

POD VOLUME 3:  
ATTACHMENT D.2:  
FORMER  
GOVERNMENT  
PRINTING OFFICE  
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



PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

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# 1. INTRODUCTION

## 1.1. BACKGROUND

Urbis has been engaged by Destination Brisbane Consortium (DBC) to prepare a Conservation Management Plan (CMP) for the former Government Printing Office, located at 110 George Street and 84 William Street, Brisbane.

The former Government Printing Office is recognised as a State Heritage Place and is entered in the Queensland Heritage Register (QHR) (Queensland Heritage Register Number 600114).

The former Government Printing Office site contains two freestanding buildings – the Public Service Club in William Street, also referred to as the William Street building; and the Printery in George Street, also referred to as the George Street building. The Public Service Club was constructed in the 1870s; the Printery in the 1880s and 1910s.

The heritage entry includes the two buildings, the exteriors and interiors of both buildings, and the internal courtyard formed behind the buildings towards the Executive Building Annex. The footprint of the former Commandant's cottage and kitchen in the courtyard is also within the heritage entry for this site. The Executive Building Annex itself is also contained within the heritage curtilage for the former Government Printing Office site, but is not of heritage significance.

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).

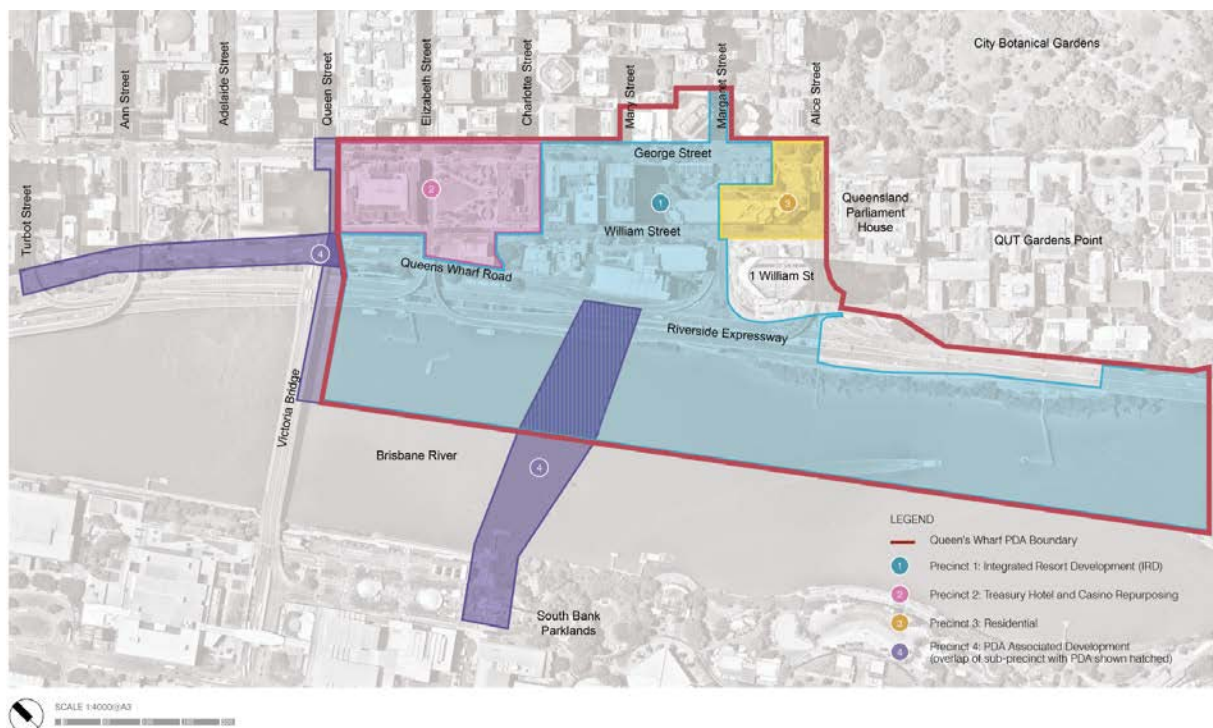


Figure 1 – Queens Wharf Brisbane Precinct Plan

Source: Urbis 2017

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

## 1.2. QUEEN'S WHARF BRISBANE

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

The cultural heritage significance of the QWB PDA is a result of the major government presence in the area, which was first established at this location in the mid-1820s when the Moreton Bay penal settlement was formed on the north bank of the Brisbane River. The PDA contains a range of fine government and private buildings from the early nineteenth century, the mid to late nineteenth century and the early twentieth century, and more modern buildings that demonstrate the evolution of the various generations of the government presence at this location in the centre of Brisbane. The QWB PDA contains 13 Heritage Places and items that are entered in the QHR under the *Queensland Heritage Act 1992* (QHA). These places are well known and appreciated, with a high level of community and public support for their retention and continued use. They are as follows:

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

## 1.3. PURPOSE

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

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

Future development of the former Government Printing Office site should be generally in accordance with this CMP.

## 1.4. SITE LOCATION

The former Government Printing Office is located at 110 George Street and 84 William Street, Brisbane, (**Figure 2**).

The site is described as Lot 3 on CP882348.



## 1.5. METHODOLOGY

This CMP has been prepared in accordance with:

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

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

Existing literature about the place, including previous heritage studies and the Department of Environment and Heritage Protection (DEHP) entry in the heritage register for the site have been reviewed. The information in these documents has been utilised and incorporated into this report where appropriate. The existing CMP for the site prepared for the Department of Public Works in 2010 has been reviewed.

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 Government Printing Office has been inspected both externally and internally. Previous and current plans of the buildings 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.

While most areas of the buildings were inspected, the roof space and basement strong room were not able to be inspected. The gaming area on the second floor of the Stephens Lane wing was unable to be photographed.

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

# Government Printing Office (former)

600114

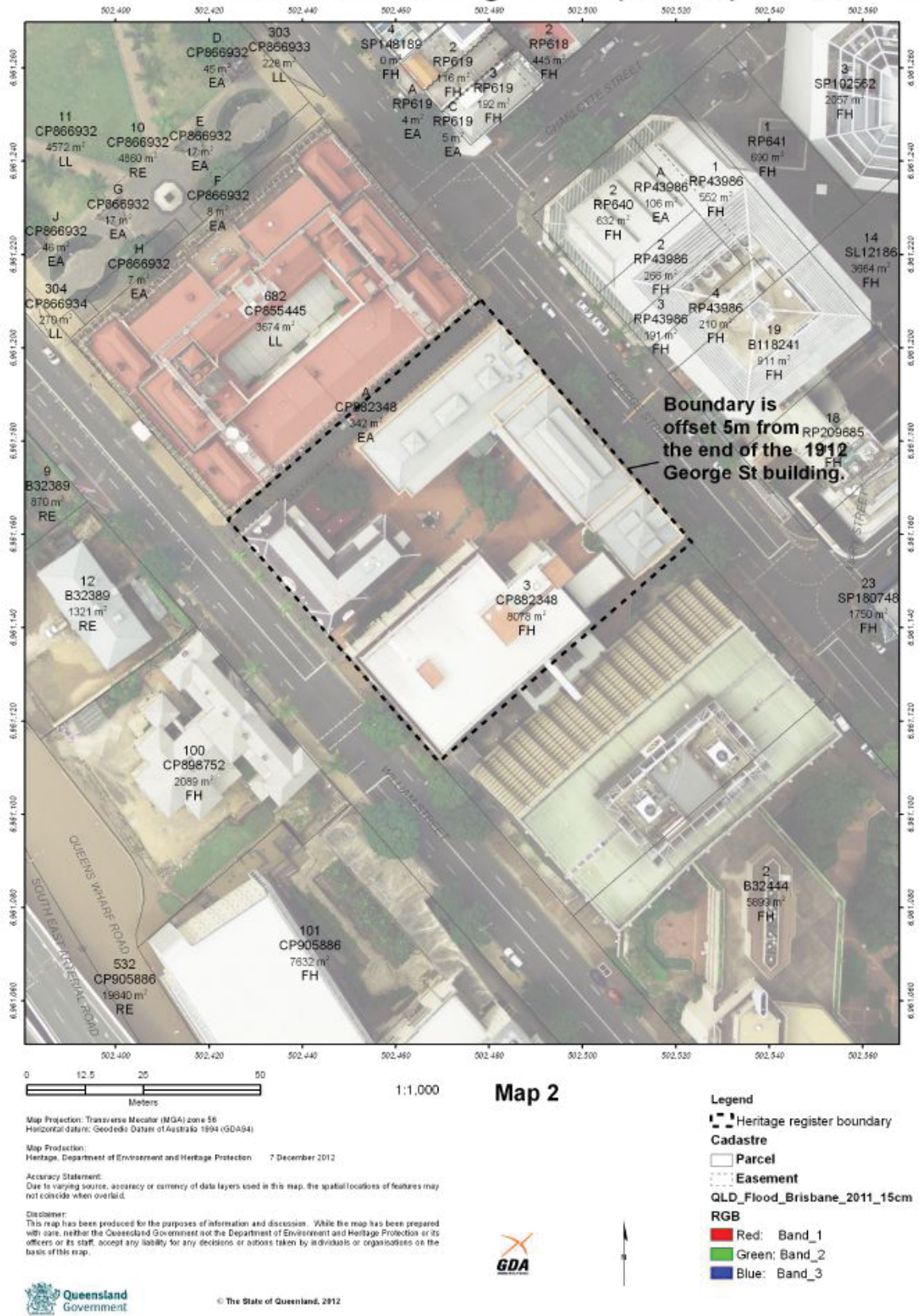


Figure 2 – Heritage Curtilage of the Former Government Printing Office, 2012

Source: DEHP QHR Entry 600114

## 2. HISTORICAL CONTEXT

### 2.1. THE FORMER GOVERNMENT PRINTING OFFICE

The former Government Printing Office is located between George Street and William Street, south-east of Stephens Lane, and operated between 1862 and 1983 within a number of buildings. As the first purpose-built government printing office in Queensland, the Government Printing Office played an important role in administration of the colony and then the State of Queensland.

The two printing buildings and a range of other buildings (now demolished) within the wider site were constructed by the Queensland Government to provide printing services to the Colonial, and later State Governments. Hansard, government gazettes, government publications and even railway tickets were printed in these buildings.

The former Government Printing Office complex consists of two buildings built over three different periods: a three-storey brick building facing William Street constructed in 1872-74 (the Public Service Club); a three-storey brick building erected along Stephens Lane between 1884-87; and a three-storey brick extension to the Stephens Lane building, constructed along George Street between 1910-12 (the Printery).

While the buildings' exteriors were consciously designed as government buildings befitting their location and provenance, internally the buildings featured exposed iron and timber columns, wide open floors and exposed roof framing among other industrial-type features.

For many years, until the 1980s, these two buildings were the main printing offices for the Queensland Government.

#### 2.1.1. The First Government Printery – 1862

A government printing office was required in Queensland after separation in 1859 when the establishment of the new Colonial Government generated a need for the printing of Hansard, the official report of the proceedings of the Houses of Parliament. Many other items were also printed on the premises, including postage stamps, Government Gazettes, Acts of Parliament, annual reports of departments, survey maps, text books, electoral rolls, school readers, and banknotes.

The dissemination of Hansard and other government information to the public is vital to the healthy operation of a democracy, ensuring that the business of parliament is accessible to all, and facilitating transparency regarding government decisions. The printing office was therefore integral to the operation of the Queensland Government - and its importance was reflected by its proximity to Parliament, the quality and scale of the printing office buildings, and the quality of the documents produced.

The *Queensland Government Gazette* was first printed by Theophilus Pugh, publisher of the *Moreton Bay Courier*. Pugh was replaced by William C Belbridge of the *Queensland Guardian*, who became the first official Government Printer by March 1862. That year the first purpose-designed government printing office in Queensland, a two-storey timber building (not extant) (**Figure 3**) designed by Queensland's first Colonial Architect, Charles Tiffin, was built facing William Street on a ridge running parallel to both William Street and George Street.

