

POD VOLUME 3:
ATTACHMENT D.8: THE
MANSIONS
CONSERVATION
MANAGEMENT PLAN

PREPARED BY: URBIS PTY LTD



QUEEN'S
WHARF
BRISBANE

Any items struck out
are not approved.

AMENDED IN RED

By: K McGill

Date: 20 December 2017



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

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1. INTRODUCTION

1.1. BACKGROUND

Urbis has been engaged by Destination Brisbane Consortium (DBC) to prepare a Conservation Management Plan (CMP) for The Mansions, located at 40 George Street, Brisbane.

The Mansions is recognised as a State Heritage Place and is entered in the Queensland Heritage Register (QHR) (Queensland Heritage Register Number 600119).

The place is sited within the Queen's Wharf Brisbane (QWB) Priority Development Area (PDA) (**Figure 1**). The QWB PDA comprises land bounded by the Brisbane River to the south, west and north-west; Queen Street to the north; George Street to the east and north-east; and Alice Street and the Riverside Expressway to the south-east. The area of the QWB PDA is approximately 26.8ha (13.5ha over land; 13.3ha over the river, excluding the bridge and landing area).

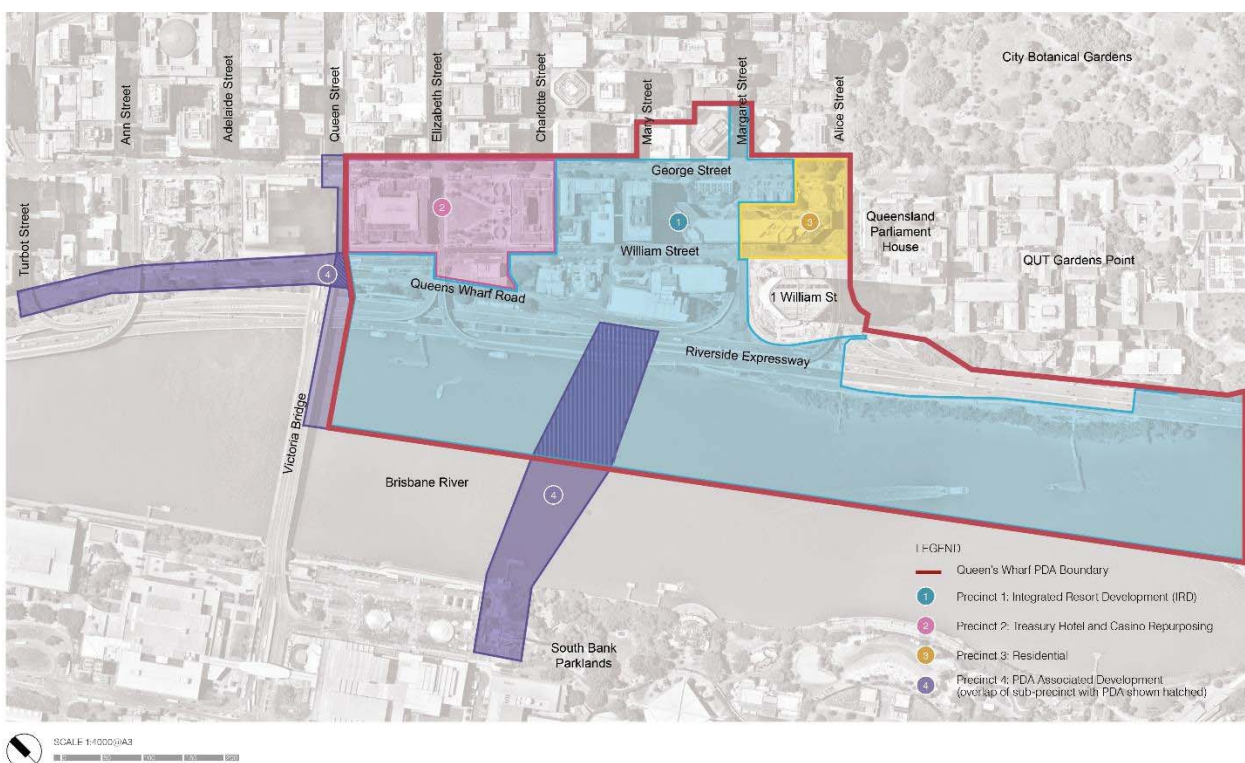


Figure 1 – Queen's Wharf Brisbane Precinct Plan

Source: Urbis 2017

The QWB PDA was declared by Economic Development Queensland (EDQ) on 28 November 2014, to facilitate the planning and delivery of the QWB Integrated Resort Development (IRD) and establish the necessary policy environment to support the intended development outcome for the site.

1.2. QUEEN'S WHARF BRISBANE

QWB is recognised as the birthplace of Brisbane, with European settlement taking place in this location almost 200 years ago. Much evidence of that history still survives in the precinct, in the streets, the various buildings and places, in the archaeological record, and the collective memory of generations of Queenslanders.

The cultural heritage significance of the QWB PDA is a result of the major government presence in the area, which was first established at this location in the mid-1820s when the Moreton Bay penal settlement was formed on the north bank of the Brisbane River. The PDA contains a range of fine government and private buildings from the early nineteenth century, the mid to late nineteenth century and the early twentieth

century, and more modern buildings that demonstrate the evolution of the various generations of the government presence at this location in the centre of Brisbane.

The QWB PDA contains 13 Heritage Places and items that are entered in the QHR under the *Queensland Heritage Act 1992* (QHA). These places are well known and appreciated, with a high level of community and public support for their retention and continued use. They are as follows:

- Early Streets of Brisbane (Place ID 645611);
- The former Treasury Building (Place ID 600143);
- The former Land Administration Building (Place ID 600123), including the First World War Honour Board (Place ID 600117);
- The former State Library (Place ID 600177);
- ~~Queen's~~ **Queens** Gardens (Place ID 600112);
- The William Street and Queens Wharf Road retaining walls (Place ID 600135);
- The Commissariat Store, including the adjacent Miller Park (Place ID 600176);
- The former Victoria Bridge abutment (northern) (Place ID 600303);
- The former Government Printing Office (Place ID 600114);
- The former Department of Primary Industries (DPI) Building (National Trust House) (Place ID 601093);
- Harris Terrace (Place ID 600121); and
- The Mansions (Place ID 600119).

1.3. PURPOSE

This CMP has been prepared to comply with the QWB PDA Development Scheme, which requires CMPs to be prepared to provide guidance for the development and ensure the ongoing care and maintenance of heritage buildings.

The purpose of this CMP is to provide an understanding of the history and cultural significance of the place and provide guidance for the future conservation of the building and site. The CMP provides a careful analysis of why The Mansions is significant, policies on how to retain its significance, and conservation strategies to ensure its long-term viability.

Future development of The Mansions should be generally in accordance with this CMP.

1.4. SITE LOCATION

The site is located at 40 George Street, Brisbane on the corner with Margaret Street (see **Figure 2**).

The site is described as part of Lot 1 on B32444.

1.5. METHODOLOGY

This CMP has been prepared in accordance with:

- *Guideline: Conservation Management Plans (DEHP 2015)*;
- *Australia ICOMOS Charter for Places of Cultural Significance, The Burra Charter, 2013 (Australia ICOMOS 2013) (the Burra Charter)*; and
- *The Conservation Plan (Kerr 2000)*.

Conservation policies have been summarised at the end of **Section 6** to assist with future assessment.

Existing literature about the place including previous heritage studies and the Department of Environment and Heritage Protection (DEHP) entry in the heritage register for the site have been reviewed. The information in these documents has been utilised and incorporated into this report where appropriate.

Consultation has occurred with DBC and its consultants, and with the Queensland Heritage Council (QHC), DEHP and the National Trust of Australia (Queensland) (NTAQ) during the preparation of this report.

The site of The Mansions has been inspected both externally and internally. Previous and more recent plans of the building have been examined in order to understand the changes that have taken place to the fabric.

1.6. LIMITATIONS

Limited additional primary research has been undertaken as part of this study.

While most areas of the building were inspected, roof spaces and the sub-floor generally were not available for inspection. Some storage areas were full and limited access to entire spaces.

No disturbance of fabric or investigation was undertaken to understand building materials, paint finishes, etc.

The Mansions

600119

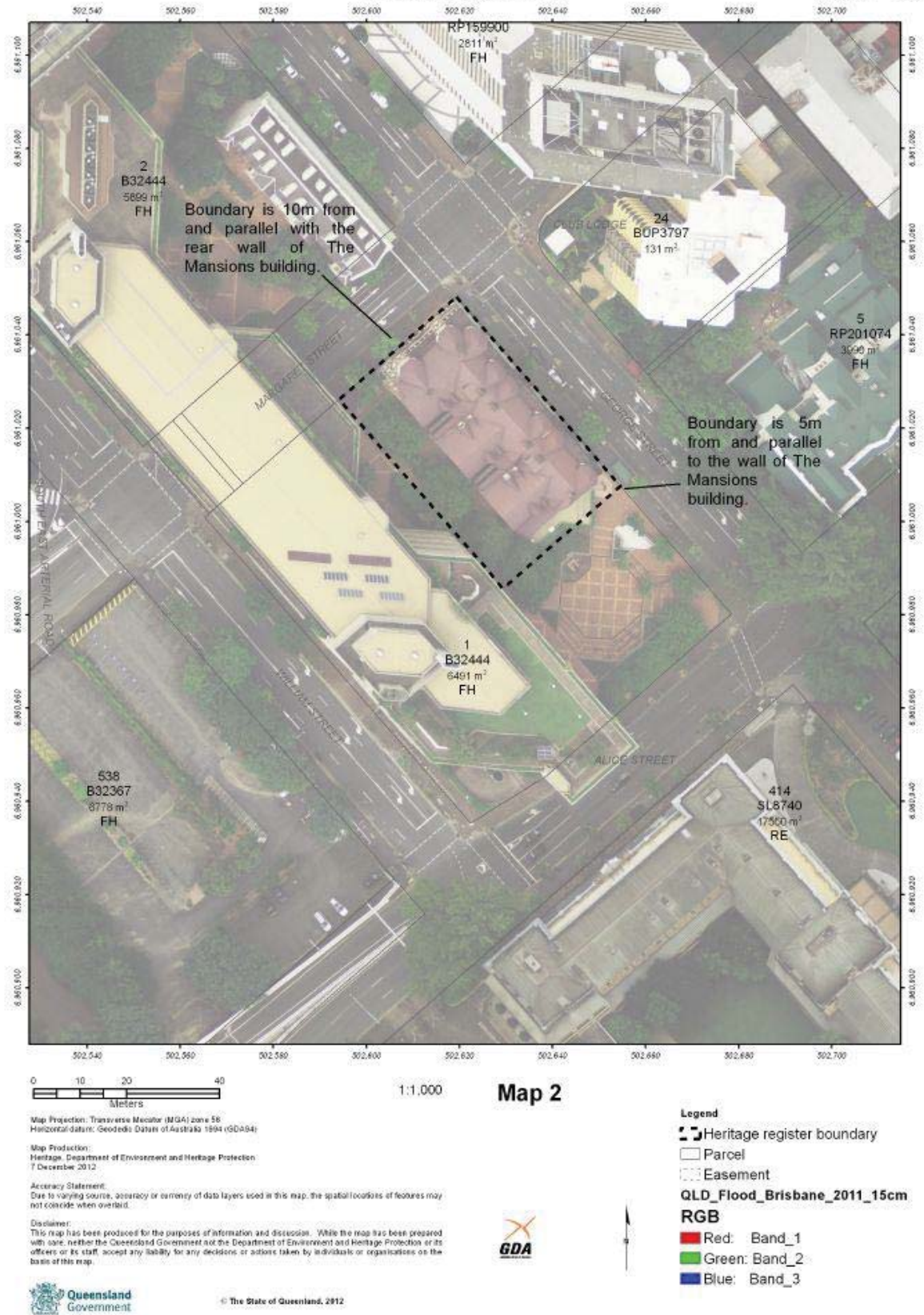


Figure 2 – Heritage curtilage of The Mansions

Source: DEHP QHR Entry 600119

2. HISTORICAL CONTEXT

The following history of The Mansions is primarily derived from the 2010 CMP for the site (Project Services 2010), and supplemented with material relevant to the project.

2.1. THE MANSIONS

2.1.1. The Land

The Mansions stands on George Street, close to Parliament House on a peninsula of land bounded by the Brisbane River. The ridge that runs along George Street was the site of the original administrative buildings of the Moreton Bay convict settlement with wharves on the river bank to the south-west. Early plans of Brisbane, prior to separation from New South Wales show the whole of the peninsula dedicated to town allotments with a town square proposed at the end of the peninsula in the area which was to become the Domain and Botanic Gardens. Applications for a Domain at the end of the peninsula occurred by 1851 based on the expectation that separation from New South Wales would occur.

In 1852 James Gibbon, a land speculator, purchased Town Lot 56. This was described on the title as part of portion 38. By 1863 Gibbon's land comprised three lots facing Margaret Street of portion 38 of which lots 1 and 2 were to become the site of The Mansions (**Figure 3**).

In 1882 the land was transferred to William Williams, a successful Brisbane businessman associated with the Australian Steam Navigation Shipping Company, who retained the property until 1888. Williams did not develop the land although he took out a mortgage. He may have sold the land to finance construction of his house *Rhyndarra*, which was erected in 1888-89 in Yeronga.



Figure 3 – Future site of The Mansions c.1880

Source: RHSQ Image, In Project Services 2010

2.1.2. Building the Mansions

In August 1888 the site of The Mansions was transferred to three members of Parliament: William Pattison, Boyd Dunlop Morehead and John Stevenson. Morehead had been appointed Colonial Secretary on 13 June 1888 and Pattison was Colonial Treasurer. The three men were also business associates and friends; Pattison and Morehead were particularly close and in 1887 had purchased Harris Terrace as a joint venture. Stevenson was a member of B.D. Morehead and Co., which brokered property and had personally invested in property at Dalveen with Morehead.

The men built The Mansions as an investment property. Only Pattison is recorded living in one of the houses, which would have been convenient for him as a country member.

In 1888 the site of The Mansions would have been an attractive investment. The Queensland Club had purchased land on the corner of Alice and Margaret Streets in 1881, next to Hodgson's Terrace. Their new building, designed by the architect FDG Stanley was opened in 1884. The replacement Bellevue Hotel was constructed on the opposite corner in 1885-86. Both the Bellevue Hotel and the Queensland Club provided accommodation for country members of Parliament. RB Sheridan, a parliamentarian from 1883-1888, lived in Hodgson's Terrace and MH Black, who was Minister for Lands and Agriculture under Morehead (and an investor in Mount Morgan) lived in Harris Terrace. The new Shakespeare Hotel (later Hotel Cecil) was constructed in 1886-87 to the design of Richard Gailey opposite Harris Terrace.

The south-east end of George Street was elevated well above the level of flooding and the less salubrious commercial and residential area of Frogs Hollow, which was centred on Albert Street to the north-east. Although *The Undue Subdivision of Land Prevention Act 1885* prohibited the selling of lots smaller than 16 perches under separate title, both Harris Terrace and Hodgson's Terrace offered prospects for leasing as high quality lodging desirable to parliamentarians, professionals and well-to-do business men.

Morehead, Pattison and Stevenson engaged the fashionable architect George Henry Male Addison to design a row of houses for the site. Addison had become a partner in the successful Melbourne firm of Terry and Oakden following Terry's death and arrived in Brisbane in late 1886 to supervise the construction of the London Chartered Bank. He established a branch of Oakden, Addison and Kemp in Brisbane and in 1888 won the competition to build the new exhibition hall for the National Agricultural and Industrial Association on Gregory Terrace (the Old Museum). The same year he also constructed *Ralahyne*, a large house in Clayfield for Robert John Gray, Under Colonial Secretary.

Oakden, Addison and Kemp called tenders for construction of '*City Mansions in George Street*' in the *Brisbane Courier* in September 1888 closing on 15 October. Mr RE Burton's tender for £11,600 was accepted for construction in nine months. On 30 November 1888 Morehead was appointed Premier and Chief Secretary as well as Colonial Secretary.

