

Remove ' from 'Queens Gardens' throughout

POD VOLUME 3:
ATTACHMENT D.4:
FORMER TREASURY
BUILDING
CONSERVATION
MANAGEMENT PLAN

PREPARED BY: URBIS PTY LTD



DESTINATION
BRISBANE
CONSORTIUM

QUEEN'S
WHARF
BRISBANE

Any items struck out
are not approved.

AMENDED IN RED

By: K McGill

Date: 20 December 2017



Queensland
Government

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2017/846

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TABLE OF CONTENTS

1.	Introduction	1
1.1.	Background	1
1.2.	Queen’s Wharf Brisbane	1
1.3.	Purpose	2
1.4.	Site Location	2
1.5.	Methodology	2
1.6.	Limitations	3
2.	Historical Context	5
2.1.	The Former Treasury Building	5
2.1.1.	Treasury Square	5
2.1.2.	The Competition	6
2.1.3.	The First Stage	7
2.1.4.	The Second Stage	8
2.1.5.	The Third Stage	10
2.1.6.	The Treasury Casino	11
2.2.	Chronological Overview	12
2.3.	Historical Themes	13
3.	Physical Context	15
3.1.	Views, Landscape and Setting	15
3.2.	Building Exterior	16
3.3.	Building Interior	18
3.4.	Curtilage	19
3.5.	Condition and Integrity	19
3.5.1.	Condition	19
3.5.2.	Integrity	19
3.6.	Historical Archaeological Potential	20
3.6.1.	Summary	20
4.	Cultural Significance	21
4.1.	About Cultural Significance	21
4.2.	Significance Assessment	21
4.3.	Summary Statement of Significance	26
4.4.	Levels of Significance	26
4.5.	Schedule of Significant Elements	27
5.	Key Issues	37
5.1.	Heritage Listings	37
5.2.	Statutory Obligations	37
5.2.1.	Economic Development Act 2012	37
5.2.2.	Queensland Heritage Act 1992	38
5.2.3.	Building Code of Australia	38
5.2.4.	Disability Discrimination Act 1992	38
5.2.5.	Brisbane Casino Agreement Act 1992	38
5.3.	Non-Statutory Considerations	39
5.3.1.	National Trust of Australia (Queensland)	39
5.4.	Current Proposal	39
5.5.	Management Framework	39
5.5.1.	Management Plans and Guidelines	39

5.5.2.	External Stakeholders.....	40
5.6.	Opportunities.....	40
5.7.	Visitor and Public Access	41
5.8.	Threats.....	41
5.8.1.	Current Condition.....	41
5.8.2.	Adjacent development	41
6.	Conservation Policy	42
6.1.	General Approach.....	42
6.2.	Understanding Significance	43
6.3.	Setting and Views	43
6.4.	Conservation of Building Fabric.....	44
6.4.1.	Retaining Significant Elements	44
6.4.2.	Neutral Elements	45
6.4.3.	Intrusive Elements	45
6.5.	Maintenance and Monitoring	45
6.5.1.	Maintenance Schedule	45
6.6.	Repairs.....	46
6.6.1.	Repair Approach	46
6.7.	Future Use	46
6.7.1.	Adaptive Reuse.....	46
6.8.	New Development.....	47
6.8.1.	Construction Management.....	47
6.9.	Alterations and New Work	47
6.9.1.	Internal Layout	48
6.9.2.	Surface Treatments	48
6.9.3.	Colour Schemes	48
6.9.4.	New Openings	48
6.9.5.	Floors	48
6.9.6.	Roof and Rainwater Goods	49
6.9.7.	Services	49
6.9.8.	Signage.....	49
6.10.	Statutory Requirements	49
6.10.1.	Non-Discriminatory Access.....	50
6.10.2.	Building Code of Australia	50
6.11.	Historical Archaeology	50
6.12.	Moveable Heritage.....	50
6.13.	Interpretation.....	51
6.14.	Archival Recording.....	51
6.15.	Endorsement and Review.....	51
7.	Implementation	53
7.1.	Implementation Strategies	53
8.	References.....	54
9.	Abbreviations and Definitions	55

Appendix A Current Floor Plans

FIGURES:

Figure 1 – Queen’s Wharf Brisbane Precinct Plan	1
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Figure 2 – Heritage Curtilage of the Former Treasury Building.....	4
Figure 3 – Guard House, Barracks and Officers’ Quarters, 1872	5
Figure 4 – Treasury Square, Showing Layout of Military Barracks, 1842	5
Figure 5 – Treasury Building Under Construction, 1887	7
Figure 6 – Perspective drawing of proposed Government Public Offices, 1888.....	7
Figure 7 – Treasury Building, First Stage Completion, 1889.....	7
Figure 8 – Treasury Building, Ground Floor Plan, 1888.....	7
Figure 9 – Lord Lamington Reading the Proclamation of the Commonwealth, 1901	9
Figure 10 – Postcard of Treasury Building and Queen Street, 1907, with original registrar-General’s Office at foreground left – demolished for final extension of Treasury	9
Figure 11 – William Street and Treasury Building, 1906	9
Figure 12 – Treasury Building, View to William/Queen Street Corner, 1928	10
Figure 13 – View to Treasury Building in the Late 1960s from South Brisbane.....	11
Figure 14 – Treasury Building Annex, 1961	11
Figure 15 – Treasury Building, Queen/William Street Corner, 1991	12
Figure 16 – View to William/Elizabeth Street corner of building.....	15
Figure 17 – View to Queen Street facade	15
Figure 18 – View from Queen Street Mall	15
Figure 19 – Visual connectivity between heritage buildings.....	15
Figure 20 – View from South Bank.....	16
Figure 21 – Significant Views	16
Figure 22 – Features on George Street facade.....	16
Figure 23 – Lettering, Elizabeth Street.....	16
Figure 24 – Arcaded South-Western Façade, with central pediment and pavilions.....	17
Figure 25 – Queen Street entrance	17
Figure 26 – Glazed awning, George Street.....	17
Figure 27 – Courtyard in 1991, prior to Casino adaptive reuse works	18
Figure 28 – Historical Archaeological Potential of Treasury Casino	20
Figure 29 – Floor Plan, Basement (ML Design 2016).....	60
Figure 30 – Elizabeth Street Level (ML Design 2016).....	61
Figure 31 – Floor Plan Queen Street Level (ML Design 2016).....	62
Figure 32 – Floor Plan Level 2 (ML Design 2016).....	63
Figure 33 – Floor Plan, Level 3 (ML Design 2016).....	64
Figure 34 – Floor Plan, Level 4 (ML Design 2016).....	65

TABLES:

Table 1 – Chronological Overview.....	12
Table 2 – Historical Themes	13
Table 3 – Assessment of Heritage Significance	21
Table 4 – Level of Significance.....	26
Table 5 – Gradings of Heritage Significance	28
Table 6 – Heritage Listings	37
Table 7 – Implementation Strategies for Conservation Policies.....	53
Table 8 – Abbreviations	55
Table 9 – Terms.....	56

1. INTRODUCTION

1.1. BACKGROUND

Urbis has been engaged by Destination Brisbane Consortium (DBC) to prepare a Conservation Management Plan (CMP) for the former Treasury Building, located at 21 Queen Street, Brisbane.

The former Treasury Building is recognised as a State Heritage Place and is entered in the Queensland Heritage Register (QHR) (Queensland Heritage Register Number 600143).

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).

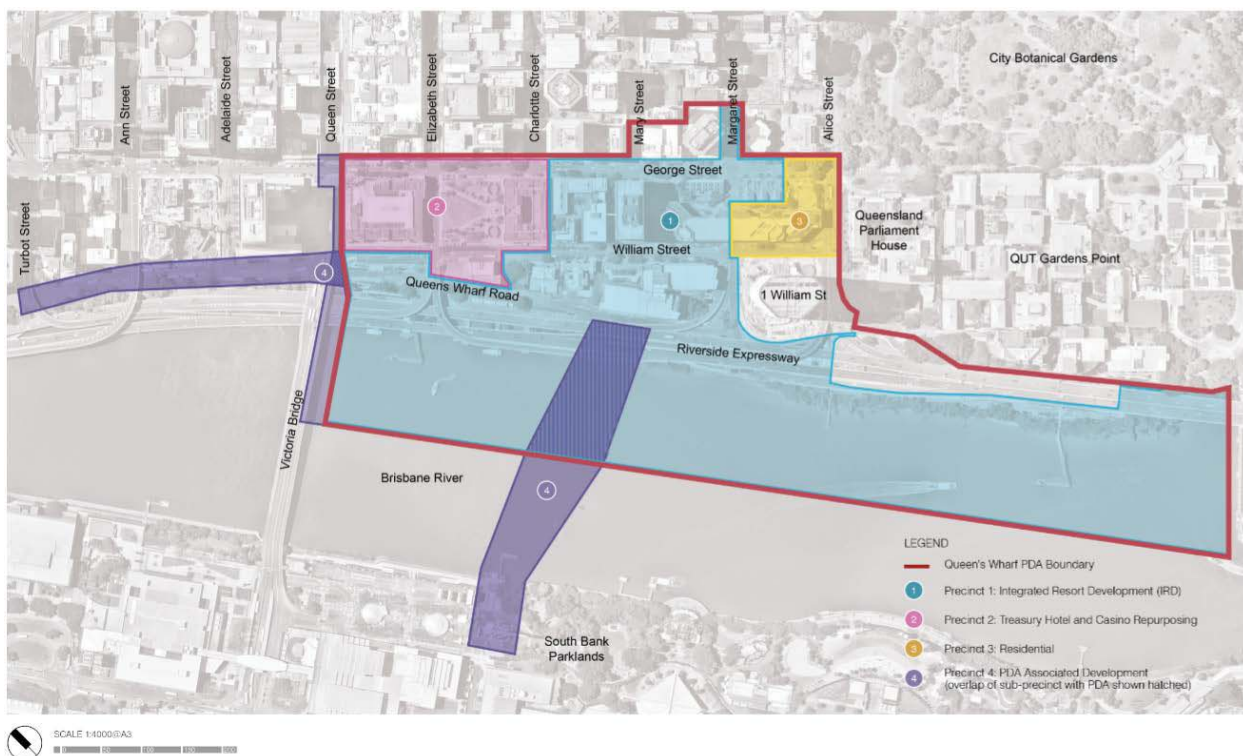


Figure 1 – Queen's Wharf Brisbane Precinct Plan

Source: Urbis 2017

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 former Treasury Building is significant, policies on how to retain its significance, and conservation strategies to ensure its long-term viability.

Future development of the former Treasury Building should be generally in accordance with this CMP.

1.4. SITE LOCATION

The former Treasury Building is located at 21 Queen Street, Brisbane (see **Figure 2**).

The site is described as Lot 492 on CP855445.

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 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 former Treasury Building has been inspected by externally and internally. Previous and current plans of the building have been examined in order to understand the changes that have taken place to the fabric.

1.6. LIMITATIONS

Some additional primary research has been undertaken as part of this study to understand the history and development of the buildings and the site.

The former Treasury Building currently operates as a casino, 24 hours a day. The site visits and fabric analysis have been limited as a result.

While the building was inspected internally, some areas were not available for inspection or accurate recording due to the current operation of the building as the Treasury Casino. Photography of much of the building interior is restricted on account of this use.

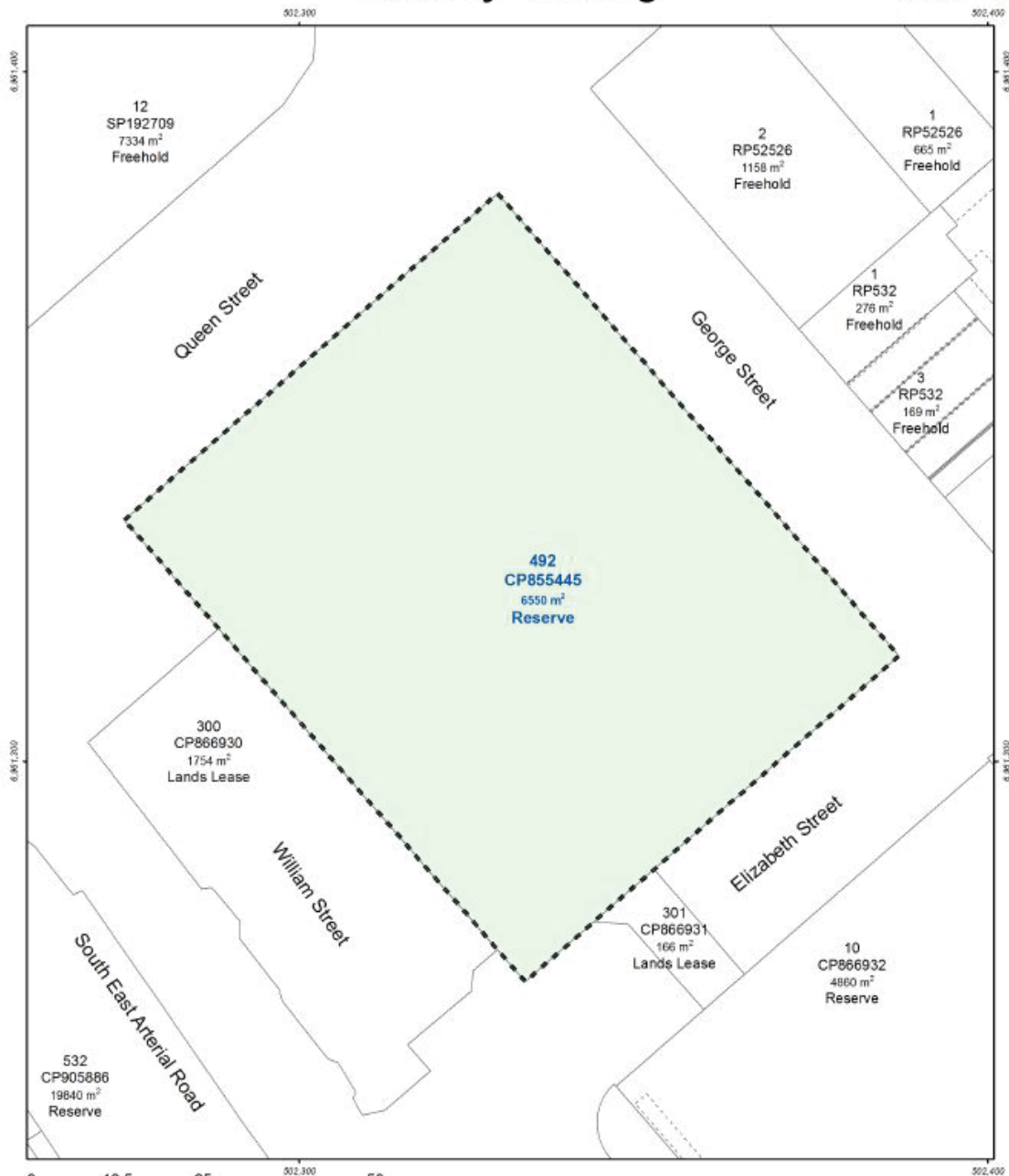
Roof spaces generally were not available for inspection. In some internal areas it was not possible to gain access.