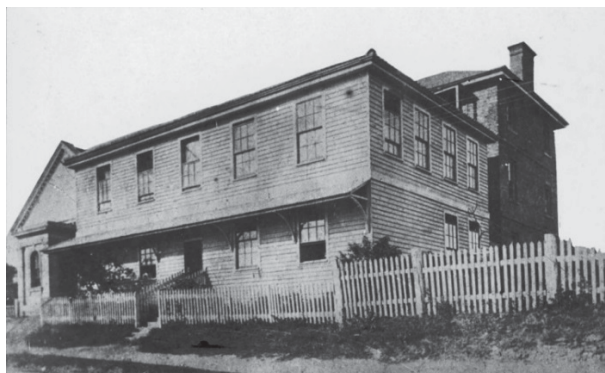


Figure 3 – First Government Printery, 1869

Source: (SLQ ID 61128)



Since the 1820s the north bank of the Brisbane River and the adjacent ridgeline has featured a concentration of government and associated activities and uses. This ridge was the site of administration buildings for the Moreton Bay penal settlement, which relocated from Redcliffe to Brisbane, occupying this site from 1825-1839.

When the penal settlement closed, the remnant infrastructure was used by surveyors as a basis for the layout for the new town of Brisbane. Set at right angles to the river, the prisoner's barracks determined Queen Street, while the line of buildings along the ridge determined William Street. Streets surveyed parallel to these streets, including George Street, formed Brisbane's rectangular grid. The house and kitchen of the Commandant of the penal settlement stood on land just south-east of the Government Printing Office, until the Commandant's buildings were demolished c.1861.

While a range of buildings and activities occurred along George and William Streets after 1842, the government maintained its dominant presence in the area. At some sites, such as the Commissariat Stores and Botanical Gardens, earlier uses were continued.

The establishment phase following the creation of Queensland in 1859 saw the new Colonial Government reserve land parcels and construct a range of buildings to facilitate its functions. The building of Government House and Parliament House along the eastern end of the George Street alignment in the 1860s firmly entrenched the government presence in the area.

The Government Printing Office's immediate neighbour to the north-west, the 1851 United Evangelical Church, became a government telegraph office in 1861; hence the naming of 'Telegraph Lane' between the telegraph office and the printing office. This laneway from William Street to George Street was later renamed Stephens Lane.

As Queensland grew, so did demands on the Government Printing Office. The 1862 timber building was altered in 1863 and 1864, and in 1865 an 'L' shaped three-storey brick and stone building (not extant), also designed by Tiffin, was constructed to the rear (north-east), using day labour. It included an underground cistern with a domed top (location unknown) and was connected to the 1862 building.

### **2.1.2. The Second Government Printery – William Street Building, 1874**

By 1872 the complex included a small engine room, workshop and stables behind the 1865 building. That same year James Beal (the Government Printer from 1867 to 1893) requested a new building to cope with the increased work of the Government Printing Office. In August 1872 the Secretary for Public Works recommended that FDG Stanley prepare a plan.

FDG Stanley had emigrated to Queensland in 1861 and became one of the most prolific and well-known Queensland architects of the late nineteenth century. In 1863 he became a clerk of works in the Office of the Colonial Architect. Upon Tiffin's retirement in 1872, Stanley became Colonial Architect, holding the position until 1881 when he entered private practice.

In October 1872 tenders were called for the new printing building at the William Street site. Two options were requested for the brickwork; the more expensive option being a machine pressed brick with tuck pointing on the front and sides facing William Street.

The tender for the construction of the new printing building was advertised in the *Brisbane Courier*, which reported as follows:

*What is aimed at by the architect, Mr Stanley, is to provide as much accommodation as possible in a plain substantial building without striving after architectural display. The structure however while possessing this desideratum will have really a handsome and imposing appearance, as have nearly all the works constructed under this gentleman's superintendence.*

*An arcade eight feet wide will extend nearly the whole length of the front, and the second floor will project over it. Brick will be the material of which the building will be composed, and in connection with this Mr Stanley seeks, if possible, to introduce an improvement.*

*All the bricks used in Brisbane are handmade, and consequently very easily affected by damp and moisture. It is intended in this structure to employ machine pressed bricks only, which are far more solid, perfectly water-tight and present a far better appearance. At present there are no brick machines here, but as the expense of providing one is not great, no doubt the inducement will be sufficient to bring forward many owners of brick fields willing to go to the necessary outlay.*

The tender of John Petrie was accepted for the building, for a total construction contract of £4,751, plus £170 for machine pressed bricks and £50 for internal dressing. The building included stone footings; brick walls; cast iron airbricks to the understorey and at the ceilings, cast iron columns; water closets; and a lift at the end of the rear wing on each floor.

The roof was steeply pitched to assist ventilation. Construction was estimated to take six months, but the new office was not completed until 1874, with delays being blamed on a shortage of bricklayers. The machinery was installed and gas lights were fitted by April 1874, and the finished cost was £5,331.

The William Street wing of the new building (**Figures 4 and 5**) stood on the site of the 1862 building, which had been demolished in late 1872. The new William Street building had an 'L' shape and extended onto the land previously occupied by the Commandant's residence, wrapping around the south-east side of the 1865 building. It had an arcade to the street frontage of the ground floor, and the roof was covered in Welsh slate to reduce the risk of fire. Narrow rear verandahs were located on the north-west side of the first and second floors of the rear wing.



Figure 4 – William Street Wing-C, 1883

Source: (SLQ ID 61125)

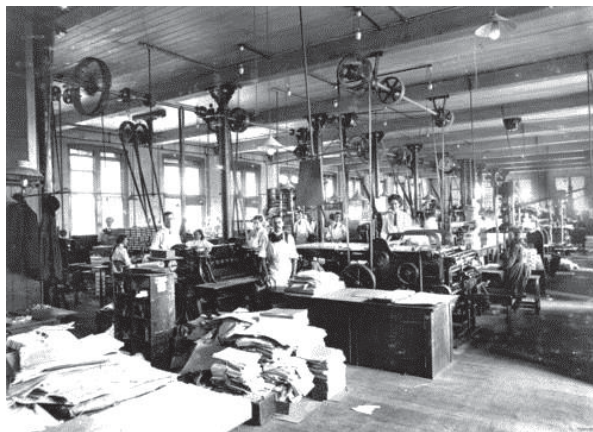


Figure 5 – Printing Office Interior, William Street Building, C. 1912

Source: (SLQ ID 38566)

The ground floor of the new building contained the public counter, the Government Printer's and Accountant's offices, the newspaper room and the large publishing department and warehouse. On the first floor were the composing rooms. The 1865 brick building behind held the machine printing room on the ground floor and the engraving and lithographic work on the first floor. The machine-ruling and bookbinding department occupied the second floor of both buildings.

In 1879 the neighbouring telegraph office (former church) was converted into the residence of the Government Printer, and in 1880 the engine room at the rear of the 1865 building was enlarged and the stables were demolished. More land was purchased in 1883, prior to further expansion of the Government Printing Office complex onto land to the south-east.

### 2.1.3. The Stephens Lane Wing – 1887

A master plan for the Government Printing Office, drawn in 1884, planned a 'U' shaped building along Telegraph Lane, George Street, and returning along the south-east side of the complex, wrapping around a new engine room. It also planned a replication of the William Street building on the other side of a 'cart entrance' from William Street to the engine room, but this never occurred.

Instead, between 1884 and 1887 three new buildings were constructed, all by John Petrie: a three-storey brick building along Telegraph Lane, with a short elevation to George Street (extant); a two-storey brick engine room (not extant) to the south-east; and a two-storey brick Lithographic Office (not extant) south-east of the engine room. The 1880 engine room extension to the rear of the 1865 building was demolished around this time.

John Petrie's tender of £13,043 (initially for a two-storey building on Telegraph Lane and the engine room) was accepted in July 1884, plus an additional £8,000 in 1885 for a third storey to the Telegraph Lane building, plus the Lithographic Office. The Telegraph Lane building, which was separated from the 1865 building by a yard, included a basement; a machine room on the ground floor; reading rooms, fount, paper, material and store rooms on first floor; and a composing room on the second floor. The design has been attributed to John James Clark, Colonial Architect from 1883-85.

The engine room was completed in late 1885, and housed steam engines and generators which supplied electricity for Queensland's Parliament House from 1886, plus smaller steam engines for powering the Government Printing Office's machinery. The other two new buildings were finished in early 1887.

Changes were later also made to the older buildings within the complex, including the addition of four cast iron columns on the first floor of the front wing of the William Street building in 1890; increasing the height of the 1865 building in 1891 to improve ventilation; and lowering the level of William Street in 1892, requiring construction of a concrete plinth to protect the foundations of the William Street building.

In 1897 the brick wall between the public office and accountant's office in the William Street building was removed, with the addition of an extra iron column in its place. In 1900 zinc roof sheets on the flatter section of the roof of William Street building were replaced with galvanised rib and pans steel. In 1903 the level of Telegraph Lane, which by now had been renamed Stephens Lane, was lowered. Nearby, in 1901, the neighbouring former church was demolished to allow construction of an Executive Building which later became the Land Administration Building.

#### 2.1.4. The George Street Wing – 1912

The ongoing development of the city and its wharves downstream from the original convict site meant that George Street had become more important than William Street by this time. A three-storey brick extension of the Stephens Lane building along George Street, which became the new 'front' for the Government Printing Office, was commenced in 1910 (**Figure 6**), while an additional three-storey brick extension between the Stephens Lane building and the William Street building required the demolition of the 1865 brick building.

The 1910 plans for the George Street wing were signed by AB Brady, Government Architect, and by Andrew Irving, acting Deputy Government Architect, while the 1911 plans are signed by Thomas Pye, Deputy Government Architect. However, the design of the George Street wing is attributed to Edwin Evan Smith, a draughtsman who had assisted Pye with the design of the Executive Building, and who later became the State Government Architect for Victoria.

Smith, also a painter, potter and sculptor, and an examiner in modelling for the Brisbane Technical College, also designed the sculptures on the building. These include two freestanding devils on the parapet above the main entrance and a relief carved devil's head, directly above the entrance. Traditionally, devils (**Figure 7**) are a symbol of the printing trade, generally accepted as representing printer's apprentices.

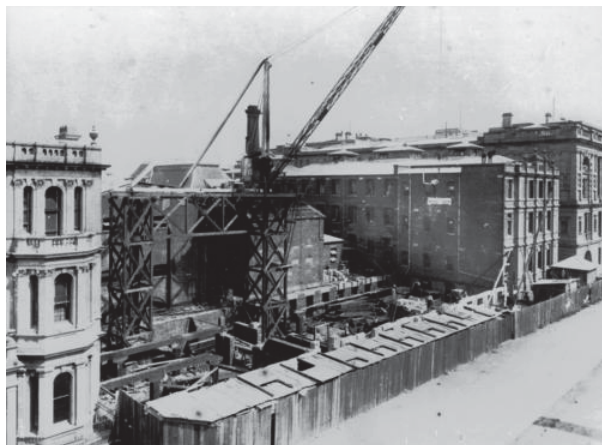


Figure 6 – George Street Wing Under Construction, 1910

Source: (SLQ ID 61122)



Figure 7 – Printing Office Float During Peace Day Celebrations with People Dressed as Devils, 1919

Source: (SLQ ID 146637)

These details were sculpted by well-known Sydney sculptor, William P Macintosh who arrived in Sydney from Edinburgh in 1880 and from 1890 was Sydney's leading architectural sculptor. He received many commissions in New South Wales; his major work being the Queen Victoria Markets. Macintosh arrived in Brisbane in 1903 to complete his major Queensland work, the Executive Building, and was also responsible for the sculptural details on the former Government Savings Bank.