In 1889 the Post Office Directories listed '*Houses in the course of erection*' on the site of The Mansions. William Pattison was listed as living in the corner house of Harris Terrace closest to the site of The Mansions. On 19 November 1889 Pattison resigned as Colonial Treasurer after a disagreement about the sale of Mount Morgan Shares to fellow Parliamentarians, but he remained as a Minister in the Morehead Government without a portfolio.

On 30 November 1889, *The Boomerang* newspaper announced:

The Hons. Pattison and Morehead, in conjunction with Mr John Stevenson, have just erected a terrace of villas in George-street, almost adjoining the Parliamentary buildings. The Hon. William Pattison and the Hon. Hume Black now occupy two of these houses. They are unique in their way, being built after the Queen Anne style of red brick with stone facing. They have been constructed to suit the climate. The mantelpieces are very rich and were specially imported. In fact, it's as fine a terrace as any in Australia.

In December an advertisement appeared in the *Brisbane Courier*: '*George Street Mansions and Harris Terrace residences to let with immediate possession. Apply B.D. Morehead and Co., Mercantile Firm.*' Similar advertisements appeared almost every day for the remainder of December 1889.

Pattison had moved out of The Mansions by July 1891 when the following notice appeared in the local press:

The Mansions George Street. Mrs Prince, of Glencairn Wickham Terrace, wishes to inform her friends and the general public that she has leased the Hon. W. Pattison's late residence, The Mansion, George Street, where she will be pleased to receive applications for Accommodation. The buildings are situated close to Parliament House and are therefore highly suited to members.

Later references to Mrs Prince's property show that Pattison lived in the largest of the houses on the corner with Margaret Street (late no.44). It is likely that he lived there when he was in town on Parliamentary business but left after 12 August 1890 when Morehead's premiership ended. Pattison's name does not appear again in the Post Office Directories at The Mansions.

Morehead, Pattison and Stevenson all suffered severe financial loss in the 1893 depression. Morehead had been a director of the Queensland National Bank and had invested in stocks which became valueless. Stevenson lost heavily on his investments in Mount Morgan, in the Queensland Investment and Land

Mortgage Company and from the collapse of the pastoral industry. His house, *Fernberg*, was already mortgaged and in 1894 the title transferred to Pattison and Walter Russell Hall, both directors of Mount Morgan.

Mortgages were taken out on The Mansions by both Stevenson and Morehead. On 28 September 1895 John Stevenson mortgaged part of his share to William Pattison for £11,000. On 8 April 1896 a mortgage from Boyd Dunlop Morehead for £57,520/8s/6d was registered to the Queensland National Bank. In August 1896 (after his death) a mortgage was recorded from William Pattison to the Queensland National Bank.

2.1.3. Early Residents of the Mansions

In 1890 Dr Fourness Simmons was recorded as one of the first residents of The Mansions. A Dr Bennett also moved to The Mansions that year although he is later recorded practicing from Hodgson's Terrace. In 1891 the Post Office Directory listed four houses as unoccupied and two occupied by EM Owens and A Bennett, both from the medical profession. Mrs Prince established a Boarding House at The Mansions when she took over Pattison's house in 1891.

In December 1891 Dr Lilian Cooper (**Figure 4**), Queensland's first female doctor, set up her consulting rooms in The Mansions. She later moved her place of residence from South Brisbane to The Mansions following the floods of 1893. In 1892 The Mansions accommodated Captain Sandeman (closest to the Bellevue Hotel), two vacant houses, Mrs Probyn in 'The Grange' (probably a boarding house – replaced the next year by Elizabeth Bird's boarding house), several medical professionals, and Mrs Prince's boarding house. Lilian Cooper appears to have occupied the house next to Mrs Prince at the Margaret Street end.



Figure 4 – Dr Cooper and Miss Bedford in a buggy outside the stables at The Mansions, c.1900

Source: SLQ ID 250470

In 1895 three vacant houses were recorded in The Mansions; part of Harris Terrace was also vacant. Pattison died in Rockhampton on 8 June 1896 aged 66 and one undivided third share of The Mansions was transferred by transmission to Boyd Dunlop Morehead, John Stevenson and Rees Rutland Jones on Division in Trust with Power of Sale. On 17 August 1898 the whole of the title of The Mansions and that of Harris Terrace were transferred to the Queensland National Bank. Morehead died at a private hospital in Gregory Terrace in 1905 aged 62. Stevenson died in poverty in West End in 1912 aged 69.

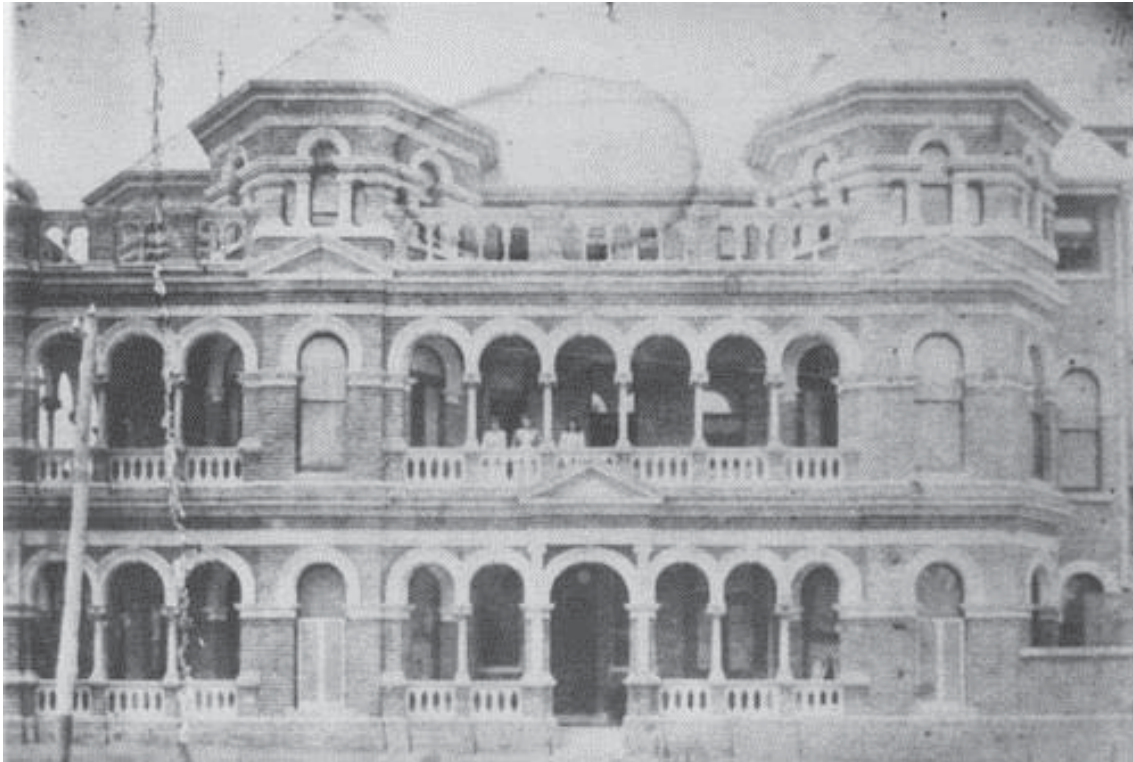


Figure 5 – The Mansions c.1892 shortly after the first residents moved in.

Source: SLQ ID 19426

2.1.4. George Henry Male Addison

Addison is acknowledged as one of Brisbane's most influential late nineteenth century architects. In their seminal work on nineteenth century architects in Queensland, Watson and McKay note,

In Brisbane Addison introduced a full range of late Victorian architectural ideas, challenging the former preoccupation with technique rather than style.

Born in Wales in 1857 he trained as an articled pupil under the Rotherham architect El Hubbard, at the South Kensington School of Art and at the Royal Academy. He emigrated to South Australia in 1883 and from 1884 he became head draftsman of the Melbourne architectural firm of Terry and Oakden. He became a partner of the firm in 1885 and arrived in Brisbane in 1886 to supervise the building of the London Chartered Bank. He remained in Brisbane until his death in 1922.

2.1.5. Addison's Design for the Mansions

In 1890 Addison published a drawing of The Mansions in *the Building and Engineering Journal of Australia* with the caption:

Terrace of Houses in George Street, Brisbane. These six houses were built for Hon. B. Pattison, B.D. Morehead and J.Stevenson, by Messrs Oakden, Addison and Kemp. They are convenient and roomy having three reception rooms and ten bedrooms, exclusive of servants' quarters. The front is of brick, relieved with Oomaroo [sic] stone, the total cost £11,700. The contract has been carried out by Mr Burton.

No original drawings are known to survive for The Mansions but it is possible to reconstruct the likely plan of the houses from this description and from later plans drawn up in 1955 when the houses were converted to offices.

The first available site plan of The Mansions dates to 1913 (**Figure 6**) and shows the outbuildings in the rear yard accessed from Margaret Street on the north-west boundary. The plan shows the six houses with earth closets and fences behind and stable buildings at the south corner of the site. Opposite The Mansions on George Street is Hodgson's Terrace, which also contained six houses (**Figure 7**).

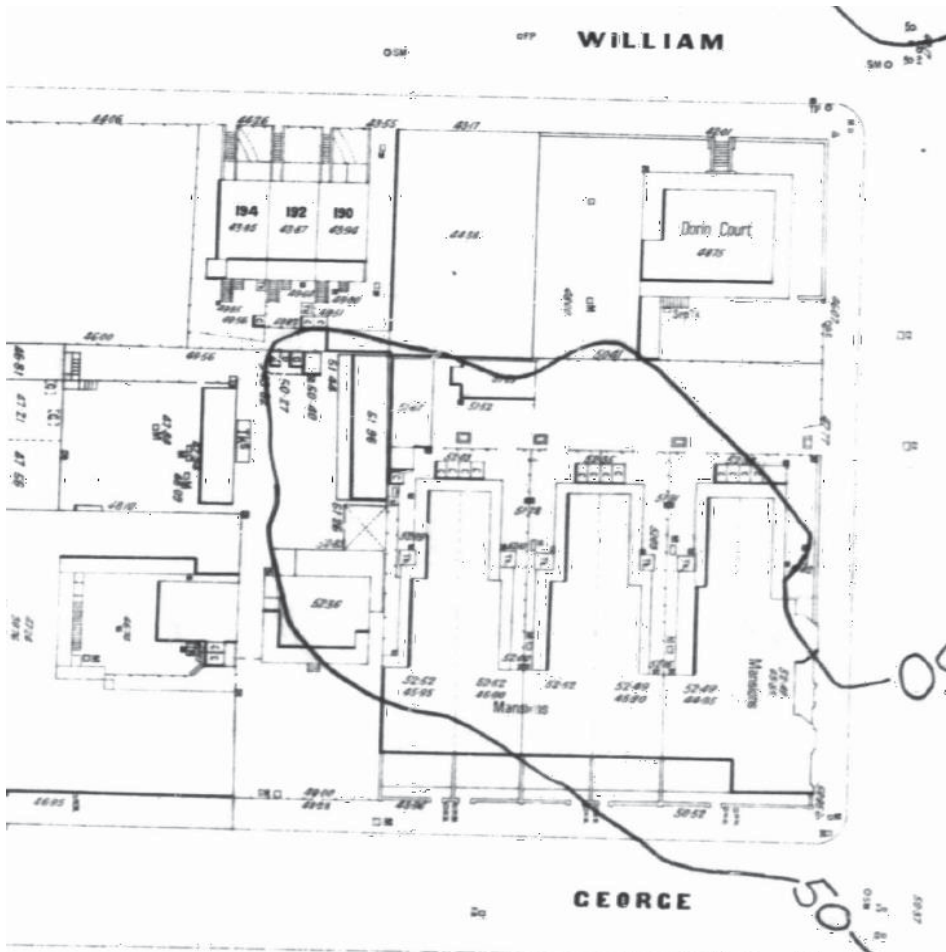


Figure 6 – Metropolitan Water and Sewerage Board, City of Brisbane, Detail Plan 1, 1913
 Source: BCC 1913



Figure 7 – George street, 1919, with The Mansions at right
 Source: SLQ ID APA-004-0001-0012

Each end of the Margaret Street elevation is terminated by bringing a full height range of rooms to the street alignment. In contrast, the George Street elevation has a similar feature at the Margaret Street end, but not at the Alice Street end. This leaves the possibility open that the terrace could have been extended towards Alice Street by constructing one more pair of houses similar to those at the Margaret Street end on the lot that stood between the Bellevue Hotel and The Mansions. There is no evidence that this was more than a possibility facilitated by Addison's design and the building is finished with return mouldings and a parapet sculpture at the corner closest to Alice Street suggesting that construction of an addition, if this was intended, was not imminent.

It is also known that stables were constructed at The Mansions, understood to be positioned in the southern corner of the site (**Figures 8 and 6**).

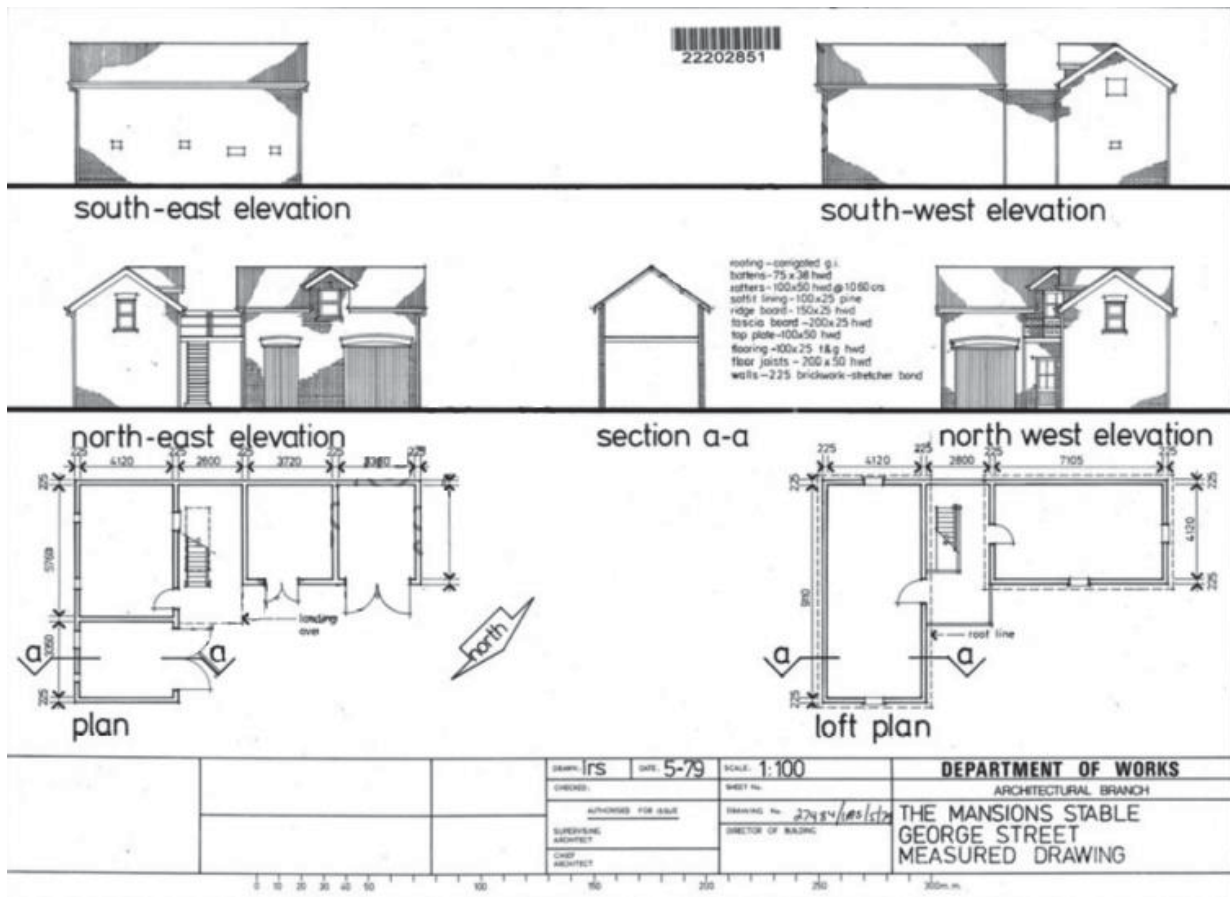


Figure 8 – Plan of stables, 1970s

Source: Project Services 2010

2.1.6. The Boarding Houses

From 1896 to 1954 The Mansions were used primarily as boarding houses (**Figures 9 and 10**). The houses appear by name in the Post Office Directory for 1897-98 including 'Chatsworth' (Mrs Harsant) at the Bellevue Hotel end of the terrace, and 'The Mansion' (Mrs Prince) on the corner with Margaret Street. A scattering of medical practitioners continued to occupy some rooms in The Mansions, Harris Terrace and Hodgson's Terrace including AB Carvosso who was listed at The Mansions in the Post Office Directories from 1897 to 1900.