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

Consequently, there are few recommendations about maintenance and repair of building fabric as these issues have generally been unable to be examined in the detail required.

Treasury Building

600143



0 12.5 25 50 Meters 1:750

Map Projection: Transverse Mercator (MGA) zone 56
Horizontal datum: Geodetic Datum of Australia 1994 (GDA94)
Map Production: Heritage, Department of Environment and Heritage Protection 10 September 2015
Accuracy Statement: Due to varying source, accuracy or currency of data layers used in this map, the spatial locations of features may not coincide when overlaid.
Disclaimer: This map has been produced for the purposes of information and discussion. While the map has been prepared with care, neither the Queensland Government nor the Department of Environment and Heritage Protection or its officers or its staff, accept any liability for any decisions or actions taken by individuals or organisations on the basis of this map.



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Map 1

Heritage boundary overview



Legend

- Heritage register boundary
- Cadastral**
- Parcel
- Easement

Figure 2 – Heritage Curtilage of the Former Treasury Building

Source: DEHP QHR Entry 600143

2. HISTORICAL CONTEXT

2.1. THE FORMER TREASURY BUILDING

The site has been an important one in Brisbane's history and was part of the first European settlement in the Moreton Bay colony from the mid-1820s, as the site of the military barracks.

The former Treasury Building was constructed in three stages and over more than 40 years, which is not well known or readily apparent. The first stage of the new Government Offices was constructed along William Street in the mid to late 1880s. The second stage along Elizabeth Street and part way along George Street was constructed immediately afterwards in the early 1890s, and what is now the front elevation of the building was last to be built, in the mid to late 1920s.

The building demonstrates architectural styles and forms that were popular for public buildings in the late Victorian period. The building was constructed for the main offices and departments of the Queensland Government, including the Treasury Department, but also the Premier and the Cabinet.

While the exterior of the building is a unified whole, the interiors of the 1920s stage were slightly different to their nineteenth century counterparts.

In the early 1990s the Treasury Building was the focal point of the proposed Brisbane Casino-Hotel Complex. From 1992 to 1995 the building was adapted for this new use, opening in April 1995.

2.1.1. Treasury Square

The site bounded by George, Elizabeth, William and Queen Streets has, from almost the beginning of European occupation, been a focal point of government activity. When the Moreton Bay Penal Settlement was established on the banks of the Brisbane River in 1825, huts were erected on the site, and served as offices and barracks.

In 1831 a two-storey masonry building and two single storey structures were erected (**Figures 3 and 4**). These served as accommodation for the hundred officers who maintained law and order in the settlement. When Brisbane was opened to free settlement, the buildings still functioned for twenty or so years as barracks.

Later in the nineteenth Century, the buildings on site served a number of functions including stamp office, immigration barracks, colonial office and Queensland's first Treasury.



Figure 3 – Guard House, Barracks and Officers' Quarters, 1872

Source: SLQ ID 202803

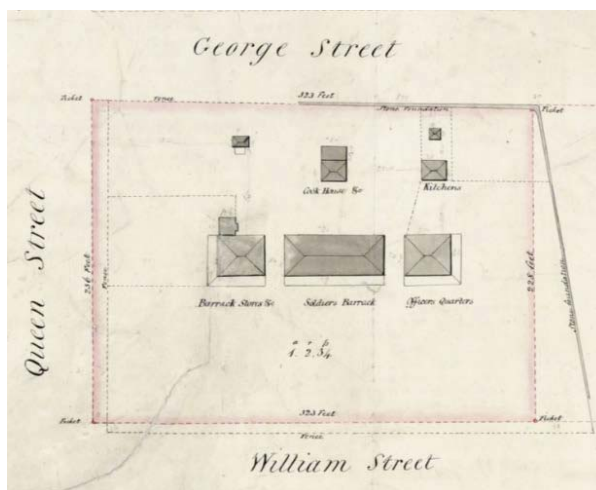


Figure 4 – Treasury Square, Showing Layout of Military Barracks, 1842

Source: QSA ID 659626

In the early 1860s after the proclamation of Queensland as a separate colony the necessary public administration was carried out in rooms in the former prisoners' barracks in Queen Street. This building was among the largest in the town and it was a focus for government activity, for the newly formed municipal Council of Brisbane also rented rooms here.

It was not until 1864 when Victoria Barracks was completed in Petrie Terrace that the military moved out and various government departments moved in to the buildings on 'Barrack Square', the informal name given to the site. The buildings were occupied by the Registrar-General, the Colonial Treasury, and the Engineer of Harbours.

The need for parliamentary buildings and public offices was stressed from early on in the colony's development. Plans to combine the two in a large complex of buildings were mooted during the 1860s. Construction of Parliament House, to a design by Charles Tiffin, the Colonial Architect, occurred between 1865 and 1868, and was to be the first stage of a four-sided courtyard building.

The project was too ambitious for the colony to execute in its early days, and with the collapse of a number of major banks amid the depression of the 1860s, the scheme foundered.

By the 1870s, the main government departments occupying the 'Barrack Square' site were the Treasury and Registrar-General and the site became known as 'Treasury Square'. In 1874, a single-storey stone and brick building, designed by the then Colonial Architect, FDG Stanley, was erected on the corner of Queen and George Streets to accommodate the Registrar-General. This construction came to be considered a mistake by the Colonial Treasurer, JR Dickson, for it potentially interfered with the plans to build public offices on this prominent site.

A number of years later it was proposed to site the Museum Building on this square. Dickson was also not in favour of this plan, believing that the Treasury Square site had always been considered as set apart for Government offices. The construction of the Museum on this site would have affected its present and future use.

The Museum was subsequently erected on a site in William Street in 1876-9, to a design by George Walker of the Colonial Architect's office and Treasury Square was set aside to be the site for the public offices of Brisbane and Queensland.

The decade of the 1870s saw the economy of the colony generally improve, and a number of major public buildings were constructed, particularly the Supreme Court building on the site of the former convict hospital, and the General Post Office (the site of the former female factory). Plans for a major new complex gathered momentum in the early 1880s. The colony was entering a period of rapid economic and demographic growth.

In 1881-2, the government recorded a budget surplus and this prompted discussions as to the need for more and better public offices. The government, however, was not content with merely erecting just another building for offices. It wanted a building that would symbolise the colony's growing prosperity and maturity. Accordingly, to encourage the best possible design for new public offices, a competition was held.

2.1.2. The Competition

The competition was advertised throughout the colonies and attracted ten entries. The winning entry was submitted by the Melbourne architects, Grainger and D'Ebro. Their design however, was not chosen. JJ Clark, a Melbourne architect, had also submitted a design with his brother, George. Shortly after the competition closed Clark had been appointed Colonial Architect. Following some public controversy over the winning design of Grainger & D'Ebro and a vigorous newspaper debate as to the merits of the various designs, Clark's design was eventually chosen.

The competition had called for designs for public offices to the value of £100,000. Clark managed to impress upon the Chief Secretary, Sir Samuel Griffith, that in a rapidly growing colony as Queensland was at the time, that sum would seriously limit the scale of building to be designed and erected, allowing only a two-storey building over the site.

Clark's design was for a four-storey building, with an elevation to each street, enclosing a central courtyard. Within this central space Clark suggested that a record tower for the Registrar-General could be a future addition, as this location would allow it to be isolated and fireproof. In Clark's staged design, by building on one section of the site, and leaving the remainder of the building to a future date, a building of sufficient character to suit the next 100 years could be possible.

Griffith agreed that it would have been a great pity to destroy such a site by erecting a two-storey building. He told Clark that he preferred his design to the others on account of it being a four-storey building. Clark's design was popular. The *Brisbane Courier* regarded his proposal as a really splendid edifice, such as would be a credit to Brisbane probably a century hence.

2.1.3. The First Stage

Construction of the building was undertaken in three stages. Documentation of the first stage, to be built along William Street, began in May 1884, with Clark employing Thomas Pye, an architect in the Public Works Department to assist him. Due to a dispute between Clark and the Secretary of Works, William Miles, the process of receiving tenders became quite protracted. Indeed, the conflict between Clark and Miles eventually resulted in the government dismissing Clark as Colonial Architect in December 1885. Clark remained in Brisbane in private practice until 1889 and then travelled overseas.

Tenders for the main work were finally called in April 1886 and the contract was awarded to Phippard Bros. of Sydney, who had submitted a tender for £95,000. Pye, who had previously resigned from the Department of Public Works, was employed by this contracting firm and was deeply involved with the plans, details and sketches of the building. Work began in August 1886 (Figure 5) and was expected to take two and a half years (Figure 6). Construction, however, took an extra nine months.

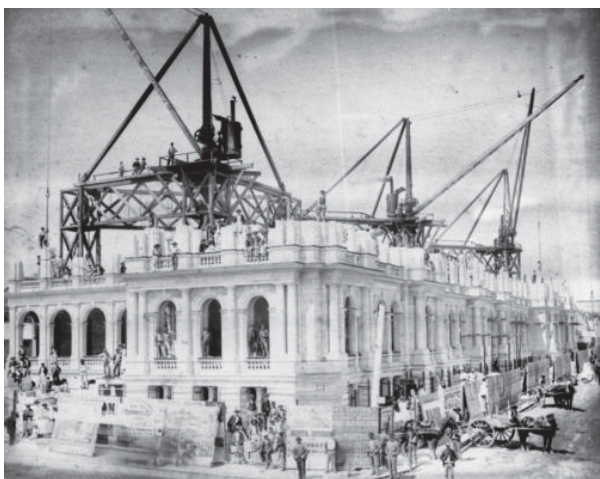


Figure 5 – Treasury Building Under Construction, 1887

Source: SLQ ID 172985



Figure 6 – Perspective drawing of proposed Government Public Offices, 1888

Source: QSA ID 2569



Figure 7 – Treasury Building, First Stage Completion, 1889

Source: SLQ ID APO-010-0001-0014

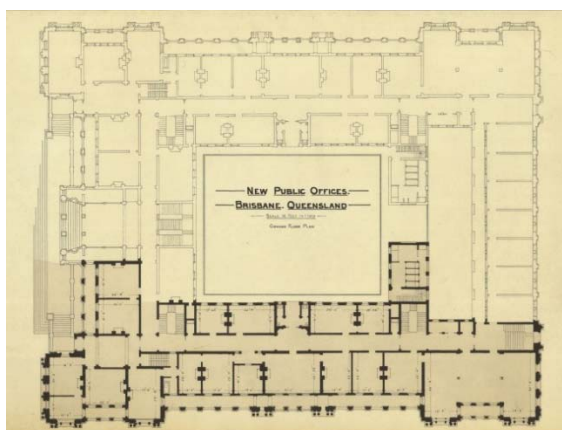


Figure 8 – Treasury Building, Ground Floor Plan, 1888

Source: QSA ID 1110678

Stage one was finally completed in September 1889 (Figure 7). The first occupants included the offices of the Colonial Secretary (or Premier), Treasury, Mines and Works, Registrar-General, Auditor-General and a miscellany of other officials. The wing at the corner of William and Elizabeth Streets was constructed entirely of fireproof materials for the accommodation of the Registrar-General's Department.

A newspaper report in *The Queenslander* upon the opening of the first stage gave a detailed internal description of the building. The Cabinet Room was, according to the article, comparatively plain. It was large, lofty and well lit, had an elaborate ceiling treatment, and was panelled in plaster. Polished cedar fittings in the room gave it the appearance of stateliness and general solidity. The room would be a very comfortable place for deliberation.

Two large doors opened into the main passage and directly into the Cabinet Room. The vestibules upon which the entrance doors opened were roomy and lofty,

...enriched throughout with a substantial type of decoration - a dark slate-coloured cement, capped and varied by white plaster. The effect ... is cool and pleasant to the eye.

The west side vestibule measured 17 feet 3 inches by 30 feet (5.2 x 9 metres), and the east side vestibule 14 ft 6 in by 18 ft (4.4 x 5.4 m). In the centre of the building, forming an anteroom to the Cabinet Room was another vestibule, measuring 18 ft by 13 ft (5.4 x 3.9 m). The building had eight strongrooms, for the safe placement of records for the various departments. The ground floor contained 17 rooms. The fireproof block was built in the 'most approved form', with a concrete floor, vaulted ceiling, and iron doors and shutters.

The floors were traversed by a wide corridor, onto which the offices opened. Access to the upper and lower floors of the building was provided by a lift and two staircases, one each at the Queen Street and Elizabeth Street ends of the building. The staircases were constructed of iron, with marble landings and slate steps. A small staircase leading up to the Cabinet Room was set apart for the private use of Ministers. The building had four entrances to William Street at the ground floor level.

The first floor had 19 rooms including the Cabinet Room (**Figure 8**). The Colonial Secretary's Department occupied ten of these rooms, the Treasury Department six, and three were allocated to the Executive Council. The woodwork throughout the building was of polished Queensland cedar, which was in keeping with the nature of the building.

The rest of the building was occupied by the following government departments. On the ground floor five rooms were occupied by the Commissioner of Police, one by the telegraph operation of the Colonial Secretary's Department and four by the Official Trustees in Insolvency. The Stamp Department occupied one room, the Friendly Societies and Registrar of Brands two rooms each, and three rooms in the fireproof block comprised the storeroom for the Colonial Secretary's and Registrar-General's Departments.

The Department of Mines and Works were allocated thirteen rooms on the second floor, the Department of Roads and Bridges three rooms, while the Savings Bank occupied two rooms. The third floor accommodated the Auditor-General's Department, with seven rooms, the Curator of Insanity with one room and the Registrar-General occupied six rooms. Two rooms were allocated to the Inspector of Stock & Brands. The large room at the fourth floor roof level of the building was to be used as a record room for the Registrar-General's Department.

2.1.4. The Second Stage

Work on stage two began before the first stage had been completely finished. The second stage involved the completion of the Elizabeth Street wing and along George Street to the former Registrar-General's Office, on the corner of Queen and George Streets. The contract for this stage was awarded to John Jude, an Adelaide builder who had submitted a tender for £67,000.

