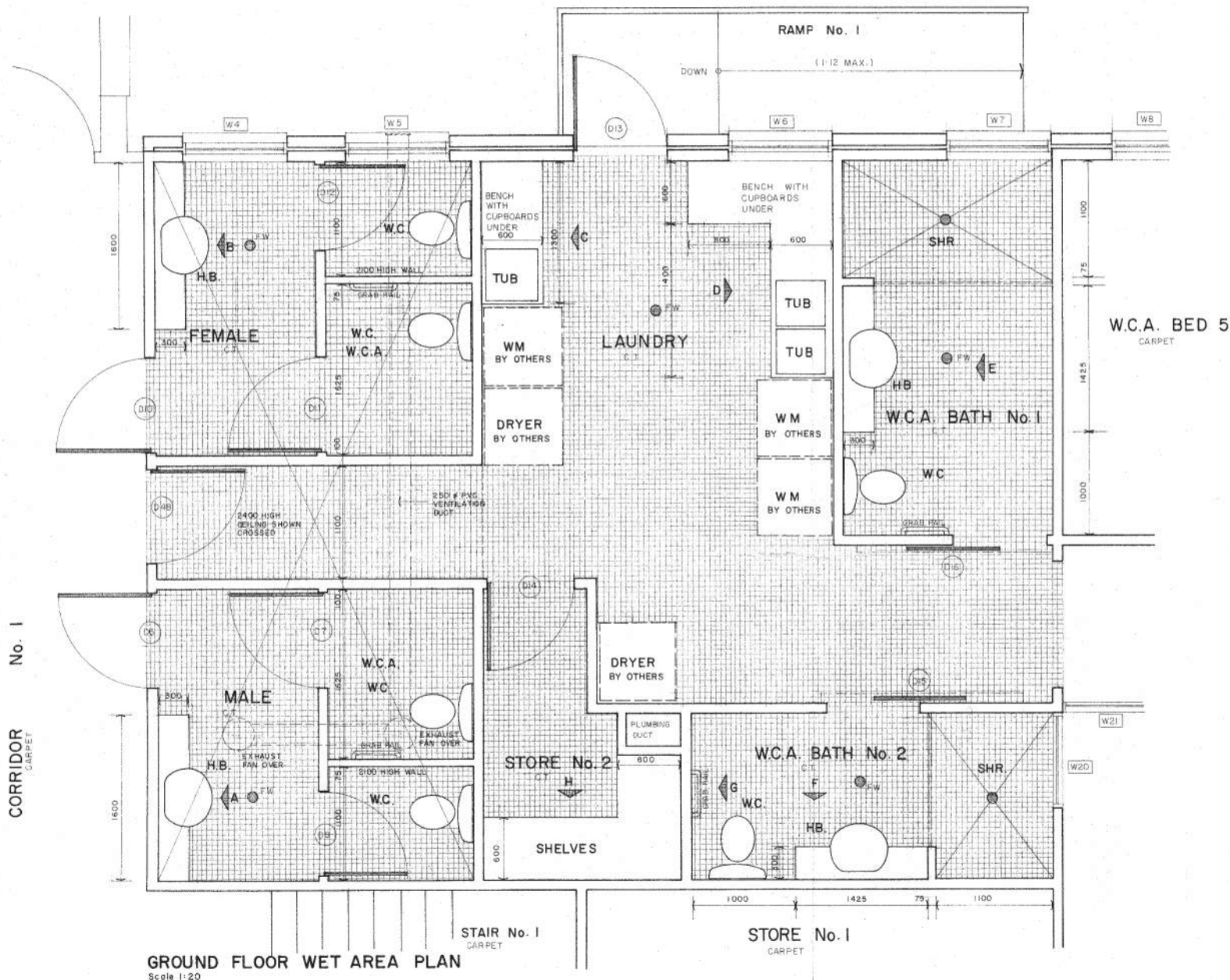
- D1,2,9,13,20,25,28,50,51 CLEAR ANODISED ALUMINIUM FRAMED CLEAR SAFETY GLASS DOORS.
- D3,4,5,6,7,8,10,11,12,14,15,16,17,18,19,21,22,23,24,26,27,29 TO 47 SPLICED PACIFIC MAPLE PLYWOOD FACED DOORS FRAMED UP WITH 100x30 DRESS PINE TOP RAIL, BOTTOM RAIL, STILES AND THREE INTERMEDIATE RAILS. FRAMES SHALL BE MORTICED, TENORED AND WATERPROOF GLUED, AND LOCK BLOCKS ETC. PROVIDED AS REQUIRED IN FILL BETWEEN FRAMING WITH HONEYCOMB PAPER SHEET BOTH SIDES WITH 6mm PINE FACED PLYWOOD. FINISH AROUND EDGES WITH DRESSED PACIFIC MAPLE EDGE STRIPS.
- D1,2,3,4,13,24,25,28 TO FITTED WITH SECURITY MESH CLEAR ANODISED ALUMINIUM FRAMED INSECT SCREEN DOORS.

WINDOWS:

- ALL WINDOWS TO BE CLEAR ANODISED ALUMINIUM FRAMED WITH CLEAR GLASS
- ALL SLIDING WINDOWS TO BE FITTED WITH SECURITY MESH CLEAR ANODISED ALUMINIUM FRAMED INSECT SCREENS.



TOOWOOMBA CITY COUNCIL
This is Sheet No. 6 of 12 Sheets
Forming part of Building Permit No. 211221
Signed *[Signature]*
RURAL BUILDING SURVEYOR
DATE 24.07.90



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TOOWOOMBA CITY COUNCIL
PLANNING
10 MAY 1991
BUILDING SECTION

TOOWOOMBA CITY COUNCIL
This is a plan of the...
Forming part of Building Permit No. 211227
Signed: J. J. Colman
RJC BUILDING SURVEYOR
DATE: 24 FEB 1991

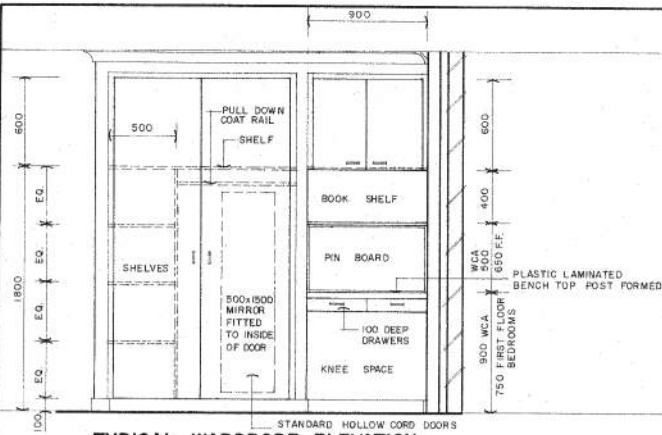
PROJECT
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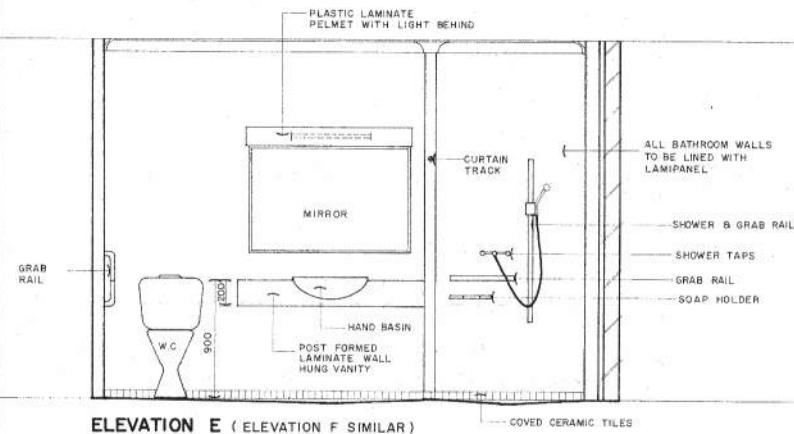
R. J. & M. Fiedler - Design Consultants
M. E. Just - Architect
P.O. Box 387,
Toowoomba, Q 4300
Telephone
(075) 301694
65 Luck Street,
Toowoomba, Q 4300

DRAWING TITLE GROUND FLOOR WET AREA PLAN			
DRAWN RJF	DESIGNED RJF	SCALE 1:20	DRAWING No. 7
PROJECT No. FJ 8804	DATE FEB. 90	ISSUE A	

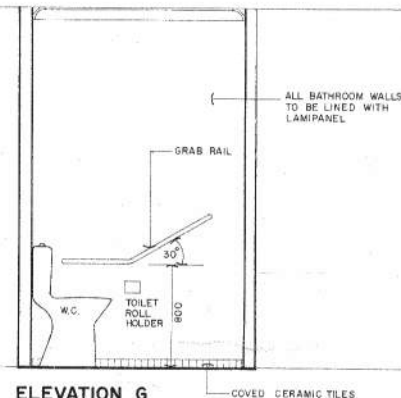
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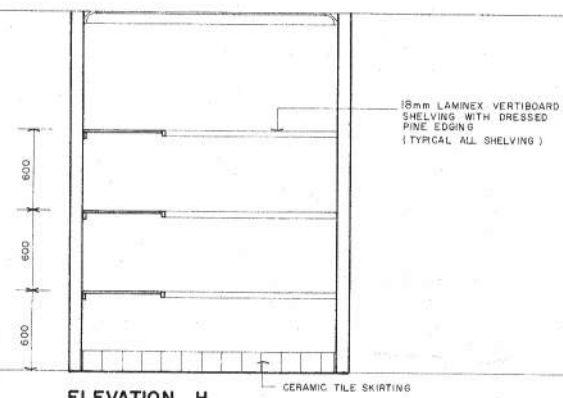
TYPICAL WARDROBE ELEVATION



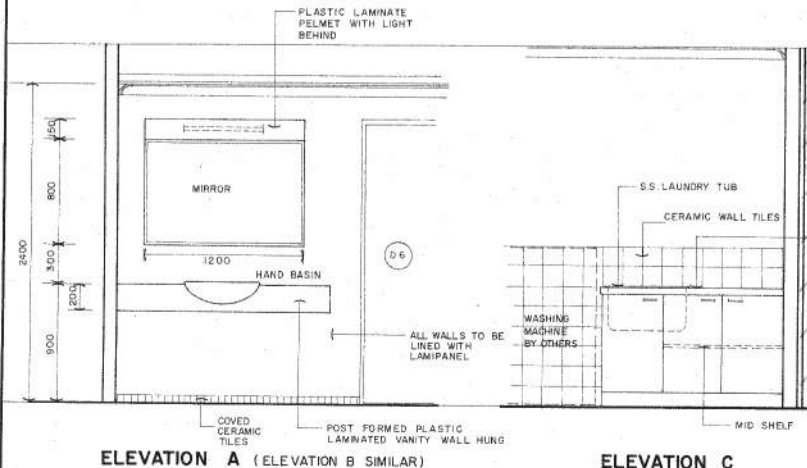
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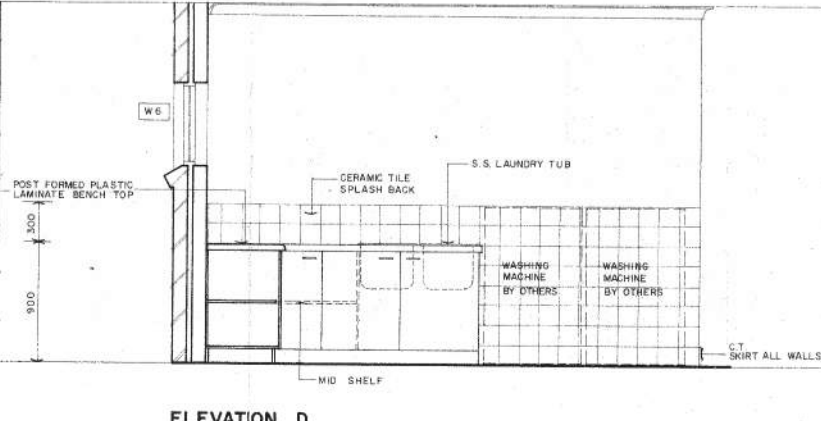
ELEVATION G
(TYPICAL W.C. GRAB RAIL SETOUT)