It is possible that openings were made in party walls from an early date. By 1901, when house numbers first appear in the Post Office Directories, several of the boarding establishments occupied two houses. Each house was allocated two street numbers with the house closest to the Bellevue Hotel being no. 24-26. The exception was the house on the corner of Margaret Street, which was no. 44. No. 44 was Pattison's house and was occupied by Mrs Prince from mid-1891, but it is never recorded by number possibly because it was run as a boarding house in conjunction with no. 40-42. Possibly Mrs Prince took over Dr Lilian Cooper's residence in 1896, when Lilian Cooper moved and combined the two houses.

Other boarding house operators included Mrs Elizabeth Bird, who was first listed in no. 36-38 but from 1900 to 1921 also occupied no. 32-34. Mrs Bird's establishment was well regarded at the time and her guests included professional families like the Cumbræ Stewarts after 1906, and the Elkingtons in 1912. McNaughton, a District Court Judge and Nelson, an electrical engineer with the Tram Company were residents in 1914. A Mrs Ratacliffe ran a boarding house at no. 24-26 from 1911 and no. 24-30 from 1915 to 1922.

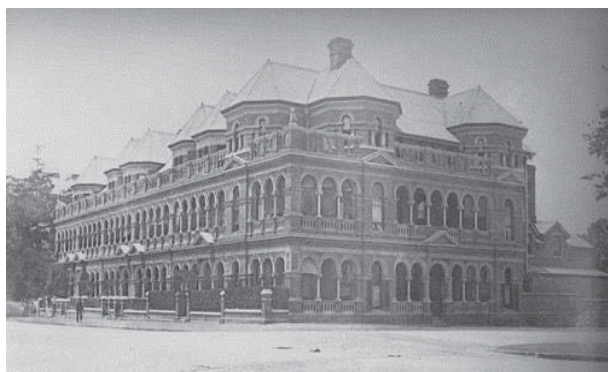


Figure 9 – The Mansions, 1908

Source: SLQ ID 170634 in Project Services 2010



Figure 10 – The Mansions, with Harris Terrace in background, 1908

Source: SLQ ID 170619

The Mansions was transferred to Gerard Ralph Gore and Christiana Gore indicating that the Queensland Bank had sold The Mansions, finally recouping the loan made for construction. The Gores were descendants of the pastoral family that first selected Yandilla on the Darling Downs. They presumably acquired the property as an investment and there was no change to tenancing within the building following the change of ownership.

From 1917 a number of subleases were recorded on the title; however it is hard to relate lease numbers to individual properties as the same names change around within the different lease numbers. Lessees included Annie Jane Coghlan (who ran a boarding house at no. 40-42 at various times), Elizabeth Mary Byrne (who ran a boarding house at no. 32-38), James Herbert and Catherine Hall, Janet Nunn (boarding house at no. 24-30), and Colin Tertius McDougall (also at no. 40-42).

In 1925 the title was transferred to Herman Wilhelm Puff and leases transferred to Edith Knott, Gertrude Speedy and Elsie Maud Blake. Herman Puff died soon after and on 8 June 1926 the title was transferred to the Queensland Trustees. The property continued to be used for boarding houses.

On 11 September 1947 the title was transferred to Myrtle Annie Jarrett, Williams James Hawken and Emily Mabel Hawken. In 1937 Miss M Jarrett was recorded as running a boarding house in no. 40-42 extending into no. 36-42 by 1940. Miss EM Hawken was recorded as running a boarding house in no. 28-30 from 1939.

A surviving set of fire plans from around 1951 include a drawing of the ground level of The Mansions showing the six houses with breaks in the party walls behind the stairs so that each pair of houses was linked. The ground floor verandas are shown as being continuous around the rear wings with closets attached. The plan also shows the early stables survived into the 1950s.

The houses are named Lonsdale (no. 24-26), Glenmore (no. 28-30) and Binna Burra (no. 32-44). Portland Terrace stood on William Street behind the Bellevue Hotel with the Government Geological Survey Office adjacent and Dorin Court (formerly Dovercourt) on the corner of Margaret Street. These buildings were later acquired by the State and demolished to develop a proposed Government precinct.

On 28 October 1954 the title of The Mansions passed to the Crown after failing to meet the reserve at public auction. The owners subdivided the property into two lots, one for Binna Burra Residences (the four houses at the Margaret Street end) and one for Lonsdale and Glenmore, but although the plan was approved by the Brisbane City Council it was not registered on the title, presumably because the subdivision did not proceed.

2.1.7. Proposed Government Precinct

By the end of the Second World War the Department of Public Works Annual Reports included frequent references to the lack of accommodation available for administrative offices in State-owned buildings. In 1946-47 the State purchased additional properties in William Street "to meet the immediate needs for additional accommodation and to secure sites for public buildings for the future."

In 1954 the Annual Report noted "...several properties in George street, Brisbane, were purchased recently. These properties will be used for the housing of State offices for the time being, pending erection in the future of a modern block of public offices." The records for that year show an expenditure of £60,500 for properties in George, William and Margaret Streets.

In 1955 plans were drawn to guide the refurbishment of the building from individual terrace houses to government offices (**Figure 11**). The proposed changes were primarily internal and included:

- Removal of walls to main entrances of each terrace house, opening up each front room;
- New openings in party walls and new partition walls linking all the former tenancies;
- New openings between the front rooms of houses 1 and 2 and the rear rooms of houses 4 and 5;
- Removal of stairs from houses 1, 2 and 6;
- Removal of doors between rear rooms in houses 2, 3, 4 and 5 and infilled openings. New openings made in party wall and exterior of building and new male and female toilet fit outs;
- Removal of dados, leadlight to sidelights and fireplace grates; and
- Removal of lathe and plaster ceilings to the rear wings and replacement with asbestos cement sheeting.

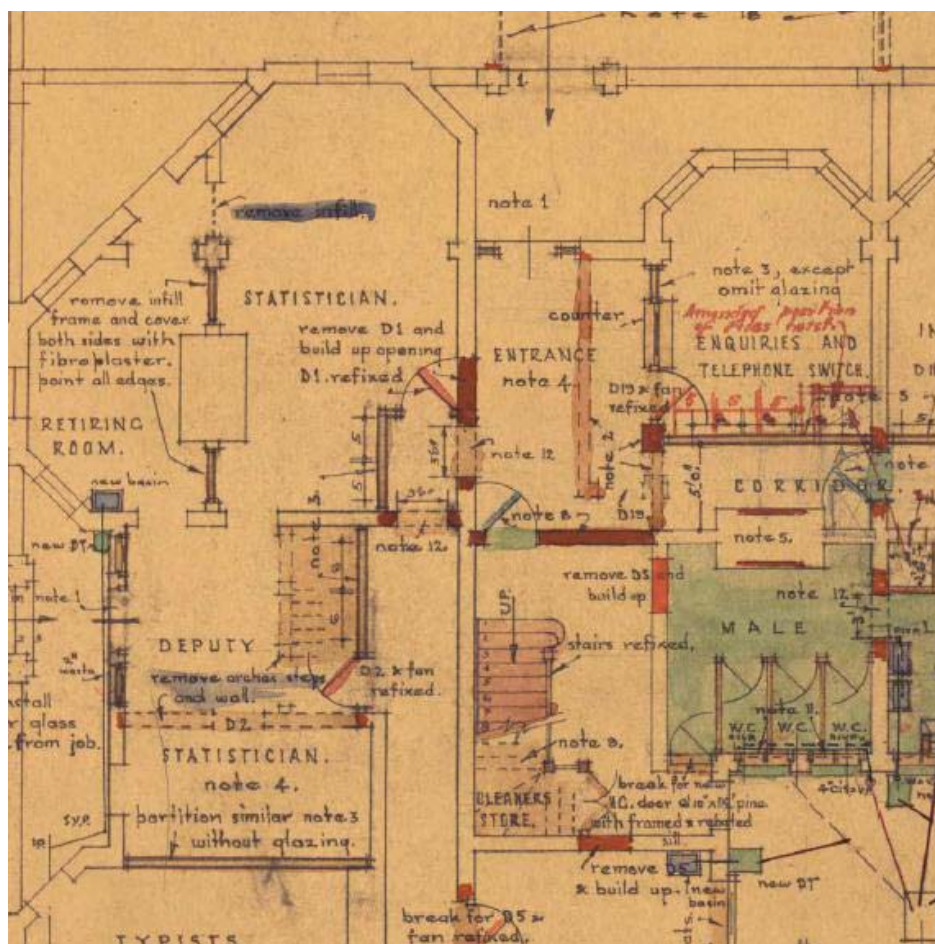


Figure 11 – Proposed alterations for office accommodation in 1955

Source: QSA ID 15035306

A range of Departments continued to occupy The Mansions until 1966 when the Annual Report recorded that vacation of buildings on George Street site had commenced in preparation for building a new government office block. In a press statement dated 11 November 1965, the Premier announced:

The new Government Office Building in George Street will be the first of three separate buildings. Each building will cost approximately \$6 million and will be set in a park environment similar to that

recently created between the Treasury and Executive Buildings....The existing outmoded structures in these areas will be demolished progressively....

This proposal for three high-rise blocks was not fully implemented and the only building constructed was the Executive Building. In 1966 the National Trust of Australia (Queensland), formed three years earlier, requested parts of the columns from The Mansions when it was demolished; however Government departments continued to occupy The Mansions with the Annual Report for 1967 recording \$6,001 expended on replanning the Medical Boards offices. In 1972 the ground floor of The Mansions was remodelled for the Comptroller-General of Prisons with further expenditure of \$32,035 reported in the Annual Report for 1978.

From 1970 some Department of Works Annual Reports included a section on restoration, reflecting a general trend towards the recognition of Queensland's heritage as well as the Department's work in restoring buildings like the James Cook Museum in Cooktown and Newstead House. In 1973 Cabinet accepted a low-rise proposal for George Street as an alternative to the 1965 towers. As part of this scheme the both The Mansions and the Bellevue Hotel (**Figures 12 and 13**) were to be demolished.



Figure 12 – The Mansions and Bellevue Hotel, November 1973

Source: QSA ID C2-10635



Figure 13 – Rear of The Mansions, 1973

Source: QSA ID 24156

The National Trust campaigned to save both the Bellevue Hotel and The Mansions from demolition in the 1970s. In 1978 the Minister for Works and Housing wrote to the National Trust advising that Cabinet had appointed a special Committee of senior Public Servants to look at options for development of a government precinct, including possible restoration of the Bellevue Hotel and The Mansions. The Committee included Mr J Morton from Lund Hutton, who recommended demolition of both the Bellevue Hotel and The Mansions because they restricted site coverage and he considered them to have "little architectural merit".

In March 1979 Miles Lewis, an architectural historian from Melbourne wrote:

The south-east end of George Street is one of the most distinctive precincts in Brisbane, and takes its place amongst a small number of outstanding central city areas in Australian capitals.... this section of George Street right down to Margaret Street belongs to a period of not much more than a decade, and must be one of two most substantial strips from any single period of the nineteenth century to survive in Australia The Mansions now with its roof rusty and its finials missing, does not carry its original impact, and yet the exterior defects are quite superficial.... Stylistically the most conspicuous aspect is the chamfered hipped roof form, which Addison also used at Somerville House, and shows him to have been au fait with the latest English work of JJ Stevenson and Philip Webb; as is also suggested by the freely developed late renaissance detailing below.

Cabinet minutes on the proposed Government Precinct in March 1979 estimated the cost of restoration of the building to be \$1,500,000.00. Demolition of the rear wings and outbuildings including servants' quarters and stables was recommended and was carried out in the same year. The following cabinet meeting in April 1979 also saw the demolition of the Bellevue Hotel approved.

2.1.8. Recent History

In 1982 work commenced on the refurbishment of the building and included:

- Installation of a lift;

- Removal of and construction of new walls to form a new, wide transverse corridor further to the rear of the building;
- New stairs and toilets on each level accessible from the corridor;
- Reconstruction of window and door joinery;
- Removal of timber flooring and new concrete floors laid in wet areas;
- Reconfiguration of rear verandahs and new glazed exterior walls to rear courtyards;
- Installation of air conditioning;
- New fibrous plaster ceilings;
- Reconstruction of ornate internal detailing including ceiling roses, cornice and architraves, based on remaining original profiles; and
- Repainting of roof, gutters, eaves, soffit, and fascia.

Cabinet minutes in April 1985 indicated that the refurbishment of the building had recently been completed and was ready to be leased for professional services.

Additional recent works include the installation of equitable access ramps along the George and Alice Street elevations, and a new deck and lean-to roof for the cafe along the Alice Street elevation.

2.2. CHRONOLOGICAL OVERVIEW

Table 1 – Chronological Overview of the Mansions

Date	Event
1852	Land purchased by James Gibbon.
1882	Land transferred to William Williams.
1888	Land transferred to three Parliamentarians: William Pattison, Boyd Dunlop Morehead and John Stevenson, and plans made for construction of The Mansions.
1889	Construction of terrace houses complete, and available for lease.
1891	Queensland's first female doctor, Lilian Cooper set up consulting rooms in The Mansions.
1896	The Mansions primarily began to be used as boarding houses.
1901	House numbers first appear in post office directories, with several of the boarding establishments occupying two houses.
1951	Fire plans show openings in party walls linking houses in pairs.
1954	Title of The Mansions passed to the Crown.
1955	Plans drawn for the refurbishment of the residences as Government offices.
1965	Vacation of government buildings in George Street commenced as part of refurbishment of the precinct.
1972	Ground floor of The Mansions refurbished.

Date	Event
1974	Cost of restoration of the building including demolition of rear wing and outbuildings estimated to be \$1.86 million.
1979	Adjacent Bellevue Hotel demolished. Rear wings and outbuildings of The Mansions demolished and refurbishment works estimated at \$1.5 million.
1982	Restoration works commenced.
1985	Restoration works completed and building made available for lease.
1985	Augustine's Restaurant established in ground floor tenancy.

2.3. HISTORICAL THEMES

Historical themes can be used to understand the context of a place, such as what influences have shaped that place over time. The Queensland thematic framework (Blake 1996) includes ten principal themes and 64 sub-themes in Queensland's history. These themes correlate with national and local historical themes.

Historical themes at each level that are relevant to The Mansions are provided in **Table 2**.

Table 2 – Historical themes

QLD Theme	Sub-Theme	Example of Place
3. Developing secondary and tertiary industries	Lodging people	<ul style="list-style-type: none"> • Hotel; and • Boarding house/guest house.
4. Working	Working in offices	<ul style="list-style-type: none"> • Offices.
6. Building settlements, towns, cities and dwellings	Dwellings	<ul style="list-style-type: none"> • House; • Flats; • Town house; • Villa; and • Multi-storey unit.

3. PHYSICAL CONTEXT

3.1. VIEWS, LANDSCAPE AND SETTING

The Mansions is a three-storey brick and stone terrace on the corner of Margaret and George Streets, Brisbane (Figure 14). The building stands in an urban context, on a high ridge of land, with open landscaped space behind and beside it (Figures 15 and 16). Along the George Street elevation (Figure 17) the building is set back slightly with a brick pier fence with wrought iron panels.