Thomas Pye, re-employed by the Department of Public Works as senior draftsman, prepared the working drawings, specification and estimates for this second stage. The work was completed on schedule in January 1893. The central block in Elizabeth Street was fireproof from the ground floor to the roof. The whole of the floors and the roof had been constructed of iron and concrete, and the columns, girders and other ironwork were completely encased with cement and plaster. Steel revolving shutters were provided to all the windows in this block and to all the rooms connecting with the remainder of the building.

Departments to move into this section included Public Instruction, and the Registrar of Title and Justice. The State Savings Bank was provided with purpose built chambers on the ground floor, on the corner of George and Elizabeth Streets. Also on this floor were the offices for the Crown Solicitor and staff, and in the fireproof block on this level the Registrar of Titles and the Registrar-General kept their records. These rooms were provided with wrought iron plate doors to all doorways and windows. On the first floor were the Registrar of Titles and staff, the Real Property Office in the fireproof block, and the Commissioner of Stamps Office. On the second floor were the Justice Department and the Department of Works. The drafting room for this latter department was situated in the fireproof block, in the large room overlooking Elizabeth Street on the first level. The third floor housed the Patents Branch and the Department of Public Instruction. This department also occupied the room at the roof level of the fourth floor.

Once the second stage was completed, there were no immediate plans to finish the complex. The depression of the early 1890s and the damaging floods of 1893 severely retarded the colony's growth. Government activity slowed considerably and revenue was reduced. In attempts to balance the colonial

budget, the government curtailed public works programs. The majority of work carried out by the department was maintenance of existing buildings.

By 1898, the Colonial Architect, AB Brady, had raised the question of completing the Treasury Building. It was recommended that tenders be invited for the completion; plans were drawn up and allocations for rooms were made in early 1899.

JJ Clark offered his services for the design of the third stage, with the view that he was in the best position to finish the building. This offer was refused by Brady, who acknowledged the fact that the general design of the Treasury Building was Clark's but believed that Thomas Pye had a more intimate acquaintance with the work, because he had prepared the working drawings and details. As it happened, at this stage the Premier, James Dickson directed that the calling of tenders be deferred, and by the end of 1899 the project was abandoned.

The Treasury Building was a prominent and popular symbol of the Queensland government at the turn of the century. **Figures 9-11** show the building and its city context in the early 20th Century.

Space within the building quickly reached capacity as executive and administrative functions of government expanded following Federation. The construction of the Executive Building in 1905 alleviated some of the shortages in accommodation that the public servants had endured in the Treasury Building. The Chief Secretary's Department, the Land Court and the Auditor-General's Department moved from the Treasury into the new building. The Cabinet Chamber was also moved into this building, and so the Treasurer moved in to the Cabinet Room in the Treasury Building.



Figure 9 – Lord Lamington Reading the Proclamation of the Commonwealth, 1901

Source: *Qld Pics*

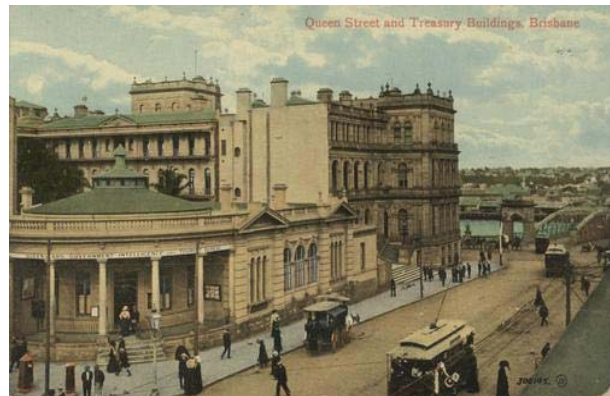


Figure 10 – Postcard of Treasury Building and Queen Street, 1907, with original registrar-general's Office at foreground left – demolished for final extension of Treasury

Source: *SLQ ID 194785*



Figure 11 – William Street and Treasury Building, 1906

Source: *SLQ ID APO-032-0001-0001*

2.1.5. The Third Stage

It was not until the early 1920s that serious consideration was given to completing the building. The design of the third stage was undertaken by Andrew Leven, an assistant architect in the Works Department. Construction began at the end of 1922 by Works Department day labour and it took more than five years to complete the work externally. The interior of the third section was rearranged, and modernised to give better lighting and ventilating facilities throughout the building. The extension was of fireproof construction with modern fittings and incorporated electrical lighting. It would become one of the finest architectural works in Australia, and effect a welcome improvement to one of the principal corners of the city (**Figure 12**). This final stage cost £138,000 and the main entrance doors were officially opened by the Minister for Works, MJ Kirwan, on 4 May 1928. An article in the *Brisbane Courier* the next day referred to it as one of the finest blocks of public buildings in Australia, if not the world.



Figure 12 – Treasury Building, View to William/Queen Street Corner, 1928

Source: QSA ID 40

A number of internal changes to the building occurred during its completion during the 1920s. The extension took a long time to finish because of various material and labour shortages, due to the building boom that Brisbane was experiencing at the time. To alleviate the accommodation shortages which had continued to plague the building, the Elizabeth Street staircase was removed and the space filled in for offices. The Ministers' private staircase was also removed and replaced with an electric passenger lift from Parliament House. The earth closets in the building were converted to water closets at this time.

When the third stage of the building was completed, the grand staircase in the lobby became the major entrance to the building, and the existing staircase near Queen and William Streets was removed and the space used for records storage.

The third stage of the Treasury Building was occupied by a variety of departments of the public service. On the ground floor were the State Butchery, the State Trade Office, the Electrical Workers Board, the State Electoral Office, the Standard Office of Weights and Measures, the Agricultural Bank, the State Advances Corporation, the Workers Dwelling Department, the Home Department Library and Record, and the Visiting Justice.

On the first floor were the Workers Dwelling Department, the Registrar of Titles, the Chief Commissioner of Stamps, the Home Secretary, the Treasurer, and the Prisons Department.

The second floor was occupied by departments of the Registration of Firms, the Registrar of Auctioneers and Commission Agents, the Public Works Department, the Department of Justice, the Registrar of Money Lenders, the Queensland Government Mining Journal and the Department of Mines.

The third floor housed the Prices Taxation Office, the Prices Fixing Office, the Labour and Industry Department, the Technical Education Department, the Minister for Education and Education Department, the Public Instruction Department, the Registrar-General, the Registrar of Births, Deaths and Marriages, and the Friendly Societies Department.

The 1920s was a period of intense building activity in Brisbane. This decade saw the development of multi-storey construction in Brisbane; the innovations in technology of the past years, particularly in steel-framed construction, allowing this development. As the third stage of the Treasury was begun, the State Savings

Bank Building (now named the Family Services Building) of eight storeys was completed. In 1924 construction began on the 11 storey Ascot Chambers, which was to be Brisbane's tallest building. The eight-storey T & G Building was built in this decade.

A number of banks and buildings for insurance companies were also constructed at this time. The Bank of New South Wales, on the corner of Queen and George Streets, opposite the Treasury, was erected in the late 1920s, as were the Commonwealth and National Banks in Queen Street. The Treasury Building was a nineteenth century anachronism by the time of its completion.

The public service departments located within the Treasury Building experienced accommodation shortages in response to a steady expansion, particularly in the years after the Second World War. Various departments moved out of the building as space and accommodation permitted, and the vacated rooms were promptly utilised by others. Properties in Charlotte, Mary and Margaret Streets and in lower George Street between the Treasury Building and Parliament House were progressively acquired by the government in the 1950s and 1960s (**Figure 13**). Government departments relocated into these various buildings.

Notwithstanding these measures, overcrowding in the Treasury Building remained an inconvenience, and in the late 1950s it was decided to build an annex in the courtyard (**Figure 14**). This was a steel-framed structure of six floors, which provided around 14,000 square feet of floor space. Details of its design have not been determined as part of this study. Access was provided from the existing galleries, and it alleviated the situation somewhat although the problem was not completely resolved.



Figure 13 – View to Treasury Building in the Late 1960s from South Brisbane

Source: Centre for the Government of Queensland



Figure 14 – Treasury Building Annex, 1961

Source: QSA ID 18808

The construction of a number of new buildings in the intervening years of the 1970s and 1980s on the recently acquired land in George and William Streets, and in Mary, Margaret and Charlotte Streets, saw the wholesale removal of departments from the building. The annex building, no longer necessary with the removal of departments, was demolished in 1986.

The lack of adequate accommodation in the Treasury Building for a growing public service, which had been a perceived problem associated with it almost since its construction was also the reason for its decline into the 1980s.

The main occupants of the Treasury Building over time were the Departments of the Treasury, Home Secretary, Works, Justice, Local Government and Public Instruction/Education. By the early 1990s, only part of the building was in use, by the Registrar-General's Department.

2.1.6. The Treasury Casino

In 1991 the former Treasury Building (**Figure 15**), together with the former Land Administration Building, the former State Library and the area of Queen's Gardens, was offered as a potential casino site for the city of Brisbane among a number of other sites in the city.



Figure 15 – Treasury Building, Queen/William Street Corner, 1991

Source: QSA ID 4536

In 1992 the site was confirmed for the development of the Brisbane Casino-Hotel Complex, with the successful proponent Conrad Jupiters. The former Treasury Building underwent a major refurbishment program at the time in its adaptation as the Treasury Casino, the main element of the complex. Some fundamental changes were made to the building to facilitate this use – the central courtyard space was roofed over, and a new slab floor constructed to the main Queen Street level in the central courtyard to create the new casino gaming floor.

Further gaming areas were created on the basement level and the ground floor rooms of the main office areas, together with a range of food and beverage outlets, bars venues and other facilities. On the first floor were further gaming areas and restaurant spaces, while the upper two floors were adapted as hotel rooms.

The Brisbane Casino-Hotel Complex opened in April 1995. The building has operated in this capacity since that time. Numerous changes have been made to the building fabric over time in accordance with the Heritage Management Plan (HMP) and Heritage Management Principles of the *Brisbane Casino Agreement Act 1992* (BCAA).

2.2. CHRONOLOGICAL OVERVIEW

Table 1 provides a summary of the key dates and events in the history and development of the former Treasury Building.

Table 1 – Chronological Overview

Date	Event
1886-9	First stage of the building constructed along William Street to a design by Colonial Architect JJ Clark.
1889	Building opens and main sections of Queensland’s government departments, officers and public servants move in. Premier and Cabinet rooms located on Queen Street level overlooking William Street.
1890-93	Second stage of the building constructed, again to Clark’s design, along Elizabeth and George Streets.
1898-1899	The completion of the building was considered by the Queensland Government, but then abandoned.

Date	Event
1905	With opening of the Executive Building across Queen's ^{Queens} Gardens, the Premier and Cabinet rooms relocate from the Treasury Building to the new building.
1922	Construction starts on third and last stage of building, following the original Clark design externally but internally quite different.
1928	Building opens in its completed form.
1980s	Building still used as government accommodation, but gradually being vacated.
1992	Former Treasury Building announced as part of Brisbane Casino-Hotel Complex.
1992-1994	Work to adapt the building for new uses.
1995	Casino opens. This building adapted for use as the main casino, and has operated in this use since that time.

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 10 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 former Treasury Building are provided in **Table 2**.

Table 2 – Historical Themes

QLD Theme	Sub-theme	Example of Place
3. Developing secondary and tertiary industries	Financing	Bank
		Credit union
4. Working	Working in offices	Cooperative society
		Offices
6. Building settlement, towns, cities and dwellings	Establishing towns and settlements	First facilities
		Town reserve
Maintaining order	Planning and forming settlements	Key geographical features
		Street plan
Government and public administration	Government and public administration	Government house
		Parliament
		Local government chambers
		Government offices
		Town/shire hall

	Defending the country	Residence for government official Military barracks Fortifications Air raid shelter Drill hall Military camp Rifle range Radar station
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3. PHYSICAL CONTEXT

3.1. VIEWS, LANDSCAPE AND SETTING

The former Treasury Building occupies the entire city block bounded by Queen, William, Elizabeth and George Streets. The four street elevations of the building are located at the edges of the site with minimal setbacks. The building occupies the entire site and there is little or no landscaping associated with the building.

The building has a major presence in the townscape of the city, and views to the building exist from the corner of William and Elizabeth Streets (**Figure 16**), from Reddcliff Place to the Queen Street elevation (**Figure 17**), and to the George and Queen Street corner from the Queen Street Mall (**Figure 18**).



Figure 16 – View to William/Elizabeth Street corner of building

Source: Urbis 2016

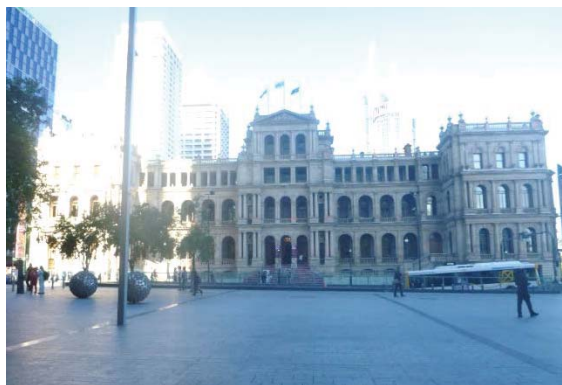


Figure 17 – View to Queen Street facade

Source: Urbis 2016



Figure 18 – View from Queen Street Mall

Source: Urbis 2016



Figure 19 – Visual connectivity between heritage buildings

Source: Google Earth & Urbis 2016

Prominent views to the building exist from ~~Queen's~~ ^{Queens} Gardens and the former Land Administration Building. Additionally, the former Treasury Building forms the northern edge of a grouping of early buildings including the former Land Administration Building, the former State Library and the Family Services Building (the latter is outside the QWB PDA). The visual relationship between these buildings is considered significant (**Figure 19**).

The former Treasury Building is equally prominent from the Brisbane River, Victoria Bridge and South Bank. Significant views to the building's south western elevation exist from these locations although are partially obscured by the Riverside Expressway (**Figure 20**).

Significant views are shown in **Figure 21**.



Figure 20 – View from South Bank
Source: Urbis 2016



Figure 21 – Significant Views *Add views along Elizabeth*
Source: Google Earth & Urbis 2016

3.2. BUILDING EXTERIOR

Overall, the exterior of the former Treasury Building is highly intact. It is a four-storey masonry structure with a generally square to rectangular footprint. It is faced with sandstone ashlar, has a rusticated base and is set on a Brisbane Tuff plinth. The building was constructed in three phases. Highfields sandstone was used for the first phase, whilst Helidon sandstone was used for the second and third; and there are subtle discernible colour differences in the different stones.

