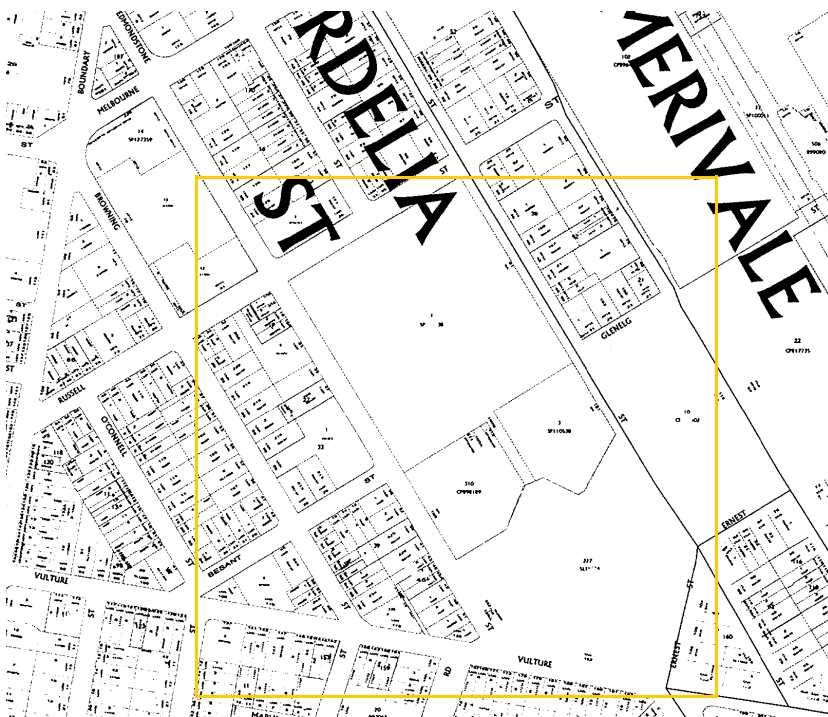




MUSGRAVE PARK
South Brisbane

| | |
|--------------------------------|--|
| SITE NAME: | Musgrave Park |
| STREET ADDRESS: | 91 Cordelia Street, South Brisbane |
| RPD: | Lot 1 & 3 on SP 110538, Parish South Brisbane |
| AREA: | 6.3225 hectares |
| PRESENT USE: | Sport and Recreation |
| CUSTODIAN: | BCC - Urban Management Division |
| TENURE : | Freehold subject to a Trust |
| DATE OF FOUNDATION: | 1865 |
| EXTENT OF SIGNIFICANCE: | Whole of site as defined by the Real Property Description |
| CITY PLAN FLAGS: | SR Sport and Recreation Area City Plan Heritage Place – Cultural South Brisbane Local Plan |
| CONSERVATION STUDY: | 1996 Conservation Study, BCC. 2001 Draft Management Plan, BCC. |