The George Street wing (**Figure 8**) was built by Thomas Hiron, while the Stephens Lane infill building was constructed by J Maskrey. The George Street wing was finished around mid-1912.



The George Street wing connected with both the 1887 Stephens Lane building and the 1887 Lithographic Office, forming a 'U' around the engine room. It was symmetrical, with the main entrance in the centre and secondary entrances and stair halls either side of the central section.

There was an electric lift adjacent to each stair hall, and a basement. Whereas the roof of the Stephens Lane wing was supported on timber queen bolt trusses, the George Street wing used timber queen post trusses, and while cast iron columns had been used to support the main floor beams in the Stephens Lane wing, hardwood columns were used in the George Street wing (**Figure 9**).



Figure 8 – View of George Street Printery, 1920

Source: (SLQ ID 66947)



Figure 9 – Lithograph Press Department, with Hardwood Posts, 1921

Source: (SLQ ID 154873)

It appears that the new building was considered a model for government printing offices, as the South Australian Government Printer requested copies of the plan to assist in the design and extension of the Adelaide Printery building.

Two storeys were also added to the engine room c.1910, and its use appears to have changed at this time to include a Sterro Room and workshop on the ground floor; men's and women's clubs, dining rooms and lavatories on the first floor; reading rooms on the second floor; and lavatories and toilets on the third floor.

In 1910 plans the George Street wing's basement included stock rooms and a strong room; the ground floor (from the south-east to the north-west) contained an extension to the lithographic room (from the adjacent Lithographic Office), dispatch room, offices (**Figures 10 and 11**) and a public counter; while the first floor contained another extension to the lithographic room plus bookbinding (an extension to the Stephens Lane wing's bookbinding floor). The second floor was used by compositors, in an extension of the function of the second floor of the Stephens Lane wing.



Figure 10 – Computing Office, 1921

Source: (SLQ ID 154867)



Figure 11 – Accounts Branch, George Street Building, 1921

Source: (SLQ ID 154868)

By this time the William Street building had been reduced to secondary or service functions, including the printing of railway tickets. The ground floor was a store, the first floor was used as a machine ruling room, and the second floor was the artists and process workroom. Around this time new windows were inserted to the top floor and new dormers were added to the roof (all since removed), and the toilets and lift at the end of the rear wing were demolished. From the end of the first-floor rear verandah, a gallery ran to the former engine room and the Lithographic Office.

In 1912 electricity was connected to all buildings on the site by the Edison and Swan United Electric Light Company Ltd. Various other improvements were made to the building over the years, including strengthening of the floors and installation of fire sprinklers. By 1916 there were three small, one-storey buildings (stores and a workshop) in the corner of the complex, located between the William Street building and the Lithographic Office.

### **2.1.5. Later Government Buildings**

Soon afterwards, the importance of the Government Printing Office in disseminating information to the public was demonstrated. In November 1917, the Australian military conducted a night raid on the Government Printing Office to seize copies of Hansard which the Federal Government did not wish circulated, as they covered debates in the Queensland Parliament on military censorship and conscription. The military also temporarily took possession of the Government Printing Office in August 1918, this time to prevent coverage of statements made in the Queensland Parliament about the treatment of Irish and German internees.

Changes to the site continued before and after World War II. In 1924 some of the roof slates of the William Street building were replaced with iron sheets, and more were replaced in 1933. In 1952 toilets were built at the rear of William Street building, and in 1959 the Lithographic Office was extended towards the engine room and a concrete floor was laid to most of the ground floor of the Stephens Lane wing. In 1970 a new metal-clad building was constructed south-west of the Lithographic Office, demolishing the early workshop.

Meanwhile, the immediate post-war years of the late 1940s saw the Queensland Government expand their activities considerably in Brisbane City. Most public servants were then located in the Treasury and Executive Buildings in George Street and in offices in Anzac Square. The shortage of office accommodation in the centre of Brisbane, and the need to address future requirements, led to a phase of governmental property acquisition in the city. The purchase of properties on George and William Streets between the Government Printing Office and Parliament House was a key focus, in addition to other acquisitions on Charlotte, Mary and Margaret Streets.

The consolidation of government ownership and usage along George and William Streets led to a number of schemes being investigated by the state to further the development of a 'government precinct'. By 1965, a master plan had been developed that involved the demolition of all buildings between the old Executive Building and Parliament House, to enable the construction of three high-rise office buildings in a 'plaza setting'. However, only one of these was built; the Executive Building was constructed south-east of the Government Printing Office between 1968 and 1971. By the early 1970s, the 1960s plan for the precinct was considered no longer suitable and a number of other proposals for the area were explored.

A 1974 'George Street Master Plan' involved lower-rise buildings spread out over greater areas and the demolition of the Bellevue Hotel and The Mansions. A major influence in ultimately shaping the layout of the area during the 1970s was the growing community support for the retention of older buildings around the area of George and Alice Streets, especially the Bellevue Hotel and The Mansions. Spearheaded by the National Trust, the government-related associations and links between buildings, their architectural qualities, and aesthetic contributions to the area were highlighted in submissions to the government and in the public sphere.

### **2.1.6. Site Redevelopment and Building Refurbishment works**

In 1983 the Government Printing Office moved to new premises in Woolloongabba. A number of smaller buildings at the George Street site were demolished in 1986-87 to make way for a four-storey Executive Building Annex, which was connected to the 1971 Executive Building, and a four-level underground car park (**Figure 12**). The Lithographic Office, former engine room, the two remaining c.1916 buildings, the 1970s building, the toilets at the rear of the William Street building, and the Stephens Lane infill building were demolished at this time.



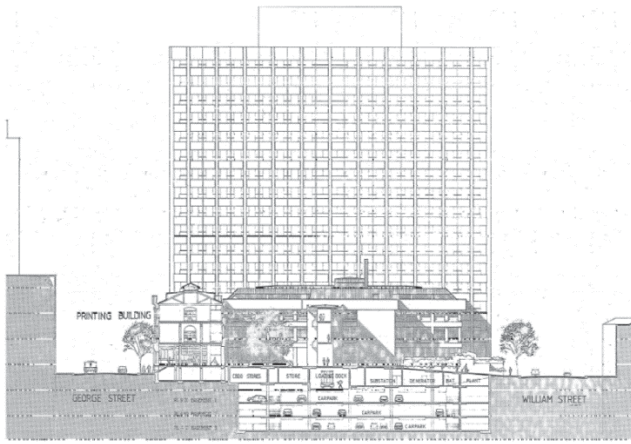


Figure 12 – Section View of Printing Office with Executive Building in Background and Proposed Executive Building Annex and Car Park in Foreground, 1986

Source: (Department of Public Works E25/3653 SD14)

The construction of the car park under the site of the engine room and up to the south-east side and rear of the rear wing of the William Street building removed the remaining archaeological traces of the Commandant's cottage and kitchen with cellar. An archaeological dig was carried out at this time on these remnant structures and retrieved material was recorded by staff from the Queensland Museum.

A courtyard was created between the two buildings, and the former Commandant's cottage and kitchen wing were outlined in part by contrasting coloured bricks and sandstone in the new paving laid in 1987. The remaining section of the Commandant's cottage would have been located under the footprint of the rear wing of the William Street building, but construction of a small basement (c.1987) of reinforced concrete beneath the rear wing destroyed any evidence of this structure that may have survived.

At this time works were carried out to restore and renovate the William Street printing building. This work included:

- The demolition of non-original dormer windows;
- Restoration of the clerestory;
- Reconstruction of the roof framing and replacement of the corrugated iron roofing with slate and galvanised steel sheeting;
- Reconstruction of the rear verandah; and
- Removal, reconstruction or restoration of doors and windows, with some external openings sealed, and some new windows and doors inserted.

In addition, the existing ground floor slab and flooring was replaced, along with sections of the front wing's timber flooring on the first and second floors. The rear wing's floors were replaced with reinforced concrete suspended slabs. Other strengthening of floors utilised steel beams and trusses, and all casements were replaced as pivot windows. After this work was completed the Queensland Museum Sciencentre moved into the building, opening in 1989.

The George Street Printery was refurbished between 1987 and 1991 with work including:

- Replacement roof sheeting;
- The construction of a glass-walled arcade on the south-east wall of the Stephens Lane wing;
- A tiered theatre at the south-east end of the second floor of the George Street wing;
- Removal of the original lifts in the George Street wing;
- Installation of two new lifts and toilets at the George Street end of the Stephens Lane wing;
- A new stairwell at the south-west end of the Stephens Lane wing; and

- A light court extension from the basement to the courtyard and a link from the basement to the underground car park.

The Sciencentre moved from the William Street building into the George Street Printery in 1992, from where it operated until 2002.

In 1993 the William Street building's interior was remodelled for commercial use as the Public Service Club.

In 2005-6 the George Street Printery was refurbished for use by the Registrar of Births, Deaths and Marriages. A new fit-out was installed and the main entrance closed. Customers currently enter the building through a new entrance off the rear courtyard.

## 2.2. CHRONOLOGICAL OVERVIEW

**Table 1** provides a summary of the key dates and events in the history and development of the former Government Printing Office site.

Table 1 – Chronological Overview of the Former Government Printing Office

Date	Event
1862	The first Queensland Government Printing Office was built facing William Street.
1865	'L' shaped brick and stone building built to the rear of the 1862 building.
1872-1874	Demolition of the 1862 building and construction of a three-storey brick building facing William Street.
1884-1887	Three-storey brick building erected along Stephens Lane.
1903	The level of Telegraph Lane, which by now had been renamed Stephens Lane, was lowered
1890-1910	Internal and external adaptations to William Street building and 1865 building.
1910-1912	Three-storey brick extension of the Stephens Lane building along George Street, requiring the demolition of (with possible incorporation of parts of) the 1865 brick building
1912	Electricity was connected to all buildings on the site by the Edison and Swan United Electric Light Company Ltd
1970	A new metal-clad building (not extant) was constructed south-west of the Lithographic Office, demolishing the c.1916 workshop.
1968-1971	New Executive Building was constructed south-east of the Government Printing Office
1983	The Government Printing Office moved to new premises in Woolloongabba in October 1983.
1986-1987	A number of former Government Printing Office buildings were demolished to make way for a four storey Executive Building Annex, and a four-level underground car park.
1986-1988	Refurbishment works to the Public Service Club.
1989	Queensland Museum Sciencentre moved into the William Street building.
1987-1991	The George Street/Stephens Lane building was renovated.

Date	Event
1992	The Sciencentre moved from the William Street building into the George Street/ Stephens Lane building.
1993	The William Street building's interior was remodelled for commercial use as the Public Service Club.
2002	Sciencentre moved to the Queensland Cultural Precinct.
2005-2006	George Street wing was refurbished for use by the Registrar of Births, Deaths and Marriages, with a complete new fit-out and closure of the main entrance.

## 2.3. HISTORICAL THEMES

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

Historical themes at each level that are relevant to the former Government Printing Office are provided in **Table 2**.

Table 2 – Historical Themes

QLD Theme	Sub-Theme	Example of Place
3. Developing secondary and tertiary industries	3.9 Informing Queenslanders	Printing Office
4. Working	4.3 Working in offices	Offices
5. Moving goods, people and information	5.7 Telecommunications	Telegraph station
7. Maintaining order	7.2 Government and public administration	Government offices

## 3. PHYSICAL CONTEXT

### 3.1. VIEWS, LANDSCAPE AND SETTING

The former Government Printing Office is located between George and William Streets, with a boundary to Stephens Lane.

The front elevations of both buildings are more decorative than the rear and side elevations.

Stephens Lane is formed on its south-eastern side by the external walls of the former Government Printing Office buildings, and a stone wall that extends from the rear of the William Street building (Public Service Club) to the George Street building (the Printery), and opposite the former Land Administration Building.