The roof of the first and second stages of the building is hipped corrugated iron, whilst the third stage has a flat reinforced concrete slab.

Brisbane Tuff dwarf walls with wrought iron palisades are adjacent to the building at some elevations. These features are shown at **Figure 22**. The building’s design is consistent with the late nineteenth century English practice of employing classical architectural styles inspired by sixteenth century Italian style.

The William Street and George Street facades feature the words “Treasury Building”, and “Registrar General” appears above the southernmost entrance at the Elizabeth Street facade (**Figure 23**).

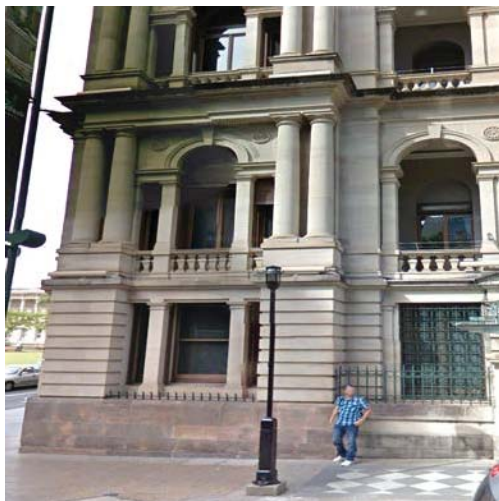


Figure 22 – Features on George Street facade
Source: Urbis 2016



Figure 23 – Lettering, Elizabeth Street
Source: Urbis 2016

The arcaded facades of the north-east, north-west and south-west elevations are symmetrical and each features a centrally-positioned tower of one extra storey, which is surmounted by a pediment. The arcades internally are finished in brick, painted and lined to imitate ashlar. Pavilions accentuate the corners of the building, projecting forward and terminating the arcades. These features are shown in **Figure 24**.



Figure 24 – Arcaded South-Western Façade, with central pediment and pavilions

Source: Urbis 2016

The primary entrance to the building is from Queen Street, via a wide flight of stairs (**Figure 25**) leading to three sets of timber-framed glass double doors set in arched doorways. Several other entrances are positioned on each facade.

Changes made as part of the casino adaptation work in the 1990s included new fire exits with associated openings in fences to William and George Streets, the new courtyard roof which has internalised the formerly open courtyard, and additional plant, walkways and services at roof level. Glazed awnings (**Figure 26**) were added over the George, Elizabeth and lower Queen Street entrances. Signs and lighting have also been added.



Figure 25 – Queen Street entrance

Source: Urbis 2016

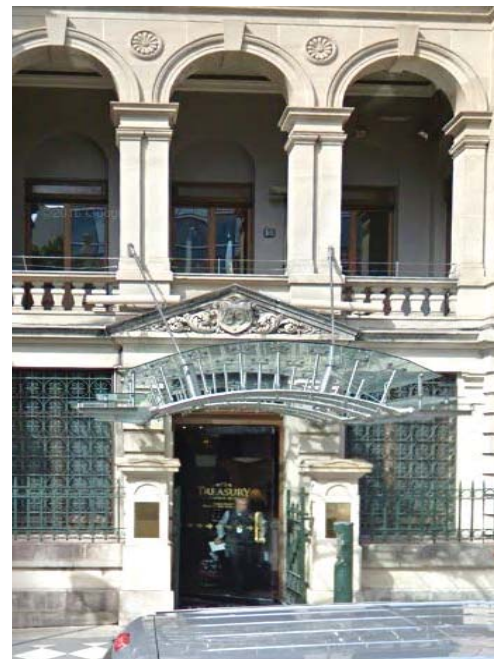


Figure 26 – Glazed awning, George Street

Source: Urbis 2016

3.3. BUILDING INTERIOR

The Queen Street entry accesses the ground level foyer, which features a coffered plaster ceiling, strongly patterned floor, and the symmetrically designed grand staircase. A pair of Ionic columns flanks this staircase.

Palladian motif windows open to the courtyard from the foyer space. The courtyard is paved; and cast-iron balconies span each level of the courtyard facades (**Figure 27**). Rooms facing the courtyard have French doors opening to the balconies.

Continuous hallways at each level connect the rooms, and staircases positioned throughout the hallways provide access between floors.



Figure 27 – Courtyard in 1991, prior to Casino adaptive reuse works

Source: QSA ID 4529

The building interior features cedar joinery and ornamental plasterwork, which varies in ornamentality depending on the importance of the room such as the former Cabinet Suite and the Colonial Secretary's (Premier's) Suite on the Queen Street level.

Ministers' suites and rooms associated with the Cabinet overlook the street, and have French doors opening to arcades, connecting doors, and private corridors to circulate between the rooms without entering public spaces.

Works to the building interior as part of the 1990s casino adaptation include provision of building services and plant, toilets and bathrooms, lifts, escalators and fire stairs, kitchens and bars. Additionally, a new floor level has been inserted at first floor level to form the main gaming space. Walls have also been opened out to enlarge and interconnect spaces, particularly on the ground floor. In most cases the resultant changes have been extensive and irreversible.

The full impact of the casino adaptation was however to some extent mitigated by containing most back-of-house and support spaces within a new basement and under ~~Queen's~~ **Queens** Gardens.

3.4. CURTILAGE

A heritage boundary, or curtilage, has been prepared for the former Treasury Building by officers of the DEHP and approved by the Queensland Heritage Council as an appropriate curtilage for the place.

The curtilage of the former Treasury Building is cadastrally based, incorporating the building which takes up the entire Lot 492 on CP855445 (6550m²) and is bounded by the surrounding streets.

3.5. CONDITION AND INTEGRITY

3.5.1. Condition

Given the issues with access to the building and those parts of the building that were available to investigate, the condition of the building was not generally noted during the inspections.

However, it is evident that as a high profile public building, the building is in a fine working condition and no issues relating to condition are known. Vast sums have been expended by the current operators on stonework conservation of the external elevations of the building.

3.5.2. Integrity

The external elevations are highly intact and have remained so since the initial development of the casino. An architectural language for awnings and new external structures was developed and has been followed closely.

The William and Queen Street facades have been the subject of recent sandstone conservation works, with work to George Street estimated to be completed in late 2017. The c1968 stone cladding to the Queen Street stairs and landings was recently replaced, with handrails and tactile indicators added.

Generally, it is considered that the integrity of the building remains quite good, despite the major changes that have occurred.

In designing new work, an approach was taken whereby there was freedom to change applied decoration and furniture, and other fabric introduced as part of the casino adaptation. Since the casino opened there have been numerous changes made to the interiors, however these have been made with little impact on the remaining significant fabric, with all work addressed as Permitted Variation Work or approved as Minor Variation Work under the Brisbane Casino Agreement. That work has typically included redecoration and replanning, refurbishment of the recent toilets and gaming areas, refurbishment of the recent food and beverage areas, and the introduction of access controlled glass doors.

Changes are generally clearly legible as such, although the original approach was to subtly identify new work through simplification of mouldings and details, which is mostly illegible. Opening in walls to public areas were identified by chamfered edges to the reveals and thin black shadow-line margins, in most cases applied black vinyl strips. New walls are typically light-weight stud framed, ceilings are flush plasterboard, and fire rated doors typically have applied mouldings.

The overall planning of the building is generally intact and the double-loaded corridors remain legible as does the open central section of the Elizabeth Street wings, except on the third floor where these have been subdivided to form hotel suites. Early stairs to each of the Queen Street, William Street and George Street wings, and smaller stairs to the central towers on those wings, survive and remain in use with minimal adaptation. Much of the third floor and some rooms on the second have been adapted as hotel rooms or suites, with added ensuite bathrooms which typically have lowered plasterboard ceilings which are used to conceal and reticulate services, in particular air conditioning.

In its current condition, it is still possible to recognise the stages of construction of the building, with surviving lightweight partitions used within the third stage, with steel shutters and fireproof construction in Elizabeth Street, and the hierarchy of detailing and finishes according to function and location (front to back, floor to floor).

In terms of fabric, most early walls, floors, and ceilings survive, with some concealed. Some timber floors have been replaced by concrete and some areas of timber have been replaced or overlaid with plywood. Early cedar joinery, a prominent feature of the building but less so by the third stage when much of the joinery was painted, largely survives. While many doors survive in-situ others have been removed to storage as it was found that they were prone to physical damage, and it was preferable to safely remove and store them. The cedar is typically finished with traditional French polish. Many early fireplaces survive.

No early colour schemes are understood to survive and floor coverings are recent and have been upgraded regularly.

Some early door and window hardware survives and has been supplemented by later hardware including electronic door locks. Window coverings including blinds are recent additions.

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. Common units for describing archaeological potential are:~~

- ~~Known archaeological features/sites (high archaeological potential);~~ *Replace with text in red below*
- ~~Potential archaeological features/sites (medium archaeological potential);~~
- ~~No archaeological features/sites (low archaeological potential).~~

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 archaeological potential of the site is shown in **Figure 28**.

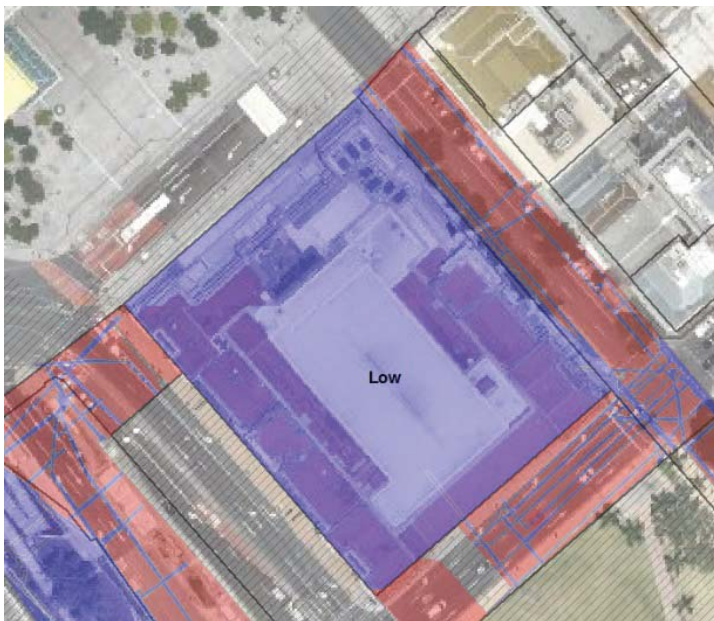
The archaeological potential of the former Treasury Building falls into one category, as follows:

- Low (blue)

The former Treasury Building is considered to have low archaeological potential, with the adjacent road having high potential.

The site was substantially excavated as part of the building's construction, therefore it is unlikely that any archaeological evidence of the early military barracks on the site remains.

Replace strikethrough under 3.6 above 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.

Figure 28 – Historical Archaeological Potential of Treasury Casino Source: Urbis 2016

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 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.

It is a simple concept, helping 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 former Treasury Building, taken from the existing QHR citation.

Table 3 – Assessment of Heritage Significance

Criteria		Significance Assessment	
<p>A – Historical Significance /Scientific Significance</p> <p><i>The place is important in demonstrating the evolution or pattern of Queensland's history.</i></p>		<p><i>The Treasury Building is important in demonstrating the evolution and pattern of Queensland's history being a visual expression of Queensland aspiration and pride in the rapid progress of the colony since 1859. The building is prominent physical evidence of Queensland's rapid economic growth and associated government confidence and enterprise in the 1880s. The physical intactness of the building, particularly in the interior spaces, demonstrates the working of Queensland executive and administration government in the late nineteenth century.</i></p>	
Significance Indicators		State threshold indicators	
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 checked="" type="checkbox"/>	Regional importance	<input checked="" type="checkbox"/>
		Earliness	<input checked="" type="checkbox"/>
		Representativeness	<input checked="" type="checkbox"/>
		Distinctiveness/Exceptionality	<input checked="" type="checkbox"/>
Example of a process or activity that has made a strong, noticeable or influential contribution to the	<input checked="" type="checkbox"/>	Rarity	<input checked="" type="checkbox"/>

Criteria	Significance Assessment		
<p>evolution or pattern of our development of our society or of our environment</p> <p>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"/></p> <p>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 checked="" type="checkbox"/></p> <p>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"/></p> <p>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 checked="" type="checkbox"/></p>			
<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>As an intact late nineteenth century building, whose continuity of design has been preserved over three stages, the Treasury Building demonstrates a rare aspect of Queensland's cultural heritage.</i></p>		
<p>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"/></p> <p>Custom 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"/></p> <p>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"/></p> <p>Function 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> <p>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 type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p>State threshold indicators</p> <p>Intactness/Integrity <input checked="" type="checkbox"/></p> <p>Distinctiveness <input checked="" type="checkbox"/></p> <p>Exceptionality <input checked="" type="checkbox"/></p>		

Criteria		Significance Assessment	
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			
C – Scientific Significance/Historical Significance <i>The place has potential to yield information that will contribute to an understanding of Queensland's history.</i>		Does not meet this criterion.	
Significance Indicators		State threshold indicators	
Potential to contribute new knowledge about Queensland's history	<input type="checkbox"/>	Earliness	
Potential to contribute knowledge that will lead to a greater understanding of particular aspects of Queensland's history	<input type="checkbox"/>	Rarity	<input type="checkbox"/>
Potential to contribute knowledge that will aid in comparative analysis of similar places	<input type="checkbox"/>	Extensiveness	<input type="checkbox"/>
		Intactness	<input type="checkbox"/>
			<input type="checkbox"/>
D – Architectural Significance/ Historical Significance <i>The place is important in demonstrating the principal characteristics of a particular class of cultural places.</i>		<i>The Treasury Building is important in demonstrating the principal characteristics of Italian Renaissance style in late nineteenth century Australian public buildings, and is an outstanding example of its type.</i>	
Significance Indicators		State threshold indicators	
Exemplifies or illustrates in the surviving fabric:		Intactness/Integrity	<input checked="" type="checkbox"/>
A way of life or custom that has made a noticeable contribution to the pattern or evolution of Queensland's history	<input checked="" type="checkbox"/>	Earliness	<input type="checkbox"/>
The impact of an ideology, value or philosophy on Queensland's history	<input checked="" type="checkbox"/>	Rarity/uncommonness	<input checked="" 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"/>	Exceptionality	<input checked="" type="checkbox"/>
A function that has been an important part of the pattern of Queensland's history	<input checked="" 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"/>		