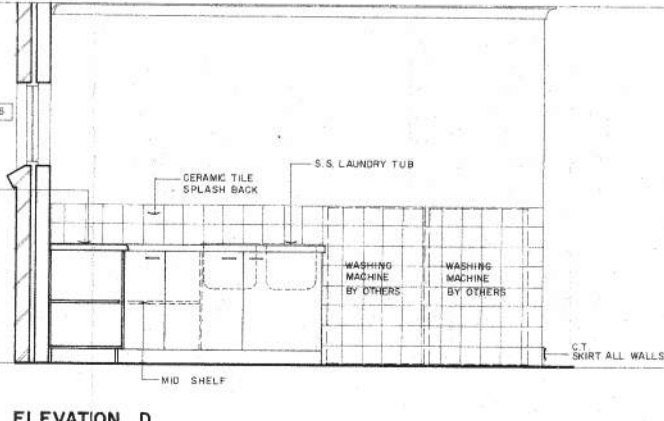
ELEVATION H



ELEVATION A (ELEVATION B SIMILAR)



ELEVATION C



ELEVATION D

TOOWOOMBA CITY COUNCIL
10 MAY 1990
BUILDING SECTION

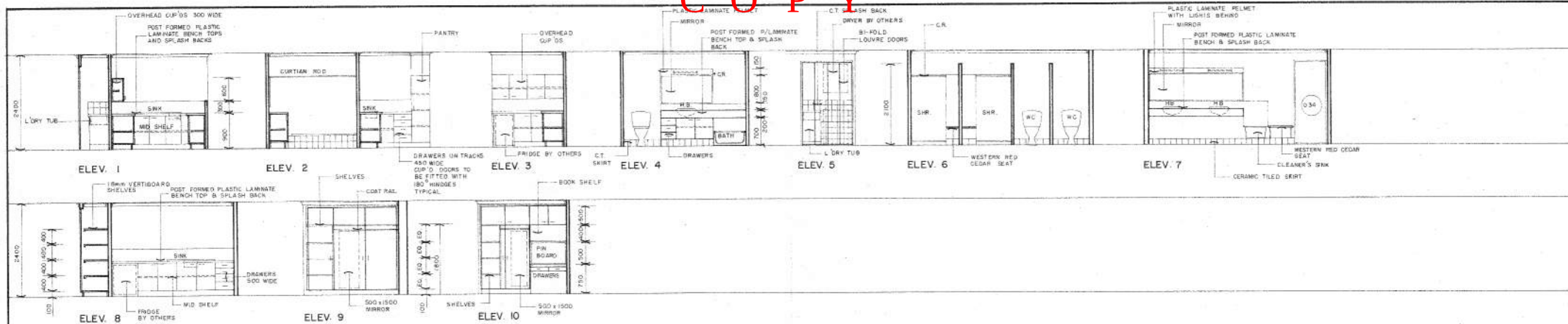
TOOWOOMBA CITY COUNCIL
This is Sheet No. 8 of 8
Forming part of Building Permit No. R2/R27
Signed: [Signature]
DATE: 24.1.90

PROJECT
PROPOSED ADDITIONS TO GOWRIE HOUSE
112 MARY STREET,
TOOWOOMBA.

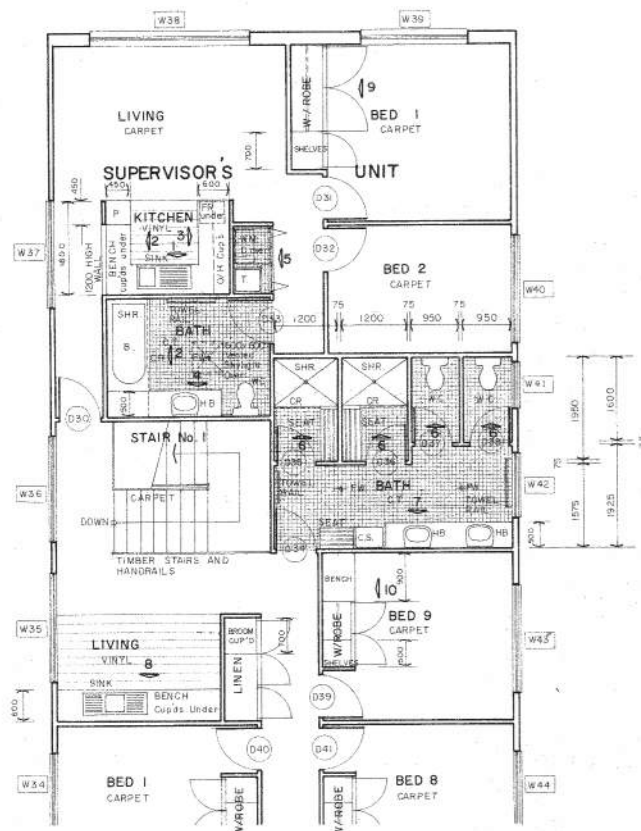
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M.E. Just - Architect
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Telephone
(076) 301684
65 Luck Street,
Toowoomba Q. 4330

DRAWING TITLE
GROUND FLOOR WET AREA DETAILS
DRAWN
RJF
DESIGNED
RJF
SCALE
1:20
DRAWING No.
8
PROJECT No.
FJ 8804
DATE
FEB. 90
ISSUE
A



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FIRST FLOOR JOINERY PLAN

Scale 1 = 50

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R. J. & M. Fiedler - Design Consultants

M.E. Just -

Telephone
1076130168

Architect

65 Lock Street,
Towson, Md. 21204

DRAWING TITLE
FIRST FLOOR JOINERY DETAILS

DRAWN RJF	DESIGNED RJF	SCALE 1:50	DRAWING No. 9
PROJECT No FJ 8804	DATE FEB. 90	ISSUE A	

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PROPOSED ADDITIONS AT GOWRIE HOUSE FOR THE YOUNG WOMENS CHRISTIAN ASSOCIATION ENGINEERING NOTES AND SPECIFICATION

GENERALLY

- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS.
- BEFORE PROCEEDING WITH THE WORK ANY DISCREPANCIES IN THE CONTRACT DOCUMENTS SHALL BE REFERRED FOR DECISION TO THE ENGINEER.
- SETTING OUT DIMENSIONS AND SIZES OF STRUCTURAL MEMBERS SHALL NOT BE OBTAINED BY SCALING THE STRUCTURAL DRAWINGS.
- ANY SETTING OUT DIMENSIONS SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE CHECKED BY THE CONTRACTOR BEFORE CONSTRUCTION COMMENCES.
- DURING CONSTRUCTION THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION. CONSTRUCTION LOADS MUST NOT EXCEED THE CAPACITY OF THE STRUCTURE AT THE TIME OF LOADING.
- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT EDITIONS INCLUDING AMENDMENTS OF THE RELEVANT SAA STANDARDS, SAA CODES OF PRACTICE EXCEPT AS VARIED BY THE CONTRACT DOCUMENTS AND OF THE BY-LAWS OF THE LOCAL GOVERNMENT AUTHORITY.
- REFER TO ARCHITECTURAL DRAWINGS FOR BRICK AND BLOCK WALL THICKNESS WHERE NOT MENTIONED ON THESE DRAWINGS AND FOR FALLS IN SLABS, EXTRA PACKINGS, WATERPROOFING MEMBRANES, CONTRACTION JOINT FILLING MATERIALS AND ALL ARCHITECTURAL FEATURES SUCH AS DRIP GROOVES, FILLETS ETC.
- WIND LOADS HAVE BEEN ASSESSED FOR A BASIC REGIONAL DESIGN WIND SPEED OF 46.5 M/SEC IN TERRAIN CATEGORY 3 IN ACCORDANCE WITH AS 1170 PART 2.
- LIVE LOADINGS ARE IN ACCORDANCE WITH AS 1170 PART 1 AS FOLLOWS:

ROOF	0.25KPa
FIRST FLOOR	4.00KPa

FOUNDATIONS

- FOOTINGS HAVE BEEN DESIGNED FOR AN ALLOWABLE BEARING PRESSURE OF 150 KPa ON CLAY. FOUNDATION MATERIAL SHALL BE APPROVED FOR THIS PRESSURE BEFORE PLACING CONCRETE.
- FOOTINGS SHALL BE PLACED CENTRALLY UNDER WALLS AND COLUMNS UNLESS NOTED OTHERWISE.
- EXCAVATIONS SHALL BE KEPT FREE OF PONDED WATER BEFORE PLACING CONCRETE.

SLABS ON GROUND

- REMOVE ALL TOPSOIL, VEGETATION AND SOFT SPOTS THROUGHOUT THE AREA OF THE SLAB. REMOVE BOULDERS AND ROCKS WITHIN 100mm OF UNDERSIDE OF SLAB. CUT SURFACE TO BE COMPACTED TO 95% STANDARD COMPACTION. CONTRACTOR TO ALLOW FOR THREE NUMBER SUCCESSFUL DENSITY TESTS.
- FILL TO REQUIRED LEVEL WITH APPROVED GRANULAR MATERIAL IN MAXIMUM 100mm THICK LAYERS. EACH LAYER TO BE COMPACTED TO 95% STANDARD COMPACTION. CONTRACTOR TO ALLOW FOR THREE NUMBER SUCCESSFUL DENSITY TESTS.

CONCRETE

- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS 3600.
- CONCRETE QUALITY:

ELEMENT	MAX SLUMP	MAX SIZE AGGREGATE	CEMENT TYPE	CONCRETE GRADE
SLAB ON GROUND	80	20	A	25MPa
FOOTINGS				

NO ADMIXTURE TO BE USED WITHOUT THE PERMISSION OF THE SUPERINTENDENT. FLYASH IS NOT TO BE USED AS A CEMENT REPLACEMENT BUT MAY BE ADDED FOR WORKABILITY TO A MAXIMUM 10% OF CEMENT CONTENT.

- CLEAR CONCRETE COVER TO REINFORCEMENT (OUTSIDE OF STIRRUPS AND TIES) SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED.

ELEMENT	CLEAR COVER
SLABS	25 TOP COVER UNO 50 SIDE COVER
FOOTINGS	50 COVER UNO

- SIZES OF CONCRETE ELEMENTS DO NOT INCLUDE THICKNESS OF APPLIED FINISHES.
- BEAM DEPTHS ARE WRITTEN FIRST AND INCLUDE SLAB THICKNESS WHERE SLAB IS PLACED INTEGRALLY WITH THE BEAM.
- CONSTRUCTION JOINTS OR POUR BREAKS WHERE NOT SHOWN ON PLANS OR DETAILS SHALL BE LOCATED AND FORMED TO THE APPROVAL OF THE ENGINEER.
- A BOND BREAKING MATERIAL IS TO BE PLACED BETWEEN CONTACTING SURFACES AT CONTRACTION JOINTS.
- NO PENETRATIONS, RECESSES OR CHASES OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE MADE IN CONCRETE MEMBERS WITHOUT APPROVAL OF THE ENGINEER.
- AT PENETRATIONS IN SLABS UNLESS OTHERWISE DETAILED REINFORCEMENT MUST NOT BE CUT BUT SHALL BE GATHERED EQUALLY TO EACH SIDE OF PENETRATION AND EXTRA REINFORCEMENT PROVIDED BETWEEN THE PENETRATIONS AS DIRECTED BY THE ENGINEER.
- REINFORCEMENT IS REPRESENTED DIAGRAMMATICALLY. IT IS NOT NECESSARILY SHOWN IN TRUE PROJECTION.
- PROVIDE THE ENGINEER WITH 24 HOURS NOTICE OF REINFORCEMENT BEING READY FOR INSPECTION NO CONCRETE IS TO BE POURED WITHOUT THE APPROVAL OF THE ENGINEER.
- SPLICES IN REINFORCEMENT SHALL BE MADE ONLY IN THE POSITIONS SHOWN WHERE LAP LENGTH IS NOT SHOWN IT SHALL BE SUFFICIENT TO DEVELOP THE FULL STRENGTH OF THE REINFORCEMENT.
- WELDING OF REINFORCEMENT WILL ONLY BE PERMITTED WITH THE PRIOR APPROVAL OF THE ENGINEER.
- REINFORCEMENT MUST NOT BE CONTINUOUS THROUGH CONTRACTION JOINTS.
- PLACE SUFFICIENT STOOLS UNDER MAIN BOTTOM REINFORCING RODS AND TOP CROSS RODS IN SLABS TO ALLOW THEM TO BE SUPPORTED IN THEIR CORRECT POSITIONS DURING CONCRETING (NOT GREATER THAN 900mm).
- REINFORCEMENT SYMBOLS:
Y GRADE 410Y DEFORMED BAR
R STRUCTURAL GRADE ROUND BAR
F HARD DRAWN SHEET WIRE REINFORCING FABRIC
THE NUMBER FOLLOWING THESE SYMBOLS IS THE BAR DIAMETER IN MILLIMETRES.
- SLABS TO BE CURED AND KEPT MOIST FOR 7 DAYS MINIMUM.
- NO CONCRETE TO BE POURED WHEN SITE TEMPERATURE EXCEEDS 35 C OR FALLS BELOW 5 C.
- SUPPLY AND LAY FABRIC IN FLAT SHEETS AT SPLICES. FABRIC SHALL BE LAPPED A MINIMUM OF ONE WIRE PITCH PLUS 40 MM.