Description of the Site

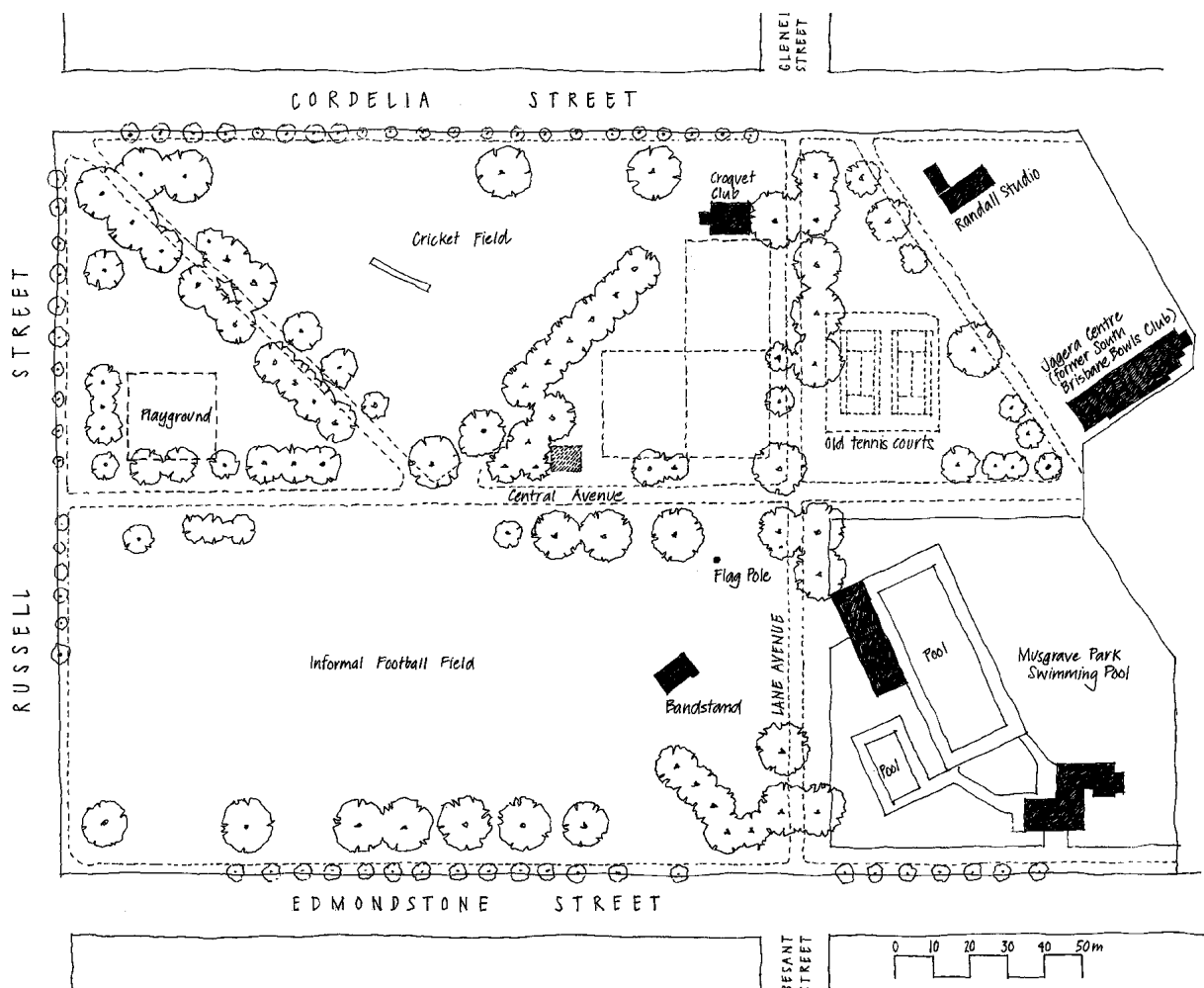
General

Musgrave Park is one of the oldest public parks gazetted in Brisbane. Its area of more than 6 hectares is bounded by Cordelia, Russell and Edmondstone Streets and Brisbane State High School (BSHS) to the south east.

The park consists of both open parkland and built structures. The latter are concentrated at the southern end of the site and include a swimming pool, the remains of two tennis courts and the former South Brisbane Bowling Club area, now used as a community arts centre. This facility includes the State Heritage listed Randall Studio. These areas are separated from the more open northern end of the park by Lane Avenue – a major path across the park, linking Glenelg and Besant Streets. The northern end of the park accommodates a croquet club, football and cricket fields and a children's playground.



View along Central Avenue.



Musgrave Park Site Plan (City Design, 2001).

The two sporting fields are delineated by the remnants of two avenues of mature trees, originally planted to form a St Andrew's cross pattern. The "cross" is bisected by an avenue of trees running from Russell Street through to Lane Avenue. A brick storage building for band equipment stands near the southern end of the football field. Some public toilets were demolished late in 2000 and a new design has been prepared by City Design.

The parkland rises to the south west and south to the BSHS, which acquired the highest ground that was formerly part of Musgrave Park. The lowest point is near the cricket field along Cordelia Street.

Park uses

The park accommodates a great range of organised and informal activities. Political rallies and events such as Panyiri, the annual Greek festival, attract thousands of visitors. Other park uses include: informal sport, formal sport (croquet), sport administration (croquet), swimming, ceremonies, band rehearsal and equipment storage, walking (for pleasure and access), resting and meeting, studio painting, student parking and outdoor education for TAFE and BSHS.