The former Government Printing Office site comprises two separate buildings, and some other built form elements:

- The Public Service Club on William Street which was constructed in the 1870s;
- The Printery on George Street and Stephens Lane, the surviving evidence of which was constructed in two stages the mid-1880s and early 1910s; and
- The hard-landscaped courtyard between the buildings which includes the interpretive footprint of the former Commandant's cottage.

Stephens Lane runs along the north-western side of the site. A cart lane (**Figure 13**) runs alongside the south-eastern elevation of the Public Service Club. Both lanes provide access to the internal courtyard.

The paved courtyard (**Figure 14**) between the buildings was constructed in the 1980s as part of the refurbishment of these buildings and the wider site, and features modern materials. Within this courtyard the footprint of the former Commandant's cottage and detached kitchen is indicated in different coloured pavers.



Figure 13 – Cart Lane

Source: (Urbis 2016)



Figure 14 – Courtyard, Former Site of Commandant's Cottage

Source: (Urbis 2016)

The Commandant's cottage and detached kitchen were established in the 1820s and 1830s period of the penal settlement of Moreton Bay. The historical interpretation of these structures was undertaken as part of the works to these areas in the 1980s, and was based on archaeological investigation, and recovered evidence. The indicated footprint of this cottage extends into the Executive Building Annex, but is discontinued at this location.

The ground floors of both buildings are located above the respective street levels. Therefore equitable access is not provided from the street to either building. The courtyard between the two buildings has assumed a greater importance than might otherwise have occurred, as access to both buildings is provided from the courtyard space.

Adjacent to the Public Service Club on William Street and also fronting William Street is the Executive Building Annex, a modern multi-storey modern office building that was constructed in the mid-1980s.

The two former Government Printing Office buildings present finely detailed and designed elevations to the respective street frontages, and both buildings make fine contributions to their streetscapes and the wider townscape. While the scale of development in William Street is a bit more disjointed than George Street, the Printery is a strong element in the longer views of George Street. The scale and form of the complements the scale and form of the former Land Administration Building, Harris Terrace, The Mansions and the Queensland Club in the longer view.

Although the former Land Administration Building is constructed of stone and the Printery is predominantly rendered masonry, the George Street wing in its scale and form, building materials and the external design complements the former Land Administration Building quite well. The buildings were constructed within a short time of one another and are fine components of the streetscape of George Street.

Both buildings are prominent in views along William Street and George Street (**Figure 15**). The courtyard space between the two buildings allows for good views to the rear elevations of both the Public Service Club and the Printery, which were not otherwise visible or accessible until the redevelopment of the site during the 1980s. This space is a relatively unknown yet remarkable heritage vantage point in the city, offering views and spaces that are hidden yet accessible, and waiting to be discovered by the general public. The path of Stephens Lane also allows views to the side elevation of both buildings, and the rear and side elevations of the Public Service Club.

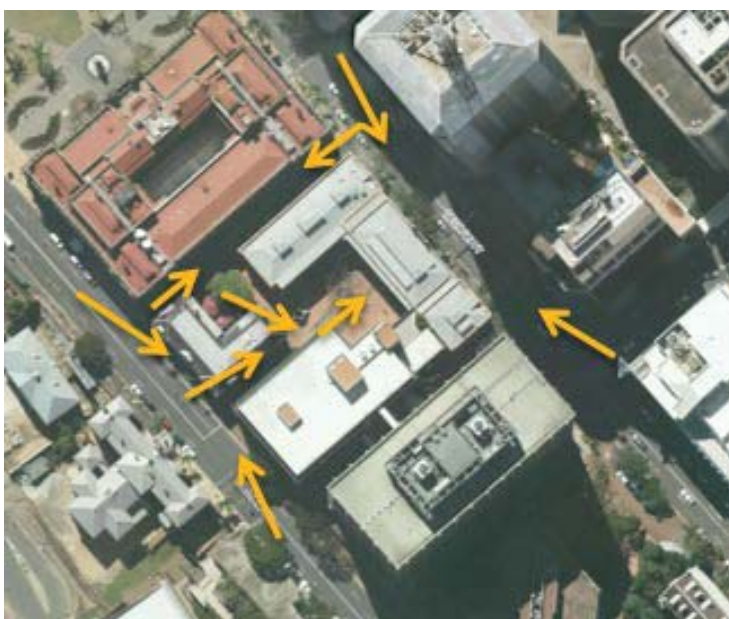


Figure 15 – Views to the Buildings, Site and Lane

Source: *Urbis 2016*

The presence of the Executive Building Annex attached to the rear elevation of the Printery is an intrusion into this courtyard space.

Stephens Lane is contained within the heritage register boundary of the former Government Printing Office. While the lane has existed for many years and dates to the period before the first printing buildings on William Street from the 1850s, the qualities of the lane and the space created are largely formed by the four-storey former Land Administration Building to one side and the and the three-storey printing buildings to the other.

## 3.2. THE PUBLIC SERVICE CLUB

### 3.2.1. Exterior

The Public Service Club is located at 84 William Street, on the corner of William Street and Stephens Lane.

In plan the building is L-shaped with the main wing extending along William Street and the return wing at the south eastern corner of the building extending towards George Street.

The building is three storeys in height and is constructed of facebrick with stone facings and trimmings, and a dressed stone base. The rear elevation of the building to the courtyard space has been painted (William



Street wing) and rendered and painted (return wing) where later extensions to the original building were demolished.

The building has a steeply pitched mansard roof which is clad in slate tiles on the steeper portions and rib and pan profile galvanised steel sheeting. The roof has clerestory windows of narrow, amber-coloured, fixed glazing at the change in pitch and lengths of cast iron ridge cresting. The building was re-roofed in the 1980s with new slate tiles and galvanised steel sheeting matching the original and replacing the later corrugated metal sheeting.

Two brick chimneys with rendered cappings are located at the Stephens Lane end of the building.

The external elevation of the building to William Street (**Figure 16**) demonstrates the influence of the Gothic Revival design of the late Victorian period, predominantly in the steeply pitched roof, arched colonnade and narrow windows.



Figure 16 – William Street Façade

Source: *Urbis 2016*

The William Street elevation is symmetrical with a ground floor colonnade of five pointed arches between two projecting bays at each end. Circular openings are located in the infill areas between each arch. The colonnade is reached via a central stone staircase. Five sets of horizontal-pivot timber sash windows align with the five arches of the colonnade.

The main entrance to the building off William Street is located at the Stephens Lane end, via a painted timber double door.

Each end bay has a centrally located segmental arch which surrounds a rendered section containing two lancet windows with semi-circular heads. The first floor levels have three similarly styled windows, symmetrically placed, and the second floor levels have larger scale windows which project above the eaves line with curved pediments.

The Stephens Lane elevation is similar in detail to the front elevation, with rendered arches containing multiple lancet-type windows at ground floor level and a concave corrugated iron awning over the first floor windows. The stone string courses of the front elevation continue around this elevation. These features are shown in **Figure 17**.

A variety of bonds make up the brickwork, including English, Flemish, and English Garden Wall. The bricks of the William Street wing are discernibly better quality than those of the rear wing and have struck or ruled pointing.

The former cart lane (**Figure 13** in **Section 3.1**) to the south eastern side of the building is paved with modern materials. A number of windows have been removed from this side elevation of the building and the spaces infilled with brickwork.

The rear elevation of the William Street wing (**Figure 18**) is painted brick work and has a combination of arched and rectangular windows on all levels. Some former windows and doors at the rear of the building have been infilled with brickwork. A partially enclosed timber verandah is located on the north-west elevation of the return wing to the first and second floors.

The courtyard garden is formed by modern steel partitions to enclose an outdoor seating area.



Figure 17 - Details of End Bay, Stephens Lane Elevation

Source: Urbis 2016



Figure 18 - Rear Elevation

Source: Urbis 2016

### 3.2.2. Interior

Internally the building features timber floors to the William Street wing and concrete floors to the return wing. The return wing features a basement level which was constructed in the 1980s as part of the refurbishment work to the building at that time, which connects to the underground car park behind the building.

It would appear that the interiors of the return wing were adapted and altered for new use at that time. Each floor is constructed of concrete, and contains lifts, fire escape stairs, toilets, kitchens and suspended ceilings. This is consistent across all three floors of the return wing.

The building has a rear entry at the return wing that has become the main entrance for the Public Service Club. An arched opening is extant at the threshold to the William Street wing from the return wing and provides the entrance into the main bar. A modern metal mesh screen divides the space to close the bar.

Internally the William Street wing of the building is relatively intact. The ground floor (**Figure 19**) has a large single space which is used as bars and eating areas, with three smaller rooms to the Stephens Lane end. The bar fixtures and fittings are modern, and modern joinery lines some of the internal walls. Iron columns (original or reproductions) support the floors above (**Figure 19**) and are located centrally within the main space. An original timber column is extant in one of the end rooms. The main space on the ground floor is not ceiled (**Figure 19**) and the timber floor framing and boards of the floor above are visible. Doors exiting the building are generally framed tongue-and-groove sheeted.

The three rooms to the Stephens Lane end feature timber boarded ceilings. The three end rooms appear to be original and feature painted brick walls, four panelled timber doors, timber skirtings and architraves, and extant fireplaces with timber joinery (**Figure 20**).

The internal walls are painted brick; windows are timber pivots with arched heads, while the timber floor is carpeted.

Windows to the ground floor are a mixture of timber casements with square heads or arched head fixed windows. Windows feature stained timber surrounds. Timber doors on the ground floor have fanlights, and stained timber skirtings and architraves.

The first floor of the William Street wing is a large single space, but with a later partition to the Stephens Lane end. Modern glazed doors provide entry to the main space. The original arched opening between the two wings has been removed. There is no ceiling as such to the space and timber joists and beams are prominent, and are supported by two rows of iron columns located throughout the space. A modern servery and bar area are located at the back of the room. These features are shown in **Figure 21**.



Figure 19 - Ground Floor Interior

Source: Urbis 2016



Figure 20 - Fireplace

Source: Urbis 2016



Figure 21 – First Floor

Source: Urbis 2016

The internal walls are painted brick, windows are timber pivots with arched heads, and the timber floor is carpeted. The floor is of timber boards, large sections of which were reconstructed in the 1980s work, while modern carpet has been laid.

Like the floor below, the second floor of the Public Service Club (the former binding room) (**Figure 22**) is a large single space, with a small partitioned area in the south eastern corner. An arched opening is extant at the threshold between the return wing and the William Street wing, like the ground floor, but has been partly infilled and a modern timber door provides entry to the space.

The floor is composed of timber boards, most of which were reconstructed in the 1980s refurbishment of the building, and carpeted. Windows are predominantly timber pivots with arched heads which have been reconstructed. The internal walls are painted brick (**Figure 22**).

The second floor of the William Street wing is not ceiled. The roof structure is exposed and comprises multiple sets of queen post trusses (**Figure 22**).

The underside of the roof is lined with timber beaded boards that are laid diagonally and raked to follow the mansard roof. The roof members and timber boards are stained dark brown. The amber-coloured glass in the clerestory is also used in the top of windows to William Street and Stephens Lane (**Figure 22**).





Figure 22 - Second floor

Source: Urbis 2016

Many of the windows and doors in the building are thought to have been reconstructed to match early forms during the 1980s work to refurbish the building for other purposes.

### 3.3. THE PRINTERY

#### 3.3.1. Exterior

The Printery is located fronting George Street and Stephens Lane. The building was constructed in two distinct sections, in the 1880s (Stephens Lane wing) and 1910s (George Street wing). This staged construction is apparent in the building fabric both internally and externally.

The Printery is a three-storey, rendered masonry building set on a Brisbane Tuff base, with a partial basement to the George Street wing. The building forms an L-shape around the rear courtyard (**Figure 23**).