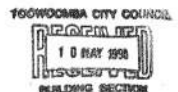
STRUCTURAL STEELWORK

- ALL STEELWORK TO BE IN ACCORDANCE WITH AS1250 UNO.
- ALL WELDING TO BE IN ACCORDANCE WITH AS 1554 EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS.
- UNLESS OTHERWISE NOTED, ALL STEEL SHALL BE IN ACCORDANCE WITH:
AS 1204 GRADE 250 FOR ROLLED SECTIONS
AS 1163 GRADE 250 FOR RHS SECTIONS
AS 1163 GRADE 200 FOR CHS SECTIONS
AS 1204 GRADE 350 FOR ALL HIGH STRENGTH STEEL
- THE BUILDER SHALL PREPARE WORKSHOP DRAWINGS AND SHALL SUBMIT THREE COPIES OF EACH DRAWING FOR CONDITIONAL APPROVAL. FABRICATION SHALL NOT COMMENCE UNTIL THIS APPROVAL HAS BEEN GIVEN. APPROVAL DOES NOT INCLUDE DIMENSIONS.
- UNLESS OTHERWISE SHOWN ALL WELDS SHALL BE 6 CONTINUOUS? FILLET WELDS AND ALL GUSSET PLATES SHALL BE 10 THICK.
- ALL BOLTS SHALL BE 20 DIAMETER COMMERCIAL GRADE CONFORMING TO AS 1111 UNO.
- BUTT WELDS WHERE INDICATED IN THE DRAWINGS ARE TO BE COMPLETE PENETRATION BUTT WELDS AS DEFINED IN AS 1554.
- ALL STEELWORK THAT WILL BE EXPOSED TO VIEW IS TO HAVE WELD SPATTER, FLUX, DAPS AND BURRS REMOVED, AND ALL SEALING AND BUTT WELDS GROUND FLUSH.
- THE BUILDER SHALL PROVIDE ALL CLEATS AND HOLES FOR FIXING STEEL TO STEEL AND TIMBER TO STEEL AS REQUIRED BY ENGINEERING AND ARCHITECTURAL DRAWINGS WHETHER OR NOT SHOWN.
- ALL STEELWORK IN THE GROUND SHALL BE CASED A MINIMUM 75 ALL AROUND.
- MISCELLANEOUS ITEMS REQUIRING GALVANISING SHALL BE DESCALED AND CLEANED AND HOT DIP GALVANISED TO GIVE A MINIMUM COATING OF 0.10mm.
- SURFACE TREATMENT OR COATING.

ELEMENT	SURFACE PREPARATION (AS 1627-PART)	TREATMENT OR COATING
ALL ELEMENTS EXCEPT GALV PURLINS	HAND CLEAN OR POWER WIRE BRUSH TO CLASS 2 AS 1627	RED OXIDE ZINC CHROMATE PRIMER (ASK108) FILM THICKNESS 0.050mm
EXPOSED STEELWORK	AS ABOVE	AS ABOVE PLUS FINISH COAT AS SPECIFIED IN SPECIFICATION

STRUCTURAL BRICKWORK

- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS 1640.
- ALL BRICKS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 20 MPa.
- ALL MORTAR SHALL CONSIST OF PORTLAND CEMENT, HYDRATED LIME AND SAND IN THE PROPORTIONS OF 1:1:6 BY VOLUME RESPECTIVELY.
- CHASES AND HOLES SHALL NOT BE MADE IN LOAD BEARING BRICKWORK WITHOUT THE APPROVAL OF THE ENGINEER.
- JOINT THICKNESS SHALL BE MINIMUM 6 mm AND MAXIMUM 12 mm. ALL BRICKS SHALL BE LAID ON FULL MORTAR BED WITH PERPENDS FILLED AND FROGS UP.
- ON BRICKWORK SUPPORTING SLABS AND BEAMS PROVIDE A MORTAR LAYER STEEL TROWELLED SMOOTH AND SEPARATED AT THE BEARING SURFACE BY 2 LAYERS OF ALGOR.
- BRICKWORK SHALL NOT BE BUILT ON SUSPENDED SLABS OR BEAMS UNTIL FORMWORK AND PROPS SUPPORTING SAME HAVE BEEN REMOVED AND THEN ONLY AFTER BRICKS HAVE BEEN STACKED ADJACENT TO THEIR FUTURE POSITION.



TOOWOOMBA CITY COUNCIL

This is Sheet No. 1 of 1

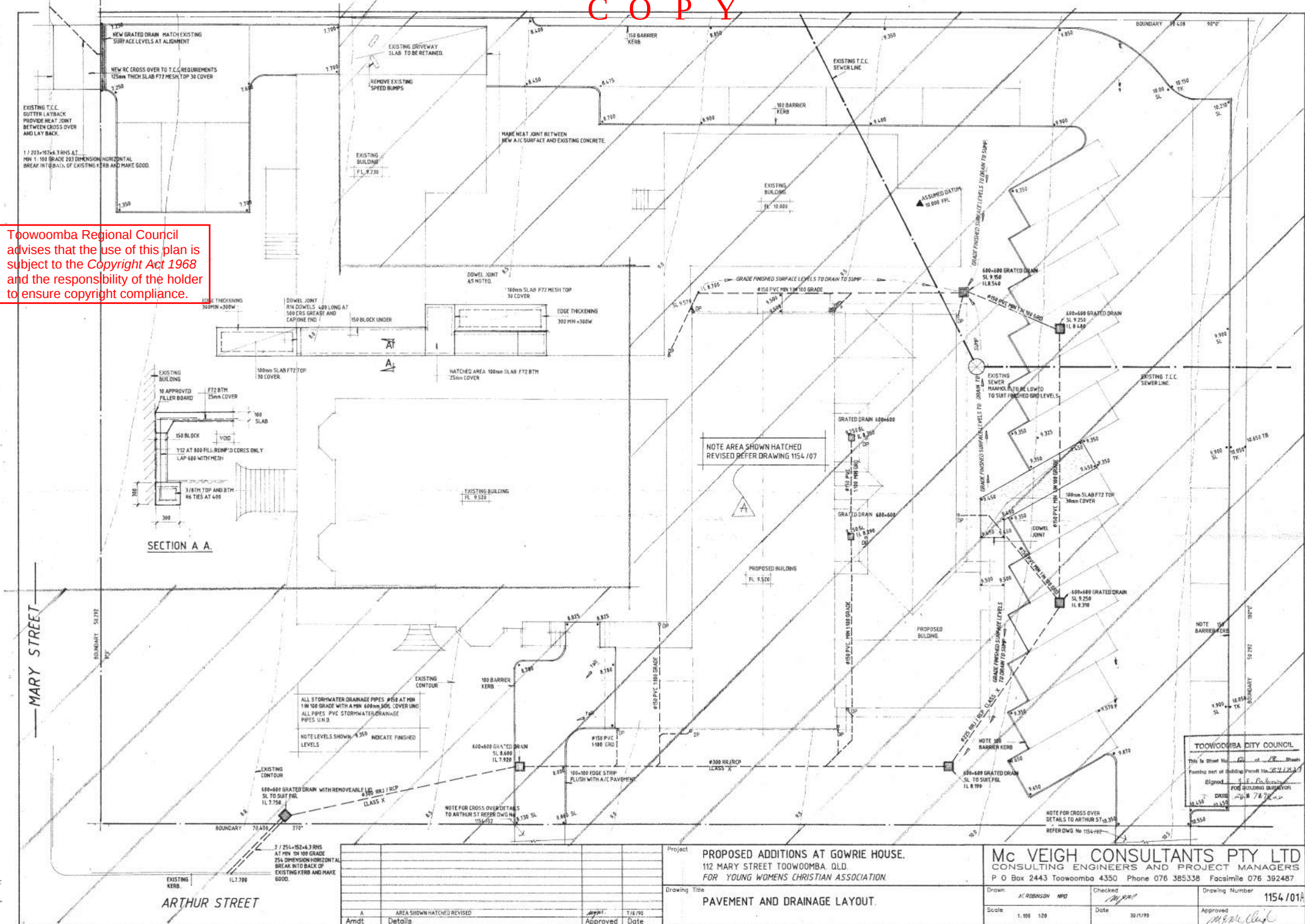
Forming part of Building Permit No. 372222

Signed: [Signature] BSA BUILDING SUPERVISOR

DATE: 24 MARCH 1998

Project PROPOSED ADDITIONS AT GOWRIE HOUSE 112 MARY STREET TOOWOOMBA				Mc VEIGH CONSULTANTS PTY LTD CONSULTING ENGINEERS AND PROJECT MANAGERS P O Box 2443 Toowoomba 4350 Phone 076 385338 Facsimile 076 392487			
Drawing Title NOTES				Drawn MGM		Checked [Signature]	
Scale				Date 5 MARCH 1990		Drawing Number 1154/00	
Amtd		Details		Approved [Signature]		Date	

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ARTHUR STREET

			Project		PROPOSED ADDITIONS AT GOWRIE HOUSE, 112 MARY STREET TOOWOOMBA. QLD. FOR YOUNG WOMENS CHRISTIAN ASSOCIATION		Mc VEIGH CONSULTANTS PTY LTD CONSULTING ENGINEERS AND PROJECT MANAGERS P O Box 2443 Toowoomba 4350 Phone 076 385338 Facsimile 076 392487			
			Drawing Title		PAVEMENT AND DRAINAGE LAYOUT.		Drawn AT ROBINSON NRD		Checked MRP	Drawing Number 1154/01A
A AREA SHOWN HATCHED REVISED			1/8/99				Scale 1:100 1:20		Date 30/11/99	Approved MR Mc Veigh
Amnd Details			Approved Date							

FOR CONTINUATION OF CARPARK PAVEMENT
REFER TO DWG No. T54/01

BOUNDARY 70.440 279°

RC CROSS OVER TO T.C.C. REQUIREMENTS
150mm THICK SLAB F70 MESH TOP 30mm COVER

EXISTING GUTTER

ARTHR STREET

RC CROSS OVER AS DETAILED

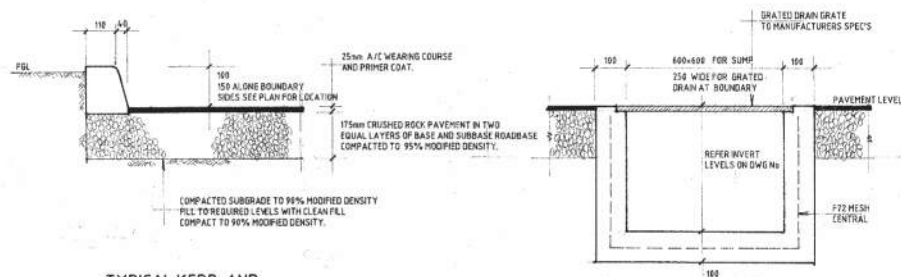
4500 3500

REINSTATE A/C SURFACE
TO ROAD

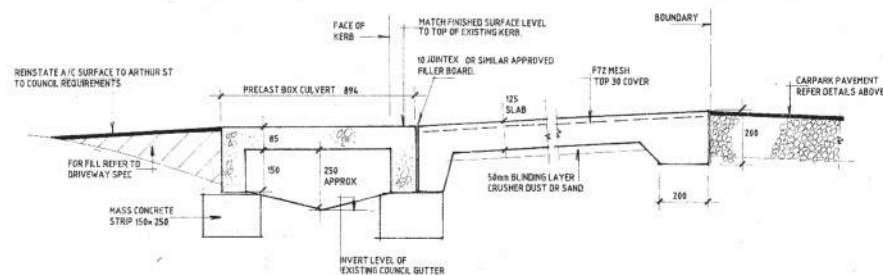
REINSTATE A/C SURFACE
TO ROAD

PLAN CROSSOVER TO ARTHUR STREET

NOTE READ THIS DRAWING IN CONJUNCTION WITH DRAWING No.