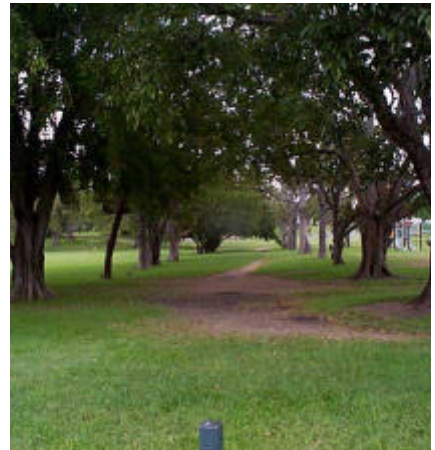
Murris and Musgrave Park

Musgrave Park is a place of particular and longstanding importance to Brisbane's indigenous community. The Park is in continual use as an informal gathering space and is also the venue for occasional organised gatherings and rallies.

Leases

The draft management plan identifies the following leases over park areas:

- Croquet Queensland
- Musgrave Park Swimming Pool
- Deed in grant of trust for Aboriginal purposes
(The Jagera Centre – incorporating the former South Brisbane Bowling Club, the Richard Randall Studio and the old tennis courts).



View along remnant avenue from the corner of Russell and Cordelia Streets



A Murri gathering near Central Avenue. The Aboriginal flag is flown from the flagpole, which has become a significant element to the local indigenous community.

The Buildings

The Richard Randall Studio

The studio is a rare Queensland example of a purpose built artist's studio of the Federation period. It is permanently entered in the Queensland Heritage Register.



The Randall Studio, back view.



The Randall Studio, front view.

The South Brisbane Bowling Club

The first bowling club building was built sometime between 1903-1905. The building was extended twice before alterations in 1939 amalgamated the various structures into a building under one roof. Despite the history of alterations, the timber framed, iron roofed building retains the appearance of an early 20th century pavilion and is attractively situated on the lawns of the former bowling area.



The Jagera Centre (formerly the South Brisbane Bowls Club).

Croquet Queensland clubhouse

The club is accommodated in a simple, skillion roofed cottage (circa 1962) on Cordelia Street.



The Croquet Club House.

South Brisbane Federal Band rooms

The brick, flat roofed structure is of little aesthetic value but features some aboriginal artwork on its northern side that may be of some cultural significance.

Musgrave Park Swimming Pool

The Musgrave Park Swimming Pool was opened in 1967. Access to the pool is from Edmondstone Street. The pool's equipment sheds and viewing stands turn their backs on the Park and form an unattractive edge to Lane Avenue.



Aboriginal artwork on northern side of bandstand.

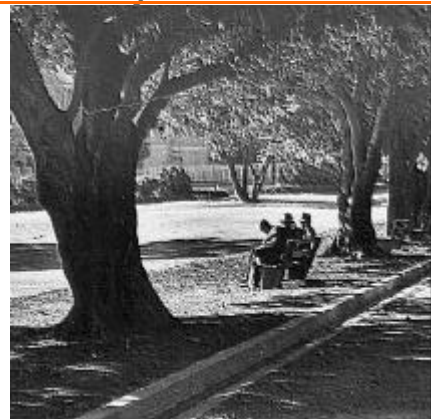
Condition and Integrity Of the Site

The draft Management Plan includes a general assessment of the park's fabric. The Plan identifies a "need to conserve the park's significant features and to reduce the visual impact of unattractive features" (p.13).

The most significant buildings in the Park, the Randall Studio and the former South Brisbane Bowling Club, suffer from poorly maintained landscaping, the ad-hoc parking of cars around the buildings, and unsympathetic additions and nearby structures