Figure 14 – View of the Mansions from the corner of George and Margaret Streets

Source: Urbis 2016



Figure 15 – Alice Street elevation showing cafe and bar area

Source: Urbis 2016



Figure 16 – Rear of The Mansions

Source: Urbis 2016



Figure 17 – View of the Mansions from the Southern end of George Street

Source: Urbis 2016

Views to the place are shown in Figure 18



Add views along George Street streetscape from Harris Terrace and Parliament House

Figure 18 – Significant views to the Mansions

Source: Google Earth and Urbis

The surrounding area is dominated by mid-to-late nineteenth and early twentieth century state government-related buildings, including the nearby Parliament House, Queensland Club, Harris Terrace, the former Government Printing Office, the former Land Administration Building, and the former Treasury Building. Directly behind the building along William Street is the 1980s State Works Centre, which extends over the road and above Margaret Street.

The building makes a strong contribution to the George Street and Margaret Street streetscapes as a prominent, decorative and striking form (Figure 14).

3.2. BUILDING EXTERIOR

The Mansions is a red brick structure with limestone dressings and a painted, corrugated galvanised iron roof. The building is of the Queen Anne architectural style with Italianate influences. The front elevations of the building are generally intact although some stone has been replaced and brickwork repointed. Brickwork is a Flemish bond with tuck pointing to the George and Margaret Street facades and walls tuck pointed.

The building is three storeys high with arcaded verandahs to the ground and first floors (Figures 14 and 17). The second floor is partly within the roof space and some rooms have sloping ceilings. Some second-floor rooms extend beyond the roof plane and into the projecting bays above the parapet.

Along the William Street elevation, the extent of the former servants' wings (now demolished) is marked in render on the back walls (Figure 18). Verandahs to the rear of the building are modern and constructed of timber, and finished with modern ceramic tiles or pavers and aluminium framed windows and doors (Figure 19).



Figure 19 – Rear elevation also showing render interpretation of former servants' extensions

Source: Urbis 2016



Figure 20 – Reconstructed verandah, First Floor

Source: Urbis 2016

The building is visibly separated into six houses unified by the front elevation and the arcaded verandahs on the ground and first floors along both street fronts. Each house has an octagonal bay projecting onto the arcade on both levels that is carried through onto the roof as a multi-faced hip perpendicular to the main roof. Although fully cohesive, the design is perceptibly five houses facing George Street (**Figure 20**) that are largely the same in plan, with a sixth house, on the corner primarily facing Margaret Street that has a different floor plan and superior scale. The sixth house has two octagonal bays and they are larger and project fully to the street alignment. The entrance to the sixth house is from Margaret Street.



Figure 21 – George Street elevation

Source: Urbis 2016

Each arcade is decoratively treated with limestone semi-circular arches supported on short cast iron colonettes that have Ionic order capitals incorporating garland swags, carved limestone panels, and entrances accentuated by triangular pediments. Two sculpted cats sit atop the parapet of the George Street elevation and were constructed from Oamaru limestone from New Zealand.

3.3. BUILDING INTERIOR

The building is generally used as office space on all floors (**Figure 21**), with a restaurant and associated commercial kitchen located in the south-eastern house towards Alice Street and opening out onto a deck. The interior of the building has been considerably altered (**Figure 22**), initially in the 1950s when the government first acquired the building, and then as part of the refurbishment in the 1980s. The general appearance of the interiors is largely of period reproductions, with period details and design.



Figure 22 – Typical tenancy with office fitout

Source: Urbis 2016



Figure 23 – Typical tea room fitout

Source: Urbis 2016

In terms of building layout, the original entrance doorways remain to each house, however a central entrance door is the predominant point of access (**Figure 23**). This main door leads to a central hallway which provides internal access to each individual house via an internal transverse corridor which is not original.



Figure 24 – Ground Floor entrance

Source: Urbis 2016



Figure 25 – Typical reconstructed detailing

Source: Urbis 2016

A lift has been installed at the end of the central hallway to allow access between floors. The original separation between each of the houses has been lost with alterations to the party walls and the construction of this transverse corridor along the length of the building. Original staircases have also been removed and new staircases have been constructed within the space of former bedrooms/reception rooms.

Interior fittings, although ornate, are reproductions and ceiling roses throughout the building (**Figure 24**) are reconstructed from originals. These have been installed in a wide range of rooms, including some rooms that would not have had them originally, including small service and attic rooms.

A suspended ceiling in the transverse corridor conceals air-conditioning ducts (**Figure 25**), and new plasterboard clad rooms along this corridor also conceal fire protection and other services. Modern toilets and tea rooms have also been constructed throughout.

Some marble fireplaces remain in the building, although many are noted to have been relocated from other buildings to this building. One of the rooms used by Augustine's restaurant on the ground floor contains an original fireplace (**Figure 26**), while some timber fireplaces also survive in other parts of the building.

Floor plans of The Mansions are provided in **Appendix A**.



Figure 26 – Hallway with suspended ceiling and lift lobby

Source: Urbis 2016



Figure 27 – Ground Floor tenancy occupied by Augustine's Restaurant

Source: Urbis 2016

3.4. CURTILAGE

A heritage boundary, or curtilage, has been prepared for The Mansions by officers of the DEHP and approved by the Queensland Heritage Council as an appropriate curtilage for the place. The curtilage is rectangular.

The Mansions is sited on the north-western corner of Lot 1 on B32444. The heritage curtilage for the place follows the site boundary at the north-east and north-west sides. At the south-west the boundary is 10 metres from and parallel to the rear wall of the building; and to the south-east is 5 metres from and parallel to the wall of the building.

3.5. CONDITION AND INTEGRITY

3.5.1. Condition

Generally the building appears to be well maintained and is in good condition with only minor faults noted as summarised below:

Building Exterior

- Loss of pointing and deteriorated mortar joints;
- Cracking to arches;
- Vegetation growing up against building;
- Vegetation growing on building at upper levels;
- Deteriorated paint on roof sheeting;
- Decayed bases to rear verandah posts; and
- General build-up of dirt on exterior surfaces.

Building Interior

- Water damage to walls and cornices, particularly along the first and second floors of the George Street elevation (see **Figure 27**);
- Water damage to wall in rooms to the rear of the lift well on the first floor;
- Flaking paint, chips and marks to wall surfaces, particularly on the second floor;
- Water damaged ceiling above fire hydrant cupboard, second floor, Margaret Street house; and
- Exposed fibrous plaster ceiling in a number of locations on the second floor (see **Figure 28**).



Figure 28 – Typical water damage, Second Floor

Source: Urbis 2016



Figure 29 – Exposed fibrous plaster, Second Floor

Source: Urbis 2016

3.5.2. Integrity

The exterior of the building is largely intact, with the exception of the rear of the building which has had the servants' wings removed, and new verandahs constructed.

Internally the building has had a much greater degree of change with alterations to the original layout and removal of original finishes. Remaining room layouts indicate to some degree the original separate tenancies but openings in the party walls and loss of partitions has occurred, and a new transverse central corridor has been constructed along the length of the building linking all of the former houses. The most intact of the six houses is the one to the corner of Margaret Street, which originally had a slightly different plan and detailing. Its location on the corner means it remains independent of the other houses and has not been divided by a corridor, although can still be accessed from this corridor. Original fireplaces also survive in this house.

Modern bathroom and kitchen fitouts (**Figure 22**) have been installed at all levels, in addition to suspended ceilings and air conditioning.

3.6. HISTORICAL ARCHAEOLOGICAL POTENTIAL

Historical archaeology is the study of the past using physical evidence in conjunction with historical sources. It focuses on the objects used by people in the past and the places where they lived and worked. It can tell us about the way things were made and used and how people lived their daily lives. Archaeology is not just about objects and remains; it is also about landscapes and links between sites.

~~Archaeological Potential is defined as (Heritage Office & Department of Urban Affairs & Planning 1996):~~

~~The degree of physical evidence present on an archaeological site, usually assessed on the basis of physical evaluation and historical research (Department of Urban Affairs and Planning 1996).~~

~~Common units for describing archaeological potential are:~~

- ~~• Known archaeological features/sites (high archaeological potential);~~
- ~~• Potential archaeological features/sites (medium archaeological potential); and~~
- ~~• No archaeological features/sites (low archaeological potential).~~

Replace with text in on next page

It is essential to identify areas of archaeological potential in order to prepare measures to protect and conserve the archaeological record, and to assist in providing recommendations for further investigation.

3.6.1. Summary

The potential archaeological resources of The Mansions have been identified as:

- **High (red).**

The area immediately behind The Mansions may contain archaeological evidence including the foundations of early outbuildings. There is also the potential for sub-floor deposits to remain. As the QHR entry for this place states:

There is potential to the rear of The Mansions for archaeological remains including footings and foundations associated with the former servants' and kitchen wings, and objects and refuse commonly found within domestic contexts, particularly ceramic, glass and personal items.

The archaeological potential of The Mansions is shown in **Figure 29**.

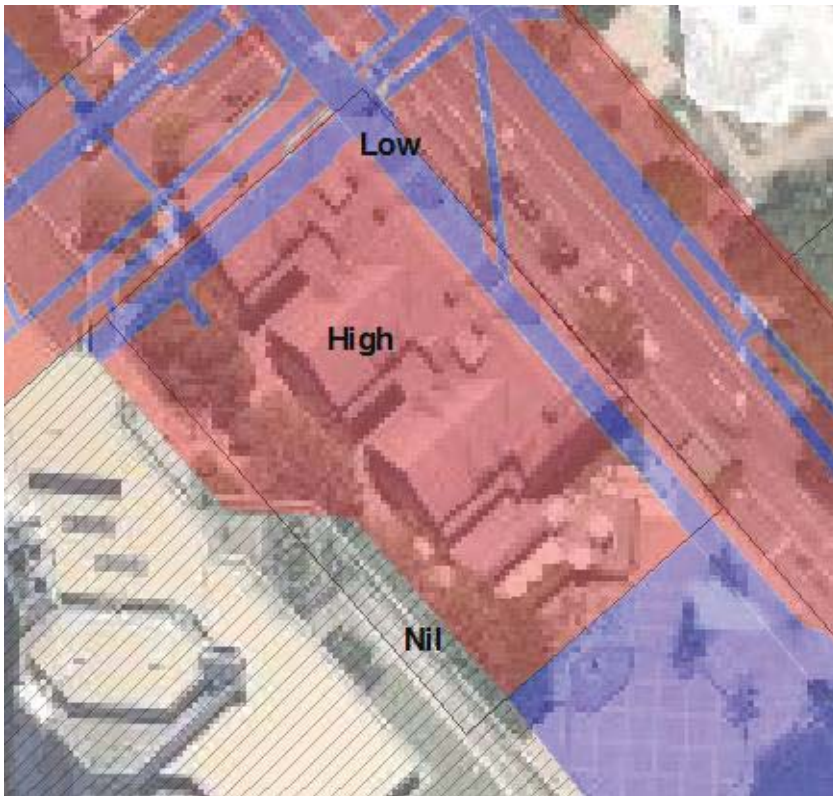


Figure 30 – Archaeological Potential of The Mansions
Source: Urbis 2016

Replace strikethrough under 3.6 with:

High archaeological potential: Where archaeological features are known to exist, and the level of ground disturbance is understood and has not impacted on the archaeological record.

Moderate archaeological potential: Where historic features are known to have existed in the past, and the level of disturbance is either unquantified or has not extended beyond the surface layers.

Low archaeological potential: Where historic features are known to have existed in the past, but historical evidence indicates that the area below the surface has been disturbed. Where no documented features have existed in the past, but the level of ground disturbance is understood and has not impacted on the archaeological record.

No archaeological potential: No archaeological remains possible due to prior substantial disturbance that has been recorded such as excavation.

4. CULTURAL SIGNIFICANCE

Before making decisions to change a heritage item, an item within a heritage conservation area, or an item located in proximity to a heritage listed item, it is important to understand its values and the values of its context. This leads to decisions that will retain these values in the future. Statements of heritage significance summarise a place's heritage values – why it is important, and why a statutory listing was made to protect these values.

4.1. ABOUT CULTURAL SIGNIFICANCE

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

The Burra Charter defines cultural significance as aesthetic, historic, scientific or social value for past, present, or future generations.

This concept helps to identify and assess the attributes that make a place of value to people and society. An understanding of it is therefore basic to any planning process involving historic buildings or places. Once the significance of a place is understood, informed policy decisions can be made which will enable that significance to be retained or revealed. A clear understanding of the nature and level of the significance of a place not only suggests constraints on future action, it also introduces flexibility into the process by identifying areas which can be adapted or developed with greater freedom.

4.2. SIGNIFICANCE ASSESSMENT

Table 3 presents an assessment of the significance of The Mansions, taken from the existing QHR citation.

Table 3 – Assessment of Heritage Significance

Criteria	Significance Assessment
<p>A – Historical Significance /Scientific Significance <i>The place is important in demonstrating the evolution or pattern of Queensland's history</i></p>	<p><i>The Mansions (1889) is important in demonstrating the evolution of urban development in colonial Queensland as a result of the 1880s land boom, especially in the capital city Brisbane.</i></p> <p><i>It demonstrates the pattern of development of the Brisbane CBD with lower George Street as a prestigious residential area associated with parliament and the site of professional offices from the 1860s. The Mansions is a distinctive example of this residential development of lower George Street.</i></p> <p><i>It also demonstrates, through its purchase and refit for government offices, the development of lower George Street as a government office precinct post World War II.</i></p> <p><i>The survival of The Mansions, despite 1960s plans for its demolition, demonstrates how increased public concern about the preservation of heritage buildings influenced government redevelopment plans during the 1970s and 1980s.</i></p>
<p>Significance Indicators</p> <ul style="list-style-type: none"> ▪ Product, result or outcome of an event, phase, movement, process, activity or way of life that has made a strong, noticeable or influential contribution to the evolution or pattern of our development of our society or of our environment. <input type="checkbox"/> ▪ Example of a process or activity that has made a strong, noticeable or influential contribution to the evolution or pattern of our development of our society or of our environment. <input type="checkbox"/> 	<p>State threshold indicators</p> <ul style="list-style-type: none"> ▪ Regional importance <input checked="" type="checkbox"/> ▪ Earliness <input checked="" type="checkbox"/> ▪ Representativeness <input checked="" type="checkbox"/> ▪ Distinctiveness/Exceptionality <input type="checkbox"/> ▪ Rarity <input type="checkbox"/>