The earlier Stephens Lane wing (1884) has a long frontage to Stephens Lane and a narrower frontage to George Street. This wing was constructed of brickwork which has been painted to the Stephens Lane elevation and rendered to the George Street elevation, with stone dressings to the entrance bays to George Street. The courtyard elevation is face brick. The building is set on a stone base along both George Street and Stephens Lane. A stone wall continues along the alignment of Stephens Lane towards William Street.

Overall the George Street elevation (**Figure 24**) is symmetrically composed around a central, slightly projecting entrance bay with wings on both sides terminating in pavilions. The north-western bay of the George Street elevation corresponds with the 1880s Stephens Lane wing of the Printery.



Figure 23 - George Street Building Viewed from Courtyard

Source: Urbis 2016



Figure 24 - George Street Elevation, looking towards the Central Entrance

Source: Urbis 2016

The elevation to the George Street wing is rendered and painted above a stone base, with the central entrance bay and two subsidiary entrances constructed of sandstone. The George Street elevation features square headed windows with square-formed string courses. Decorative features are primarily restricted to the ground floor and include rendered details and carved stonework.

The central entrance to the building is located on a granite base. An archway leads to an elevated porch and stone stairs from the street lead to timber entrance doors. These doors are timber with stained glass panels and side lights depicting various printing techniques. Original steel mesh doors are located at the street frontage and prevent access to the building from the street frontage. Above the stone archway are a series of stone carvings and decorative details including a devil's face, banners, the words "PRINTING OFFICE" and the date "1910". A large entablature separates the ground level from the upper two levels which have double pilasters rising through both levels on either side of the windows. These features are shown in **Figures 25 and 26**.



Figure 25 - George Street Elevation, Central Entry

Source: Urbis 2016



Figure 26 - Banner and Carvings Above Central Entrance

Source: Urbis 2016

The various bays of the building are separated by pilasters. These pilasters have Ionic order capitals with gargoyles featured. Double hung sash windows to the front elevation feature balustrades. The pilasters support a broken-bed pediment with relief carving to the tympanum featuring the Queensland Coat of Arms.

Above the pediment is a parapet with pedestals at either end supporting sculpted stone devils holding shields bearing the printer's emblem.

The rear elevation of the Stephens Lane wing is not the original elevation of this building; the building was partially demolished which revealed an earlier rear wall. This elevation is currently rendered and painted to demonstrate that it is not an original face. The elevation features early arched openings with modern glazed panel infills.

The courtyard elevations of the two wings are face brick but of discernibly different bricks on either wing (dark brown brick to the 1880s Stephens Lane wing and red brick to the 1910s George Street wing). These elevations were previously painted; the brickwork condition clearly indicates this previous paint removal.

The Stephens Lane wing is of face brick with segmental arches of lighter brick. The windows are timber casements with fanlights above and stone sills that are painted or rendered. The former windows at the rearmost bay on the upper two floors have been infilled.

The ground floor to the Stephens Lane elevation of the Stephens Lane wing of the Printery features an arcade of flat-arched openings created by the removal of previous windows, sills and brickwork. Timber fanlights have been retained above. This has formed a covered walkway (**Figure 27**). A modern glazed wall sits inside this space constructed alongside one of the lines of iron columns internally, and forms the enclosure to the ground floor offices beyond.

The rear elevation of the George Street wing is of face brick with square headed timber sash windows with fanlights to each floor and stone sills. The first and second floors have cast iron balconies extending the length of the building. These balconies have cast iron handrails and decorative balustrading and are supported by cast iron brackets. Brackets of a similar style support the extended eaves to the second level. These features are shown in **Figure 28**.



Figure 27 - Arcade, with Extant Fanlights

Source: Urbis 2016



Figure 28 - Windows, Balconies and Brackets

Source: Urbis 2016

The south-west elevation of the George Street wing has openings and modelling added in the 1980s. Originally this elevation was devoid of features.

The Executive Building Annex was constructed in the 1980s and adjoins the rear elevation of the George Street wing at the south-eastern bay. The side elevation of this bay towards the Executive Building is rendered and painted and features modern arched openings with glazed infills.

Access to both wings is provided from the rear courtyard. The courtyard itself is paved with modern material and was largely formed in the 1980s work to the site.

The Printery building is roofed with modern corrugated steel sheeting. The building has four ventilated and glazed roof lanterns; three in the Stephens Lane wing and one large one in the George Street wing.

### 3.3.2. Interior

Internally the Printery appears to be relatively intact.

The ground floor of the Stephens Lane wing is constructed of concrete, with timber floors to the upper floors and timber roof framing above. Cast iron columns survive on the ground, first and second floors.

New lifts, toilets and related partitions are located towards George Street in the Stephens Lane wing and extend through all floors. Modern partitions and floor finishes are located in this part of the building. The former external wall of the 1880s Stephens Lane wing survives in part with a series of original rounded arches in the brickwork through to the contiguous George Street wing.

The ground floor of the Stephens Lane wing features office space for Births, Deaths and Marriages. Fitouts and fixtures are modern and largely open plan with counters, work stations and waiting areas.

The first and second floors of the building are largely open plan with modern office fitouts and fixtures. Ceilings to the ground and first floors of this wing are timber beams with later infill panels. On the second floor the timber roof framing is exposed with a series of clerestory lights with timber boarded ceilings. Windows are paired timber casements which are likely reproductions.

The internal walls of the Stephens Lane wing are painted brickwork to all floors. A fairly consistent colour scheme of brown/ochre to dado height and yellow above is carried out in many places in this building (both 1880s and 1910s wings).

Internal fire escape stairs have been constructed at the rear of the Stephens Lane wing with infill partitions.

The George Street wing has timber floors and floor framing throughout with timber roof framing. The floors are supported by large timber columns with timber supporting members.

While the George Street wing was constructed with a basement the Stephens Lane wing was not. However a partial basement was created to the Stephens Lane wing during the 1980s refurbishment, which is accessed by the 1980s lifts. It is constructed of wholly modern materials. This basement connects to the basement car park of the Executive Building Annex, and the new basement formed in the Public Service Club.



The basement level to the George Street wing contains some modern office spaces, showers and toilets etc., with predominantly modern partitions dating from the 1980s refurbishment. Suspended ceilings are common although some original herringbone struts are apparent in places. Some original stone foundation walls survive in-situ in the basement area (**Figure 29**) together with original heavy timber columns. An original strong room or safe survives in the basement, and is located directly below the entrance stairs.



Figure 29 - Basement Showing Stone Wall

Source: Urbis 2016

The ground floor of the George Street wing contains further office space and accommodation for Births, Deaths and Marriages. While modern glazed doors and partitions are present in places much of the original office layout on this floor survives, with original timber part height walls with glazed panels above. Original timber doors with stained and etched glass panels with original lettering also survive throughout this area (“Government Printer” and “Accountant”) (**Figure 30**).

The original entrance doors to the building off George Street survive but are not used (**Figure 31**). These are constructed of timber and feature stained glass panels with printing-type figures and motifs (“Typography” and “Lithography”). The original offices for the Government Printer and Accountant survive in this location and are accessed via an original transverse corridor. Pressed metal ceilings survive in many places and indicate the former office spaces and uses. Floors are carpeted throughout.



Figure 30 - ‘Government Printer’ Door

Source: Urbis 2016



Figure 31 - Original Entry Door

Source: Urbis 2016

While the original public counter does not survive and a modern counter has been installed, the original space of the public waiting area remains in part, although the locations have been reversed as the public now enters the building from the rear rather than the front. Apart from the pressed metal ceilings, ripple iron ceilings also survive throughout the ground floor office areas. Floors are carpeted throughout.

The large room at the south-eastern end of the building on the ground floor has been adapted as a chapel/ceremony space for Births, Deaths and Marriages. Detailing and finishes to this space are all modern, although heavy timber columns and ripple iron ceilings survive.

The original stairwells and staircases survive on the ground floor (and indeed all floors) to the George Street wing. Stairs are concrete with steel handrails and balustrading, while the stairwells are painted brick. The stairwells have been enclosed with fire rated doors to act as fire escape stairs; the enclosures have been constructed within the original brick arches on each floor. The original timber doors to George Street survive in these stairwells.

The first floor to the George Street wing has ripple iron ceilings and heavy timber columns with timber supporting members throughout. A raised floor has been installed on this level to provide support for the series of compactuses accommodated therein for the storage of Births, Deaths and Marriages records (**Figure 32**). The internal brick walls are rendered and painted, and the windows to George Street on this level have been covered over. Timber French doors open out onto the cast iron balcony at the rear of the building.



Figure 32 - Second Floor

Source: *Urbis 2016*

Floor plans for the Printery and the Public Service Club are shown in **Appendix A**.

### 3.4. OTHER ELEMENTS

The alignment of Stephens Lane is contained within the former Government Printing Office site. The lane itself is laid with bitumen. A low stone wall and iron fence extends the length of the lane. This wall was constructed as part of the adjoining former Land Administration Building and is part of the heritage entry for that site.

The paved courtyard between the two buildings features modern materials and was largely constructed in the 1980s work to the wider site. The courtyard features modern seats and fixtures and a light well with glass balustrading providing views to an outdoor communal area below, at the basement level of the Printery.

A modern awning or pergola-type structure is located in the courtyard at the junction of the two wings of the Printery, providing shade and weather protection to customers.

A stone wall extends along the south-eastern side of Stephens Lane from the rear of the Public Service Club to the rear of the Printery. The wall is in two parts and in the space between the two sections a modern staircase extends from the Stephens Lane grade level to the level of the courtyard formed by the two buildings. The stone returns around both sides of the staircase. While the two returns of the stone wall would date from the 1980s work to create the courtyard the remainder of the stone wall is thought to date from the construction of a machinery building in this location in 1916. The stone capping to this wall is modern.

The other identified element within the curtilage area is the footprint of the former Commandant's cottage and detached kitchen. These building outlines are set out in different coloured pavers in the paved courtyard area. Only parts of the building are indicated as the footprint extends into the Executive Building Annex. This work of historical interpretation was done in the 1980s refurbishment of these buildings and the wider site, and indicates the former location of these two buildings which date from the convict period of the Moreton Bay penal settlement.

## **3.5. CURTILAGE**

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

The former Government Printing Office is located on a relatively large site of more than 8,000 square metres.

The site is described as Lot 3 on CP882348. The site contains the two heritage buildings, the alignment of Stephens Lane, the Executive Building and the Executive Building Annex, and the footprint of the former Commandant's cottage and detached kitchen.

However, the whole site is not entered in the QHR, and only part of the site is identified as the heritage entry for this place. This designated curtilage represents the heritage interest in the site.

The curtilage encompasses the Printery, the Public Service Club, the Stephens Lane alignment, and the footprint of the Commandant's cottage and detached kitchen, but also the Executive Building Annex which was constructed in the mid-1980s.

The Executive Building Annex is included in the curtilage but is not of cultural heritage significance.

Opportunity exists for the curtilage to be revised to more accurately reflect the heritage fabric of this place.

## **3.6. CONDITION AND INTEGRITY**

### **3.6.1. Condition**

Both the Printery and the Public Service Club appear to be in good condition. No major faults or weaknesses in the built fabric were noted during the site inspections. However, some of the timber columns and supports in the George Street wing of the Printery show signs of slight cracking or stress.

Minor faults noted in the buildings include:

#### **Public Service Club**

- Minor cracking to walls;
- Deteriorated timber boards to rear verandah;
- Water damage to ground floor ceiling in foyer and bar area;
- Cracked glass to windows;
- Corroded gutters;
- Corrosion to rib and pan roof to rear of building;
- Fretting brickwork and deteriorated mortar joints; and
- Slipped, missing and damaged tiles.

#### **Printery - Stephens Lane Wing**

- Minor cracking to walls;
- Damaged downpipe; and
- Fretting brickwork and deteriorated mortar joints.

## Printery - George Street Wing

- Minor cracking to walls;
- Cracking and movements of hardwood posts; and
- Leaking services in basement.