TYPICAL GRATED
SUMP.



TOOWOOMBA CITY COUNCIL.

This is Shew No. 13 of 18 Shewn

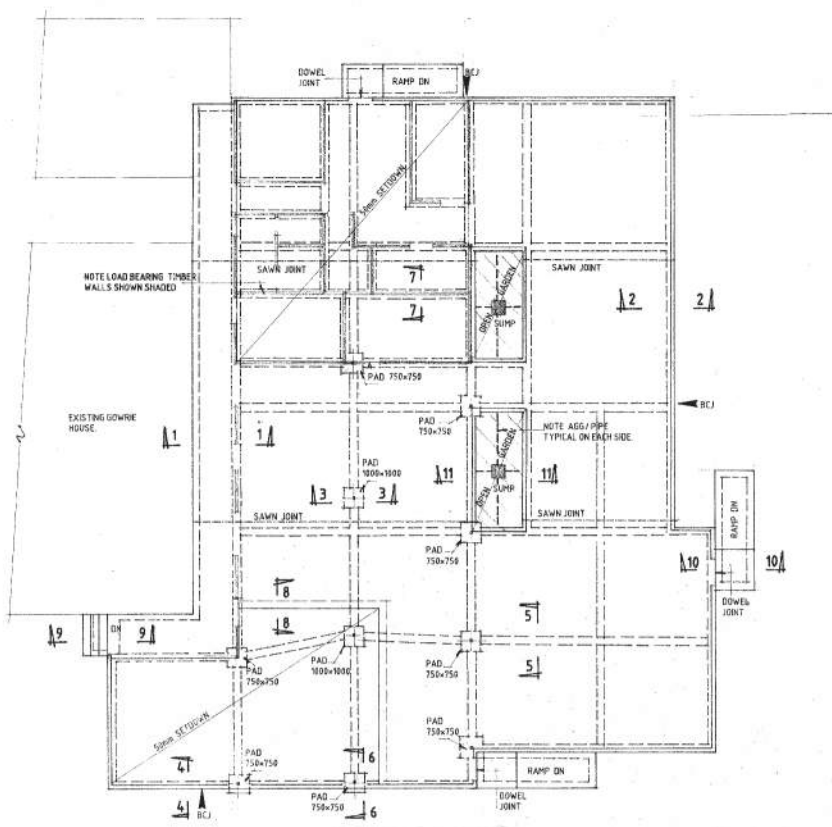
Forming part of Building Permit No. 271867

Signed J. J. P. O'Connell
CITY BUILDING SURVEYOR

DATED 21 7 1967

TOOWOOMBA CITY COUNCIL
RECEIVED
10 MAY 1990
BUILDING SECTION

				Project		PROPOSED ADDITIONS AT GOWRIE HOUSE. 112 MARY STREET TOOWOOMBA, QLD. FOR YOUNG WOMENS CHRISTIAN ASSOCIATION.		Mc VEIGH CONSULTANTS PTY LTD CONSULTING ENGINEERS AND PROJECT MANAGERS P O Box 2443 Toowoomba 4350 Phone 076 385338 Facsimile 076 392487					
				Drawing Title		PAVEMENT AND DRAINAGE DETAILS.		Drawn A C ROBINSON NPD		Checked <i>[Signature]</i>		Drawing Number 1154 / 02	
								Scale 1:100 1:10		Date 27/12/96		Approved <i>[Signature]</i>	
Amend		Details		Approved		Date							

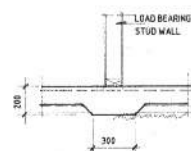


FOOTING AND SLAB LAYOUT.

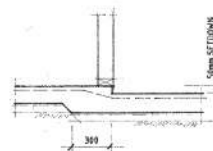
1. BCJ BRICK CONTROL JOINTS MIN 10mm WIDE FILL WITH AN APPROVED FILLER BOARD
2. ANGLED UNITS OVER WINDOWS AND DOORS TO BE GALVANISED 150x150x10 ROLLER STEEL ANGLE MIN BEARING EACH END 250mm MIN
3. SLAB TO BE 125mm THICK REINFORCED WITH F82 TOP 20mm COVER MIN 400LAPS BETWEEN SHEETS. SLAB PLACED ON APPROVED WATERPROOF MEMBRANE LAYED OVER 50mm COMPACTED BLINDING LAYER SUBGRADE TO BE COMPACTED TO SUIT.

NOTES

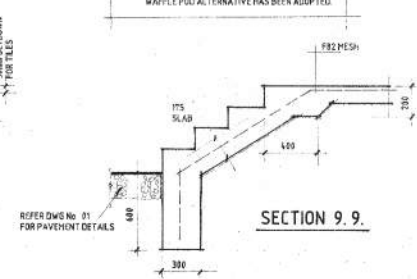
1. TENDER MAY CONSIDER THE FOLLOWING ALTERNATIVE WAFFLE POD SYSTEM
 - 375 HIGH PODS AT 1200CS
 - 125 SLAB F82 MESH
 - 116 BAR BOTTOM OF ALL RBS
 - 100x300 EDGE STEPS 2 F82 TOP AND 116 BTH
2. TENDERS SHALL STATE IN THEIR TENDER IF THE WAFFLE POD ALTERNATIVE HAS BEEN ADOPTED.



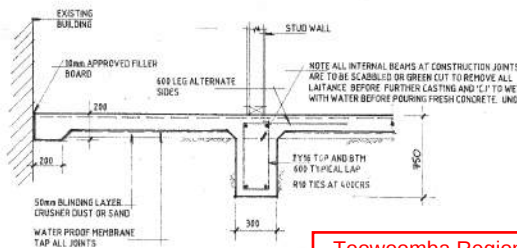
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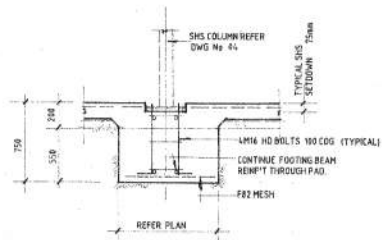
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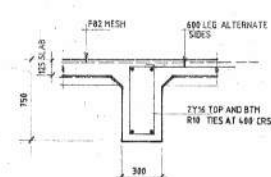
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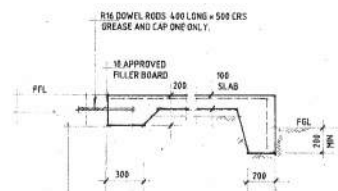
SECTION 1.1



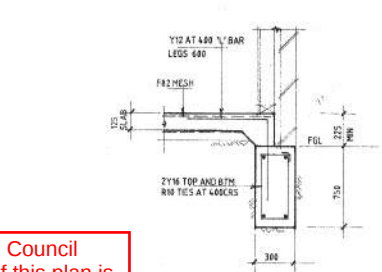
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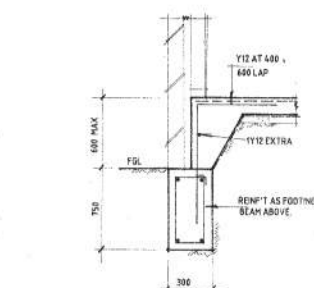
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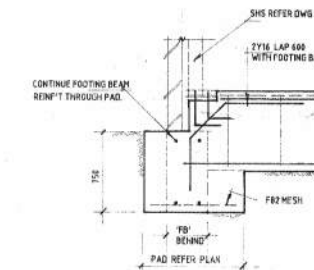
SECTION 10.10



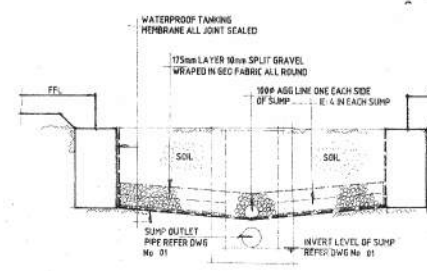
SECTION 2.2



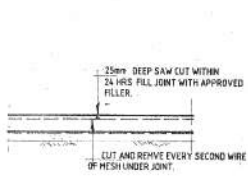
SECTION 4.4



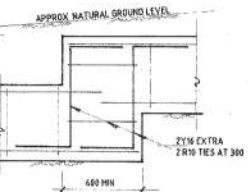
SECTION 6.6



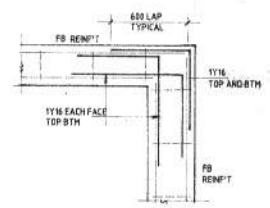
SECTION 11.11



TYPICAL SAWN JOINT



TYPICAL STEP IN FOOTING BEAM



PLAN AT CORNER OF FOOTING BEAM

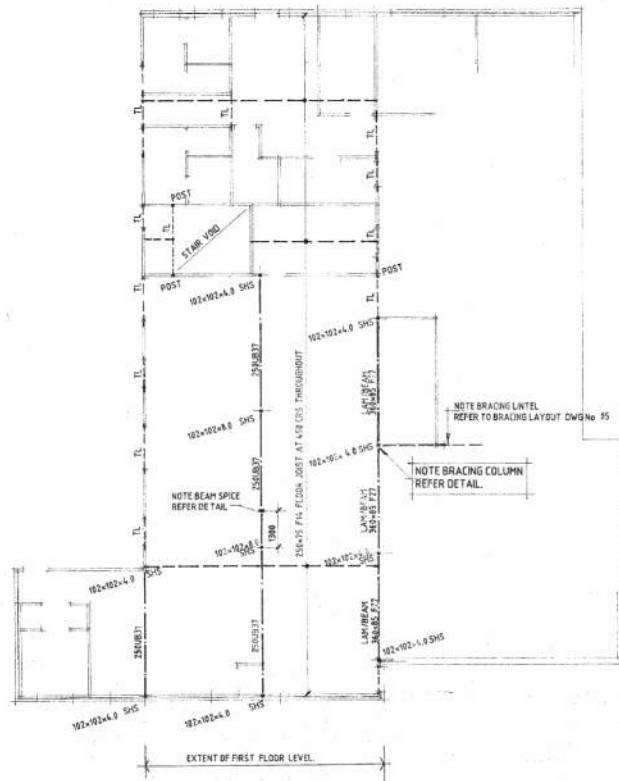
Toowoomba Regional Council advises that the use of this plan is subject to the Copyright Act 1968 and the responsibility of the holder to ensure copyright compliance.