Criteria	Significance Assessment
<ul style="list-style-type: none"> ▪ Influenced by an event, phase, movement, process, activity or way of life that has made a strong , noticeable or influential contribution to the evolution or pattern of our development of our society or of our environment. <input checked="" type="checkbox"/> ▪ Has influenced an event, phase, movement, process, activity or way of life that has made a strong, noticeable or influential contribution to the evolution or pattern of our development of our society or of our environment. <input type="checkbox"/> ▪ Site of or associated with an event, or activity that has made a strong, noticeable or influential contribution to the evolution or development of our society or of our environment. <input checked="" type="checkbox"/> ▪ Symbolic association with an event, or activity that has made a strong, noticeable or influential contribution to the evolution or development of our society or of our environment. <input type="checkbox"/> 	
<p>B – All Aspects of Heritage Significance</p> <p><i>The place has rare, uncommon or endangered aspects of Queensland’s cultural heritage.</i></p>	<p><i>The Mansions demonstrates nineteenth century terraced housing - a form of housing, which was uncommon and is now rare in Queensland. The building is a distinctive and exceptional example of prestigious, late nineteenth century terraced housing.</i></p>
<p>Significance Indicators</p> <ul style="list-style-type: none"> ▪ Way of life (including fashion, taste and aspiration) that once was common but is now rare or that has always been uncommon or is endangered. <input type="checkbox"/> ▪ Custom that was once common but is now rare or uncommon or no longer practised or has always been uncommon or is endangered. <input type="checkbox"/> ▪ Process that was once common but is now rare or uncommon or no longer practised or has always been uncommon or is endangered. <input type="checkbox"/> ▪ Function that was once common but is now rare or uncommon or no longer practised or has always been uncommon or is endangered. <input checked="" type="checkbox"/> ▪ Land use that was once common but is now rare or uncommon or no longer practised or has always been uncommon or is endangered. <input checked="" type="checkbox"/> ▪ Design or form that was once common but is now rare or uncommon or no longer practised or has always been uncommon or is endangered. <input type="checkbox"/> 	<p>State threshold indicators</p> <ul style="list-style-type: none"> ▪ Intactness/Integrity <input type="checkbox"/> ▪ Distinctiveness <input checked="" type="checkbox"/> ▪ Exceptionality <input checked="" type="checkbox"/>
<p>C – Scientific Significance/Historical Significance</p> <p><i>The place has potential to yield information that will contribute to an understanding of Queensland’s history.</i></p>	<p><i>The Mansions has potential to contribute to a greater understanding of Queensland's history. Potential exists at the rear of The Mansions for archaeological materials including footings and foundations associated with the former servants' and kitchen wings, and objects and refuse commonly found within domestic contexts, particularly ceramic, glass and personal items.</i></p>
<p>Significance Indicators</p> <ul style="list-style-type: none"> ▪ Potential to contribute new knowledge about Queensland’s history <input checked="" type="checkbox"/> 	<p>State threshold indicators</p> <ul style="list-style-type: none"> ▪ Earliness <input checked="" type="checkbox"/>

Criteria	Significance Assessment
<ul style="list-style-type: none"> ▪ Potential to contribute knowledge that will lead to a greater understanding of particular aspects of Queensland's history <input checked="" type="checkbox"/> ▪ Potential to contribute knowledge that will aid in comparative analysis of similar places <input checked="" type="checkbox"/> 	<ul style="list-style-type: none"> ▪ Rarity <input checked="" type="checkbox"/> ▪ Extensiveness <input checked="" type="checkbox"/> ▪ Intactness <input checked="" type="checkbox"/>
<p>D – Architectural Significance/ Historical Significance <i>The place is important in demonstrating the principal characteristics of a particular class of cultural places.</i></p>	<p><i>The Mansions is important in demonstrating the principal characteristics of late nineteenth century, terraced housing. Defining elements of this style of housing include its shared dividing walls, repetition of form and linear house plan. Comprising six residences, the building is a fine and rare Queensland example of prestigious, late nineteenth century terrace housing and exemplifies the urban lifestyle experienced by affluent Queenslanders of this period.</i></p> <p><i>The Mansions are also an excellent example of the work of George Henry Male Addison, a designer who made an important contribution to Queensland's built environment. Stylistically these highly finished and ornate terrace houses are unlike any others in Queensland but are characteristic of Addison's work as an accomplished designer achieving maximum effect with roof form and face brickwork relieved with stone detailing.</i></p>
<p>Significance Indicators Exemplifies or illustrates in the surviving fabric:</p> <ul style="list-style-type: none"> ▪ A way of life or custom that has made a noticeable contribution to the pattern or evolution of Queensland's history <input type="checkbox"/> ▪ The impact of an ideology, value or philosophy on Queensland's history <input type="checkbox"/> ▪ A process or land use that has made a strong contribution to the pattern or evolution of Queensland's history <input type="checkbox"/> ▪ A function that has been an important part of the pattern of Queensland's history <input type="checkbox"/> ▪ The work of a designer who made an important contribution to Queensland's built environment <input checked="" type="checkbox"/> ▪ An architectural style or form that has made an influential or noticeable contribution to the pattern or evolution of Queensland's built environment <input checked="" type="checkbox"/> ▪ A construction technique or particular use of materials that has made a conspicuous or early contribution to the evolution of Queensland's built environment <input type="checkbox"/> ▪ Variations within, or the evolution of or the transition of, the principal characteristics of a class of cultural places <input checked="" type="checkbox"/> 	<p>State threshold indicators</p> <ul style="list-style-type: none"> ▪ Intactness/Integrity <input type="checkbox"/> ▪ Earliness <input checked="" type="checkbox"/> ▪ Rarity/uncommonness <input checked="" type="checkbox"/> ▪ Exceptionality <input type="checkbox"/>
<p>E – Aesthetic Significance/Architectural Significance <i>The place is important because of its aesthetic significance.</i></p>	<p><i>The Mansions is important for its architectural attributes. The skilful and complex composition of face brickwork, stone detailing, shady arcaded verandahs, integrated gardens and fencing, and complex roof form are of aesthetic beauty and make a strong contribution to the George and Margaret Streets streetscape and to the government precinct in George and William Streets.</i></p>
<p>Significance Indicators Demonstrates or possesses:</p> <ul style="list-style-type: none"> ▪ Beautiful attributes <input type="checkbox"/> 	<p>State threshold indicators</p> <ul style="list-style-type: none"> ▪ Intactness <input type="checkbox"/> ▪ Integrity <input type="checkbox"/>

Criteria	Significance Assessment
<ul style="list-style-type: none"> ▪ Natural beauty or natural aesthetic quality <input type="checkbox"/> ▪ Picturesque attributes <input checked="" type="checkbox"/> ▪ Evocative qualities <input type="checkbox"/> ▪ Expressive attributes <input type="checkbox"/> ▪ Landmark quality <input type="checkbox"/> ▪ Streetscape contribution <input checked="" type="checkbox"/> ▪ Symbolic meaning <input type="checkbox"/> 	<ul style="list-style-type: none"> ▪ Degree of deterioration <input type="checkbox"/> ▪ Setting and location context <input checked="" type="checkbox"/> ▪ Demonstrated representation <input checked="" type="checkbox"/>
<p>F – Aesthetic Significance/Architectural Significance/Other Significance</p> <p><i>The place is important in demonstrating a high degree of creative or technical achievement at a particular period.</i></p>	Does not meet this criterion.
<p>G – Social Significance</p> <p><i>The place has a strong or special association with the life or work of a particular person, group or organisation of importance in Queensland's history</i></p>	<i>The Mansions has a strong association for its cultural heritage significance with Queenslanders concerned about heritage issues. It was the focus of the National Trust of Queensland's campaign to save the Bellevue Hotel and The Mansions during the 1970s, which had wide public support and resulted in The Mansions not being demolished. Newspaper, film, magazine and journal articles from the period demonstrate this association.</i>
<p>Significance Indicators</p> <ul style="list-style-type: none"> ▪ Important to the community as a landmark, marker or signature <input checked="" type="checkbox"/> ▪ A place which offers a valued, customary experience <input type="checkbox"/> ▪ A popular meeting or gathering space <input type="checkbox"/> ▪ Associated with events having a profound effect on a particular community or cultural group <input checked="" type="checkbox"/> ▪ A place of ritual or ceremony <input type="checkbox"/> ▪ Symbolically representing the past in the present <input type="checkbox"/> ▪ A place of essential community function leading to a special attachment <input type="checkbox"/> 	<p>State threshold indicators</p> <ul style="list-style-type: none"> ▪ Length of association <input type="checkbox"/> ▪ Demonstrated extent and degree of community association <input checked="" type="checkbox"/> ▪ Significant former association <input type="checkbox"/>
<p>H – Historical Significance</p> <p><i>The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons</i></p>	Does not meet this criterion.

4.3. STATEMENT OF SIGNIFICANCE

The following statement of significance is from the Queensland Heritage Register citation. The statement of cultural significance below is adopted as the statement of cultural significance in this CMP for The Mansions.

The Mansions (1889) is important in demonstrating the evolution of urban development in colonial Queensland as a result of the 1880s land boom, especially in the capital city Brisbane.

It demonstrates the pattern of development of the Brisbane CBD with lower George Street as a prestigious residential area associated with parliament and the site of professional offices from the 1860s. The Mansions is a distinctive example of this residential development of lower George Street.

It also demonstrates, through its purchase and refit for government offices, the development of lower George Street as a government office precinct post World War II.

The survival of The Mansions, despite 1960s plans for its demolition, demonstrates how increased public concern about the preservation of heritage buildings influenced government redevelopment plans during the 1970s and 1980s.

The Mansions demonstrates nineteenth century terraced housing - a form of housing, which was uncommon and is now rare in Queensland. The building is a distinctive and exceptional example of prestigious, late nineteenth century terraced housing.

The Mansions has potential to contribute to a greater understanding of Queensland's history. Potential exists at the rear of The Mansions for archaeological materials including footings and foundations associated with the former servants' and kitchen wings, and objects and refuse commonly found within domestic contexts, particularly ceramic, glass and personal items.

The Mansions is important in demonstrating the principal characteristics of late nineteenth century, terraced housing. Defining elements of this style of housing include its shared dividing walls, repetition of form and linear house plan. Comprising six residences, the building is a fine and rare Queensland example of prestigious, late nineteenth century terrace housing and exemplifies the urban lifestyle experienced by affluent Queenslanders of this period.

The Mansions are also an excellent example of the work of George Henry Male Addison, a designer who made an important contribution to Queensland's built environment. Stylistically these highly finished and ornate terrace houses are unlike any others in Queensland but are characteristic of Addison's work as an accomplished designer achieving maximum effect with roof form and face brickwork relieved with stone detailing.

The Mansions is important for its architectural attributes. The skilful and complex composition of face brickwork, stone detailing, shady arcaded verandahs, integrated gardens and fencing, and complex roof form are of aesthetic beauty and make a strong contribution to the George and Margaret Streets streetscape and to the government precinct in George and William Streets.

The Mansions has a strong association for its cultural heritage significance with Queenslanders concerned about heritage issues. It was the focus of the National Trust of Queensland's campaign to save the Belle Vue Hotel and The Mansions during the 1970s, which had wide public support and resulted in The Mansions not being demolished. Newspaper, film, magazine and journal articles from the period demonstrate this association.

4.4. LEVELS OF SIGNIFICANCE

The level of heritage significance of a place and its components also needs to be considered. Different components of a place may make up different relative contributions to its heritage value, and integrity and condition also needs to be taken into account.

Table 4 describes levels of significance and justification, adapted from the New South Wales Heritage Office guideline *Heritage Manual 2: Assessing Heritage Significance*, considered to be best practice in heritage conservation across Australia (NSW Heritage Office 2001).

Table 4 – Levels of Significance

Level of Significance	Justification
Exceptional	<ul style="list-style-type: none"> • Rare or outstanding elements that are potentially of National significance and which directly contribute to the place's overall heritage significance. • Retains a high degree of integrity and intactness in fabric or use. • Any change should be minimal and retain significant values or fabric.
High	<ul style="list-style-type: none"> • Element demonstrates a key aspect of the place's overall heritage significance and directly contributes to its overall heritage significance. • Possesses a high degree of original fabric or retains the original use. • Any change should be minimal and retain significant values or fabric.
Moderate	<ul style="list-style-type: none"> • Element contributes to the place's overall heritage significance. • May have been altered but they still have the ability to demonstrate a function or use particular to the site.

Level of Significance	Justification
	<p>Reconstructed</p> <ul style="list-style-type: none"> • Reproduced elements which are not original but have contributory significance in contributing to the character of the place. • Changes may be appropriate so long as it does not adversely affect the place's overall heritage significance.
Little	<ul style="list-style-type: none"> • Element may be difficult to interpret or may have been substantially modified which detracts from its heritage significance. • Changes may be appropriate long as it does not adversely affect the place's overall heritage significance.
Neutral	<ul style="list-style-type: none"> • Elements do not add or detract from the site's overall heritage significance. • Changes may be appropriate long as it does not adversely affect the place's overall heritage significance. • May be considered for removal or alteration.
Intrusive	<ul style="list-style-type: none"> • Elements are damaging to the place's overall heritage significance. • May be considered for removal or alteration.

4.5. SCHEDULE OF SIGNIFICANT ELEMENTS

While The Mansions is considered to be of cultural heritage significance, not all of its component parts are equally significant. The later additions and changes and the conjectural reconstructions and added components have greatly affected the integrity of the building internally, have no cultural heritage significance, and indeed are intrusive and confusing.

Some original and early fabric of the building survives and that fabric has a high level of significance.

The Mansions has many elements of reconstructed fabric. It has not been possible to determine in detail which of these elements are reconstructed within the timeframe of this project. While these elements are not significant in themselves as they are not original fabric but reconstructed, they remain the best evidence available of the earlier form and details of the building and as such their conservation may be warranted.





In general, reconstructed material falls into two categories:


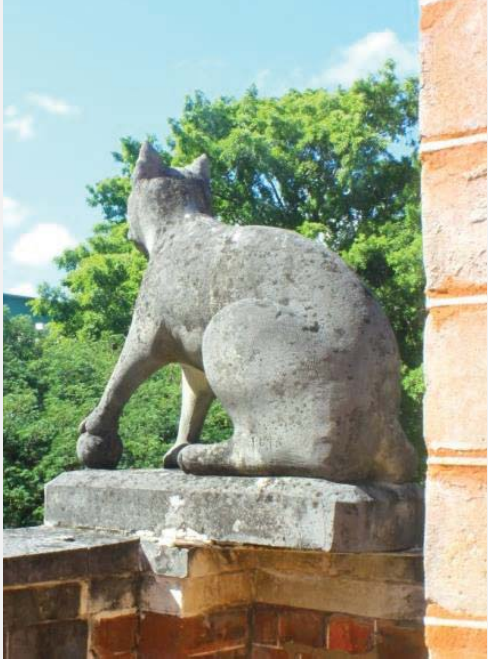

1. Material that has been reconstructed based on historical evidence; and
2. Conjectural reconstruction that is not based on historical evidence, but assumptions on the likely detailing of interior finished.




Elements include the structure, landscape and archaeological remains that are located within the site's curtilage are outlined below in **Table 5** along with their level of significance in accordance with the assessment table at **Table 4**.





Add: If, as a result of further investigation, early or additional fabric is revealed, this schedule is to be reviewed.