### 3.6.2. Integrity

The integrity of both buildings is quite good, considering the changes that have occurred to them over time and particularly since the 1980s. Both buildings have experienced minor changes to their basic structures, with the loss of some elements to the rear elevations of both, but these were quite minor losses overall.

Some of the original windows to the Public Service Club have been removed and the spaces infilled with brickwork.

Externally both buildings have the appearance of being quite intact. However major elements such as roofing materials, and many windows and doors have been reconstructed to match the originals of these items.

Internally the buildings are also quite intact with many original features and elements surviving. The necessary changes to incorporate new services and facilities have been well contained in both buildings such that lifts, toilets and plant are accommodated in specific areas and other parts of the floors are less altered.

The Public Service Club has a basement level under the return wing which was constructed in the 1980s. The floors of the return wing are concrete and these were also constructed at that time. The return wing of this building across all floors contains modern elements from the 1980s and 1990s – the lifts, fire escape stairs, plant, toilets, kitchens and food preparation areas in association with the current use of the building as a restaurant.

In comparison, the William Street wing of the Public Service Club is quite intact. Original rooms and spaces survive on the ground floor including fireplaces and joinery, while the first and second floors are generally open plan and largely as the building was constructed in the 1870s. Iron columns survive on the ground and first floors, while the timber boarded first and second floors of the building have been largely reconstructed to match the original.

The timber framing to the roof of the building on the second floor is a major component of the building interior. The underside of the roof is lined with timber beaded boards that are laid diagonally and raked and are original elements of the building.

While timber windows (fixed, casement and pivot) and timber doors survive throughout the building it would appear that many of these are reconstructions of earlier forms.

The Printery on George Street is quite similar. The two separate wings are quite intact, with lifts, toilets and plant located at the front of the Stephens Lane wing and well contained to this area to allow the remainder of the building to be relatively unencumbered. The Stephens Lane wing features the rows of iron columns on the ground and first floors and intact timber detailing to the clerestory lighting on the second floor. The George Street wing features intact joinery, office spaces and rooms and pressed metal ceilings on the ground floor, and timber columns and supports on the basement level. Stone walls survive on the basement floor as well. The original staircases survive throughout the building and the second floor features intact timber roof framing which remains visible as the space is not ceiled.

## 3.7. 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 on page 27*



- ~~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.

### 3.7.1. Summary

Prior to the construction of the former Government Printing Office, the Commandant's cottage was located on this site.

As part of the construction of the Executive Building Annex and basement car park, the remains of the cottage were archaeologically excavated by the Queensland Museum in the 1980s (refer **Volume 3, Attachment E: Archaeological Management Plan** prepared by Urbis).

The former location of the associated buildings was interpreted in the 1987 paving in the courtyard area between George and William Streets.

In 1903, the level of Stephens Lane was also lowered, diminishing the archaeological potential of this area of the site.

The QHR citation for the former Government Printing Office recognises that the place has the potential to reveal information that will contribute to our understanding of Queensland's history. There is the potential for sub-surface material to survive relating to the first printing office on the site (1862), particularly the foundations, as well as material relating to the 1865 building, including an underground cistern and associated stables.

The historical archaeological potential of the place is shown in **Figure 33**.

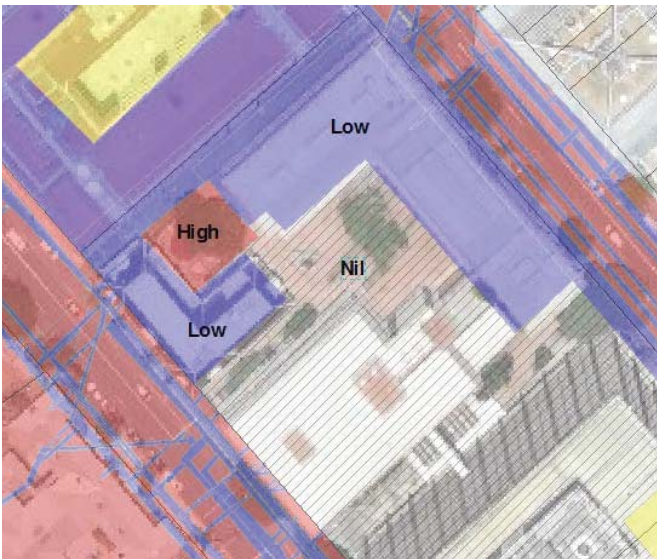


Figure 33 - Historical Archaeological Potential of Study Area

Source: Urbis 2016

The potential archaeological resource of the place can be divided into two categories, as follows:

- **Low (blue)**

The 1875 building along William Street (Public Service Club) replaced an earlier timber structure, and the nature of its construction indicates that it is likely to have removed any evidence of the earlier structure. There remains potential for sub-floor deposits to remains which may be associated with the early use of the 1875 building.

Prior to the construction of the Printery there was nothing substantial in this location, and any archaeological remains in this location are likely to be associated with the building's construction.



- **High (red)**

The courtyard area between the William and George Street buildings accommodated a number of structures between 1824 and the 1980s including the Commandant's Office, a well, stables and an earlier 1860s timber Government Printing Office. There is potential for structural remains of these buildings to remain in this location, in addition to artefactual material associated with the former use of the site

*Replace strikethrough under 3.7 with:*

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

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

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

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

## 4. CULTURAL SIGNIFICANCE

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

### 4.1. ABOUT CULTURAL SIGNIFICANCE

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

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

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

### 4.2. SIGNIFICANCE ASSESSMENT

**Table 3** presents an assessment of the significance of the former Government Printing Office, taken from the existing QHR entry.

Table 3 – Assessment of Heritage Significance

Criteria	Significance Assessment
<p><b>A – Historical Significance /Scientific Significance</b></p> <p><i>The place is important in demonstrating the evolution or pattern of Queensland's history.</i></p>	<p><i>The place is important in demonstrating the evolution or pattern of Queensland's history.</i></p> <p><i>The Queensland Government Printing Office (former) was the first purpose-built government printery in Queensland and operated on the site from 1862 to 1983, playing an essential part in the administration of Queensland for 121 years. The dissemination of Hansard and other government information is an important part of democracy, promoting public access to parliamentary debate and facilitating transparency regarding government decisions. The expansion of the site and addition of new buildings over time was a result of the growth of the Queensland Government and its functions.</i></p> <p><i>As part of a government precinct that has existed since 1825, the place helps to demonstrate the early importance of this part of Brisbane to the administration of the Moreton Bay penal settlement and later the colony and state of Queensland. The proximity of the printing office to Parliament is also a reflection of its important role in government.</i></p> <p><i>The former Government Printing Office buildings fit within a pattern of substantial, well designed masonry buildings constructed to the designs of colonial and government architects. The structures show an adaption to Queensland's climate and the increased availability of materials and skills over time, including improvements in brick manufacturing</i></p>

	<p><i>processes. The designs of the constituent buildings also demonstrate the increased ambitiousness of the projects of the Colonial/Government Architect's Office between the 1870s and the 1910s.</i></p> <p><i>The survival of the main Government Printing Office buildings, despite 1960s plans for the demolition of the complex, demonstrates how increased public concern about the preservation of heritage buildings influenced government redevelopment plans during the 1970s and 1980s.</i></p>
<p><b>Significance Indicators</b></p> <ul style="list-style-type: none"> <li>▪ 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"/></li> <li>▪ Example of a process or activity that has made a strong, noticeable or influential contribution to the evolution or pattern of our development of our society or of our environment. <input checked="" type="checkbox"/></li> <li>▪ 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 type="checkbox"/></li> <li>▪ Has influenced an event, phase, movement, process, activity or way of life that has made a strong, noticeable or influential contribution to the evolution or pattern of our development of our society or of our environment. <input type="checkbox"/></li> <li>▪ 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"/></li> <li>▪ Symbolic association with an event, or activity that has made a strong, noticeable or influential contribution to the evolution or development of our society or of our environment. <input type="checkbox"/></li> </ul>	<p><b>State threshold indicators</b></p> <ul style="list-style-type: none"> <li>▪ Regional importance <input checked="" type="checkbox"/></li> <li>▪ Earliness <input checked="" type="checkbox"/></li> <li>▪ Representativeness <input checked="" type="checkbox"/></li> <li>▪ Distinctiveness/Exceptionality <input type="checkbox"/></li> <li>▪ Rarity <input checked="" type="checkbox"/></li> </ul>
<p><b>B – All Aspects of Heritage Significance</b></p> <p><i>The place has rare, uncommon or endangered aspects of Queensland's cultural heritage.</i></p> <p><b>Significance Indicators</b></p> <ul style="list-style-type: none"> <li>▪ 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"/></li> </ul>	<p><i>The Queensland Government Printing Office (former) was the only government printing office in Queensland from 1862 to 1983.</i></p> <p><b>State threshold indicators</b></p> <ul style="list-style-type: none"> <li>▪ Intactness/Integrity <input type="checkbox"/></li> <li>▪ Distinctiveness <input type="checkbox"/></li> <li>▪ Exceptionality <input checked="" type="checkbox"/></li> </ul>

<ul style="list-style-type: none"> <li>▪ Custom that was once common but is now rare or uncommon or no longer practised or has always been uncommon or is endangered. <input type="checkbox"/></li> <li>▪ 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"/></li> <li>▪ Function that was once common but is now rare or uncommon or no longer practised or has always been uncommon or is endangered. <input checked="" type="checkbox"/></li> <li>▪ 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"/></li> <li>▪ Design or form that was once common but is now rare or uncommon or no longer practised or has always been uncommon or is endangered. <input type="checkbox"/></li> </ul>				
<p><b>C – Scientific Significance/Historical Significance</b></p> <p><i>The place has potential to yield information that will contribute to an understanding of Queensland's history.</i></p>		<p><i>The place has the potential to reveal information that will contribute to our understanding of Queensland's history. There is the potential for sub-surface material to survive relating to the first printing office (1862), particularly the foundations, as well as material relating to the 1865 building, including an underground cistern and associated stables.</i></p>		
<p><b>Significance Indicators</b></p> <ul style="list-style-type: none"> <li>▪ Potential to contribute new knowledge about Queensland's history <input type="checkbox"/></li> <li>▪ Potential to contribute knowledge that will lead to a greater understanding of particular aspects of Queensland's history <input type="checkbox"/></li> <li>▪ Potential to contribute knowledge that will aid in comparative analysis of similar places <input type="checkbox"/></li> </ul>		<p><b>State threshold indicators</b></p> <ul style="list-style-type: none"> <li>▪ Earliness <input checked="" type="checkbox"/></li> <li>▪ Rarity <input checked="" type="checkbox"/></li> <li>▪ Extensiveness <input type="checkbox"/></li> <li>▪ Intactness <input type="checkbox"/></li> </ul>		
<p><b>D – Architectural Significance/ Historical Significance</b></p> <p><i>The place is important in demonstrating the principal characteristics of a particular class of cultural places.</i></p>		<p><i>Located within a government precinct, the buildings of the Government Printing Office (former) continue to demonstrate the principal characteristics of a nineteenth/early twentieth century printing office. The interiors have good natural lighting and ventilation and are plain and robust compared to the more elaborate street appearance. The buildings feature smaller, more finely detailed administration areas supporting large production areas and substantial structural framing provides unobstructed floor areas and allows for heavy floor loadings. Access to the rear of the buildings was provided, at different times, via Stephens Lane and the cart lane south-east of the Williams Street building.</i></p> <p><i>The use of brick walls, as well as the use of slate on the William Street building's roof, demonstrates the precautions taken against the threat of fire, while the skylights on the top</i></p>		

floor of the Stephens Lane/George Street building demonstrates the composers' need for good natural light.

The carved Queensland crest, printers' devils, and leaded stained glass with images of the printing process on the George Street wing are also indications of the place's former status and use. At the time of construction, the design of the 1910-12 George Street wing was considered to be a model for other state printing offices.