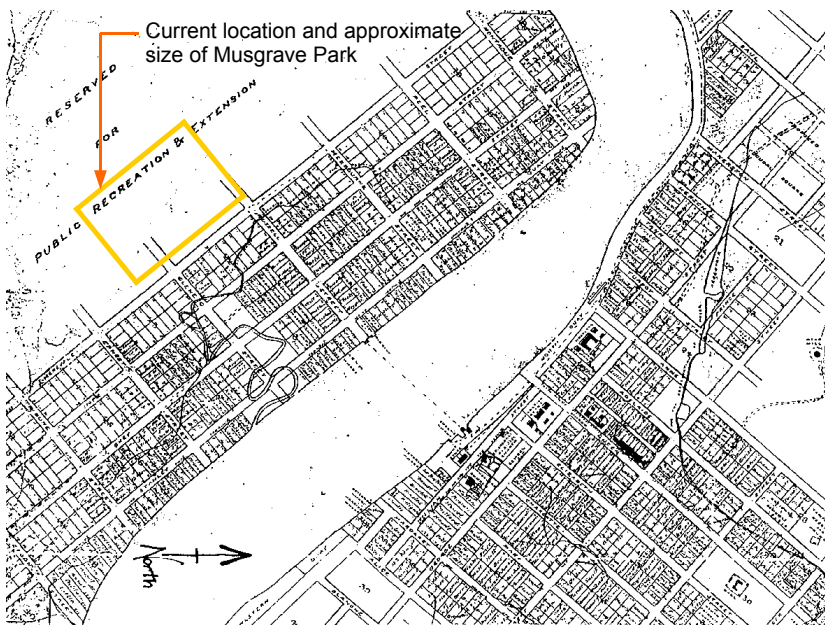
History

Little is known about the site prior to the 1850s. The original inhabitants of the area were from the Coorpooroo clan, however this part of South Brisbane was known to be used by the various tribes in the region as a neutral gathering space – as a place where differences were reconciled and talks held.



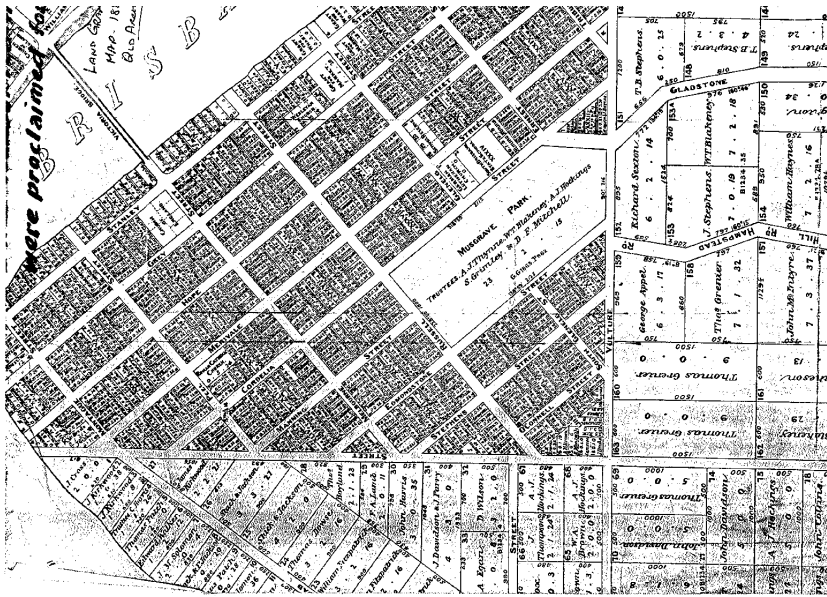
View of Musgrave Park c. 1948 (BCC ParksHistory Files)

The first surveys of Brisbane in the 1840s established the city on north and south banks of the River. Initial patterns of settlement allowed little consideration of public open space but this changed in the 1850s when a large parcel of land in South Brisbane was set aside for public recreation. Part of this land was to become Musgrave Park. This was one of the first reserves in Brisbane and Queensland dedicated for recreation (and other) purposes. In 1865 the Queensland colonial government identified a much smaller area of this land as the South Brisbane Recreation Reserve. In the 1880s the reserve was named after the Governor of Queensland, Sir Anthony Musgrave.



Survey Plan of Brisbane Town (c. 1850) showing early extent of the recreation reserve (QSA AIA Series).

Musgrave Park was slow to develop either as a formally laid out park or as a sporting venue. Up until the turn of the century it had been subject to years of neglect, under-funding, disputes over custodianship and a number of excisions which had whittled away the original reserve down to approximately 9.3 hectares acres bounded by Russell, Cordelia, Vulture and Edmondstone Streets. In the meantime, the colonial government's attempts to control and "protect" the indigenous population had resulted in the removal of many local Aborigines to reserves in Cherbourg and other places away from major settlements. The connections that Aboriginal people had with the South Brisbane area and Musgrave Park were severely compromised by government actions, but in the 20th century the associations were resumed with renewed strength.