Table 5 – Significance of Individual Elements




Feature	Location	Photograph	Level
Exterior			
The general external form of the building to George and Margaret Streets	Whole building		High
The design elements including the massing, façade modelling, use of materials, construction detail, attention to the design of associated elements such as fences, arcading, the qualities of the bay ended rooms	Building exterior		High
Evidence of terraced house form (repetitive elements of facades and plan form, front courtyards and relationship with the street, front doors, party walls, remaining evidence of original room layout, particularly in the house on corner of Margaret Street	Building exterior		High
The face brick exteriors, limestone dressings, bay ended rooms, steep roofs, asymmetry	Building exterior		High

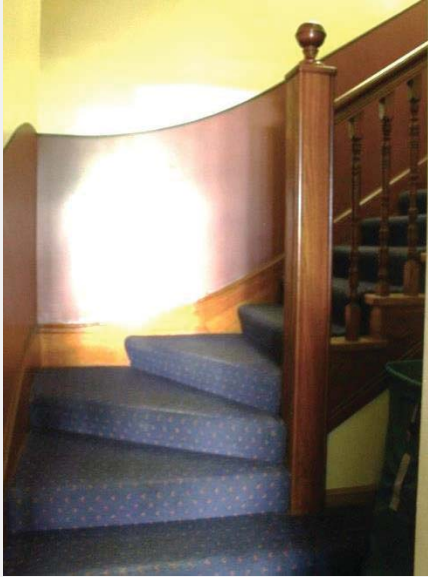


Feature	Location	Photograph	Level
Surviving original elements including fencing	Building exterior		High
Limestone cat sculptures	Corners of parapets		High
Surviving original external elements including the original brickwork and pointing, limestone dressings, carvings and cast iron ventilation grilles	Building exterior		High




Feature	Location	Photograph	Level
Surviving original external elements including window and exterior door openings	Building exterior		High
Timber ceilings to front verandahs	Building interior		Moderate
Rear verandahs (not original, conjectural replacement)	Building exterior		Little





Feature	Location	Photograph	Level
Painted wall indicating location of former outbuilding locations	Rear of building		Little
Tiled verandahs and entrance paths	Building exterior		Neutral
Gravel and signage	Front garden beds, building exterior		Neutral
Outdoor café and ramps	Alice Street elevation		Neutral





Feature	Location	Photograph	Level
Aluminium framed glass screens at rear of houses	Rear elevation		Intrusive
INTERIOR			
Surviving original elements including original roof and floor framing on first and second floors	Building interior		High
<p>Internal layout of house #1 on the corner of Margaret Street</p> <p><i>Add new row: Layout of houses #2-6 = Moderate</i></p>	Building interior		High



Feature	Location	Photograph	Level
Surviving original internal elements including any surviving plaster details	Building interior		High
Surviving original elements including original marble and timber fireplaces	Building interior		High
Reconstructed wainscoting and window seats	Building interior		Moderate

Feature	Location	Photograph	Level
Remnant original material reused in new locations e.g. handrails and balusters	Building interior		Moderate
Reconstructed doors and window joinery	Building interior		Moderate
Reconstructed ceilings at ground, first and second floor levels	Building interior		Moderate

Feature	Location	Photograph	Level
<p>Non original door and window hardware <i>(of the period but not a reconstruction)</i></p>	<p>Building interior</p>		<p>Neutral</p>
<p>New stairs <i>Need further detail - are the stairs in their original location but are new/conjectural replacements</i></p>	<p>Building interior</p>		<p>Little</p>
<p>Recycled chimney pieces</p>	<p>Building interior</p>		<p>Little</p>

Feature	Location	Photograph	Level
Reconstructed skirting – conjectural reconstruction	Building interior, first and second floors		Little
Panelled doors in non-original openings	Building interior, particularly in party walls		Little
Non original period light fittings including external light fittings on gate posts <i>Address external lights in exterior schedule</i>	Building interior		Little
Reconstructed ornate detailing – conjectural reconstruction	Secondary rooms		Little

Feature	Location	Photograph	Level
Concrete and plywood floors	Building interior		Neutral
Bathroom and kitchen fit outs including tiled surfaces and partitions	Building interior		Neutral
Transverse corridor across the building	Building interior		Neutral
Non-original partitions	Building interior		Neutral

Feature	Location	Photograph	Level
Bulkheads and low ceilings for services	Building interior		Intrusive
SERVICES AND PLANT			Intrusive

5. KEY ISSUES

5.1. HERITAGE LISTINGS

The heritage listings identified in **Table 6** apply to the subject site.

Table 6 – Heritage Listings

Type of Listing	Name of Item	Details
STATUTORY LISTINGS		
Queensland Heritage Register under the QHA (items of state significance)	The Mansions	Registered Site QHR ID 600119
Brisbane City Plan 2014 City Plan Heritage Register Local Heritage Overlay (items of local significance)	The Mansions	Registered
NON-STATUTORY LISTINGS		
Register of the National Estate (non-statutory archive of items of local, state or national significance)	The Mansions	Registered Site ID 8327
National Trust of Australia (Queensland) (items of local, state or national significance)	The Mansions	BNE 1/72

5.2. STATUTORY OBLIGATIONS

5.2.1. Economic Development Act 2012

The Queen's Wharf Brisbane Priority Development Area was declared on 28 November 2015. The governing legislation for a PDA is the *Economic Development Act 2012* (Qld) (ED Act) and the Minister for Economic Development Queensland (MEDQ) is the assessing authority for development applications. The MEDQ has the power under the ED Act to nominate an assessing authority for a PDA development application.

On 28 January 2016, the Queen's Wharf Brisbane PDA Development Scheme was approved by the Queensland Government and all development proposed within the PDA will be assessed against the Development Scheme. It is an offence to carry out PDA assessable development without a PDA development permit.

In relation to development of a Heritage Place, the Development Scheme provides that it is assessable development and that development should demonstrate practical conformance with the requirements, standards and guidance identified in *Developing heritage places: Using the development criteria* (DEHP 2013a), and the guiding principles of the Burra Charter.

Operational Work to this building will be exempt development where it is consistent with a General Exemption Certificate issued under the QHA. Similarly Minor Building Work will be exempt development where it is consistent with a General Exemption Certificate issued under the QHA.

The MEDQ may give weight to the QHA and it is likely that DEHP will play a role in the assessment of development of the Heritage Place.

5.2.2. Queensland Heritage Act 1992

The QHA makes provision for the conservation of Queensland's cultural heritage by protecting all places and areas listed on the QHR.

A place may be entered in the Heritage Register if it is of cultural heritage significance and 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 in exhibiting particular aesthetic characteristics valued by the community or a particular cultural group.*
- (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.*

The QHA is administered by DEHP.

5.2.3. Building Code of Australia

The *Building Code of Australia* guides all construction work in Australia. Under the *Local Government (Approvals) Regulation 1993* the consent authority has the discretionary power to require that existing buildings comply with current building standards, as a condition of approval for proposed works to the building. The BCA provisions relate to fire safety, access and egress, and services and equipment.

Any strategies or solutions to ensure that components of The Mansions comply with the BCA should be driven by the cultural significance of the place. Where necessary, alternative solutions and performance based outcomes should be pursued to ensure the intent of the code is met without adversely impacting on significant fabric. Professional advice should always be obtained.

5.2.4. Disability Discrimination Act 1992

Under Section 23 of the *Disability Discrimination Act 1992* (DDA) it is unlawful to discriminate against a person on the basis of a disability, and therefore all buildings, including heritage buildings are subject to the requirements of the DDA which includes the provision of equitable access ramps and or lifts to buildings and accessible car parking spaces and toilets (Heritage Victoria 2008).

5.3. NON-STATUTORY CONSIDERATIONS

The following outlines non-statutory considerations relevant to the place including non-statutory listings on registers.

5.3.1. National Trust of Australia (Queensland)

The National Trust of Australia (Queensland) (NTAQ) is a community based organisation that promotes and seeks to protect important natural and cultural heritage places across the state.

The NTAQ maintains two heritage registers:

1. **NTAQ Heritage Register** – In the 1960s the National Trust began compiling a list of places of cultural heritage significance in Queensland, which was subsequently formalised into the Register of National Trust of Queensland which contains individual buildings, precincts, natural environment places or culturally significant artefacts.
2. **NTAQ Tree Register** – In the 1980s the Register of Significant Trees was introduced as an independent register. Since 2011, NTAQ has been conducting an audit of the trees in its Register. Significant trees in Queensland are steadily being added to the National Register of Significant Trees.

5.4. CURRENT PROPOSAL

A comprehensive overview of the proposed development, including timeframes for each of the precincts can be found within the Plan of Development (PoD) (refer to **Volume 2: Plan of Development** prepared by Urbis).

5.5. MANAGEMENT FRAMEWORK

The Mansions has been owned by the Queensland Government for over sixty years and has been used as office accommodation for the majority of that time, with the establishment of Augustine's Restaurant on the ground floor in 1985.

5.5.1. Management Plans and Guidelines

Any proposed work to the building or site must be approved by the MEDQ in accordance with the ED Act.

A CMP was prepared for this site in 2010 (Project Services). The CMP is not a statutory document, and it would appear that few if any of the recommendations in that CMP have been followed.

5.5.2. External Stakeholders

The following key stakeholders have an interest in The Mansions and should be consulted about any changes in the future:

- Queensland Heritage Council;
- Department of Environment and Heritage Protection; and
- National Trust of Australia (Queensland).

5.6. OPPORTUNITIES

Apart from Augustine's Restaurant and one or two small office tenancies, The Mansions is largely vacant and underutilised.

Given its prominent location and high quality architectural form, the building is a major asset to the city. The building could be better utilised and experienced by the general public.

The QWB project offers a major opportunity for the building to be adaptively reused, allowing the building to be better utilised as part of the heritage fabric of the CBD. As a surviving residential building in the CBD, and a surviving terrace house, it is a rare and remarkable surviving element of late nineteenth century Brisbane.

5.7. VISITOR AND PUBLIC ACCESS

Part of the building is currently publicly accessible. The current proposal will allow more of the building will be open to the public with proposed retail tenancies to be located in the ground floor.

There is existing DDA compliant access throughout the building comprising ramps to three of the elevations and internal lift access.

5.8. THREATS

5.8.1. Condition

The building is good condition, with no major structural issues noted, and faults generally identified as being due to deferred maintenance on the building. The building has had works undertaken recently to rectify a rising damp issue, and this should be monitored to ensure the problem has been fixed.

Proposed changes to the surroundings of the building particularly adjacent to the south and south-west of the building may impact on the setting of the building and streetscape values.

As a 19th Century brick structure, The Mansions does possess a degree of fragility; however, there are no identified structural issues to suggest that any future works in proximity to the place will pose significant threat to the structural integrity of the place.

6. CONSERVATION POLICY

A conservation policy explains the principles to be followed to retain or reveal a place's heritage significance, and how the significance can be enhanced and maintained. This relies on a full understanding of the item's significance and a review of the constraints and opportunities arising out of that significance.

The following conservation policies have been guided by the significance of the place and are provided to provide clear guidance on the future management of The Mansions.

6.1. GENERAL APPROACH

Heritage conservation in Australia is guided by the principals of the Burra Charter. The Burra Charter is the accepted standard for heritage conservation in Australia and provides the general philosophies and approaches to conservation analysis for those who make decisions regarding historic buildings or places. A number of fundamental principles provide the basic framework of the charter:

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

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

The Burra Charter contains a number of terms that are used in conservation that are pertinent to this report, and the conservation of The Mansions. These terms and their Burra Charter definitions are as follows:

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

- **Setting** means the area around a place, which may include the visual catchment;
- **Interpretation** means all the ways of presenting the cultural significance of a place;
- **Related place** means a place that contributes to the cultural significance of another place; and
- **Sympathetic** means complementary to the style and/or character of a heritage place.

Other terms used in this document and their definitions include:

- **Intactness** means the degree of the early fabric that survives;
- **Integrity** means the degree to which the values of the place are evident and can be understood and appreciated;
- **Must** means a required and reasonably expected outcome; and
- **Should** means the desired outcome and all reasonable steps are to be taken to achieve the outcome. Where an outcome is specified as being 'should' there will be some flexibility to consider options as to how the outcome can be achieved. Options for achieving the outcome are to be tested against the overall significance of the place to ensure the heritage values are not unduly compromised in delivering the outcome.

Policy 1. Conservation of The Mansions must be carried out in accordance with best heritage conservation practice, the accepted principles and standards of the Burra Charter and associated guidelines and this CMP.

Policy 2. Prior to any works being undertaken (including conservation, repair or new works), a suitably qualified and experienced heritage consultant must be engaged to provide expert heritage conservation advice and to oversee the appropriate implementation of the works.

Policy 3. A Heritage Impact Assessment (HIA) must be prepared for all works that may have an impact on the significance of the place. The HIA must be prepared by a suitably qualified heritage consultant. The HIA must have regard to the full suite of policies contained within this CMP, be in accordance with State Government guidelines and must be approved by the relevant approving authority prior to commencement of works.

Policy 4. Detailed records should be made of any new work including repairs and conservation work.

6.2. UNDERSTANDING SIGNIFICANCE

In accordance with Article 6 of the Burra Charter, an understanding of the cultural significance of a place is required in order to maintain, undertake work and plan for future works.

The cultural significance of The Mansions is related to its architectural values and building typology as a surviving example of a terrace house, its rarity as a former residential building in the CBD, its archaeological potential, and for its important association with designer, George Henry Male Addison.

It is also important in demonstrating the development of heritage protection in Queensland, and its retention is a direct result of the rise of the heritage movement in Queensland, and in particular the campaign of the National Trust to save the Bellevue Hotel and The Mansions in the 1970s.

The conservation policies for the place are based on the identification and retention of those elements of the building fabric that demonstrate these aspects and values. Any future decisions about The Mansions should be guided by the cultural significance of the place.

Policy 5. The cultural heritage significance of The Mansions must be understood prior to proposing works which will alter the key heritage values of the place. The significance schedule at Section 4.5 of this CMP must be used to guide decisions about the future management of these items.

~~*Policy 6. Prior to any works being undertaken (including conservation, repair or new works), a suitably qualified and experienced heritage consultant must be engaged to provide expert heritage conservation advice and to oversee the appropriate implementation of the works.*~~

Replication of policies 2 & 3 - delete

~~Policy 7. A Heritage Impact Assessment (HIA) must be prepared for all works that may have an impact on the significance of the place. The HIA must be prepared by a suitably qualified heritage consultant. The HIA must have regard to the full suite of policies contained within this CMP, be in accordance with State Government guidelines and must be approved by the relevant approving authority prior to commencement of works.~~

6.3. SETTING AND VIEWS

The Burra Charter recognises that the setting and visual amenity of a place can contribute to a place's cultural significance. The curtilage of each place has been established to aid in protecting the setting.

The external appearance of The Mansions makes an important contribution to the Lower George Street streetscape. The setting and views (**Figure 30**) are an important part of the cultural significance of the place. Historically, the building has had plantings in the George Street garden beds, but these have been removed and replaced with drainage gravel in recent years, likely to combat rising damp issues which have had a visible impact on the physical fabric of the building.

Policy 8. Any new works within the heritage curtilage of The Mansions should respect the setting of the place.
renumber policies

Policy 9. The Mansions is a significant element within the historic George Street streetscape. New development adjacent to the building should respect the setting of The Mansions and the George Street streetscape, and minimise the impact on views from George and Margaret Streets.

Policy 10. New development adjacent to the Mansions should achieve setbacks to allow public access around and visitation to the building and an appreciation of the building's external form and scale. Any new adjacent development should be designed and massed to ensure the Mansions remain a prominent built form when viewed along George Street. and Margaret Street.

Policy 11. Plantings in the George Street garden bed should be avoided unless a proposal is made that will not result in rising damp issues or other physical impacts to the building. The extant hard landscaping to the rear and southern elevations may be removed to improve drainage and manage rising damp. Replacement of hard and soft landscaping should respect and reflect the heritage place and should not negatively impact the heritage fabric, including through inadequate drainage.

6.4. CONSERVATION OF BUILDING FABRIC

The following sections provide detailed advice on the conservation of building fabric at The Mansions, including recommendations on the retention of significant fabric and removal of elements which are considered to be detrimental to the significance of the place.

6.4.1. Retaining Significant elements

The retention and conservation of the following building elements needs to be strongly considered.

Policy 12. Features identified as being of high significance (Section 4.5 of this CMP) should be retained and conserved, with minimal changes to these elements.

Add: Policy 13. Elements of moderate significance as presented in Section 4.5 of this CMP contribute to the significance of the place and should be retained and conserved. Some adaptation of these elements may be acceptable as long as it does not adversely affect the place's overall heritage significance

Renumber policies

Exterior details of the Mansions which contribute to its significance as a rare example of early terrace housing should be retained and conserved. Changes to the external form and the details of the building to George and Margaret Streets should be avoided.

Policy 14. Existing floor levels should be retained.

Policy 15. A key element of the significance of the place lies in its form as a richly-decorated, three-storey terrace of six attached houses, with separate entrances from the street to each. Changes to the building, particularly to the external frontages of the building to George and Margaret Streets,

that would compromise this significance should be avoided. Evidence of these six separate dwellings should be maintained.

Policy 16. Original party walls must be retained and further penetrations or removal of this fabric should be avoided. There is potential for more recent openings in party walls to be infilled as required, to reinstate earlier spaces and form individual tenancies within the building.

Policy 17. Existing internal finishes and decorative features, including fireplaces, of high significance should be retained.

Policy 18. Significant roof forms should be retained.

Policy 19. Original floor and roof framing should be retained. **Add new policy 21: Elements that are accurate reconstructions of early or significant fabric are considered to be of moderate significance and these features should be retained because of their contribution to the understanding of the values and appearance of the place.**

6.4.2. Elements of Little Significance

Elements identified as being of little significance (refer **Section 4.5**) are not original or reconstructed fabric. These elements comprise new features that contribute to the significance of the place including stairs, recycled chimney pieces, later panelled doors, the rear verandah and non-original light fittings.