TOOWOOMBA CITY COUNCIL
This is Sheet No. 12 of 18 Sheets
Forming part of Building Permit No. 271527
Signed: [Signature]
FOR BUILDING SURVEYOR
DATE 24.8.2010

TOOWOOMBA CITY COUNCIL
18 MAY 2010
BUILDING SECTION

Project				Mc VEIGH CONSULTANTS PTY LTD			
PROPOSED ADDITIONS AT GOWRIE HOUSE.				CONSULTING ENGINEERS AND PROJECT MANAGERS			
112 MARY STREET TOOWOOMBA QLD.				P O Box 2443 Toowoomba 4350 Phone 076 385338 Facsimile 076 392487			
FOR YOUNG WOMENS CHRISTIAN ASSOCIATION.				Drawn: AROBINSON NPD			
Drawing Title				Checked: [Signature]			
FOOTING AND SLAB DETAILS.				Drawing Number: 1154/03			
Amdt				Scale: 1:100 1:20			
Details				Date: 27/2/10			
Approved				Approved: [Signature]			
Date							

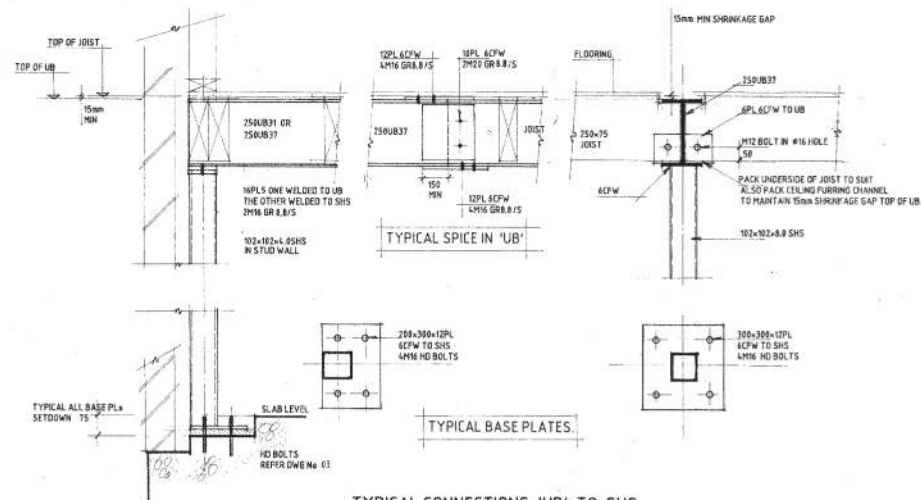
Toowoomba Regional Council advises that the use of this plan is subject to the *Copyright Act 1968* and the responsibility of the holder to ensure copyright compliance.



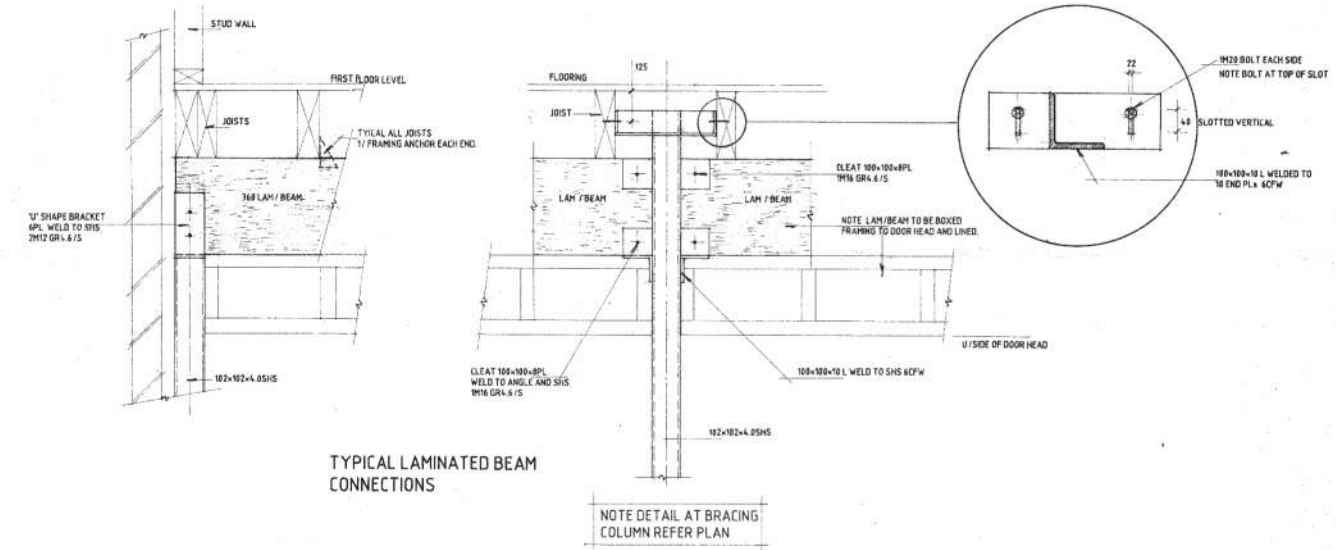
FIRST FLOOR FRAMING PLAN.

NOTE

1. TL INDICATES TIMBER LINTEL ALL TO BE 250 x 75 PF
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE TIMBER SCHEDULE ON DRAWING No 1154/05



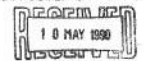
TYPICAL CONNECTIONS 'UB' TO SHS

TYPICAL LAMINATED BEAM
CONNECTIONS

NOTE DETAIL AT BRACING
COLUMN REFER PLAN

				Project		PROPOSED ADDITIONS AT GOWRIE HOUSE 112 MARY STREET TOOWOOMBA, QLD. FOR YOUNG WOMENS CHRISTIAN ASSOCIATION.		Mc VEIGH CONSULTANTS PTY LTD CONSULTING ENGINEERS AND PROJECT MANAGERS P O Box 2443 Toowoomba 4350 Phone 076 385338 Facsimile 076 392487					
				Drawing Title		FIRST FLOOR FRAMING PLAN.		Drawn AC ROBINSON		Checked 		Drawing Number 1154/104	
								Scale 1:100 1:10		Date 30/1/90		Approved 	
Amend		Details		Approved		Date							

TOOWOOMBA CITY COUNCIL



BUILDING SECTION

This is Sheet No. 13 of 18 Sheets

Foreign part of Disting. Part: No. 29182

Signed S. J. Palmer

FOR BUILDING SURVEYOR

DATE 24 7 2021

TABLE 1. *Continued*

TANTS PTY

ID PROJECT MANAG

76 385338 Facsimile 076 39

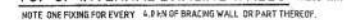
	Drawing Number
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115

Approved: *[Signature]*

1000

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TOOWOOMBA CITY COUNCIL
RECEIVED
10 MAY 1990
BUILDING SECTION

				Project		PROPOSED ADDITIONS AT GOWRIE HOUSE. 112 MARY STREET TOOWOOMBA, QLD. FOR YOUNG WOMENS CHRISTIAN ASSOCIATION.		Mc VEIGH CONSULTANTS PTY LTD CONSULTING ENGINEERS AND PROJECT MANAGERS P O Box 2443 Toowoomba 4350 Phone 076 385338 Facsimile 076 392487					
				Drawing Title		GROUND FLOOR AND FIRST FLOOR BRACING LAYOUT		Drawn AC ROBINSON		Checked 		Drawing Number 1154/05	
								Scale 1:100		Date 30/1/90		Approved 	
Amndt		Details		Approved		Date							



DRAINAGE SCHEDULE

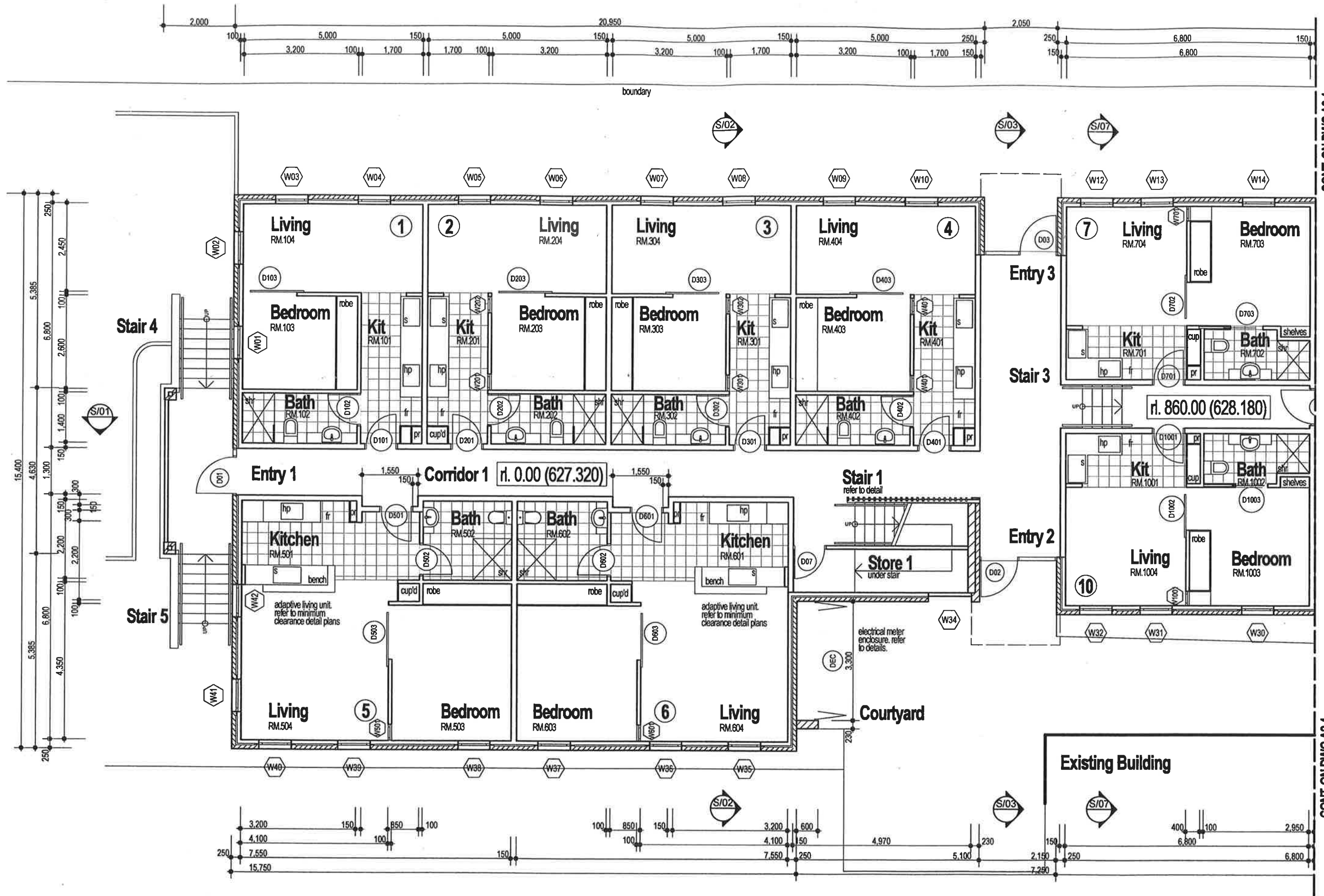
- | | | |
|----|---|--------------------------------|
| 1 | WC | WATER CLOSET |
| 2 | BN | BASIN |
| 3 | PWG | FLOOR WASTE GULLY |
| 4 | VS | VENT STACK |
| 5 | S/R | SHOWER RECESS |
| 6 | TB | TUBE |
| 7 | SK | SINK |
| 8 | IB | INSPECTION BEND |
| 9 | IO | INSPECTION OPENING (SCREW CAP) |
| 10 | B | BATH |
| 11 | NEW SEWER LINE: Ø100mm PVC MN 1 IN 60 GRADE. | |
| 12 | FIRE HOSE MAIN REFER TO ARCHITECTS SPECIFICATION. | |

TOOWOOMBA CITY COUNCIL
RECEIVED
10 MAY 1990
BUILDING SECTION

TOOWOOMBA CITY COUNCIL
This is About No. 17 of 18 (Cont)
Facing part of Building Permit No. 391867
Signed J. J. Collins
for Building Supervisor
DATE 24.8.78

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Appendix C – Original Plans Hoffman Wadley Wing