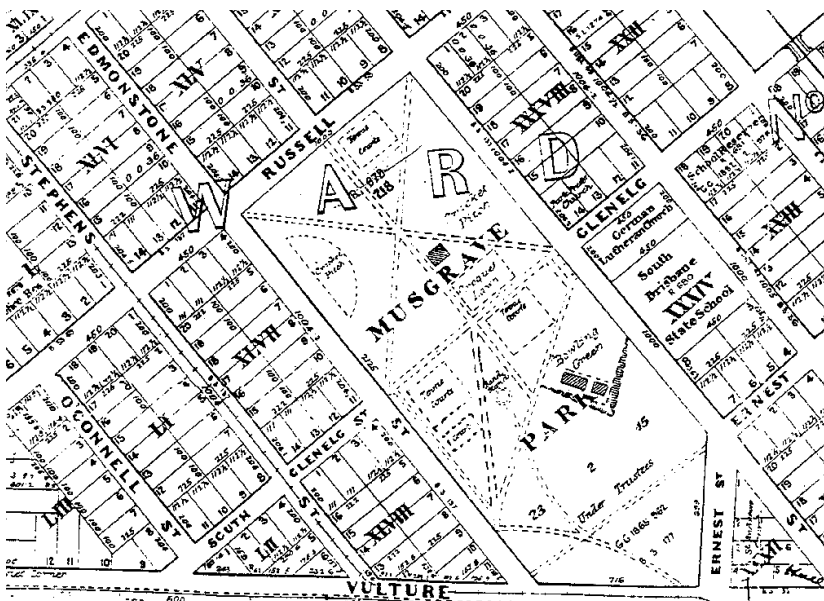


1889 Land Grant Map showing extent of Musgrave Park (QSA).

The early 20th century was the period in which Musgrave Park reached its full recreational potential and horticultural maturity. This period coincided with the peak of prosperity in the City of South Brisbane. The Park hosted a number of organised sports – tennis, cricket, croquet, bowls and football. A bandstand was erected in 1901 (since demolished) and band concerts became hugely popular on weekends. The formal layout for which Musgrave Park became noted was based on the St Andrew's pattern of avenues of trees. By 1914 the boundary fence had been removed and replaced with raised garden beds. These rockeries remained until the 1960s.



Remains of tennis courts.



1914 Survey Office map showing formal layout of Musgrave Park.



Remnant avenue of mature trees.

Among the major changes to the park since then has been the resumption of park land for the establishment of BSHS and for subsequent expansion of the school. The establishment of a football field parallel to Edmondstone Street in the late 1960s obliterated two of the avenues that formed the park's distinctive cross pattern of planting. In 1967 the Musgrave Park pool was opened. The character of the park began to change as a result of this process and the corresponding demographic changes occurring in the South Brisbane area. The park was no longer the focal point of weekend leisure activity for residents of South Brisbane and the Greater Brisbane area.

After World War 2 suburbs such as South Brisbane and West End attracted many European immigrants. West End became the focus of the Greek community and in the 1960s the Greek Orthodox Church moved from the city to Edmondstone Street on a site overlooking the Park. The Park is used for periodic Greek festivals and celebrations. The Park has also become an important site for the Aboriginal community. By the 1950s Aborigines were allowed to come off the reserves and made their way to the inner suburbs of cities and towns. Musgrave Park became an unofficial 'information centre' – a place for Aboriginal people arriving from out of town to sit and talk among friends, resuming a function from the time before European settlement, according to Aboriginal oral tradition. During the 1982 Commonwealth Games, the Park became a 'tent city' for protesting Aborigines. In the years prior to Brisbane's hosting of Expo 88 the Park was again the focus for protests. The Expo 88 authority had announced its intention to resume control over Musgrave Park in addition to the Expo site at what is now South Bank Parklands. The public outcry over the attempted "gentrification" of South Brisbane and West End included concern about the future of the Park. While initially included in the area for Expo, by the time of the Bicentennial Musgrave Park was left out and it remained relatively unscathed. While white Australia was celebrating the Bicentennial on 26 January 1988, Aboriginal Australia acknowledged a "national day of mourning" with a march, which finished in Musgrave Park. It has remained an important place for Aboriginal protest and gathering.