Renumber policies
Policy 20. Elements of little significance as presented in Section 4.5 of this CMP may be replaced in future with more accurate copies based on new evidence as long as it does not adversely affect the place's overall significance.

Policy 21. The verandah treatments to the rear elevations are modern works and may be removed or modified to suit new development proposals.

6.4.3. Neutral Elements

Neutral features comprise building elements such as non-original floors and floor coverings, kitchen and bathroom fitouts, new partitions and ramps which are necessary features that do not necessarily contribute to the significance of the place.

Policy 22. Neutral elements are generally modern works which may be removed or modified to suit new development proposals as long as it does not adversely affect the place's overall significance.

6.4.4. Intrusive Elements

Intrusive elements in the building comprise bulkheads, suspended ceilings and services which detract from the architectural and aesthetic attributes of the building.

Policy 23. Intrusive fabric is encouraged to be removed where it allows greater appreciation of the heritage values of the place.

Policy 24. Intrusive elements may be removed in order to restore the external and internal building fabric to their known earlier states.

6.5. MAINTENANCE AND MONITORING

Maintenance is all the processes by which a place is kept viable for the benefit of its users, visitors and future generations. The desirable standard of maintenance depends on the intensity of use and climatic conditions and should follow the Burra Charters policy of "do as much as is necessary, as little as possible".

If the building is to be vacant for an extended amount of time, it is essential that the building be secured to minimise the risk of vandalism, and that inspections and maintenance of the place continues to be undertaken.

6.5.1. Maintenance Schedule

A regular program of inspections and maintenance is required. Use of specialist advice is appropriate where more technical maintenance may be involved.

A recommended maintenance inspection cycle is provided at **Section 7.2**.

Policy 25. A regular maintenance program such as that at Section 7.2 of this CMP should be implemented to conserve and maintain The Mansions for the future.

Policy 26. If the building is to be vacant for an extended period of time, it should be secured to prevent unauthorised access, and monthly inspections undertaken to identify any additional maintenance and/or repair requirements.

6.6. REPAIRS

Maintenance and repairs conducted on historic buildings should be sympathetic to the existing architectural and aesthetic heritage values of the place.

6.6.1. Repair Approach

Repairs should be undertaken in accordance with Burra Charter principles including:

- Doing as much as necessary and as little as possible;
- Replacing like with like; and
- Keeping records of changes.

Making a record of changes to historic structures is an important principle of the heritage conservation and Articles 31 and 32 of the Burra Charter recommend documenting changes and keeping records of a heritage place.

Where original and significant elements need repair materials chosen and the detailing proposed should be the same or similar to those used in the construction of the building.

Add policy # All repairs to the Mansions should be detailed to minimise the visual and aesthetic impact to the original structure, and records of all alterations should be made and retained for future reference.

Renumber policies

Policy 27. Repairs to the building should be undertaken in order of priority, ensuring that the source of the problem is fixed before making repairs. The conservation works schedule at Section 7.1 of this CMP should be used as a guide.

6.6.2. Repairing Significant elements

While the building is generally in good condition, there are significant elements which may require repair.

Policy 28. Where original and significant elements need repair and the profiles and materials are known, the materials chosen and the detailing proposed should match used in the construction of the building.

6.7. FUTURE USE

Future use of heritage registered places is often a vexed issue, and always a critical aspect of conservation. Nearly all uses of a building will cause some changes to the building fabric over time – it is highly likely that if the original use of a heritage building continues this will require changes to building fabric.

In some instances a new use is critical for the future conservation of a heritage building when the original use is no longer viable, or if this original use requires great changes to existing building fabric.

The Mansions has not been used for its original residential purpose for more than 60 years. The building is currently used as 'soft' commercial space. Reinstating the historical residential use of the building would be the most compatible use for the building, allowing for the reconstruction of some internal party walls and assisting in the interpretation of the building.

Policy 29. The future use of the building should be compatible, respect the cultural significance of the place and involve no, or minimal impact on cultural significance.

6.7.1. Adaptive Reuse

Adaptation of the building fabric will be required to facilitate proposed new uses, or at least to bring the building up to modern day standards and expectations.

Policy 30. Adaptive reuse of the building is encouraged to facilitate the ongoing maintenance and utilisation of the building.

6.7.2. New Development

The building is located within the proposed QWBIRD development area. It is anticipated that new buildings will be constructed within this precinct in the future.

Policy 31. Any new buildings or structures that may be constructed in close proximity to The Mansions should be respectful of the cultural significance of the place and its setting, form and scale, and should ensure that The Mansions and its principal facades remain prominent in the precinct.

6.7.3. Construction Management

There is also potential for construction impacts associated with earthworks planned in close proximity to the historic building in terms of the structural capacity of the building and the archaeological resource.

Policy 32. Before any excavation works or earthworks are undertaken in close proximity to the Mansions, the condition of the building is to be assessed by a registered structural engineer with experience working with heritage buildings in conjunction with a suitably qualified heritage professional and a detailed dilapidation report prepared

Policy 33. A Construction Management Plan must be prepared to ensure any excavation works and earthworks do not cause any damage to the building or have a detrimental impact on the cultural significance of the place. The Construction Management Plan should include: a demonstrated understanding of the heritage issues, including archaeological potential and the need for vibration monitoring to minimise the risk of damage to the building; a dilapidation report; defined limits for vibration and movement to avoid damage; details of monitoring; and details of protective measures required including bracing.

Policy 34. All excavation works must be undertaken in accordance with an approved Construction Management Plan.

6.8. ALTERATIONS AND NEW WORKS

In accordance with Burra Charter Article 22 and the associated practice note, new work is acceptable if it is easily identifiable, but must respect and have minimal impact on the cultural heritage significance of the place. New work should also comply with the Burra Charter as a whole including the following:

- Not adversely affect the setting of the place (Article 8);
- Have minimal impact on the cultural heritage significance (Article 21.1);
- Not distort or obscure the cultural significance of the place, or detract from its appreciation or interpretation (Article 22.1); and
- Respect and have minimal impact on the cultural significance of the place (Article 22.1).

It is accepted that new building work will be required to adapt The Mansions for new uses. The Burra Charter and accepted conservation practice require that new work should be readily identifiable as such.

New work should be distinguishable from significant building fabric and not detract from this fabric. New work should not replicate or mimic original details or the architectural language of the original building. Any new work proposed should not dominate the existing significant fabric but complement it.

An architectural 'language' should be developed and adopted for new work with modern and consistent detailing throughout.

These policies apply to any proposed new construction work, proposed new internal fitouts, glazing, awnings, or where any intervention is proposed into the historic fabric.

Policy 35. New work to The Mansions should be sympathetic to the place but readily identifiable as new work. Where historical details are unknown, reproduction or period detailing should be avoided. Instead new work to the building should be conceived and designed in a modern language and expression and not mimic historical details.

Policy 36. New walls should not be fixed to existing exterior walls.

Policy 37. Vegetation in close proximity to, or on, exterior surfaces is a conservation issue and should be avoided.

Policy 38. New awnings and decks to the Ground and First Floor levels of the rear elevation of the Mansions may be acceptable. These structures should be lightweight, of modern materials and be largely reversible.

Policy 39. Original windows and doors should be retained. If replacement is required, new windows and doors (including glazing and joinery) should match original.

Policy 40. The rear elevation of the building should be retained. Modest changes or penetrations to this elevation may be acceptable, particular for equitable access. Appropriate locations for modest changes include previously disturbed fabric and locations of previously infilled openings.

6.8.1. Internal layout

The interior of the building has already undergone a high degree of alteration. Further alterations are considered acceptable provided that these alterations do not require removal of further original fabric.

The house on the corner of Margaret Street is more intact internally than all the others, and conversely the end house formerly containing Augustine's Restaurant is less intact than the others.

As long as evidence of the nature of the interior of the building as an attached terrace of six houses is retained, other changes internally may be contemplated (new ceilings, floor finishes, circulation patterns etc.), but must be guided by an understanding of the significance of the fabric.

Policy 41. Where new fitouts are proposed, they should be reversible, and not conceal or damage historic building fabric. New internal partitions should not connect to significant fabric.

Policy 42. Internal changes to the building should be conceived and designed in a modern language and expression and not mimic historical details.

Policy 43. The internal layout of the corner house is the most intact and should be retained in its current form. Changes to the layout of the remainder of the building should be minimised and any alteration should ensure that the original layout remains legible.

6.8.2. Surface treatments

The Mansions was constructed of face brickwork originally with stone dressings and tuck pointing to brick work. The face brick finish is a major component of the aesthetic value of the external elevations. Painting to brickwork is not to be contemplated.

Policy 44. The face brick finish is a key element of the built form and aesthetic value of The Mansions and must remain unpainted.

Policy 45. Cleaning of the building should be undertaken using non-abrasive methods such as low pressure water. Chemicals must not be used.

6.8.3. Colour Schemes

The rear walls have been painted with areas of render to mark the location of the former service wings (now demolished). These areas can be modified with new colour schemes if so desired.

Internal colour schemes are largely conjectural and do not distinguish between rooms or reflect room hierarchies, or original versus introduced walls. New colour schemes may be chosen or determined for these areas, and where this is undertaken the colour scheme should differentiate between original and later walls.

Policy 46. New internal colour schemes may be considered. These should be based on investigations of the building's early paint layers and historical colour schemes. Preparation for new colour schemes should retain where possible evidence of early colour schemes.

6.8.4. New Openings

The rear elevation has been altered considerably from the original construction. Further alterations to these areas may be possible, particularly where it assists in providing additional access to the building. Modest changes or new openings to the rear elevation as part of new construction or landscaping around these areas may be possible.

Policy 47. New openings to provide additional access to the building should be confined to the rear elevation.

6.8.5. Floors

The condition of the floor was not assessed as part of this study, however it is noted that floors have been subject to alteration as part of the 1950s and 1980s refurbishments. There is potential for some original joists and bearers to remain, but it is likely that all floor boards have been replaced. Concrete floors have also been laid in some areas of the building.

Policy 48. Installation of concrete floors should be avoided.

Policy 49. Timber floor boards may be replaced to match existing where required, and may be strengthened or reconstructed to replace the existing.

Policy 50. New floor coverings are acceptable where they are reversible and do not damage original fabric.

6.8.6. Roof and Rainwater Goods

The original roof to the building was unpainted corrugated galvanised iron. The roof has been replaced over the years and is now painted red. Inspection of the building interior identified a number of areas of water penetration, particularly along the verandahs and projecting bays along the George Street elevation of the building.

Policy 51. The roof and rainwater goods should be inspected to identify any potential issues, and this is to form part of the Maintenance Schedule outlined at Section 7.2 of this CMP.

Policy 52. The existing roof should be maintained. In the event that a new roof is required, it should be corrugated galvanised steel and be based on original details.

Policy 53. Repairs to or replacement of gutters, downpipes and rainwater heads should match existing profile and materials.

6.8.7. Services

Where buildings continue to be used in future, it is inevitable that existing services may need to be replaced or new services installed. The installation of services can impact on heritage buildings and care must be taken to ensure minimal impact on historic fabric when upgrading or installing new services such as the reticulation of power, water and communications cabling. The least damaging routes should be selected and be discreetly located to avoid impairing the appearance, character and integrity of The Mansions.

There is opportunity to reverse some unsympathetic alterations such as in the ground floor commercial kitchen where new fluorescent lighting and ducting has been installed in or over ceiling roses.

New services associated with new bathroom and kitchen fitouts, new lighting and air conditioning is likely to be introduced with new uses. This work should be carried out in such manner as to minimise their impact on the significant qualities of the building.

- Policy 54. The installation of new services (including lifts, bathrooms, kitchens, fire services, stairs, air-conditioning) should be carefully planned on a whole-of-place basis to rationalise and minimise the number and extent of intrusions into heritage fabric.*
- Policy 55. Replacement and new services required in The Mansions such as ducting, cabling, plumbing, wiring and fire services should be installed using existing voids and cavities where possible.*
- Policy 56. If new lighting is required, contemporary fittings should be used in preference to period reproduction fittings.*
- Policy 57. Air conditioning may be replaced throughout the building with a less obtrusive system.*
- Policy 58. The existing lift in the building may be upgraded if required.*
- Policy 59. Where new unsympathetic lights and other services have been installed over significant internal finishes including ceiling roses, they should be removed to expose these finishes. Fluorescent lighting should be replaced with more sympathetic fittings.*

6.8.8. Masonry Repairs

While the building is in good condition overall, there is evidence of fretting brickwork in a number of locations in addition to deteriorated mortar joints and limestone features.

The 1980s refurbishment saw limestone sourced from Oamaru on the South Island of New Zealand, consistent with the original construction of the building.

- Policy 60. Repairs to brick work including repointing should be undertaken by a suitably qualified tradesperson with experience in mortar repairs to heritage buildings, particularly tuck pointing.*
- Policy 61. Limestone required for the repairs of the façade should be sourced from Oamaru.*

6.8.9. Signage

- Policy 62. If signage is required, a consistent strategy is to be developed for the whole of the place and must address the size, number, colour, materials and locations of signs. Any signage should be small-scale and be sensitive to the heritage place in terms of materials and colours.*
- Policy 63. Installation of signage should not damage heritage fabric of high significance and must be readily reversible.*

6.9. STATUTORY REQUIREMENTS

It is necessary to comply with relevant legislation and obtain relevant permits when undertaking any sort of work on the site including excavation, alterations to the landscape setting and structural repairs or removal of vegetation. It is also essential to keep a record of changes to a place.

- Policy 64. All proposed development will require application to EDQ.*

Minor Building Work and Operational Work in accordance with an exemption certificate are exempt development and do not require an application to or the approval of EDQ.

6.9.1. Non-Discriminatory Access

The Australian Council of National Trusts in association with the Australian Heritage Commission commissioned a guideline for improving access to heritage places (Martin 1999) which outlines requirements and best practice for achieving equitable access in heritage buildings.

- Policy 65. Where heritage buildings are upgraded to comply with DDA requirements, the best practice guidelines outlined in Martin (1999) should be used as a guide.*

The building does not provide non-discriminatory access to the ground floor off George Street. Access is currently provided from Alice Street and the rear elevations of the building into the circulation areas internally.

Alterations required to provide non-discriminatory access to the building from the George Street frontage should be avoided as this work would require major interventions of the front elevations of the building, and would be difficult to achieve the required grade changes. Alternative access is possible and should be compliant with modern requirements for access. Some part-removal of the rear elevations of the building to improve this access would be possible.

Policy 66. Construction of new ramps and access points along the George Street elevation should be avoided, and alternative options to the rear of the building considered.

6.9.2. Building Code of Australia

There is no requirement for heritage structures to retrospectively meet BCA requirements. The Heritage Division (n.d., p. 1) describes the requirements of the BCA in relation to heritage buildings:

- For an existing building where no work is proposed, that the building is not subject to the BCA and therefore, is not required by legislation to be upgraded whenever the BCA is amended;
- For an existing building undergoing alterations and/or additions, that the new work must comply with the BCA and the existing part of the building is subject to a discretion under which local council may require upgrading only on the basis of a fire safety matter or development involving more than 50% of the building.

Policy 67. There is no requirement for the place to retrospectively meet BCA requirements; however any new structures within a heritage place or new work to a heritage place must be BCA compliant.

6.10. HISTORICAL ARCHAEOLOGY

The archaeological assessment of The Mansions has found that there is high potential for sub-surface remains within the heritage curtilage (refer **Section 3.5**), including footings, foundations and artefactual material. Therefore it is important to ensure any earthworks being undertaken within the curtilage consider the archaeological potential and obtain the appropriate approvals. This includes work in the sub-floor areas.

To appropriately manage archaeological potential, the Archaeological Management Plan (**Volume 3, Attachment E: Archaeological Management Plan**) should be used as a guide.

Policy 68. Where works are proposed that have potential to impact on the archaeological resource, the works must be preceded by appropriate archaeological assessment and the necessary approvals obtained. The Archaeological Management Plan provided at PoD Volume 3, Attachment E should be used as a guide.