The William Street building is a good example of the work of the Colonial Architect, Francis Drummond Greville Stanley, while the George Street wing of the Government Printing Office is an excellent example of the work of Edwin Evan Smith, a draughtsman in the Government Architect's Office, and the Sydney sculptor William P Macintosh.

**Significance Indicators**

Exemplifies or illustrates in the surviving fabric:

- A way of life or custom that has made a noticeable contribution to the pattern or evolution of Queensland's history
- The impact of an ideology, value or philosophy on Queensland's history
- A process or land use that has made a strong contribution to the pattern or evolution of Queensland's history
- A function that has been an important part of the pattern of Queensland's history
- The work of a designer who made an important contribution to Queensland's built environment
- An architectural style or form that has made an influential or noticeable contribution to the pattern or evolution of Queensland's built environment
- A construction technique or particular use of materials that has made a conspicuous or early contribution to the evolution of Queensland's built environment
- Variations within, or the evolution of or the transition of, the principal characteristics of a class of cultural places

**State threshold indicators**

- Intactness/Integrity
- Earliness
- Rarity/uncommonness
- Exceptionality

**E – Aesthetic Significance/Architectural Significance**

*The place is important because of its aesthetic significance.*

*The Government Printing Office (former) is an integral part of the most prominent and cohesive group of government buildings in Queensland. A major landmark in the city of Brisbane, together with the former Treasury Building [QHR 600143], former Land Administration Building [QHR 600123], and Queens Gardens [QHR 600112] situated between William and George Streets, the Government Printing Office (former) contributes to both streetscapes. Other buildings in the group include the State Library (former) [QHR 600177], Commissariat Stores (former) [QHR 600176] and the Department of Primary Industries Building*

(former) [QHR 601093] on William Street; and the former Family Services Building [QHR 600111] on George Street. Unified by quality design, materials, form, finish and workmanship, this group of visually cohesive buildings dominate the southern edge of the central business district, adjacent to the north bank of the Brisbane River. The view down, and access along, Stephens Lane enhances the visual appreciation of the former Government Printing Office and former Land Administration Building.

The buildings within the complex display a high degree of design and workmanship internally and externally. The 1872-74 William Street building is differentiated within the precinct by its distinctively steeply pitched roof form, awnings, arcade and dark face-brickwork skilfully relieved with stone detailing. The 1887 Stephens Lane building and its 1910-12 George Street wing share a uniformity and convention in scale symmetry and classical detailing with the other George Street government buildings. The detailing of the George Street entrance with sculpted stone printers' devils over the entry is of particular aesthetic value.

**Significance Indicators**

Demonstrates or possesses:

- Beautiful attributes
- Natural beauty or natural aesthetic quality
- Picturesque attributes
- Evocative qualities
- Expressive attributes
- Landmark quality
- Streetscape contribution
- Symbolic meaning

**State threshold indicators**

- Intactness
- Integrity
- Degree of deterioration
- Setting and location context
- Demonstrated representation

**F – Aesthetic Significance/Architectural Significance/Other Significance**

*The place is important in demonstrating a high degree of creative or technical achievement at a particular period.*

Does not meet this criterion.

**G – Social Significance**

*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*

Does not meet this criterion.

**H – Historical Significance**

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

*The site has a long and close association with the Government Printing Office, a department which played an important role in the administration of Queensland through its dissemination of government information to the public.*

**Significance Indicators**

Has a special association with:

- A person who has made an important or notable contribution to the evolution or

**State threshold indicators**

- Importance of the person, group or organisation in Queensland's history



development of our society or our physical environment		▪ Degree or extent of the association	<input type="checkbox"/>
▪ A group of people who have made a notable contribution to the evolution or development of our society or our physical environment	<input type="checkbox"/>	▪ Length of association	<input checked="" type="checkbox"/>
▪ An organisation who has made a notable contribution to the evolution or development of our society or our physical environment	<input checked="" type="checkbox"/>	▪ Influence of the association	<input checked="" type="checkbox"/>

### 4.3. STATEMENT OF SIGNIFICANCE

The following statement of significance is derived from the Queensland Heritage Register citation. Recommended changes to the statement of significance are shown in **bold**. The (amended) statement of cultural significance below is adopted as the statement of cultural significance in this CMP for the former Government Printing Office.

*The first purpose-built government printery in Queensland operated on the site from 1862 to 1983 and played a major part in the administration of Queensland. As a part of the government precinct that has existed since 1825, the place helps to demonstrate the early importance of this part of Brisbane to the administration of the Moreton Bay penal settlement and later the colony and state of Queensland. The survival of the main Government Printing Office buildings, despite 1960s plans for the demolition of the complex demonstrates how increased public concern about the preservation of heritage buildings has influence government redevelopment plans.*

***The Government Printing Office (former) site also contains elements and features of historical significance including Stephens Lane (former Telegraph Lane) and the site of the former Commandant's cottage from the penal settlement era.***

*The Queensland Government Printing Office (former) was the only government printing office in Queensland from 1862 to 1983.*

*The site has potential to reveal information that will contribute to our understanding of Queensland's history including sub-surface material to survive relating to the first printing office, including underground cistern.*

*The buildings continue to demonstrate the principal characteristics of a nineteenth/early twentieth century printing office. The William Street building is a good example of the work of Colonial Architect, Francis Drummond Greville Stanley, while the George Street wing is an excellent example of the work of Edwin Evan Smith.*

*The Government Printing Office (former) is an integral part of the most prominent and cohesive group of government buildings in Queensland. A major landmark in the city of Brisbane, together with the former Treasury Building, former Land Administration Building and Queens Gardens. Other buildings in the group include the State Library (former), Commissariat Stores (former) and the Department of Primary Industries Building (former) on William Street and the former Family Services Building on George Street. These buildings are unified by quality design, materials, form, finish and workmanship.*

*The site has a long and close association with the Government Printing Office, a department which played an important role in the administration of Queensland.*

### 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 – Levels of Significance

Level of Significance	Justification
Exceptional	<ul style="list-style-type: none"> <li>• Rare or outstanding elements that are potentially of National significance and which directly contribute to the place's overall heritage significance.</li> <li>• Retains a high degree of integrity and intactness in fabric or use.</li> <li>• Any change should be minimal and retain significant values or fabric.</li> </ul>
High	<ul style="list-style-type: none"> <li>• Element demonstrates a key aspect of the place's heritage significance that directly contributes to the overall heritage significance of the place.</li> <li>• Possesses a high degree of original fabric or retains the original use.</li> <li>• Any change should be minimal and retain significant values or fabric.</li> </ul>
Moderate	<ul style="list-style-type: none"> <li>• Element contributes to the place's overall heritage significance.</li> <li>• May have been altered but they still have the ability to demonstrate a function or use particular to the site.</li> <li>• <del>Reproduced</del> <b>Reconstructed</b> elements which are not original but have contributory significance in contributing to the character of the place.</li> <li>• Changes may be appropriate so long as it does not adversely affect the place's overall heritage significance.</li> </ul>
Little	<ul style="list-style-type: none"> <li>• Element may be difficult to interpret or may have been substantially modified which detracts from its heritage significance.</li> <li>• Changes may be appropriate long as it does not adversely affect the place's overall heritage significance.</li> </ul>
Neutral	<ul style="list-style-type: none"> <li>• Elements do not add or detract from the site's overall heritage significance.</li> <li>• Changes may be appropriate long as it does not adversely affect the place's overall heritage significance.</li> <li>• May be considered for removal or alteration.</li> </ul>
Intrusive	<ul style="list-style-type: none"> <li>• Elements are damaging to the place's overall heritage significance.</li> <li>• May be considered for removal or alteration.</li> </ul>

## 4.5. SCHEDULE OF SIGNIFICANT ELEMENTS – PUBLIC SERVICE CLUB




While the Public Service Club is considered to be of cultural heritage significance, not all of its component parts are equally significant. The later additions and changes have to some extent affected its integrity and important qualities, and are seen as having only some or little cultural heritage significance. Nevertheless much original and early fabric of the buildings survives and that fabric has a high level of significance.



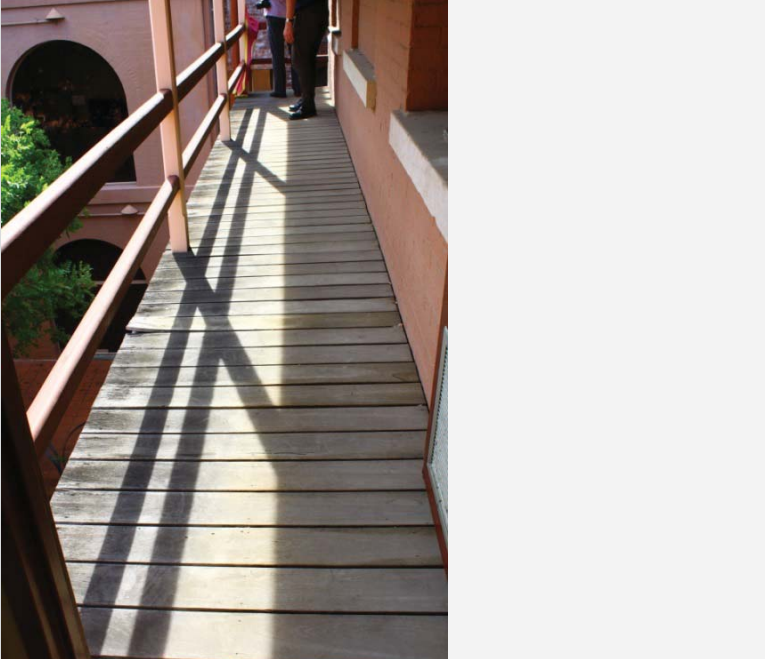
Various elements of the Public Service Club have been graded below in relation to their contribution to the site's overall heritage significance. Elements including buildings, structures, landscape and equipment, that are located within the site's curtilage are outlined below in **Table 5** along with their level of significance in accordance with the assessment table at **Table 4**.

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, Public Service Club

Structure, Space or Element	Location	Photograph	Level
<b>EXTERIOR</b>			
The external form and scale of the building generally, including the William Street, Stephens Lane and side elevations	Viewed from public areas including William Street and Stephens Lane		High
The William Street front elevation	Viewed from William Street		High
Face brickwork external walls from original construction, including stone trims and detailing	External walls to William Street, Stephens Lane and south eastern elevation		High




Structure, Space or Element	Location	Photograph	Level
The original door and window locations to William Street	William Street		High
Slate roof tiles	Roof		Moderate
Balcony – recently reconstructed	Return wing to first and second floors		Moderate









Structure, Space or Element	Location	Photograph	Level
Reconstructed timber windows and doors	External elevations		Moderate
Painted brick surfaces	Rear elevations to courtyard		Neutral
<b>INTERIOR</b>			
Remaining early roof framing and structure	Within ceiling space of William Street wing		High

Structure, Space or Element	Location	Photograph	Level
Second floor room volume and view of timber roof framing, trusses and beams	Second floor, William Street wing		High
Timber roof framing and timber boarded linings	Second floor, William Street wing		High
Brick wall surfaces internally	Ground, first and second floors		High






Structure, Space or Element	Location	Photograph	Level
Iron columns	Ground and first floors	 <p>A photograph showing the interior of a bar or pub. Several tall, slender iron columns support the ceiling. The space is furnished with long tables and red-upholstered stools. A bar counter is visible in the background.</p>	High
Rooms and offices on ground floor	William Street wing	 <p>A photograph of an office space with bright yellow walls. There are desks with computers, chairs, and a window with wooden blinds. The room appears to be a modern office setup within a historic building.</p>	High
Fireplaces and joinery to ground floor rooms and offices	William Street wing	 <p>A close-up photograph of a dark wood fireplace with a black metal grate. The fireplace is set against a light-colored wall. The floor in front of it has a checkered tile pattern.</p>	High



Structure, Space or Element	Location	Photograph	Level
Reconstructed timber floor framing	Internally to ground, first and second floors of William Street wing		Moderate
Timber skirtings and architraves	Internally to ground floor		High
Painted finish to brick wall surfaces	Ground, first and second floors		Little

Structure, Space or Element	Location	Photograph	Level
Lighting generally	Ground, first and second floors		Neutral
Floor finishes generally	Ground, first and second floors		Neutral
Concrete floors	Internally in return wing to all floors		Neutral



Structure, Space or Element	Location	Photograph	Level
Basement floor and walls	Internally in return wing		Neutral
Infilled brickwork to former window openings	South eastern and courtyard elevations of building		Intrusive
Coloured glazing to clerestory lighting.	Second floor		Intrusive



Structure, Space or Element	Location	Photograph	Level
Modern bar joinery and finishes	Ground and first floors		Intrusive
Lifts, fire escape stairs, toilets, plant, kitchens, suspended ceilings, etc.	Internally in return wing to all floors		Intrusive
Air-conditioning plant	Second floor – return wing above suspended ceilings	No photograph available	Intrusive



## 4.6. SCHEDULE OF SIGNIFICANT ELEMENTS –THE PRINTERY




While the Printery is considered to be of cultural heritage significance, not all of its component parts are equally significant. The later additions and changes have to some extent affected its integrity and important qualities, and are seen as having only some or little cultural heritage significance. Nevertheless, much original and early fabric of the buildings survives and that fabric has a high level of significance.