In recent decades there have been ongoing submissions to the Council regarding the establishment of an Aboriginal Cultural Centre in the Park. One such submission in 1988 also recommended the provision of a community art centre in the former clubhouse of the South Brisbane Bowling Club.

This proposal was carried out in 1988, with the establishment of the Jagera Community Arts Resources Centre. A few years later the Richard Randall Studio, a small building in Cordelia Street which had previously been a private art studio, was relocated to one end of the former bowling club leased area. Now collectively known as the Jagera Centre, the Resources Centre hall is available for hire by community groups while the Randall Studio is operated by the Council and made available to artists for six month periods. The Cultural Centre proposal, on the other hand, was the subject of years of debate and investigation by the various stakeholders. The Musgrave Park Cultural Centre Inc. has secured a deed in trust over an area of 9051m² comprising the former bowling green (Jagera Centre and Randall Studio) and existing tennis courts area. Funding is available for building and landscape works.



Swimming Pool Entry – Edmondstone St.

Musgrave Park is many things to many people. Whereas organised sporting activity has declined, the Park has become an informal recreational venue for cricket, swimming, cricket and strolling. Only croquet remains as an organised sport and strolling.

The Park is also important for specific groups. Aboriginal people have adopted the Park as their symbolic home and use its open spaces in fostering the practice and recognition of their culture. In recent years this has included the public celebration of National Aboriginal and Torres Strait Islanders Observance Day.

The Park's links with the Greek Community find expression in the annual Panyiri festival, which has grown from small beginnings in the 1970s to an event which attracts thousands to the area each year.

Musgrave Park Management Plan

The Brisbane City Council (Landscape Section – City Design) is preparing a Management Plan for Musgrave Park to "provide the ...Council and the community with a long term plan for the future use and managing improvements to the park" (p.3) The Management Plan includes a Master Plan for the Park. A draft of this plan was released in February 2001 after extensive consultation with community stakeholders, including contact with the Native Title Representation Body and all Brisbane's Registered (Native Title) Claimants. Refer to the Draft for details and status of Native Title claims relevant to the area.

The recommendations of the 1996 Conservation Study have been adopted by the authors of the Management Plan as key principles for the Management Plan. Its objectives are stated to be "consistent with the recommendations of the 1996 Musgrave Park Conservation Study and the South Brisbane Local Area Plan" (p.5) These objectives are:

Significant features and meanings of the Park (as identified in the Conservation Study) will be protected.

The majority of the Park will be retained and upgraded for active and passive recreational activities and cultural activities.

The Park will be improved as a destination for Brisbane's outdoor festivals.

A small area of the Park will be dedicated for the establishment of an Aboriginal Cultural Centre.

The open space areas and avenues of the Park will be retained and reinstated and further built development beyond that indicated on the Master Plan will not be permitted.

The Park will continue its long-standing role as a meeting place for different groups in the community and improvements will be made to facilitate this role.

Park works will recognise and enhance the character, the cultural heritage and social values of the Park.

Safety of Park users within all areas of the Park, during day and night, will be increased.

Park improvements will facilitate ease of maintenance and reduce impact of users on the Park.

The authors of the draft Management Plan have formulated their recommendations accordingly. Refer to the draft Plan for details

It would seem, therefore, that the objectives and recommendations of the Management Plan are in accordance with those of the Conservation Study. Yet recent works at the Park have shown that ideally, integration of the two documents needs to be more explicit. For example, the 1996 Conservation Study lists "Specific Aboriginal Features" among the significant elements of the Park.

These features include Aboriginal artwork on the toilet block, yet this toilet block (along with the artwork) was unexpectedly demolished late in 2000 while the Management Plan was being prepared. Although the Conservation Study notes that the toilet block was not significant in itself, the sudden removal of significant artwork illustrates the problems that may arise when the recommendations of a Conservation Study are not communicated or carried through.

Cultural Heritage Significance

Statement of Significance

The Park

(Note Musgrave Park is a site with many dimensions to its significance. The following is a summary of the site's significance, based on the very detailed statement in the 1996 Conservation Study).

The significance of Musgrave Park is complex and reflects the rich, multi-layered history of the site. Its history as a gathering place predates European settlement. Musgrave Park is more than just physical landscape. So much of the Park's significance is vested in meanings and associations. Of fundamental importance is the unique association between Murri people and Musgrave Park. The Park's unique and ongoing connections with the indigenous population have given Musgrave Park a state and national profile.