6.11. MOVEABLE HERITAGE

A number of items of moveable heritage such as furniture have been identified at The Mansions. Several similar items have been removed from the interior of the former Treasury Building and are being stored at a secure off-site facility.

Policy 69. The moveable heritage items at The Mansions should be catalogued and stored at a secure off-site storage facility, and their condition inspected annually, to allow for potential future reuse.

6.12. INTERPRETATION

Article 25 of the *Burra Charter* concerns interpretation and states as follows:

The cultural significance of many places is not readily apparent, and should be explained by interpretation. Interpretation should enhance understanding and enjoyment, and be culturally appropriate.

The purpose of interpretation of Heritage Places is to reveal and explain their significance and to enable the significance to be understood by the people that manage the place and the public that access it.

A Heritage Interpretation Strategy has been prepared for the QWBIRD which includes guidance for a heritage trail throughout the precinct and individual recommendations for heritage buildings and places.

Current interpretation includes a plaque fixed to the George Street façade of the building providing a brief history of the building; and a sign on the footpath along Margaret Street providing more detail on the architect and early residents of the houses.

Policy 70. Interpretation of The Mansions should be linked to the Heritage Interpretation Strategy at PoD Volume 3, Attachment W and aim to promote the historical importance of the site.

6.13. ARCHIVAL RECORDING

Articles 31 and 32 of the Burra Charter recommend documenting changes and keeping records of a Heritage Place.

Prior to any substantial alterations to the building and site features, the area of the proposed work should be recorded by a combination of measured drawings, colour digital photographs and black and white film photographs. Black and white film photographs are used in archival recordings as they have provided a stable historic record medium since the mid nineteenth century, whereas other forms of photographic production (colour film and colour slides) have become redundant.

The *Guideline: Archival recording of heritage places* (DEHP 2010) should be used as a guide. The document can be found at: <http://www.ehp.qld.gov.au/heritage/documents/archivalrecording-heritage-places.pdf>

In accordance with DEHP guidelines, measured drawings of the site should include:

- A location plan;
- A site plan (1:500 or 1:200);
- A floor plan/s (1:100 or 1:50); and
- Any other significant details (1:20 or 1:10).

Photographic recording should also be undertaken prior to any alterations on site. Photographic recording is to include negatives and proof sheets of black and white photographs in 35mm in addition to colour digital. In accordance with DEHP guidelines, specific photographs should include:

- General views to and from the site;
- Relationship of the place to its surroundings;
- Record of individual features including close ups and contextual photographs of the item; and
- Any significant details.

Policy 71. Prior to substantial alterations to the building, archival recording must be carried out in accordance with DEHP guidelines.

6.14. ENDORSEMENT AND REVIEW

This CMP should be adopted by the Queensland Government and Destination Brisbane Consortium as owners and custodians of the place; all relevant consent authorities; and those preparing work or investigating the site as one of the bases for future planning and use.

Policy 72. The conservation policies and supporting arguments in this document should be endorsed as an appropriate guide to future development by all bodies involved in planning and approval processes for the site.

Policy 73. The history of the place, the statement of significance and conservation policies in this document should be used as a basis in the preparation of future studies or reports into the place that may be prepared.

This CMP should be reviewed at a future date to reflect changes to the buildings or the wider site where and when they occur, or when actual work is proposed to the buildings on the site that have been identified to be of cultural significance.

Policy 74. This CMP and the policies within it must be reviewed every five years, following any significant redevelopment, or after any event that affects significant building fabric.

7. IMPLEMENTATION

This section provides guidance on heritage actions and maintenance policies for The Mansions. It presents a prioritised plan for implementing strategies outlined in the conservation policy, prioritised repairs outlined in the conservation works schedule, and a cyclical maintenance plan based on observations on site.

7.1. CONSERVATION WORKS SCHEDULE

The following conservation works schedule (Table 7) outlines a list of recommended repairs to be undertaken. This schedule has been based on observations while on site in May 2016, and best practice guidelines.

Justification for prioritisation of works is as follows:

- High priority works should be undertaken within the next 12 months;
- Medium priority works should be undertaken within the next two years; and
- Low priority works should be undertaken within the next five years.

Table 7 – Schedule of Conservation Works

Heritage element or conservation issue	Conservation	Timing
Tree branches	Cut back branches impacting on building and ensure regular pruning	High
Vegetation	Remove vegetation growing on building and ensure regular maintenance	High
Water damage	Investigate potential water penetration along verandahs and projecting bays of George Street elevation and second floor of rear elevation. Make necessary repairs	High
Cracking and water damage	Following rectification of water penetration issues, damaged walls and ceilings will need to be repaired	Medium
Fretting bricks and decayed mortar joints	Engage suitably experienced and qualified tradesperson to undertake repairs	Medium
Dirty surfaces	Cleaning of internal and external wall surfaces	Medium
Later internal wall partitions	Removal of later partitions	Low
Services installed unsympathetically	Investigate removal and/or replacement with more sympathetic alternatives	Low

7.2. MAINTENANCE WORKS SCHEDULE

Table 8 provides a list of recommended maintenance works to be undertaken at the place to ensure its ongoing use and longevity.

Table 8 – Schedule of Ongoing Maintenance Works

Heritage Element	Inspection Frequency (Months)			Recommended Monitoring and Maintenance
	6	12	36	
General	✓			Check structure is clear of rodents and pests including termites.
Vegetation	✓			Remove any vegetation growing under, on or in close proximity to the building exterior.
External walls			✓	Remove build-up of dirt to external surfaces.
Roofing		✓		Remove any debris and plant growth. Check for any areas needing repairs.
Gutters		✓		Remove debris, leaves, plant growth and clear outlets.
Eaves gutters and downpipes	✓			Remove debris, leaves, plant growth and clear outlets.
Flashings		✓		Check for any areas needing repairs and repair or replace as required.
Chimneys (viewed from ground)		✓		Check for signs of damage and cracking (use binoculars if needed).
Chimneys (close inspection)			✓	Remove plant growth, fix cracking, repoint if required. Inspect for

Heritage Element	Inspection Frequency (Months)		Recommended Monitoring and Maintenance
Brickwork		✓	moisture penetration and clear flues as needed. Check for cracking and fretting. Repoint mortar joints as needed.
Painted timber surfaces such as verandah ceilings		✓	Check for signs of timber decay, re-paint every 5-7 years.
Windows and doors, including frames, fixtures and fittings (internal and external)		✓	Clean glass annually. Check for signs of timber decay, repaint every 5-7 years.
Vents	✓		Check for blockages and clear as required.
Underfloor spaces		✓	Remove vegetation growth, check for signs of destabilisation and termite activity.
Fire equipment and systems		✓	Check that equipment is up to date and in working order.
Internal paintwork	✓		Check for signs of water leaks, damage, cracking and peeling. Repaint to match existing paint type and colour as required or every 5-7 years.
Ceilings and cornices	✓		Check for cracking and deteriorating plaster annually, repaint every 5-7 years.
Timber joinery		✓	Check for cracking, splitting and peeling varnish. Replace

Heritage Element	Inspection Frequency (Months)			Recommended Monitoring and Maintenance
				damaged timber if required.
Timber floors		✓		Check for moving/loose boards and signs of wear and termite activity. Re-fix or replace loose boards with matching timber.

7.3. IMPLEMENTATION STRATEGIES

Table 9 provides an action plan for implementing the conservation policies for The Mansions.

The strategies have been cross-referenced to conservation policies above and prioritised as follows:

- High priority works should be undertaken within the next 12 months;
- Medium priority works should be undertaken within the next two years; and
- Low priority works should be undertaken within the next five years.

Table 9 – Action Plan for Implementing Strategies *Renumber policy #*

Strategy	Conservation Policy	Priority
Ensure heritage considerations are covered in a Construction Management Plan	Policy 27	High
Implement Conservation Works Schedule	Policy 19	High
Implement Maintenance Schedule	Policy 17	High
Endorsement of CMP	Policy 60	High
Ensure earthworks are guided by the Archaeological Management Plan	Policy 56	Low
Investigate heritage interpretation opportunities in line with the Heritage Interpretation Strategy	Policy 58	Low
Review of CMP	Policy 62	Low

8. REFERENCES

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- New South Wales Heritage Office 2001, *Heritage Manual 2: Assessing Heritage Significance*, NSW Heritage Office, 2001.
- [Note: Some government departments have changed their names over time and the above publications state the name at the time of publication.]

9. ABBREVIATIONS AND DEFINITIONS

Common abbreviations and definitions used throughout the report are provided in **Tables 10** and **11** below.

Table 10 – Abbreviations

Abbreviation	Definition
BCA	Building Code of Australia
CMP	Conservation Management Plan
DBC	Destination Brisbane Consortium
DDA	<i>Disability Discrimination Act 1992</i>
DEHP	Department of Environment and Heritage Protection
DPI	Department of Primary Industries
ED Act	<i>Economic Development Act 2012</i>
EDQ	Economic Development Queensland
HIS	Heritage Impact Statement
ICOMOS	International Council on Monuments and Sites
IDAS	Integrated Development Assessment System
IRD	Integrated Resort Development
MEDQ	Minister for Economic Development Queensland
NTAQ	National Trust of Australia (Queensland)
PoD	Plan of Development
QHA	<i>Queensland Heritage Act 1992</i>
QHC	Queensland Heritage Council
QHR	Queensland Heritage Register
QSA	Queensland State Archives
QWB	Queen's Wharf Brisbane
PDA	Priority Development Area
RNE	Register of the National Estate
SLQ	State Library of Queensland
SPA	<i>Sustainable Planning Act 2009</i>

Table 11 – Terms

Term	Definition
Archaeological assessment	A study undertaken to establish the archaeological significance (research potential) of a particular site and to identify appropriate management actions.
Archaeological potential	The degree of physical evidence present on an archaeological site, usually assessed on the basis of physical evaluation and historical research.
Archaeology	The study of past human cultures, behaviours and activities through the recording and excavation of archaeological sites and the analysis of physical evidence.
Australia ICOMOS	The national committee of the International Council on Monuments and Sites.
Burra Charter	Charter adopted by Australia ICOMOS, which establishes the nationally accepted principles for the conservation of places of cultural significance; Although the <i>Burra Charter</i> is not cited formally in an Act, it is nationally recognised as a guiding philosophy for heritage management across Australia.
Conservation	All the processes of looking after an item so as to retain its cultural significance; it includes maintenance and may, according to circumstances, include preservation, restoration, reconstruction and adaptation, and will be commonly a combination of more than one of these.
Conservation Management Plan	A document explaining the significance of a heritage item, including a heritage conservation area, and proposing policies to retain that significance; it can include guidelines for additional development or maintenance of the place.
Conservation policy	A proposal to conserve a heritage item arising out of the opportunities and constraints presented by the statement of heritage significance and other considerations.
Context	The specific character, quality, physical, historical and social characteristics of a building's setting; depending on the nature of the proposal, the context could be as small as a road or entire suburb.
Curtilage	The geographical area that provides the physical context for an item, and which contributes to its heritage significance; land title boundaries do not necessarily coincide.
Heritage item	A landscape, place, building, structure, relic or other work of heritage significance.
Heritage significance	Of aesthetic, historic, scientific, cultural, social, archaeological, natural or aesthetic value for past, present or future generations.
Heritage value	Often used interchangeably with the term 'heritage significance'; there are four nature of significance values used in heritage assessments (historical, aesthetic, social and technical/research) and two comparative significance values (representative and rarity).
Integrity	A heritage item is said to have integrity if its assessment and statement of significance is supported by sound research and analysis, and its fabric and curtilage and still largely intact.

Term	Definition
Interpretation	Interpretation explains the heritage significance of a place to the users and the community; the need to interpret heritage significance is likely to drive the design of new elements and the layout or planning of the place.
Maintenance	Continuous protective care of the fabric and setting of a place; to be distinguished from repair; repair involves restoration or reconstruction.
Setting	The area around a heritage place or item that contributes to its heritage significance, which may include views to and from the heritage item; the listing boundary or curtilage of a heritage place does not always include the whole of its setting.

APPENDIX A CURRENT FLOOR PLANS



Figure 31 - Ground Floor
 Source: ML Design 2016



Figure 32 - Level 1
 Source: ML Design 2016

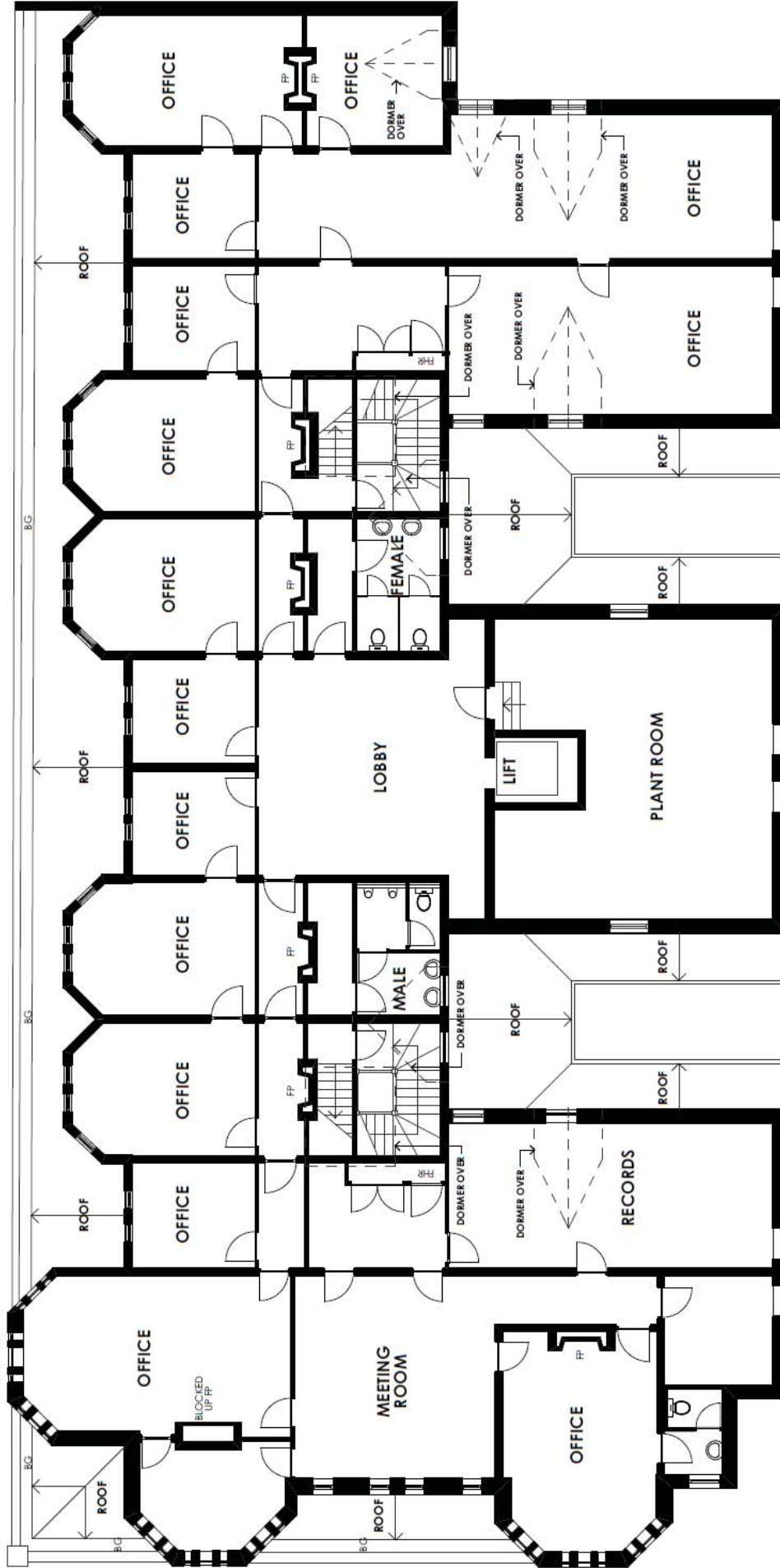


Figure 33 - Level 2
Source: ML Design 2016

