

Heritage Citation



Glenfalloch

Key details

Addresses	At 172 Oxlade Drive, New Farm, Queensland 4005
Type of place	Flat building
Period	Late 20th Century 1960-1999
Style	International
Lot plan	L2_RP96199
Key dates	Local Heritage Place Since — 30 October 2000 Date of Citation — June 2010
Construction	Walls
People/associations	John M Morton for Lund Hutton Newell Black & Paulsen (Architect)

Glenfalloch is a 15 storey block of units built in 1962, designed by John M Morton for Lund Hutton Newell Black & Paulsen. Awarded a commendation for Building of the Year in 1962-63 RAIA Queensland Chapter, it is notable in the way it addresses Oxlade Drive on the north side with its back facing the river. The building has glazed fire stairs and access walkways overlooking the river and has become an important landmark from the river. Screens and hedges mitigate its large scale and it is an early example of its genre.

History

The New Farm area itself is rich in associations as it contains many significant landscape elements and historical buildings. Its 'peninsula' quality is reinforced by the topography that delineates its boundary giving pleasant elevated areas, limited traffic access points, patterns of subdivision, a fine selection of mature vegetation, and differences in scale and nature in the buildings. All these elements contribute to its distinctive urban attributes including the first purpose built flats.¹

The concept of 'flats' came about in the mid 1930s in response to the increased population density. Before this time, a flat resembled a section of a house which had been subdivided. When city planners introduced new regulations in 1936, flats were built in large planned blocks with a restricted height of two storeys. Some buildings were permitted to be three storeys but were usually in special locations or surrounded by open space.²

From the 1950s, the area continued to accommodate large scale unit developments. On 20th October 1959 a proposal submitted by Lund, Hutton and Newell Architects on behalf of the owners for a multi-storey dwelling on the corner of Oxlade Drive and Sydney Street, New Farm was approved by Council.

Subsequent applications followed including a relaxation of the Ordinances in respect of increasing the floor space index and an additional floor, both of which were approved in February and September 1960 respectively. Council considered a third application requesting the height above road level be increased again but this was rejected on 18th October 1960 as the Council was not prepared to grant further relaxation of the Ordinances.

The approval of the high-rise followed shortly after the commencement of the construction of Harry Seidler's Australia Square in Sydney (1961-67) and Kinkabool (1959-60), the first of its kind in Surfers Paradise, by the same design, building and finance team.³ The chief architect was John M Morton, born and trained in England, who at the time was working for the Brisbane office of the firm Lund Hutton Newell Black & Paulson Pty Ltd.

Of a similar design to Kinkabool, Glenfalloch is characteristic of 1950s architecture in Queensland and is a competent essay in mid-twentieth century modernism, with dominating straight lines and an obvious absence of ornament. Together with the increased population, the design responded to a style of living emerging in Australia which was strongly influenced by American standards and reflected a shift in attitudes towards prosperity and comfortable living.

Some elements of Glenfalloch which reflect this perception of luxurious include the overall disposition of the units and access to private glass balconies; the glass fire stairs; and walkways across the back of the building which give a view of the river.

Within the Merthyr Precinct, Glenfalloch is in proximity to other large scale developments that are considered unsympathetic, intrusive and disastrous because of their size, prominent position and design shortcomings. It is also surrounded by buildings that are considered significant owing to their character, command of the topography, contribution to the aesthetics of the area, and merit in design and materials.

Glenfalloch itself is strongly related to the low riverbank where Sydney Street meets the water's edge. It is setback from the river sitting firmly parallel along Oxlade Drive. An area of vegetation occupies the space between the building and the riverbank softening the impact of its scale. The street trees along Oxlade Drive and Sydney Street are extremely important to the character of this precinct, though today they are fragmented.

The building is important to the history of architecture in Brisbane and while its overscale is domineering, this is somewhat mitigated by a series of open block screens and a hedge. Its distinctiveness is in the way it addressed the north, with its back facing the river, rather than the other way around. The transparent fire stairs and access walkways across the back of the building and which face the river, contribute to its landmark significance to Merthyr Park and Brisbane River.

Glenfalloch was awarded a commendation for Building of the Year in 1962-63 by the RAIA Queensland Chapter Awards, as a good example of mid-century modernism (details to be confirmed). It is also associated with award-winning Sunshine Coast architect Maurice Hurst OAM LFRAIA (d. 2003).

Statement of significance

Relevant assessment criteria

This is a place of local heritage significance and meets one or more of the local heritage criteria under the Heritage planning scheme policy of the *Brisbane City Plan 2014*. It is significant because:

Historical

CRITERION A

The place is important in demonstrating the evolution or pattern of the city's or local area's history as an early 1960s block of units in a residential suburb.

Rarity

CRITERION B

The place demonstrates rare, uncommon or endangered aspects of the city's or local area's cultural heritage as an extant award-winning early 1960s block of units.

Aesthetic

CRITERION E

The place is important because of its aesthetic significance as an example of meritorious architectural design and its landmark value.

Technical

CRITERION F

The place is important in demonstrating a high degree of creative or technological achievement at a particular period as an award-winning architect-designed block of units.

Historical association

CRITERION H

The place has a special association with the life or work of a particular person, group or organization of importance in the city's or local area's history

Lund, Hutton, Newell, Black & Paulsen designed this award-winning building and also the state heritage-listed Kinkabool at Surfers Paradise.

References

1. Elizabeth Musgrave and Kaylee Wilson, *New Farm and Teneriffe Hill Heritage and Character Study*, Brisbane City Council Heritage Unit, October 1995, pp. 24 – 27
2. *Ibid.*, p. 19

3. Queensland Heritage Register entry: Kinkabool
 4. Brisbane City Council Minutes 1959 and 1960
 5. Brisbane City Council Building Records
 6. Musgrave, Elizabeth, Kaylee Wilson and Brisbane City Council Heritage Unit. *New Farm and Teneriffe Hill: Heritage and Character Study*. October 1995
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Note: This citation has been prepared on the basis of evidence available at the time including an external examination of the building. The statement of significance is a summary of the most culturally important aspects of the property based on the available evidence, and may be re-assessed if further information becomes available. The purpose of this citation is to provide an informed evaluation for heritage registration and information. This does not negate the necessity for a thorough conservation study by a qualified practitioner, before any action is taken which may affect its heritage significance.

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