Criteria		Significance Assessment	
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 checked="" type="checkbox"/>		
Variations within, or the evolution of or the transition of, the principal characteristics of a class of cultural places	<input type="checkbox"/>		
E – Aesthetic Significance/Architectural Significance <i>The place is important because of its aesthetic significance.</i>		<i>The building is important in exhibiting particular aesthetic characteristics valued by the community, and by architectural historians in particular, namely the accomplished design, detailing, materials and workmanship and its landmark quality and townscape contribution, particularly in relation to the adjacent buildings and sites and to the river.</i>	
Significance Indicators		State threshold indicators	
Demonstrates or possesses:		Intactness	<input checked="" type="checkbox"/>
Beautiful attributes	<input checked="" type="checkbox"/>	Integrity	<input checked="" type="checkbox"/>
Natural beauty or natural aesthetic quality	<input type="checkbox"/>	Degree of deterioration	<input type="checkbox"/>
Picturesque attributes	<input type="checkbox"/>	Setting and location context	<input checked="" type="checkbox"/>
Evocative qualities	<input checked="" type="checkbox"/>	Demonstrated representation	<input checked="" type="checkbox"/>
Expressive attributes	<input checked="" type="checkbox"/>		
Landmark quality	<input checked="" type="checkbox"/>		
Streetscape contribution	<input checked="" type="checkbox"/>		
Symbolic meaning	<input checked="" type="checkbox"/>		
F – Aesthetic Significance/Architectural Significance/Other Significance <i>The place is important in demonstrating a high degree of creative or technical achievement at a particular period.</i>		<i>The Treasury Building is important in demonstrating a high degree of creative achievement, being a major work by foremost Australian architect JJ Clark.</i>	
Significance Indicators		State threshold indicators	
Displays artistic value	<input checked="" type="checkbox"/>	Intactness/integrity	<input checked="" type="checkbox"/>
Displays architectural excellence	<input checked="" type="checkbox"/>	Peer recognition/award	<input type="checkbox"/>
Is innovative or develops new technology	<input checked="" type="checkbox"/>		
Represents a breakthrough in design or construction technique	<input checked="" type="checkbox"/>		

Criteria	Significance Assessment	
Is a particularly appropriate solution to a technical problem that extends the limits of existing technology	<input type="checkbox"/>	
Adapts technology in a creative manner	<input type="checkbox"/>	
<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>	<p><i>The Treasury Building has a strong and special association with the role and prestige of government, being a popular symbol of accountable self-government in Queensland for over a century, and an integral member of the most prominent, important and cohesive group of government buildings in Queensland.</i></p>	
<p>Significance Indicators</p> <p>Important to the community as a landmark, marker or signature</p> <p>A place which offers a valued, customary experience</p> <p>A popular meeting or gathering space</p> <p>Associated with events having a profound effect on a particular community or cultural group</p> <p>A place of ritual or ceremony</p> <p>Symbolically representing the past in the present</p> <p>A place of essential community function leading to a special attachment</p>	<p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p>State threshold indicators</p> <p>Length of association <input checked="" type="checkbox"/></p> <p>Demonstrated extent and degree of community association <input checked="" type="checkbox"/></p> <p>Significant former association <input checked="" type="checkbox"/></p>
<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>	<p><i>Both site and building have had a special association with authority, government and administration in Queensland since 1825.</i></p>	
<p>Significance Indicators</p> <p>A person who has made an important or notable contribution to the evolution or development of our society or our physical environment</p> <p>A group of people who have made a notable contribution to the evolution or development of our society or our physical environment</p> <p>An organisation who has made a notable contribution to the evolution or development of our society or our physical environment</p>	<p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p>State threshold indicators</p> <p>Importance of the person, group or organisation in Queensland's history <input checked="" type="checkbox"/></p> <p>Degree or extent of the association <input checked="" type="checkbox"/></p> <p>Length of association <input checked="" type="checkbox"/></p> <p>Influence of the association <input checked="" type="checkbox"/></p>

4.3. STATEMENT OF SIGNIFICANCE

The following statement of significance is from the Queensland Heritage Register entry for this place. The statement of cultural significance below is adopted as the statement of cultural significance in this CMP for the former Treasury Building.

The Treasury Building is important in demonstrating the evolution and pattern of Queensland's history being a visual expression of Queensland aspiration and pride in the rapid progress of the colony since 1859. The building is prominent physical evidence of Queensland's rapid economic growth and associated government confidence and enterprise in the 1880s. The physical intactness of the building, particularly in the interior spaces, demonstrates the working of Queensland executive and administration government in the late nineteenth century.

As an intact late nineteenth century building, whose continuity of design has been preserved over three stages, the Treasury Building demonstrates a rare aspect of Queensland's cultural heritage.

The Treasury Building is important in demonstrating the principal characteristics of Italian Renaissance style in late nineteenth century Australian public buildings, and is an outstanding example of its type.

The building is important in exhibiting particular aesthetic characteristics valued by the community, and by architectural historians in particular, namely the accomplished design, detailing, materials and workmanship and its landmark quality and townscape contribution, particularly in relation to the adjacent buildings and sites and to the river.

The Treasury Building is important in demonstrating a high degree of creative achievement, being a major work by foremost Australian architect JJ Clark.

The Treasury Building has a strong and special association with the role and prestige of government, being a popular symbol of accountable self-government in Queensland for over a century, and an integral member of the most prominent, important and cohesive group of government buildings in Queensland.

Both site and building have had a special association with authority, government and administration in Queensland since 1825.

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 need 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 – Level 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 heritage significance and directly contributes to the place's overall significance. • Possesses a high degree of original fabric or retains the original use. • Any change should be minimal and retain significant values or fabric.



Level of Significance	Justification
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. • Reproduced Reconstructed 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

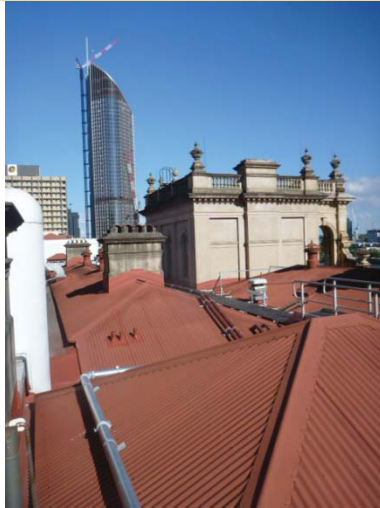


Various elements of the former Treasury Building have been graded below in relation to their contribution to the site's overall heritage significance. Elements including built form, structure, landscape and equipment that are located within the site's curtilage are outlined below at **Table 5** along with their level of significance in accordance with the assessment criteria at **Table 4**.





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



Table 5 – Gradings of Heritage Significance

Structure, Space or Element	Location	Photograph	Level
<p>Exterior</p> <p>The external form and scale of the building generally, including the William Street, Elizabeth Street, George Street and Queen Street elevations</p>	<p>Viewed from public realm areas and streets</p>		<p>High</p>
<p>Stonework to all external elevations;</p> <p>Arcaded forms of major elevations</p>	<p>George, William Streets, Elizabeth and Queen Streets</p>		<p>High</p>
<p>Fenestration generally unless otherwise noted</p>	<p>External elevations</p>		<p>High</p>
<p>Stone fences and iron palisades to George and William Streets</p>	<p>George and William Streets</p>		<p>High</p>


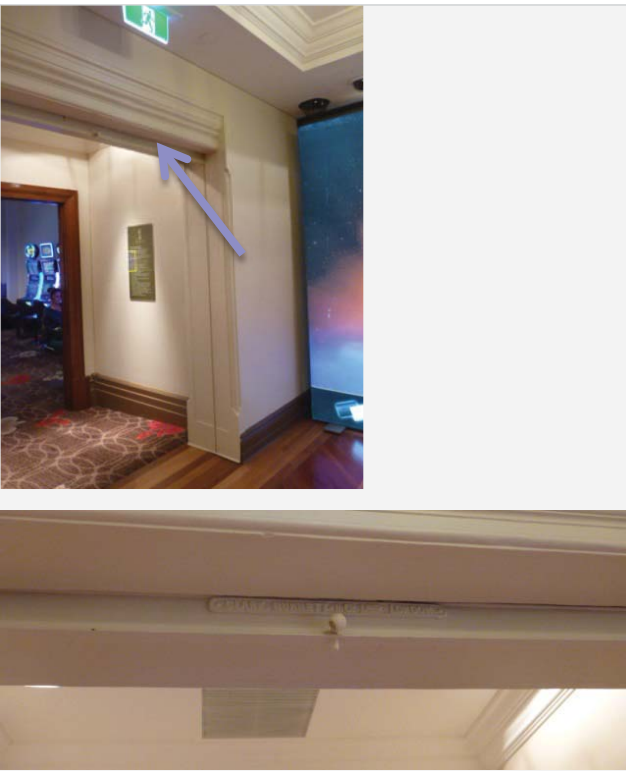
<p>Grand staircase to Queen Street</p>	<p>Queen Street entrance</p>		<p>High</p>
<p>Roof lanterns</p>	<p>Building roof</p>		<p>High</p>
<p>Chimney Stacks and Ventilators</p>	<p>Building Roof</p>		<p>High</p>
<p>Lightning Conductors</p>	<p>Building Roof</p>		<p>High</p>


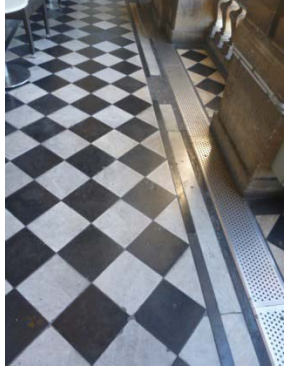

<p>Roof form and roof sheeting</p>	<p>Building roof</p>		<p>Main roof form: High</p> <p>Roof sheeting: Moderate</p>
<p>INTERIOR</p>			
<p>Main entrance foyer (finishes and details), main central staircase, foyers and vestibules generally</p>	<p>Queen Street floor, various floors</p>		<p>High</p>
<p>Double loaded corridor plan form</p>	<p>All floors</p>		<p>High</p>



<p>Baroque-style over-door moulding with painted Royal Crest</p>	<p>Former Cabinet Suite</p>		<p>High</p>
<p>Former earth closets</p>	<p>Queen Street floor and above</p>		<p>High</p>
<p>Timber joinery (doors, skirtings, architraves, window framing, fireplace surrounds) where surviving</p>	<p>All floors</p>		<p>High</p>
<p>Fireplaces</p>	<p>All floors</p>		<p>High</p>
<p>The former Colonial Secretary's Suites</p>	<p>Queen Street floor</p>		<p>High</p>

			
Former Cabinet Suite	Queen Street floor		High
			

<p>The former Savings Bank, vault door</p>	<p>Elizabeth Street level</p>	  	<p>High</p>
<p>Former Plan Room</p>			<p>High</p>

<p>Internal stairs – timber handrails, cast iron balustrades, newel posts</p>	<p>All floors</p>		<p>High</p>
<p>Steel roller fire shutters</p>	<p>All floors</p>		<p>High</p>
<p>Remaining former office spaces</p>	<p>Various floors</p>	<p>No Photograph Available</p>	<p>High</p>

<p>Courtyard, cast iron walkways</p>	<p>Centre of building</p>		<p>High</p>
<p>Arcades – marbled tiled floors</p>	<p>All floors</p>		<p>High</p>
<p>Blast protection shutters and doors</p>	<p>Ground floor</p>		<p>High</p>
<p>Casino fixtures and fittings</p>	<p>All floors</p>	<p>No Photograph Available</p>	<p>Neutral</p>
<p>Modified fences/fire exits/ awnings / signs</p>	<p>Exterior; Various interior</p>	<p>No Photograph Available</p>	<p>Neutral</p>

Courtyard Roof	Central space		Intrusive
Gaming floor	Queen Street level	No Photograph Available	Intrusive
Units with services, air conditioning	All levels		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 <i>Queensland Heritage Act 1992</i> (items of state significance)	Treasury Building	Site QHR ID 600143
Brisbane City Plan 2014 City Plan Heritage Register Local Heritage Overlay (items of local significance)	Treasury Building – Treasury Casino	Registered
Non-Statutory Listings		
Register of the National Estate under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (items of local, state or national significance)	Treasury Building (former)	Registered Site ID 8329
National Trust of Australia (Queensland) (items of local, state or national significance)	Treasury Casino	BNE 1/62

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 PDA 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 2013), and the guiding principles of the Burra Charter.

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 (BCA) 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 former Treasury Building 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. This includes the provision of equitable access ramps and or lifts to buildings and accessible car parking spaces and toilets (Heritage Victoria 2008).

5.2.5. Brisbane Casino Agreement Act 1992

As part of the Brisbane Casino-Hotel Complex, the operation and use of the building has been in accordance with the *Brisbane Casino Agreement Act 1992*.

The QHA and ED Act do not currently apply to this site. The provisions of the *Brisbane Casino Agreement Act 1992* render all other legislation as not relevant. See **Section 5.5**.

The Brisbane Casino-Hotel Complex was developed under the *Brisbane Casino Agreement Act 1992*. This incorporates the following heritage places:

- Former Treasury Building;
- Former Land Administration Building;
- ~~Queen's~~ ^{Queens} Gardens; and
- Former State Library.

The *Brisbane Casino Agreement Amendment Act 2016* (BCAA) applies to the former State Library Building and the Plan of Development (PoD) will apply when there is a change of use on the site from a casino, hotel and incidental uses at this building.

5.3. NON-STATUTORY CONSIDERATIONS

The following outlines non-statutory considerations relevant to the place including non-Statutory listings in 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. **NTA Qld 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 NTAQ and which contains individual buildings, precincts, natural environment places or culturally significant artefacts.
2. **NTA Qld 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

While the site is owned by the Queensland Government, the former Treasury Building has been part of the 75-year lease for the overall Treasury Casino development since the 1990s – the Brisbane Casino-Hotel Complex.

As part of the Brisbane Casino-Hotel Complex, the operation and use of the building has been in accordance with the *Brisbane Casino Agreement Act 1992* (BCAA).

The building has been used as the main casino with associated and supporting facilities since that time.

5.5.1. Management Plans and Guidelines

Any proposed work to the building or site must be approved in accordance with the relevant provisions of the BCAA which contains heritage provisions and allows for an approvals process for works to the building and site.