In recent decades, the ethnically diverse community surrounding the Park, particularly West End's Greeks, has embraced its open spaces.

The Park is one of the earliest gazetted public open spaces set aside for recreational purposes in Queensland. Musgrave Park contains structures and precincts that illustrate typical recreational features of the early 20th century, such as the former Bowling club and the croquet club.

Its remnant avenues of mature trees and other features provide evidence of prevailing formality of early park design in Brisbane. As the only large, public, open green space in the otherwise intensely developed South Brisbane/West End area, Musgrave Park is valued by the community for its aesthetic and environmental benefits.



View along Central Avenue (year unknown). (BCC Parks History File Photo Ref. Telegraph G 6115/1165)

Local Heritage Significance

Musgrave Park is a place of local heritage significance and is listed in the city Plan Schedule 1 Heritage places of cultural heritage significance. It meets one or more of the local heritage criteria under the heritage Register Planning Scheme of the Brisbane City Plan 2000. The Park is significant:

- as a place of longstanding importance to the social, cultural and spiritual life of Aboriginal people from Brisbane and elsewhere **it has a strong and special association with the life of a particular community and cultural group, for social, cultural and spiritual reasons; and**
- as an established venue for Aboriginal protest, resistance and commemoration **it is important in demonstrating the evolution and pattern of the City's and local area's history; and**
- as a place valued by the Greek community as a venue for its major annual festival (Panyiri) and its proximity to the Greek Orthodox Church and Community Centre **it has a strong and special association with the life of a particular community and cultural group, for social, cultural and spiritual reasons; and**
- as a place, parts of which have remained to some extent undisturbed since European settlement, **it may have potential to yield archaeological information which will contribute to an understanding of past lifestyles and customs, of both Aboriginal and European people** (Note the 1996 report notes this as "some minor potential"); **and**
- as one of the earliest public parks gazetted in Brisbane and as evidence of the recreational use of public parks from the early 20th century **it is important in demonstrating the evolution and pattern of the City's and local area's history; and**
- as a rare surviving example of 19th century formal park design in Brisbane **it is important in demonstrating the principal characteristics of a particular class of cultural places;**
- as a rare surviving example of 19th century formal park design in Brisbane **it demonstrates rare, uncommon and endangered aspects of the City's and local area's cultural heritage;**
- as a place of cultural pursuits and organised and informal recreation since the late 19th century **it has a strong and special association with the life of a particular community and cultural group, for social, cultural reasons;**
- as a green open space and mature park landscape located within a densely developed inner-Brisbane suburb **it is important because of its aesthetic significance.**

The former South Brisbane Bowling Club

(Jagera Community Arts Centre)

The South Brisbane Bowling Club is a place of local heritage significance and is listed (separately from Musgrave Park) in the City Plan Schedule 1 Heritage places of cultural heritage significance. It meets one or more of the local heritage criteria under the heritage Register Planning Scheme of the Brisbane City Plan 2000.

The Richard Randall Studio

The Richard Randall Studio is a place of local heritage significance and is listed (separately from Musgrave Park) in the City Plan Schedule 1 Heritage places of cultural heritage significance. It meets one or more of the local heritage criteria under the heritage Register Planning Scheme of the Brisbane City Plan 2000.

State Heritage Significance

The site is not currently entered in the Queensland Heritage Register. However Musgrave Park is likely satisfy some of the criteria for entry in the Register.

A *preliminary* assessment by the EPA has indicated that Musgrave Park would be likely to meet the following criteria of the Queensland Heritage Register (Queensland Heritage Act 1992):

- (a) it 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.
- (d) the place is important in demonstrating the principal characteristics of a particular class of places
- (e) the place is important because of its aesthetic significance;
- (g) the place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.

The EPA also indicates the following criterion *may* be met:

- (c) the place has potential to yield information that will contribute to the understanding of Queensland's history.

The Richard Randall Studio

The Richard Randall Studio is permanently entered in the Queensland Heritage Register.