CONT. ON DWG A24

CONT. ON DWG A24

ckd
architects

180 MAPSLEY STREET
PO BOX 888
TOOWOOMBA, QLD, 4560

tel: (07) 4632 2551
fax: (07) 4632 2127
ckd@ckdarchitects.com.au

no.	date	comments
C2	18/1/10	CONSULTANT ISSUE
C1	4/12/09	CONSULTANT ISSUE 1

revisions

contractors must verify all dimensions and levels on the job before commencing any work. If any dimensions differ, the contractor must refer to the architect for clarification. The contractor must ensure that all dimensions are in accordance with the approved plans. The contractor must ensure that all dimensions are in accordance with the approved plans. The contractor must ensure that all dimensions are in accordance with the approved plans.

project details

YWCA INDEPENDENT LIVING UNITS

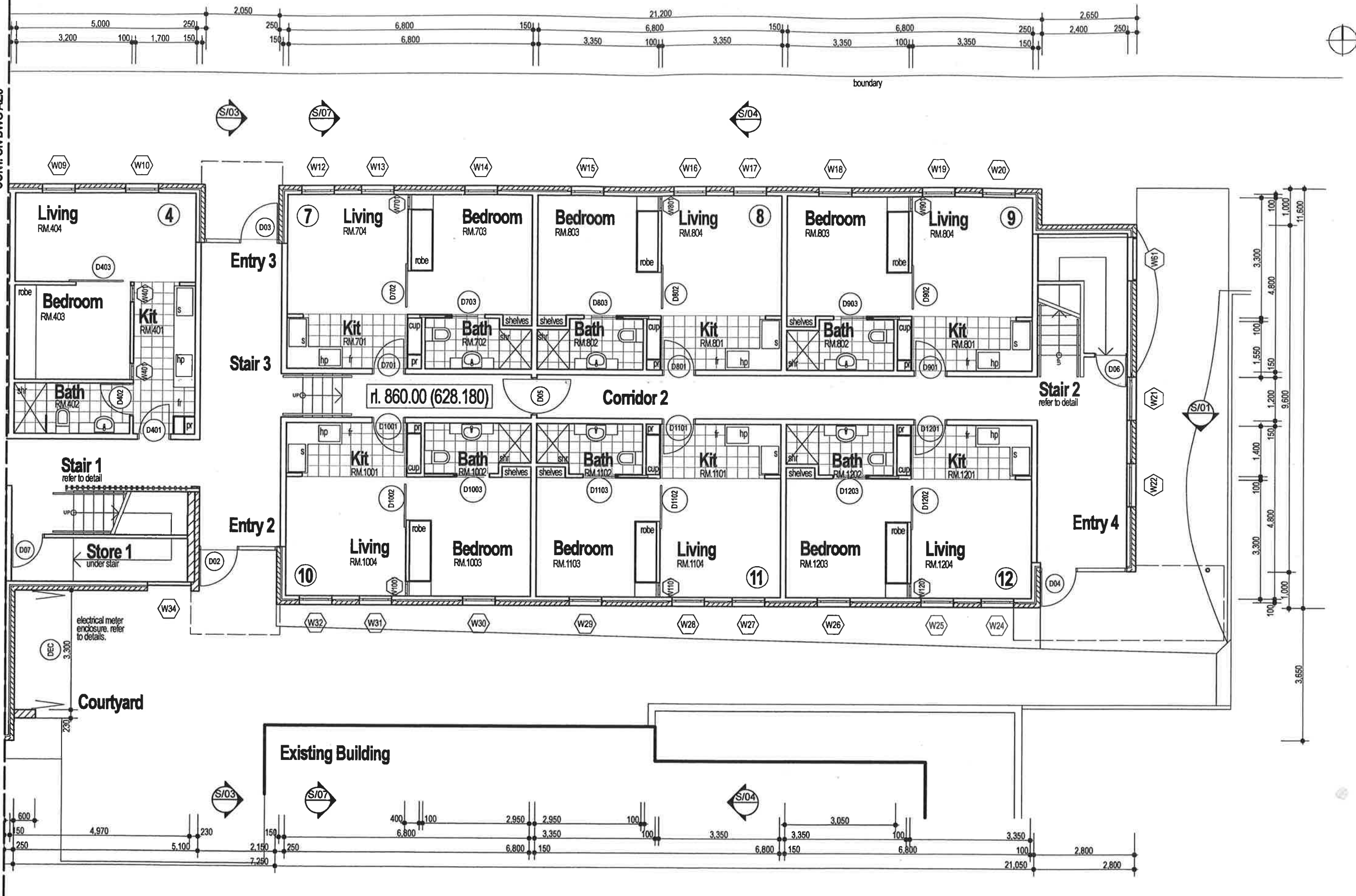
YWCA DOWNS & SOUTH WEST QLD INCORPORATED

112 MARY STREET, TOOWOOMBA

drawing	FLOOR PLAN WEST / lower				status	PRELIMINARY	
approved					project no.	0712	
scale	1:100 AT A3	issue date	checked	drawn	plotted date	drawn no.	revision
			CC		9/02/10	A2.3	C2

CONT. ON DWG A2.3

CONT. ON DWG A2.3



ckd

architects

138 MARGARET STREET
PO BOX 899
TOOWOOMBA, QLD, 4300
Tel (07) 4632 2551
Fax (07) 4632 2127
ckd@ckdarchitects.com.au

revisions

no	date	comments
C2	18/1/10	CONSULTANT ISSUE
C1	4/12/09	CONSULTANT ISSUE 1

project details

YWCA INDEPENDENT LIVING UNITS

YWCA DOWNS & SOUTH WEST QLD INCORPORATED

112 MARY STREET, TOOWOOMBA

FLOOR PLAN EAST / lower

approved

scale
1:100 AT A3

drawn

checked
CC

date
9/02/10

status
PRELIMINARY

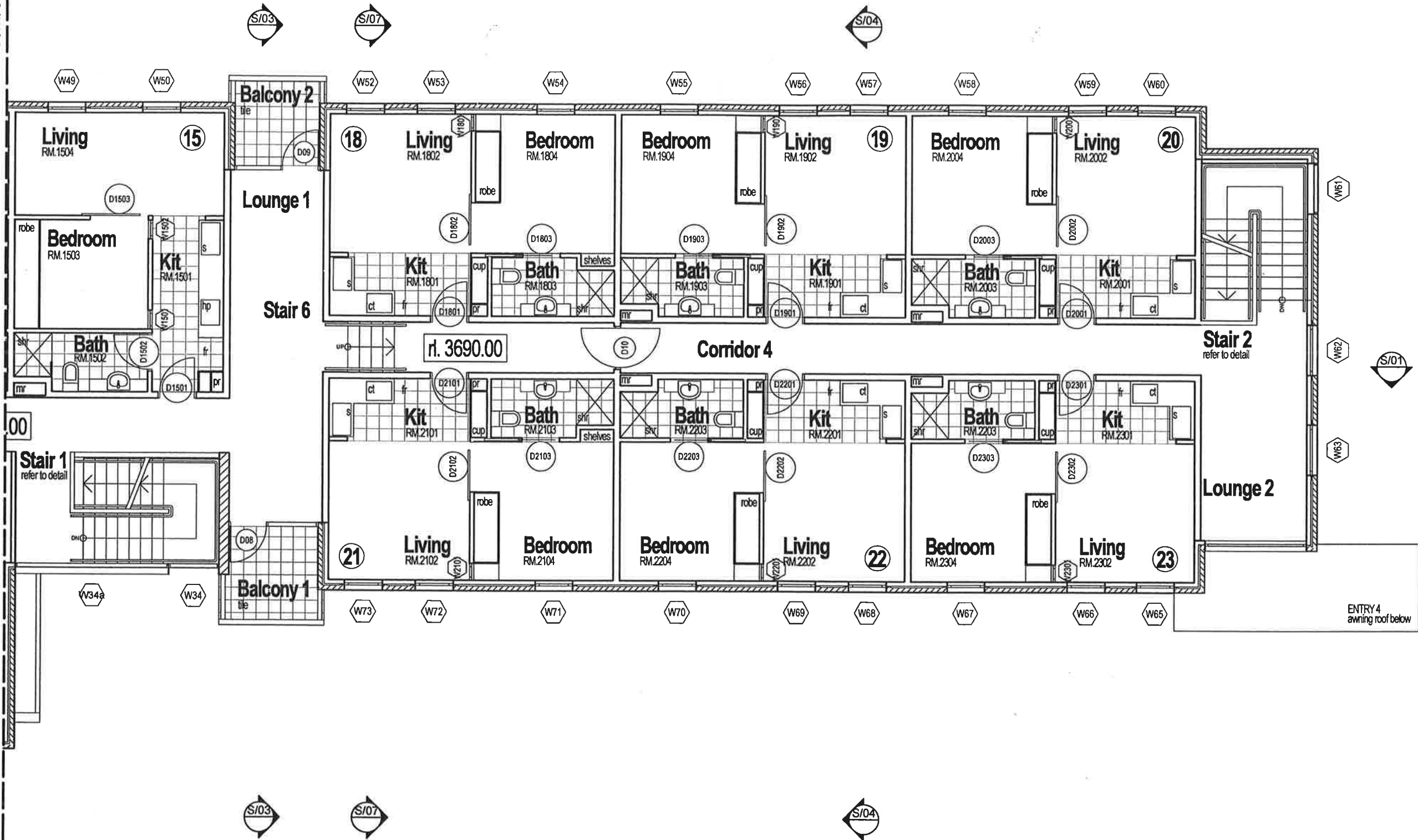
project no.
0712

drawn no.
A2.4

revision
C2

CONT. ON DWG A2.3

CONT. ON DWG A2.3



ckd

architects

128 MARGARET STREET
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tel: (07) 4632 2551
fax: (07) 4632 2127
cdk@ckdarchitects.com.au

no.	date	comments
C2	18/1/10	CONSULTANT ISSUE
C1	4/12/09	CONSULTANT ISSUE 1

revisions

contractors must verify all dimensions and levels on the job before commencing any work. figured dimensions take precedence over stated dimensions. note: these drawings may have been issued for construction purposes only and are not to be used for construction purposes without the approval of the architect for construction. the copyright of these drawings is vested solely and entirely in CKD architects Pty Ltd.

project details

YWCA INDEPENDENT LIVING UNITS

YWCA DOWNS & SOUTH WEST QLD INCORPORATED

112 MARY STREET, TOOWOOMBA

drawing

FLOOR PLAN EAST / upper

approved

scale

1:100 AT A3

issue date

checked

CC

drawn

plot date

9/02/10

status

PRELIMINARY

project no.