The Brisbane Casino-Hotel Complex was developed under the BCAA. This Act of the Queensland Parliament is an act to authorise the entering into of an agreement for the development and operation of the Brisbane Casino, and for related purposes.

The Act clearly states that the assessment of any development proposals for the Brisbane Casino-Hotel Complex and the casino site is undertaken in accordance with the provisions of the Act, and no other development legislation. Clause 13 of the Act states as follows:

- Any Development Legislation in force in the Local Government Area in which the Brisbane Casino-Hotel Complex and the Site is situated shall not apply to the Development of the Brisbane Casino-Hotel Complex or the Site except to the extent provided for in this Agreement.
- For the purposes of the Integrated Planning Act 1997, the Development of the Brisbane Casino-Hotel Complex or the Site (other than Prescribed Works) shall be exempt development.

The *Brisbane Casino Agreement Amendment Act 2016* applies to the former Treasury Building and the Plan of Development (PoD) will apply when there is a change of use on the site from a casino, hotel and incidental uses.

Heritage Management Plan

The proposed development of the place is guided and informed by the Heritage Management Plan (HMP). The HMP is referred to in the BCAA and is a document prepared by the casino operator to the mutual agreement of the casino operator and the relevant Minister.

The HMP is to be consistent with the Heritage Management Principles of the BCAA. These Heritage Management Principles are defined as follows:

Heritage Management Principles means the following principles for the heritage management of the Heritage Places—

- The Use of the Heritage Places to house a casino-hotel requires frequent changes to decoration and presentation during the Lease Period. In the long term such changes generally do not harm the Cultural Heritage Significance of the Heritage Places.
- A clear distinction must be made between the Heritage Places themselves and the casino-hotel and furniture and fitments which are temporary and benign and without Cultural Heritage Significance.
- The Heritage Places are to be used like a theatre stage, equipped to work and dressed to create the atmosphere required by the casino-hotel function. It is a decision for the Company to decide the style “stage set”, to change it from time to time and to make judgements about the taste.
- The aim is to protect for the future the Fabric of the Heritage Places that is of Cultural Heritage Significance. It is understood that some elements, even though they are of Cultural Heritage Significance, may be hidden from view during the Lease Period. These hidden elements are to be protected from damage.
- The taste and judgment applied to the temporary decoration and furnishings of areas which are—
- not of special Cultural Heritage Significance can be undertaken in most cases as Permitted Variation Work; and
- of special Cultural Heritage Significance can be undertaken in most cases with approval for Major Variation Work or Minor Variation Work.

Refer to the HMP for further details.

5.5.2. External Stakeholders

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

- QHC;
- DEHP; and
- NTAQ.

5.6. OPPORTUNITIES

The former Treasury Building has been used for more than 20 years as a casino.

In that time many changes have been made to the building in accordance with the Heritage Management Plan and Heritage Management Principles; however major conservation works have been carried out to the four external elevations of the building.

The QWBIRD includes a new casino, which means that this building will be largely redundant as a casino.

At this stage it is proposed that the former Treasury Building will be adapted for use as a high end retail facility across the Elizabeth and Queen Street levels. The upper two floors will remain as hotel rooms, while the basement level will provide back of house access for the designated hotel and further retail uses.

The former Treasury Building is one of the most well known and loved heritage buildings in the city. It has been a public asset for more than 130 years and has been accessible by the public for that whole period. The proposed uses of the former Treasury Building as part of the QWBIRD are anticipated to continue this public accessibility and use of the building into the future.

5.7. VISITOR AND PUBLIC ACCESS

Most of the building is freely available to the general public.

The current proposal for the former Treasury Building as part of the QWBIRD will largely maintain that public use and access to the building.

Levels and access have been a challenge with this building. The main Queen Street level sits well above the street level of Queen Street, while the lower ground floor or basement level is below William and George Streets with at-grade access to this level only from Elizabeth Street.

DDA access is possible to the Queen Street level through a newly created entrance off Queen Street adjacent to the main staircase off the street, and via a new lift internally.

DDA access is also available to the building generally at the corner of George and Elizabeth Streets to the hotel lobby entrance. From here access is provided to the basement gaming level via a ramp.

5.8. THREATS

5.8.1. Current Condition

Due to access restrictions, the condition of the building has not been assessed as part of this CMP.

Given its current use, public access and long-term lease under the existing casino legislation it is understood that the condition of the building is sound. No issues regarding condition were readily apparent in the site inspection that was possible.

5.8.2. Adjacent development

The QWBIRD does not envisage any new above ground development in close proximity to the former Treasury Building that may affect views to and from the building or the streetscape contribution of the building.

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 former Treasury Building.

6.1. GENERAL APPROACH

Heritage conservation in Australia is guided by the principles 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 CMP 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 place.

The Burra Charter contains a number of terms that are used in conservation that are pertinent to this report, and the conservation of the place. 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; and
- **Related place** means a place that contributes to the cultural significance of another place.

Other terms used in this document and their definitions include:

- **Sympathetic** means complementary to the style and character of a heritage item or place;
- **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 former Treasury Building must be carried out in accordance with best heritage conservation practice, and within 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 works.

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 former Treasury Building is based on the overall architectural qualities and continuity of design that has been preserved over three stages and forty years, its association with the Australian architect JJ Clark, and its symbolic and prestigious association with the Queensland government from the late nineteenth century.

The conservation policies for this place are based on the identification and retention of those elements of the building fabric that demonstrate these aspects and values.

Policy 5. The cultural heritage significance of the former Treasury Building must be understood prior to proposing works which will alter the appearance or fabric of historic features. The levels of significance of identified features shown at Section 4.5 of this CMP must be used to guide decisions about the future management of these items.

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.

However, there is potential for the setting to be compromised by the introduction of new structures and vegetation.

Existing views to the place are described in **Section 3.1**.

- Policy 6. Any new works within the heritage curtilage of the former Treasury Building must respect the setting of the place.*
- Policy 7. Significant views and vistas to the former Treasury Building along George, William, Queen and Elizabeth Streets and from Victoria Bridge and Southbank, should be maintained in any future development through use of an appropriate height, bulk, orientation and placement of new development.*
- Policy 8. The important contribution the former Treasury Building makes to the historic streetscapes of George, Queen and William Streets, and the precinct of former government building around Queen's Gardens must be recognised and maintained.*
Queens
- Policy 9. The former Treasury Building has been designed with prominent facades to all elevations (to George, William, Elizabeth and Queen Streets). The prominence of all facades must be retained and conserved.*
- Policy 10. The Queen Street entrance must be retained as the principal grand entrance to the former Treasury Building. Secondary entrances to other elevations should remain ~~should~~ be clearly understood as lower order entrances.*
and
- Policy 11. Replacement of hard landscaping should respect and reflect the heritage place and should not negatively impact views to the heritage place or the heritage fabric, including through inadequate drainage.*

6.4. CONSERVATION OF BUILDING FABRIC

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

6.4.1. Retaining Significant Elements

The degree of intactness of the former Treasury Building is quite high despite the adaptation of the building as a casino. The casino has proven to be a fairly compatible use given the double loaded corridor room layout, the room sizes and volumes, and the level of finishes to the original building. Much early fabric remains demonstrating the former use and visual qualities of the building.

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

Add new 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 significance.

Policy 13. The external elevations of the building to all street frontages should remain intact, including the stone walls and iron palisades. Proposals that impact on the integrity of these major elevations ~~should~~ be avoided.
update policy # must

Policy 14. The external arcades are major compositional elements in the design of the building overall. These arcades should remain intact. Proposals that impact on the integrity of these elements ~~should~~ be avoided.
and open must

Policy 15. The courtyard space in the middle of the building should be retained and conserved. Consideration should be given to removing the roof top enclosing the space and the new floor at the Queen Street level across the former courtyard to restore the original volume. The should be removed to again restore the volume. The cast iron walkways to the courtyard space should be conserved.

Policy 16. The form of the floor levels of double loaded corridors should be retained.

Add new policy: The original entrances to the former Treasury Building on Queen Street and Elizabeth Street must remain as prominent entrances within these streetscapes.

- Policy 17. *The main entrance foyer (including the main staircase, finishes and details) and other entrances, foyers and vestibules (including the finishes to these areas) should be retained. Proposals that impact on the integrity of these spaces and elements should be avoided.*
- Policy 18. *Major rooms and spaces such as the Cabinet Suite, Colonial Secretary's suite, the plan room to Elizabeth Street and the former Savings Bank areas to George and Elizabeth Streets should be retained ~~as existing and not be further subdivided.~~ **replace should with must***
- Policy 19. *The former earth closet structures in the courtyard space should be retained.*
- Policy 20. *Original internal masonry walls should be retained. Where a demonstrated need exists, new openings may be made in these walls for access between spaces but these should be kept to a minimum of number and width, and be subtly identifiable as new work though chamfering edges to the reveals and applying thin black shadow-line margins to walls.*
- Policy 21. *All original and early timber joinery (including skirtings, architraves, doors, window frames, fireplace surrounds) should be retained and conserved.*
- Policy 22. *Unpainted surfaces such internal timber joinery and external stonework must remain unpainted.*
- Policy 23. *Original staircases (including balustrading, handrails, etc) throughout the building must be retained.*

Add new policy: 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. Neutral Elements

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

- renumber policies* Policy 24. *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 heritage significance.*

6.4.3. Intrusive Elements

Intrusive elements detract, or have the potential to detract from the significance of the place.

- Policy 25. *Intrusive fabric (refer Section 4.5 of this CMP) should be removed where it allows greater appreciation of the heritage value of the place.*
- Policy 26. *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".

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.

The building is currently subject to an existing maintenance program which has been undertaken by the Casino operator since the mid-1990s, in accordance with the provisions of the BCAA .

- Policy 27. *The existing maintenance program for the building, currently being carried out by the Casino operator should continue to be used to retain and conserve the former Treasury Building for the future.*

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 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.

All repairs to historic buildings 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.

Policy 28. All repairs to the former Treasury Building must be detailed to minimise the impact on the cultural heritage significance of the place and minimise the visual and aesthetic impact on the original structure. Records of the repairs must be retained by the property owner for future reference.

Policy 29. Repairs to the building should be undertaken in order of priority, ensuring that the source of the problem is fixed before making repairs. The existing maintenance program should be used as a guide.

Policy 30. Where original and significant elements need repair and the profiles and materials are known, the materials chosen and the detailing proposed should match those 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 registered building continues this will also 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 this original use requires great changes to existing building fabric.

As historic buildings continue to age it is important that they continue to be used and a balance be struck between modern requirements and the place's heritage values. Rather than being made redundant, it is preferable from a heritage conservation perspective that a new compatible use should be found for the building which is compatible with the significance of the place.

Compatible uses for the former Treasury Building include a range of Centre Activities, such as Short-Term Accommodation, Food and Drink Outlet, Office, and Shop.

Policy 31. The future use of the former Treasury Building must be compatible, respect the significance of the place, and involve no or minimal impact on its cultural significance.

6.7.1. Adaptive Reuse

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

Policy 32. *Adaptive reuse of the building is encouraged to facilitate the ongoing maintenance and utilisation of the building.*

6.8. NEW DEVELOPMENT

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

Policy 33. *Any new buildings or structures that may be constructed in close proximity to the former ~~Land Administration~~ ^{Treasury} Building should be respectful of the cultural significance of the place and its setting, form and scale, and should ensure that the former Treasury Building and its principal facades remain prominent in the precinct.*

6.8.1. Construction Management

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

Policy 34. *Before any excavation works or earthworks are undertaken in close proximity to the former ~~DPI~~ ^{Treasury} Building, 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 35. *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 36. *All excavation works must be undertaken in accordance with an approved Construction Management Plan.*

6.9. ALTERATIONS AND NEW WORK

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 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).

New building work may be required to adapt the former Treasury Building 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.

These policies apply to any proposed new construction work or where any intervention is proposed into the historic fabric.

Policy 37. *New work to the former Treasury Building should be sympathetic to the place but readily identifiable. 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 38. New walls should not be fixed to existing exterior walls.*
- Policy 39. Vegetation in close proximity to, or on, exterior surfaces is a conservation issue and should be avoided.*
- Policy 40. New or replacement awnings may be acceptable on the George, William and Elizabeth street elevations. These structures should be simple, lightweight, of modern materials, and must be in a colour and form that respects the heritage place. If affixed to the heritage fabric, the fixing must minimise heritage impacts and be largely reversible.*

6.9.1. Internal Layout

The building has some modern fitouts but overall, rooms in the building retain a high degree of original or early fabric which needs to be carefully considered where new fitouts are proposed.

- Policy 41. Where new internal 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. Alterations to original internal walls should be avoided. Where alterations are required, the impact on significant fabric should be minimised and the alterations should be in areas previously subject to alteration.*
- Policy 43. New walls may be constructed in the former locations of original walls to adapt the building for new uses.*

6.9.2. Surface Treatments

The building is constructed in sandstone, and the William Street and Queen Street facades have been the subject of recent conservation works. The building interior features cedar joinery.

- Policy 44. Sandstone finishes to walls externally and internally must not be painted or rendered; and unpainted internal cedar joinery is not to be painted.*

6.9.3. Colour Schemes

Internal colour schemes to partitions are largely modern. No original colour schemes are understood to survive.

- Policy 45. 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 where possible retain evidence of early colour schemes.*

6.9.4. New Openings

Existing openings should be utilised where possible. Where new openings are required they should be in areas that have been subject to previous alterations.

- Policy 46. Limited opportunity exists for change to the exterior of the former Treasury Building and new external openings in original fabric should be avoided.*
- Policy 47. Where new openings are required, they should be in areas previously subject to alteration and aim to minimise loss of original fabric.*

6.9.5. Floors

The former Treasury Building is a four-storey plus basement structure. Originally with timber floors, some have been replaced with concrete, and overlaid with plywood.

- Policy 48. Existing floor levels should be retained.*

Policy 49. New floor coverings are acceptable where they are reversible and do not damage original fabric. Significant flooring should not be concealed with fixed coverings.

6.9.6. Roof and Rainwater Goods

The roof the first and second stages of the former Treasury Building is clad in corrugated galvanised iron; whilst the roof of the third building phase is a flat concrete slab. The roof has a number of architectural features including lanterns, chimney stacks, vents and lightning conductors. Roof and rainwater goods are generally of modern materials.

Policy 50. Significant roof forms, including the lanterns, chimneys, ventilators, lightning rods, conductors and ridgelines, should be retained.

Policy 51. The roof and rainwater goods should be inspected to identify any potential issues, and this should form part of the existing maintenance program for the building carried out by the Casino operator.