Planning Implications

STATUTORY PROTECTION

1. City Plan

- **CITY PLAN HERITAGE REGISTER**

Musgrave Park is currently protected under the Heritage Register of the City Plan. Therefore, the *Heritage Place Code* will apply to any building work, including demolition, subdivision, or operational work on a premises that includes a heritage place or on a premises adjoining a heritage place.

Building work, including demolition, operational work, or subdivision on the site of a Heritage Place is subject to **impact assessment** where it involves:

- partial demolition or total demolition or removal of a heritage place
- assessable building work or operational work comprising
 - alterations to a heritage place, unless considered to be code assessable
 - a change to landscaping, fencing or natural features of land referred to in the citation for the heritage place
 - additions or extensions to a heritage place unless considered to be code assessable
 - erecting a new or separate building on a heritage place site
- reconfiguring a lot

- **AREA CLASSIFICATION**

The site classification is SR, Sport and Recreational Area. Chapter 3, Section 3 of the City Plan outlines *Desired Environmental Outcomes* for SR sites:

1. Sport and recreational areas accommodate a wide range of organised sporting, recreational and cultural activities at local district and Citywide levels.
2. Adverse impact on adjacent sensitive uses and on surrounding areas by development and activities are minimised.
3. Adverse impacts on biodiversity values are minimised where Sport and Recreation Areas include natural habitats such as bushlands, waterways and wetlands or act as buffers between natural and developed areas.

- **LOCAL PLAN**

The site is contained within South Brisbane Local Plan (City Plan, Chapter 4, pp. 211-252). The following Plan development principles apply to the site:

An integrated open space system links South Bank Parklands and other major open spaces in this locality. (2.3)

The precinct intent (3.3) for Musgrave Park is:

- *The majority of the park is intended for both passive and recreational activities, with community facilities also remaining in the park.*
- Performance criteria (and “acceptable solutions”) for the Musgrave Park precinct are:
- *P1 Public access must be provided and improved while maintaining a high visual quality. (Acceptable solution: Building height is no more than 1 storey or 2 storeys where this would reduce the amount of park space taken by buildings and associated facilities).*
- *P2 The Aboriginal and Torres Strait Islander community’s use of Musgrave Park and the park’s cultural importance to that community must not be adversely affected. (No acceptable solutions given).*

2. State Legislation

The site is **not protected** by legislative controls of the Queensland Heritage Act 1992.

Recommendations

Statutory Protection

High Priority

Recommendation 1

Nominate Musgrave Park to the Heritage Register under the provisions of the Queensland Heritage Act 1992.

Maintenance and Repair

Recommendation 2

Ensure that the draft Management Plan currently in preparation incorporates Conservation Study recommendations.

The 1996 Conservation Study makes detailed recommendations on the conservation of Musgrave Park. One of these recommendations is the development of a Master Plan and/or Management Plan. The Management Plan (incorporating a master plan) is now in the draft stages and was developed from the findings of the 1996 Study. The Management Plan will make detailed policies for the future use and management of the Park.

Management plans must specifically address issues of communication between the various stakeholders, especially between those architects / landscape architects / heritage unit and those who manage the Park on a day-to-day basis.

Recording

Recommendation 3

The Park should be adequately recorded and photographed.

Appendix

1996 Conservation Study :

The significance of elements in Musgrave Park.

The 1996 Conservation Study identifies the following elements of the Park as culturally significant (in addition to the whole Park and its setting):

- Expansive areas of lawn
- Grand old trees
- Specific aboriginal sites
- The flagpole
- The pattern of paths
- The central path
- Recreational areas;
 - Swimming pool
 - Croquet club
 - Remaining tennis courts
 - Former bowling club
 - Cricket pitch
 - Informal football field

The Conservation Study identifies the following elements of the Park as not culturally significant:

- Bandstand
(The Study notes that the mural on the building is considered important by the Aboriginal community as a representation of the Aboriginal presence in the Park).
- Toilet block (now demolished)
(The Study notes that the painting and graffiti that was on the building was significant as an expression of the Aboriginal presence in the Park).
- Carparking

References

Draft Musgrave Park Conservation Study, Parks and Garden Branch, Department of Recreation and Health, Brisbane City Council, November 1995.

Musgrave Park Conservation Study, Parks and Garden Branch, Department of Recreation and Health, Brisbane City Council, March 1996

Draft Musgrave Park Management Plan, City Design for Environment and Parks, February 2001.