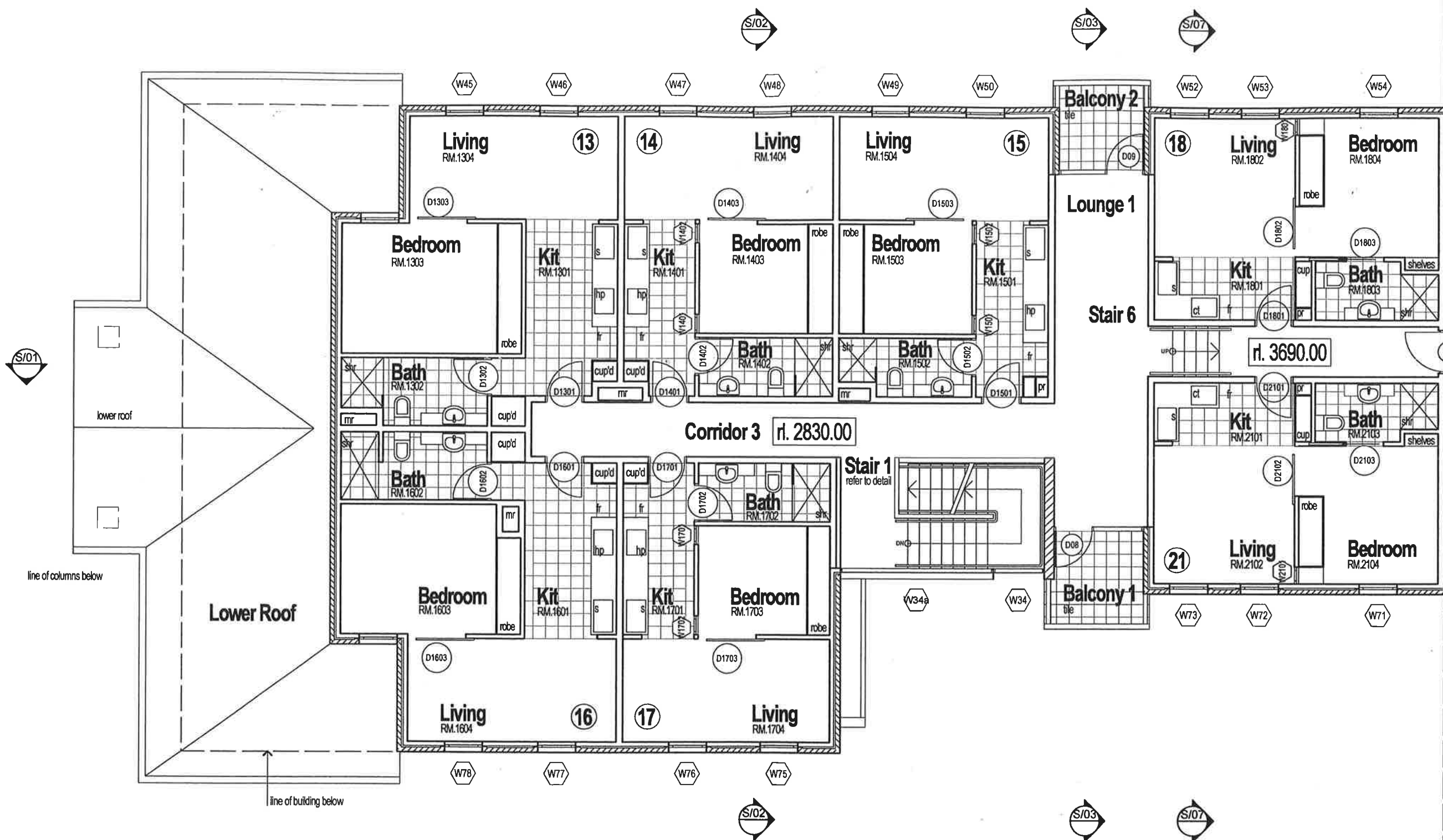
0712

drawing no.

A2.6

revision

C2



CONT. ON DWG A2.6

CONT. ON DWG A2.6

ckd architects 138 MARGARET STREET PO BOX 999 TOOWOOMBA, QLD, 4350 tel: (07) 4632 2551 fax: (07) 4632 2127 ekd@ckdarchitects.com.au	revisions	no.	date	comments	project details YWCA INDEPENDENT LIVING UNITS YWCA DOWNS & SOUTH WEST QLD INCORPORATED 112 MARY STREET, TOOWOOMBA	drawing FLOOR PLAN WEST / upper				status PRELIMINARY			
						approved	project no. 0712						
		C2	18/1/10	CONSULTANT ISSUE			scale	issue date	checked	drawn	plot date	dwg no.	revision
		C1	4/12/09	CONSULTANT ISSUE 1			1:100 AT A3		CC		9/02/10	A2.5	C2
		contractors must verify all dimensions and levels on the job before commencing any work. signed dimensions take precedence over scaled dimensions. note: these drawings may have been reduced. drawings shall not be used for construction purposes until issued by the architect for construction. the copyright of these drawings is vested solely and entirely in CKD architects pty ltd.											

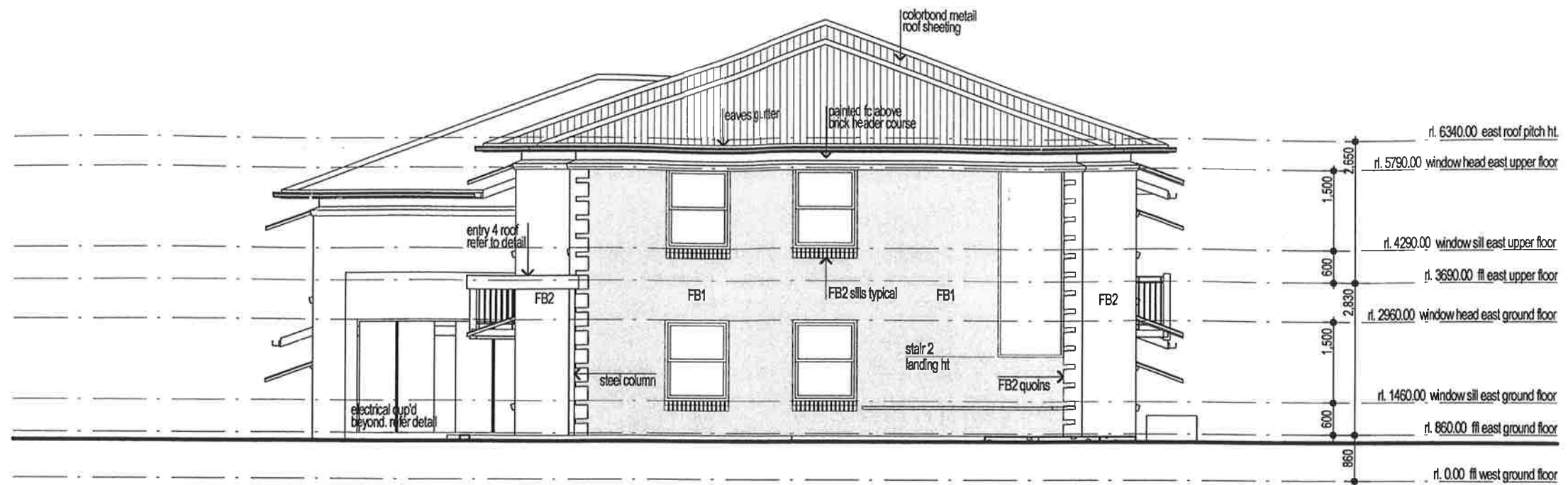
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rl. 5790.00	window head east upper floor	
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rl. 1460.00	window sill east ground floor	
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rl. 0.00	fl west ground floor	

E01 NORTH ELEVATION / west end
SCALE 1:100 AT A3

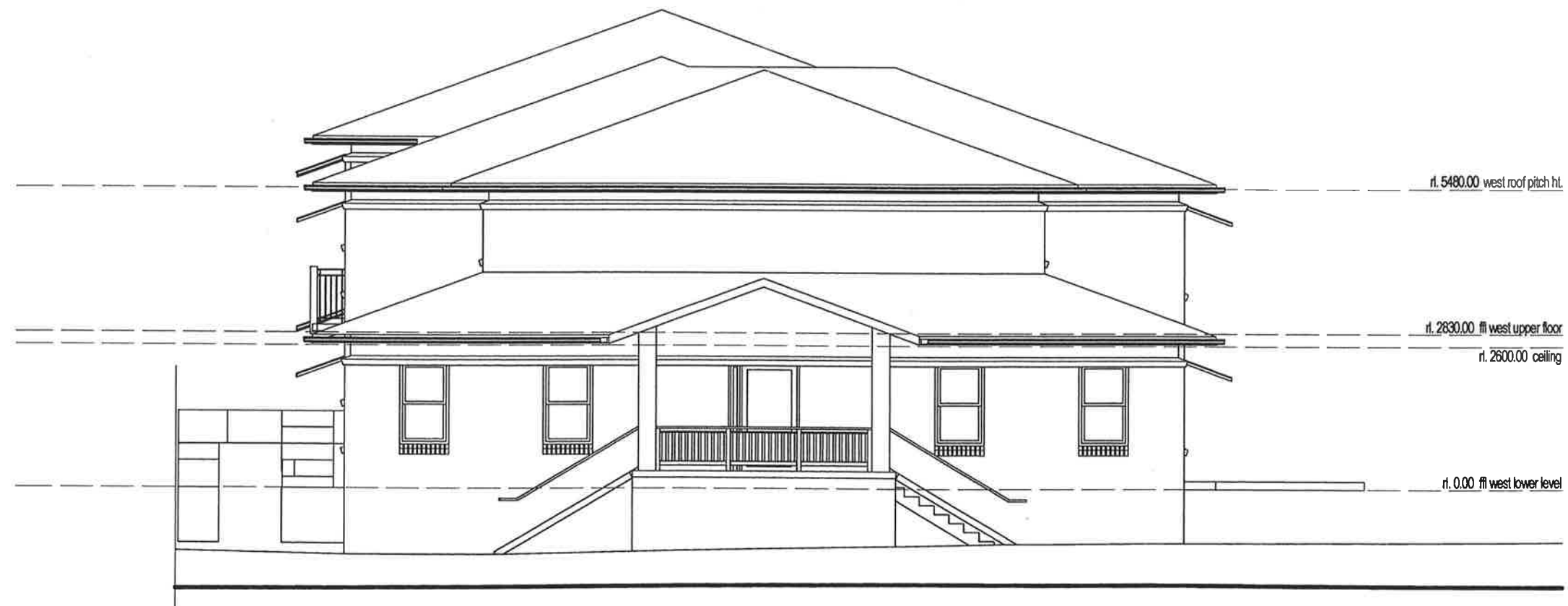
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0 window head west lower level
0.00 window sill west lower level
rl. 2830.00 ft west upper floor
0 window head west lower level
0.00 window sill west lower level
rl. 0.00 ft west lower level

[illegible]





E01 EAST ELEVATION
SCALE 1:100 AT A3



E01 WEST ELEVATION
SCALE 1:100 AT A3

	no.	date	comments
revisions	C1	18/1/10	CONSULTANT ISSUE 1

contractors must verify all dimensions and levels on the job before commencing any work. figured dimensions take precedence over scaled dimensions. note: these drawings may have been reduced. drawings shall not be used for construction purposes until issued by the architect for construction. the copyright of these drawings is vested solely and entirely in CKD architects pty ltd.

project details		YWCA INDEPENDENT LIVING UNITS			
		YWCA DOWNS & SOUTH WEST QLD INCORPORATED			
		112 MARY STREET, TOOWOOMBA			

drawing					status	
ELEVATIONS 3					PRELIMINARY	
approved					project no.	
					0712	
scale					drawing no.	
1:100 AT A3					3.3	
issue date					revision	
CC					C1	
checked					date	
9/02/10						



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22 July 2026

Planning and Heritage Branch
Department of the Environment, Tourism, Science and Innovation
GPO Box 2454
BRISBANE QLD 4001

QHR 601307 - Gowrie House, 112 Mary Street, Toowoomba
Written submission regarding entry of additional land into the Queensland Heritage Register

Dear Heritage Council,

I strongly support the proposed amendment to the Queensland Heritage Register to include the Betty Willis Wing within the State Heritage boundary of Gowrie House.

The Betty Willis Wing is the principal surviving later fabric demonstrating the final recognised stage of Gowrie House's historical evolution under Criterion A—from a private residence, to a hostel, and through subsequent adaptation as a YWCA community welfare complex and purpose-built accessible accommodation facility. This evolution reflects changing accommodation needs for females and the value of the YWCA to the community, as recognised in the existing Criterion A Statement of Significance.

The proposed amendment preserves the physical evidence necessary to demonstrate the recognised historical evolution already identified in the existing Criterion A Statement of Significance.

My reasons for supporting the proposal are set out as follows:

1. The Betty Willis Wing is important surviving evidence demonstrating Criterion A

- The existing Queensland Heritage Register listing recognises that the use of Gowrie House **and its subsequent additions** together demonstrate Criterion A significance by reflecting changes in accommodation needs for females and the value of the YWCA to the community.

- The inclusion of subsequent additions within the Criterion A statement recognises that later fabric contributes to demonstrating the significance of Gowrie House.
- The Betty Willis Wing represents the principal surviving subsequent addition demonstrating this recognised historical evolution. The Wing provides physical evidence of the adaptation of Gowrie House in response to changing accommodation needs for females and the value of the YWCA to the community, as recognised under Criterion A.
- The two Army Huts and the Wadley and Hoffman Wings, which provided physical evidence of the later development and changing use of the Gowrie House place, have since been demolished. As a result, the Betty Willis Wing is now the principal remaining substantial surviving later fabric demonstrating the final phase of Gowrie House's recognised historical evolution.
- Without the Betty Willis Wing, the surviving place's ability to fully demonstrate the complete historical evolution recognised under Criterion A would be materially diminished because the principal surviving physical evidence of the final phase of that evolution would have been removed.