Policy 52. Where new roofing material, gutters, downpipes or rainwater heads are required, or repairs are required, these should match existing profile and materials.

6.9.1. Services

Policy 53. New air-conditioning plant and ducting and other building services (if required) should be located in areas of the building and site that minimise their impact on significant views, significant building fabric and significant spatial volumes of the building. Services should be concealed as much as possible.

Policy 54. Fire protection services and security systems can make an important contribution to the conservation of the place and should be maintained.

6.9.1. Signage

Policy 55. 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 56. Installation of signage should not damage heritage fabric of high significance and must be readily reversible.

6.10. 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.

For this building, heritage approvals are currently given under the BCAA , and this will remain for some time while the Casino still operates at this building.

The PoD (**Volume 2: Plan of Development**) will apply when there is a change of use on the site from a casino, hotel and incidental uses.

In the case of the former Treasury Building, the existing HMP prepared under the BCAA provides guidance for permits required for various levels of work. That document should be referred to for further information.

Policy 57. Works identified as “Permitted Work” in the Brisbane Casino Hotel Complex Heritage Management Plan may be undertaken without application.

Policy 58. Works identified as “Minor Variation Work” or “Major Variation Work” in the Brisbane Casino Hotel Complex Heritage Management Plan, and any other type of development that has not specifically been listed, will require application to EDQ.

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

Levels and access are, and have been, a challenge with this building. The main Queen Street level sits well above the street level of Queen Street, while the lower ground floor or basement level is below William and George Streets with at-grade access to this level only from Elizabeth Street.

DDA access is possible to the Queen Street level through a newly created entrance off Queen Street adjacent to the main staircase off the street, and via a new lift internally.

DDA access is also available to the building generally at the corner of George and Elizabeth Streets to the hotel lobby entrance. From here access is provided to the basement gaming level via a ramp.

Policy 60. Proposals for providing equitable access to the building should be conceived and designed in such a manner to minimise impacts on significant building fabric and views to the building.

6.10.2. Building Code of Australia

As discussed at **Section 5**, 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, 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 61. There is no requirement for the place to retrospectively meet BCA requirements; however any new structures or new work within heritage places should be BCA compliant.

6.11. HISTORICAL ARCHAEOLOGY

The archaeological assessment of the former Treasury Building has found that there is potential for sub-surface remains within the heritage curtilage. Therefore it is importance to ensure any earthworks being undertaken within the curtilage consider the archaeological potential and obtain the appropriate approvals.

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

Policy 62. 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 is to be used as a guide.

6.12. MOVEABLE HERITAGE

A number of items of moveable heritage provenance to the former Treasury Building exist, including original or early skirting boards and doors which have been removed from their original locations. They are being stored at a secure off-site facility managed by Star Entertainment Group.

Policy 63. Original building elements currently at the existing storage facility for the Casino should continue to be retained, maintained and conserved. These items have been catalogued and referenced with regard to original location in the building for future restoration. Other building elements that may be removed for future adaptations should also be catalogued and stored at this existing facility. Opportunities for the appropriate re-installation of this material in

accordance with the Heritage Management Plan (Brisbane Casino Agreement) should be pursued.

6.13. 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 (**Volume 3, Attachment W: Heritage Interpretation Strategy** prepared by Urbis) has been prepared for QWB to help guide the interpretation of heritage places, and in particular the proposed heritage trail.

Policy 64. Interpretation of the significant heritage values in this precinct is encouraged, and should be guided by the Heritage Interpretation Strategy provided at PoD Volume 3, Attachment W.

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

6.15. ENDORSEMENT AND REVIEW

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

Policy 66. 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 67. 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 68. This CMP and the policies within it must be reviewed every five years, before any major refurbishment work in the future, after any event that affects significant building fabric, when the function of the place as a Casino has ceased, or when the existing statutory arrangements (ie Brisbane Casino Agreement Act) changes or ceases.

7. IMPLEMENTATION

This section provides a prioritised plan for implementing strategies outlined in the conservation policy.

7.1. IMPLEMENTATION STRATEGIES

The following table (**Table 7**) lists strategies for implementing the conservation policies for former Treasury Building.

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 7 – Implementation Strategies for Conservation Policies *Update policy #*

Strategy	Conservation Policy	Priority
Ensure earthworks are guided by the Archaeological Management Plan	50	High
Investigate heritage interpretation	52	Low
Endorsement of CMP	54	High
Review of CMP	56	Low

8. REFERENCES

- Australia ICOMOS 2013, *The Burra Charter 2013: The Australia ICOMOS Charter for Places of Cultural Significance*, Australia ICOMOS, Burwood.
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- Department of Environment and Heritage Protection 2015, *Guideline: Conservation Management Plans*, The State of Queensland August 2015.
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- Heritage Office & Department of Urban Affairs & Planning 1996, *NSW Heritage Manual*, Heritage Office and Department of Urban Affairs & Planning (NSW), Sydney.
- Heritage Victoria 2008, *Technical Leaflet: Access for all to Heritage Places*, Heritage Council of Victoria, 2008.
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- Martin, E 1999, *Improving Access to Heritage Buildings: A practical guide to meeting the needs of people with disabilities*, Australian Council fo National Trusts & Australian Heritage Commission, Fyshwick.
- New South Wales Heritage Office 2001, *Heritage Manual 2: Assessing Heritage Significance*, NSW Heritage Office, 2001.
- New South Wales Heritage Branch n.d. *The Building Code of Australia (BCA)*, Retrieved from <http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/bcadda.pdf>

[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 the table below:

Table 8 – Abbreviations

Abbreviation	Definition
BCA	Building Code of Australia
BCAA	<i>Brisbane Casino Agreement Act 1992</i>
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
HMP	Heritage Management Plan
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

Abbreviation	Definition
SPA	<i>Sustainable Planning Act 2009</i>

Table 9 – 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,

Term	Definition
	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.
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

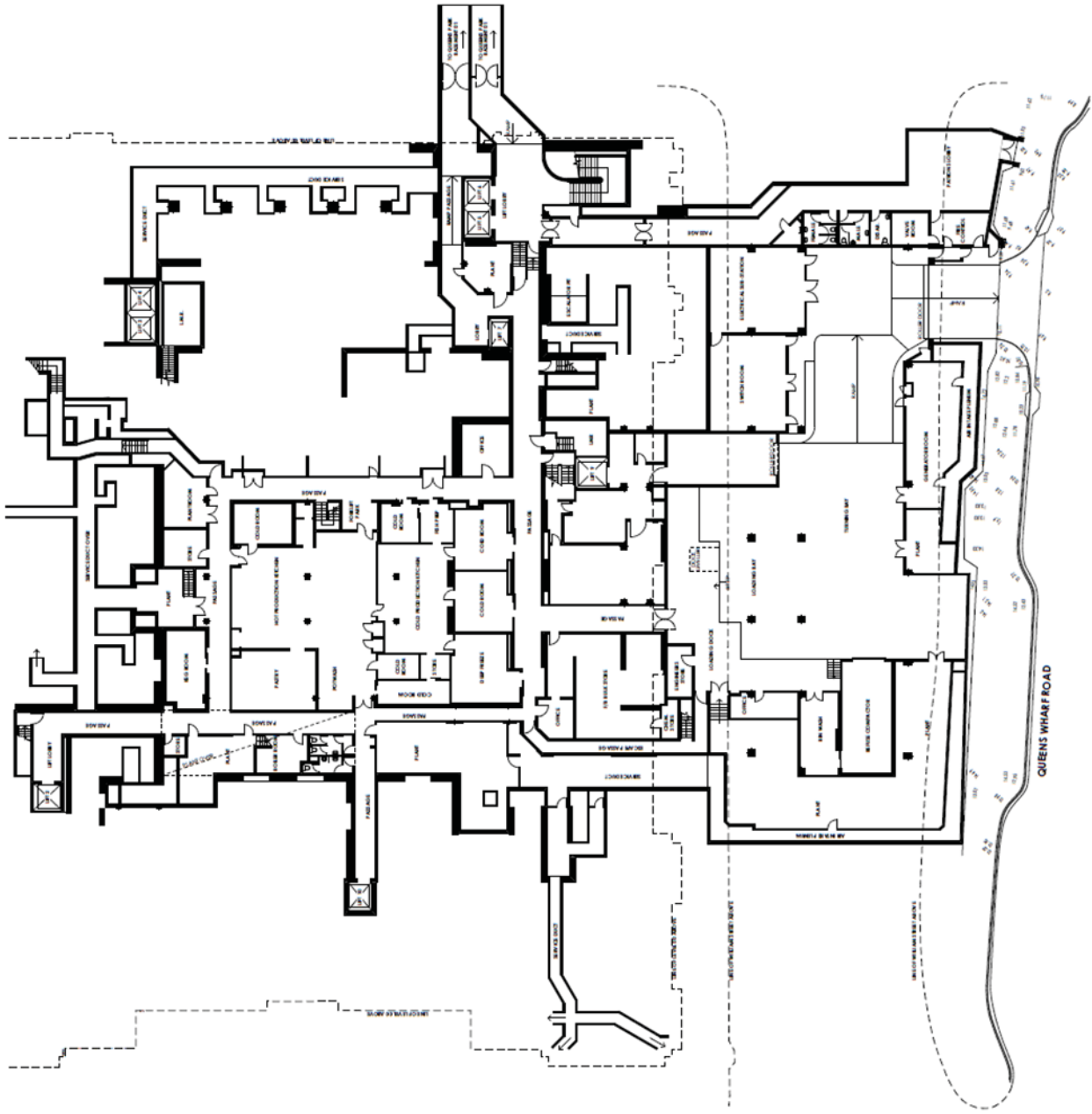


Figure 29 – Floor Plan, Basement (ML Design 2016)

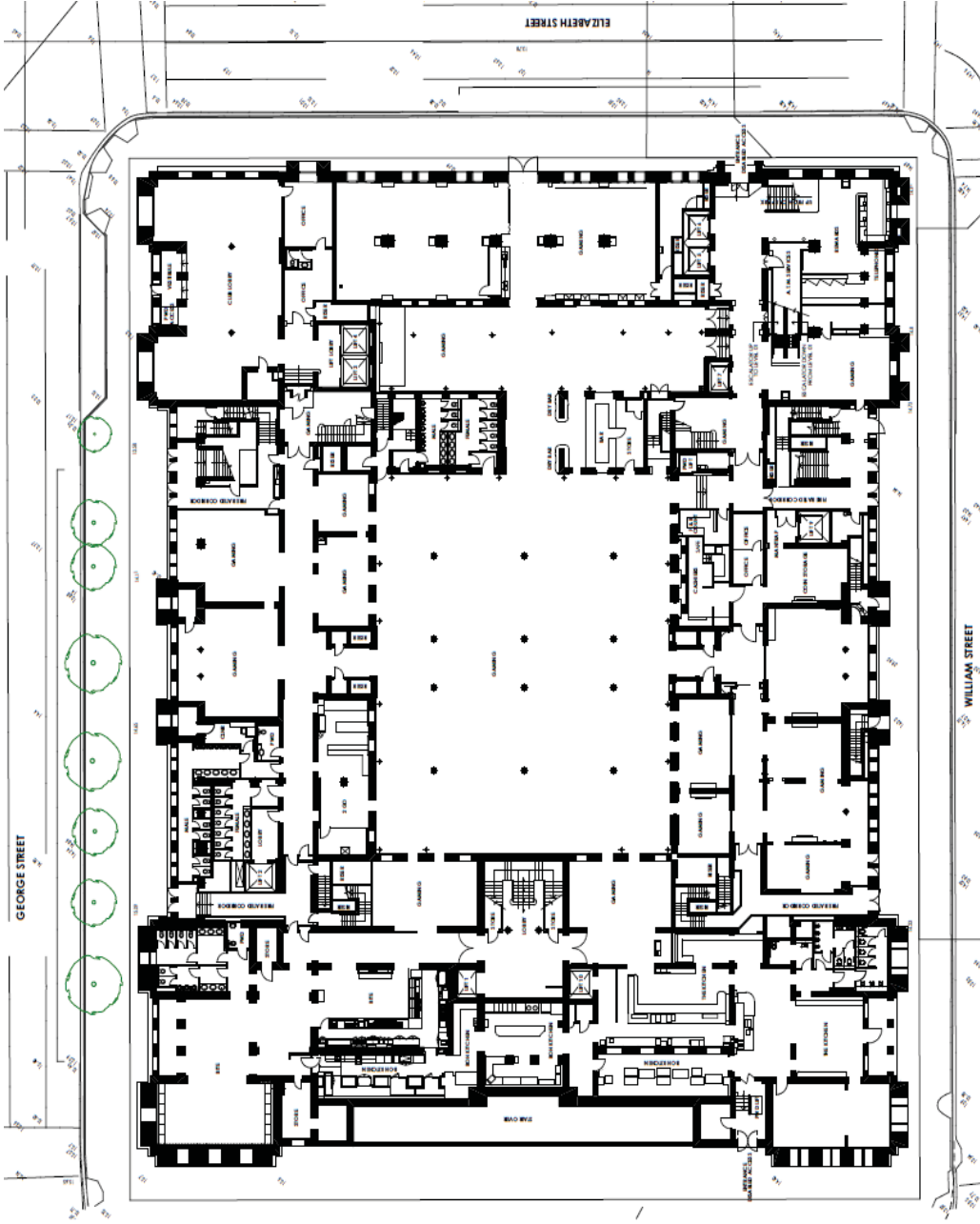


Figure 30 – Elizabeth Street Level (ML Design 2016)

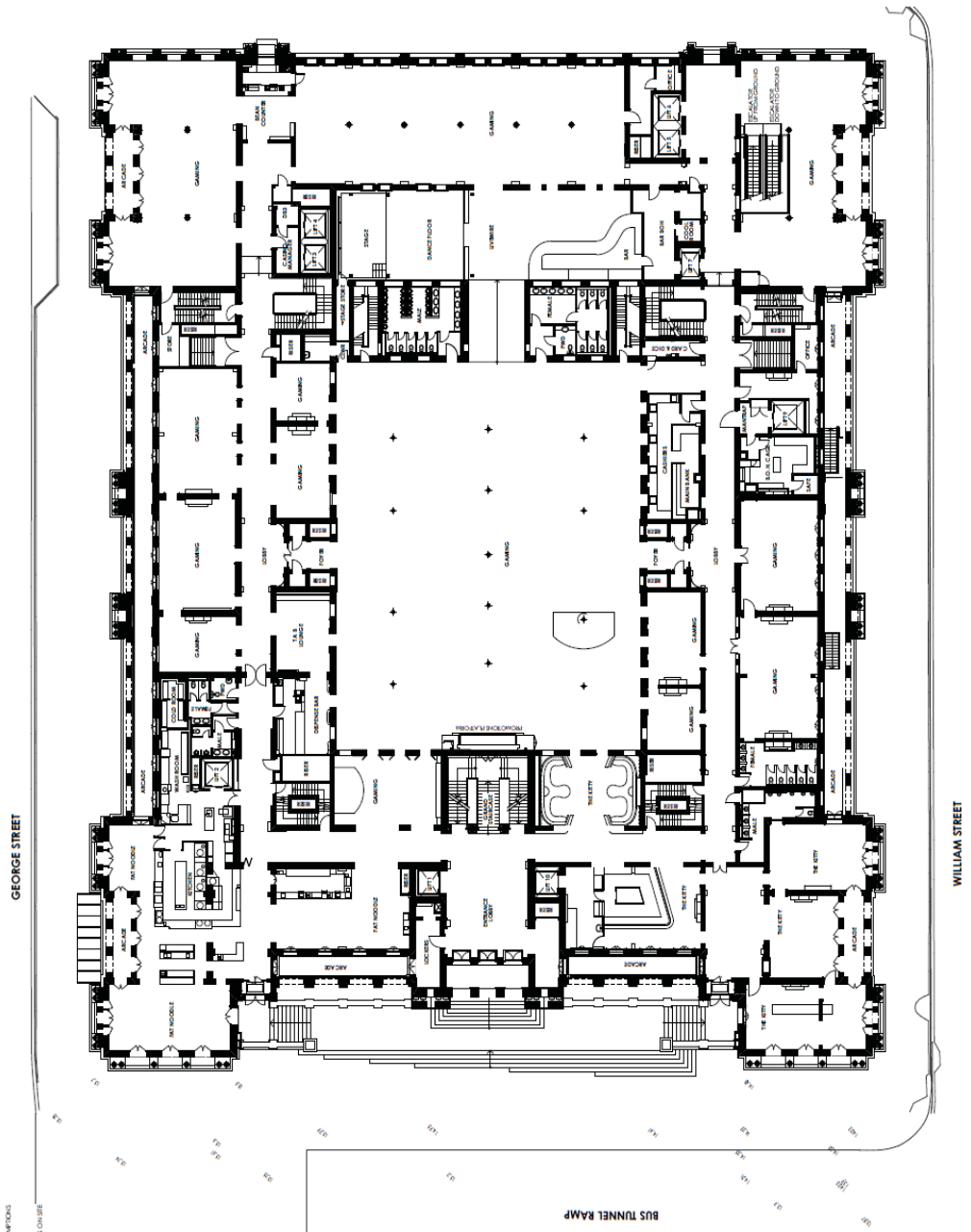


Figure 31 – Floor Plan Queen Street Level (ML Design 2016)

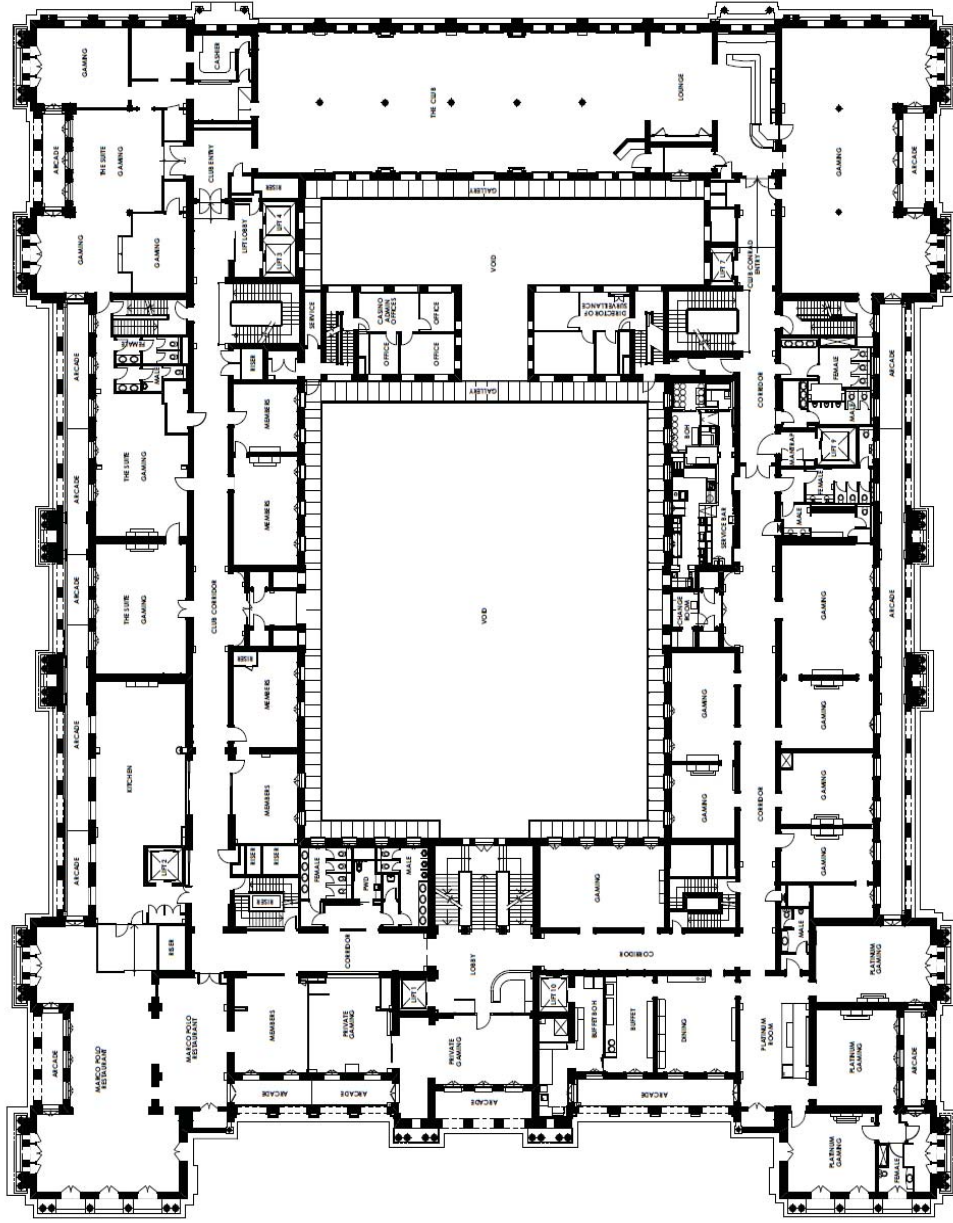


Figure 32 – Floor Plan Level 2 (ML Design 2016)

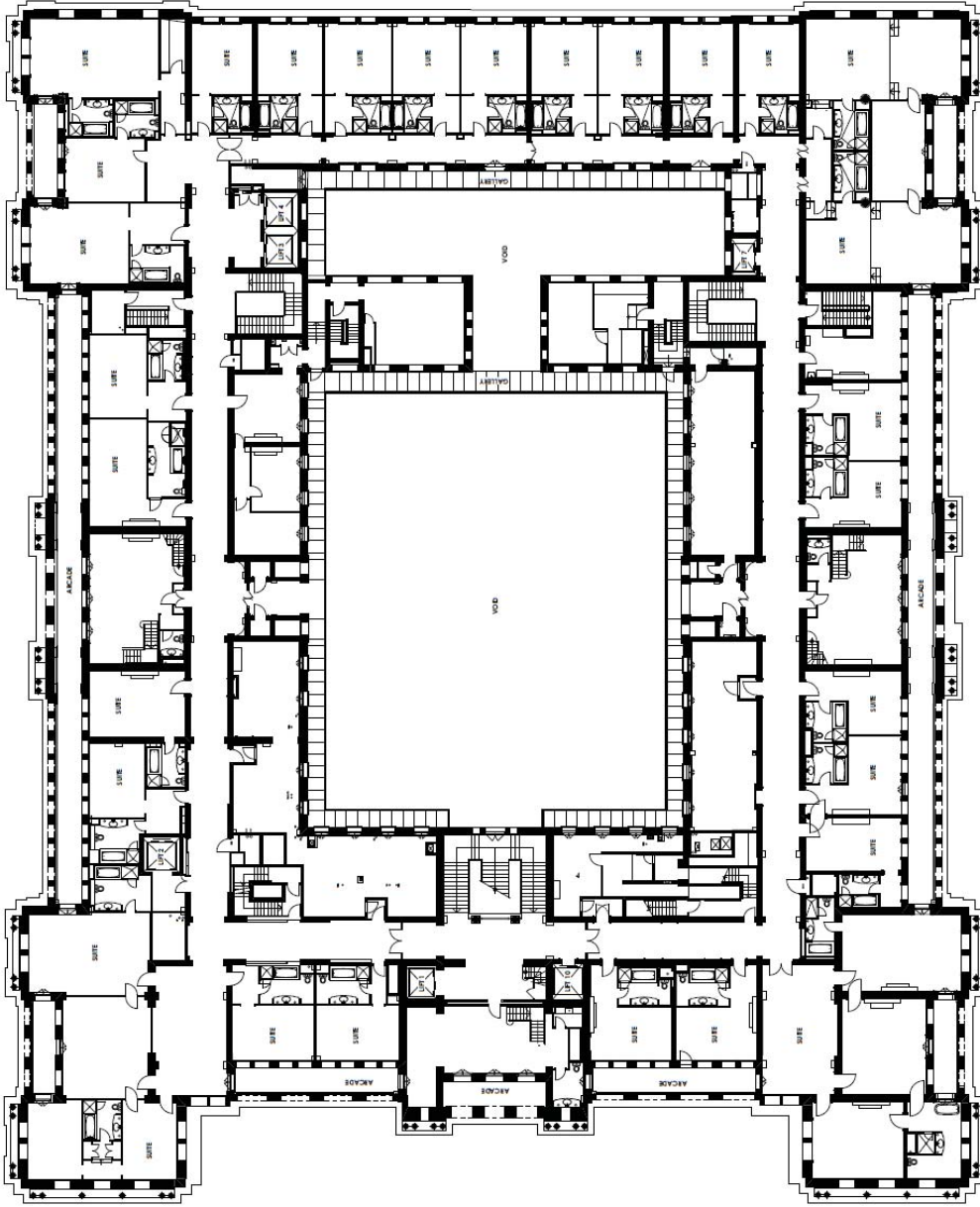


Figure 33 – Floor Plan, Level 3 (ML Design 2016)

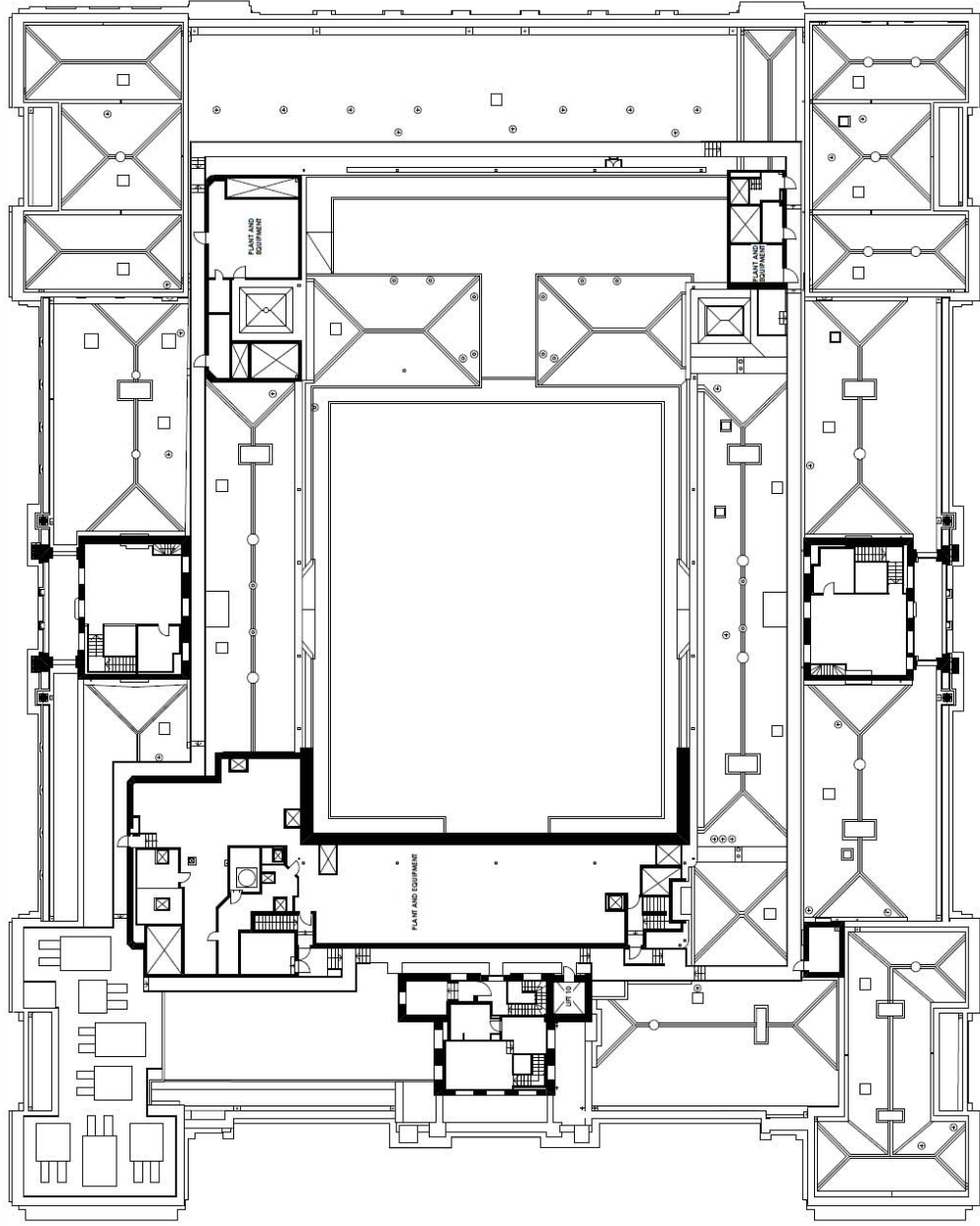


Figure 34 – Floor Plan, Level 4 (ML Design 2016)