2. Failure to list will permanently remove the evidence supporting Criterion A

- The approved redevelopment proposes demolition of the Betty Willis Wing, which would permanently remove the principal surviving evidence of the final recognised stage of Gowrie House's historical evolution under Criterion A.
- While the redevelopment has been approved through the Ministerial Infrastructure Designation process, that approval does not alter the heritage significance of the place or remove the need for the Queensland Heritage Register to accurately reflect the physical extent of the heritage place and the values for which it is listed.
- Criterion A is concerned with the demonstration of historical evolution through surviving physical evidence. A replacement apartment building cannot demonstrate a historical phase it did not form part of, nor can it replace the heritage value embodied in the surviving fabric of the Betty Willis Wing.
- Demolition of the Betty Willis Wing would materially diminish the ability of the surviving place to demonstrate the recognised historical evolution identified in the existing Criterion A Statement of Significance and would be inconsistent with the Burra Charter principle of conserving culturally significant fabric where it contributes to understanding the history and significance of a place.

- If the Betty Willis Wing is not included within the State Heritage boundary before demolition, the surviving place will no longer contain any substantial surviving subsequent additions through which the final phase of the historical evolution recognised under Criterion A can be demonstrated.

3. Existing Heritage assessments do not adequately assess Criterion A

- The heritage assessments supporting the proposed redevelopment do not address Criterion A. They primarily assess the architectural significance and restoration of the original Gowrie House building and do not consider whether the Betty Willis Wing contributes to the significance of Gowrie House as an evolving heritage place or to the historical evolution recognised in the existing Criterion A Statement of Significance.
- However, the Queensland Heritage Register listing applies to a heritage place, not merely an individual building. The significance of Gowrie House is expressed through the relationship between the original residence, later additions, surrounding grounds, setting and historic curtilage, and the successive phases of occupation, use and adaptation that have shaped the place over time.
- The existing Criterion A Statement of Significance recognises Gowrie House's evolution through changing uses and successive additions, including its transformation into the YWCA Queensland headquarters, community welfare complex and accessible accommodation facility. The Betty Willis Wing forms part of this historical development and contributes to the ability of the place to demonstrate that evolution.
- Accordingly, the relevant question before the Heritage Council is not whether the Betty Willis Wing has the same architectural significance as the original Gowrie House, but whether it forms part of the heritage place necessary to demonstrate the values for which Gowrie House is already entered in the Queensland Heritage Register.
- The previous assessments do not appear to have addressed this question. They have not considered whether excluding the Betty Willis Wing from the heritage boundary would remove an important surviving component of the place's recognised historical evolution and diminish the integrity of the existing Criterion A significance.

The proposed amendment represents an important opportunity to ensure the Queensland Heritage Register accurately reflects the extent of the heritage place and the values for which Gowrie House is already recognised. The Betty Willis Wing is not a separate or unrelated structure, but a surviving component of the evolving Gowrie

House place that provides important physical evidence of its final recognised phase of use and development. Including the Wing within the State Heritage boundary would not introduce new heritage values; rather, it would ensure the registered extent of Gowrie House accurately represents the surviving fabric necessary to demonstrate the historical evolution, changing accommodation needs and value of the YWCA to the community already identified under Criterion A. I therefore respectfully request that the Heritage Council support the proposed amendment and ensure that the registered heritage boundary continues to represent the complete historical narrative of Gowrie House.

Kind regards,

A small, solid grey rectangular box used to redact a signature.

7 July 2026

Planning & Heritage Branch
Department of the Environment, Tourism, Science and Innovation
GPO Box 2454
BRISBANE QLD 4001

Email: heritage@detsi.qld.gov.au

Ref: QHR 601307 – Gowrie House – 112 Mary Street, Toowoomba – entry of additional land in the Queensland Heritage Register

Dear [REDACTED], or to whom it may concern,

The National Trust of Australia (Queensland) (NTAQ) understand that an application has been received by the Department of Environment, Tourism, Science and Innovation (DETSI) for entry of additional land in the Queensland Heritage Register (QHR) to the following State Heritage Place: Gowrie House, 112 Mary Street, Toowoomba (Place Reference ID 601307).

In particular, the NTAQ understands that the application seeks to extend the boundary mapping of the existing listing in order for complete inclusion of the Betty Willis Wing (1991). The application also proposes an update to the Statement of Cultural Heritage Significance Criteria, including updates to Criteria A and H, and the addition of Criterion B.

Having reviewed the application, along with the additional attachment, the NTAQ believes the application has presented evidence which demonstrates that the Betty Willis Wing plays an important role in understanding the overall significance of Gowrie House. The NTAQ therefore supports the updates proposed in the application to the existing State Heritage Listing for Gowrie House (QHR 601307) in order to reflect an extended boundary, and updated Statement of Significance.

Yours sincerely,

[REDACTED]

Christiane Moodie
Heritage Advisor
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*To conserve and advance our natural and cultural heritage for
future generations*





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20th July 2026

Planning & Heritage Branch
Department of the Environment, Tourism, Science and Innovation
GPO Box 2454
Brisbane Qld 4001

By email: heritage@detsi.qld.gov.au

Gowrie House, 112 Mary Street, Toowoomba
Queensland Heritage Register No. 601307
Application to enter additional land in the Queensland Heritage Register

Dear Sir/Madam

The Australian Institute of Architects Queensland Chapter Heritage Committee provides the following submission in response to the application received under section 36 of the Queensland Heritage Act 1992 to include additional land associated with the Betty Willis Wing within the *Queensland Heritage Register* boundary for *Gowrie House*.

The Committee acknowledges that the Betty Willis Wing forms part of the history and use of the *Gowrie House* complex. However, the Committee does not consider that the application demonstrates that the additional land and the Wing satisfy the cultural heritage criteria in section 35 of the *Act* at a level warranting their inclusion within the state heritage boundary.

The Committee's principal observations are:

1. The Betty Willis Wing was already in place when the state heritage significance of *Gowrie House* was first considered and the place was subsequently entered in the *Queensland Heritage Register*.
2. The construction, use and historical role of the Wing are already recorded in the history of the place.
3. Architecturally, the Wing detracts from the earlier *Gowrie House* building and does not make a positive contribution to the architectural or aesthetic significance of the place.
4. The historical use of the Wing, and its association with the YWCA and the provision of accommodation and welfare services, are already captured by the existing register entry. The existing statement of significance expressly recognises the use of the building and subsequent additions as reflecting changing accommodation needs and the value of the YWCA to the community.

In the Committee's view, the historical and associated values relied upon in the application are already adequately represented by the existing listing. The application does not

establish that the additional land or the Betty Willis Wing independently strengthen the place's ability to satisfy *criteria A, B or H* at the state level.

The Committee therefore does not support the proposed inclusion of the additional land and the whole of the Betty Willis Wing within the *Queensland Heritage Register* boundary.

Regards,



Luke Pendergast
Heritage Committee Chair
Queensland Chapter
Australian Institute of Architects



President
Queensland Chapter
Australian Institute of Architects

Heritage

From: Rodney Watton [REDACTED]
Sent: Friday, 17 July 2026 3:33 PM
To: Heritage
Cc: Rodney Watton
Subject: Proposed Amendment to the Queensland Heritage Register – Gowrie House (QHR 601307)

Follow Up Flag: Follow up
Flag Status: Completed

Categories: [REDACTED]

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Submission to the Queensland Heritage Council

Re: Proposed Amendment to the Queensland Heritage Register – Gowrie House (QHR 601307)

I make this submission in my personal capacity based on my professional involvement with the Young Women's Christian Association (YWCA) in Toowoomba between approximately 1998 and 2014. During that period I held senior operational and leadership responsibilities associated with Gowrie House and was directly involved in the management, development and maintenance of the site. I also had the privilege of knowing Betty Willis personally and worked with many people who had been involved in the development of the Betty Willis Wing.

My submission is directed primarily to whether the physical extension area comprising the Betty Willis Wing satisfies the cultural heritage criteria under the *Queensland Heritage Act 1992*.

Recollections regarding the significance of the Betty Willis Wing

Throughout my involvement with Gowrie House, the cultural heritage significance of the place was consistently understood to reside principally in the original Federation residence known as Largo. The architectural qualities, craftsmanship and historical importance of that building, together with its long association with the YWCA, formed the basis of its recognised heritage significance.

By contrast, the Betty Willis Wing was regarded as a functional accommodation building constructed to meet contemporary community need. It was designed to increase the capacity of the YWCA to provide safe and affordable accommodation and reflected the service delivery requirements and government housing policies of the late twentieth century. Its significance was always understood by those involved in its operation to be practical rather than architectural.

During my employment I was also aware that the YWCA had historically expressed concerns about extending heritage protection to the operational accommodation wings because additional heritage constraints could compromise the organisation's ability to maintain, adapt and operate community housing in a financially sustainable manner. While I encourage the Council to verify this through the original heritage records, this was certainly my understanding throughout my involvement with the organisation.

Association with Betty Willis

I knew Betty Willis personally and came to understand her as someone whose life's work was devoted to improving opportunities for women and strengthening community services in Toowoomba. My recollection is that she consistently placed the needs of women requiring accommodation and support ahead of attachment to buildings themselves.

For that reason, it is my personal view that the greatest legacy of the Betty Willis Wing lies not in the physical fabric of the building but in what it enabled: expanded accommodation, accessible housing and practical support for women and people living with disability. In my experience, Betty's enduring legacy is the continuation of those purposes rather than the preservation of the 1991 building itself.

Heritage significance of the extension area

In my opinion, the Betty Willis Wing does not possess the same level of cultural heritage significance as the original Gowrie House sufficient to warrant inclusion within the State Heritage Register.

Rather than representing an exceptional example of architecture or construction, it was one of many purpose-built community accommodation buildings developed during that period to meet emerging social housing needs. Its importance is better understood as part of the continuing social mission of the YWCA than as a place possessing independent State heritage significance.

My understanding is also that, during later investigations associated with conservation works to the original heritage building, questions were raised regarding aspects of the original architectural attribution recorded in the Heritage Register. While I cannot comment on those investigations in detail, I believe those matters should be considered alongside any reassessment of the significance of the extension area.

Previous redevelopments on the site

During my time with the YWCA, the organisation undertook the redevelopment of the former Wadley and Hoffmann accommodation wings. Those ageing boarding-house style buildings were replaced with a contemporary development providing 23 self-contained one-bedroom apartments. Importantly, while the original buildings were replaced, the YWCA deliberately retained the historic names "Wadley" and "Hoffmann" in recognition of the important contribution those former Presidents had made to the organisation's history. In my view, this demonstrated that the heritage values and history of Gowrie House could be respected and interpreted without requiring the retention of buildings that no longer met contemporary accommodation standards. The redevelopment significantly improved the quality, accessibility and amenity of accommodation available to residents while continuing the site's longstanding community purpose.

Continuing protection of Gowrie House

I am now a resident of East Toowoomba and continue to pass Gowrie House almost every day. The original Federation residence remains one of the suburb's most attractive historic buildings and, in my opinion, is entirely deserving of its State heritage protection.

I also believe that ensuring the site remains capable of supporting a financially sustainable community housing operation is one of the best ways to secure the long-term conservation of the original heritage building. In practical terms, an organisation that can continue delivering its charitable purpose is also better placed to maintain the heritage fabric of Largo for future generations.

For these reasons, based on my personal recollections and professional experience with the site over more than a decade, I do not believe the Betty Willis Wing itself satisfies the threshold for State heritage protection, and I support its replacement with accommodation that continues the longstanding community purpose for which the YWCA has cared for Gowrie House for many decades.

Happy to provide additional information if required.

Kindest Regards

Rodney Watton