Various elements of the Printery have been graded below in relation to their contribution to the site’s overall heritage significance. Elements including buildings, structures, landscape and equipment, that are located within the site’s curtilage are outlined below in **Table 6** along with their level of significance in accordance with the assessment table at **Table 4**.



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

Table 6 – Gradings of Heritage Significance, the Printery




Structure, Space or Element	Location	Photograph	Level
<b>SETTING</b>			
Courtyard	Courtyard space between the two buildings		High
Stone wall to Stephens Lane	Stephens Lane		Moderate




Structure, Space or Element	Location	Photograph	Level
Tiles and finishes to courtyard	Courtyard space between the two buildings		Neutral
<b>EXTERIOR</b>			
The external form and scale of the building generally, including the George Street, Stephens Lane and side elevations	Viewed from public areas including George Street and Stephens Lane		High
The George Street front elevation	Viewed from George Street		High

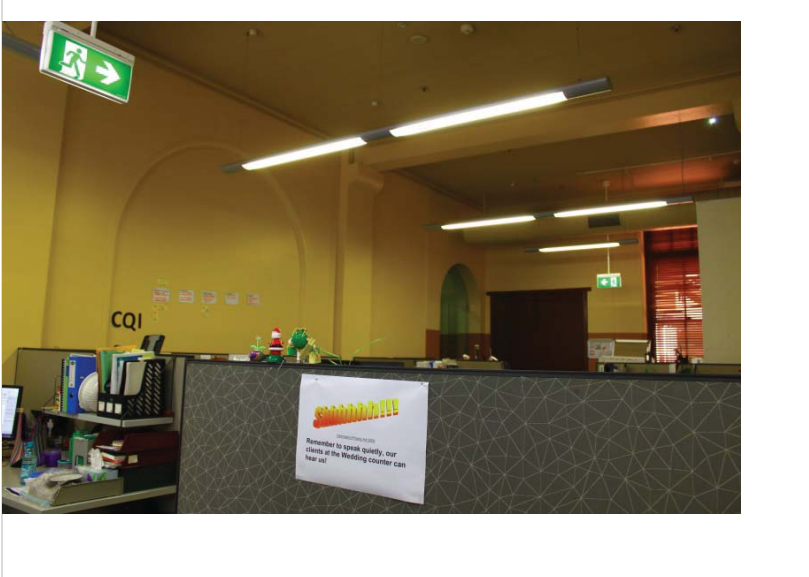
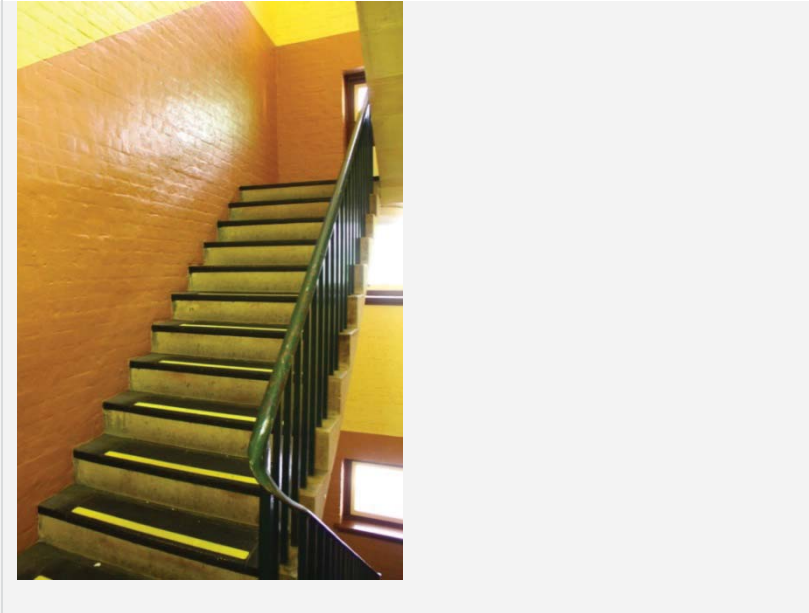


Structure, Space or Element	Location	Photograph	Level
Stone detailing, figures and gargoyles	George Street elevation		High
Stephens Lane side elevation	Viewed from Stephens Lane		High
Facebrick external walls to side and rear elevations	Viewed from courtyard		High





Structure, Space or Element	Location	Photograph	Level
Cast iron balconies and brackets	Rear elevation George Street wing		High
<p>openings</p> Windows to front side and rear elevations	George Street, Stephens Lane and courtyard		Moderate High
<p>Roof form = high</p> Roof sheeting	Roof		Moderate


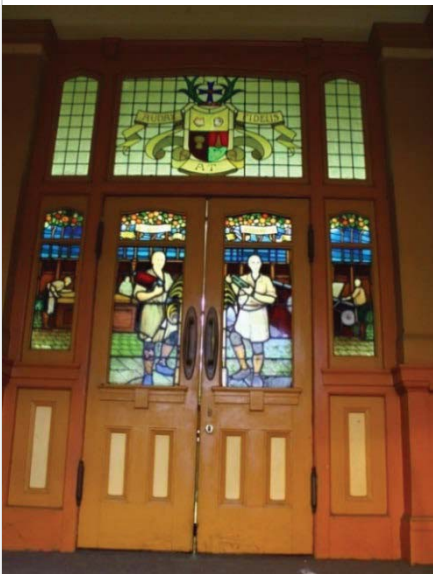

Structure, Space or Element	Location	Photograph	Level
<b>INTERIOR</b>			
Trusses	Second floor		High
Timber linings to clerestory roof and general roof framing	Second floor		High
Ripple iron ceilings	Ground, first and second floors George Street wing		High




Structure, Space or Element	Location	Photograph	Level
Brick walls with arched openings	Ground, first and second floors George Street wing	 <p>A photograph of a reception desk area. The walls are made of light-colored brick with arched openings. A reception counter with a patterned top is in the foreground. A sign on the counter reads "Remember to speak quietly, our clients at the Wedding counter can hear us!". A green exit sign is visible on the wall above the counter. The area is lit with long fluorescent lights.</p>	High
Original stairwells and staircases (concrete stairs, metal handrails and balustrading)	Ground, first and second floors George Street wing	 <p>A photograph of a concrete staircase. The stairs are made of concrete with metal handrails and balustrading. The walls are made of light-colored brick. The staircase is lit with warm yellow light.</p>	High

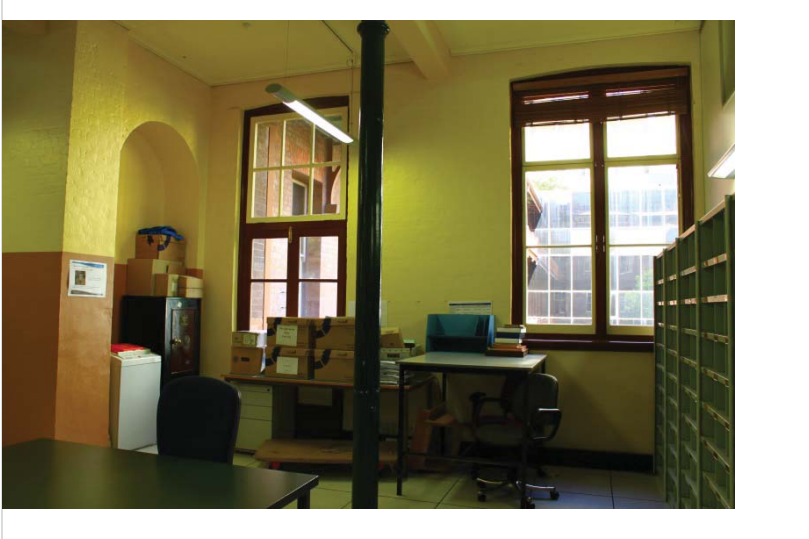



Structure, Space or Element	Location	Photograph	Level
Timber joinery, glazing, leadlight windows and doors	Ground floor George Street wing		High
Pressed metal ceilings	Ground floor George Street wing		High






Structure, Space or Element	Location	Photograph	Level
Original room layout	Ground floor George Street wing		High
Timber doors to George Street exits	Ground floor George Street elevation		High
Remnant stone and bricks walls	Basement to George Street wing		High




Structure, Space or Element	Location	Photograph	Level
Brick wall surfaces internally	Ground, first and second floors Stephens Lane wing		High
Iron columns	Ground, first and second floors Stephens Lane wing		High
Timber floors generally (under later floor coverings)	Ground, first and second floors		Moderate


Structure, Space or Element	Location	Photograph	Level
Reconstructed joinery (doors and windows)	Throughout building to all floors		Moderate
Lighting generally	Ground, first and second floors George Street wing		Neutral
Painted finish to brick wall surfaces	Ground, first and second floors Stephens Lane wing		Neutral



Structure, Space or Element	Location	Photograph	Level
Concrete walls	Basement to George Street wing		Intrusive
Chapel fitout	Ground floor George Street wing		Neutral
Fire doors to stairwells	Ground, first and second floors George Street wing		Intrusive



Structure, Space or Element	Location	Photograph	Level
Lifts, fire escape stairs, toilets, plant, kitchens, etc.	Ground, first and second floors		Intrusive
Raised floor and compactuses	First floor George Street wing		Intrusive
Air-conditioning plant	Second floor George Street end Stephens Lane wing		Intrusive

<b>Structure, Space or Element</b>	<b>Location</b>	<b>Photograph</b>	<b>Level</b>
Glazing to Births Deaths and Marriages offices	Ground floor Stephens Lane wing		Intrusive

## 5. KEY ISSUES

This section outlines all the factors likely to present opportunities and constraints for the former Government Printery Office.

### 5.1. HERITAGE LISTINGS

The heritage listings identified in **Table 7** apply to the subject site.

Table 7 – Heritage Listings

Type of Listing	Name of Item	Details
<b>STATUTORY LISTINGS</b>		
<b>Queensland Heritage Register</b> under the <i>Queensland Heritage Act 1992</i>  (items of state significance)	Government Printing Office (former)	Registered  Site QHR ID 600114
<b>Brisbane City Plan 2014</b>  City Plan Heritage Register  Local Heritage Overlay  (items of local significance)	Government Printing Office (former)	Registered
<b>NON-STATUTORY LISTINGS</b>		
<b>Register of the National Estate</b>  (non-statutory archive of items of local, state or national significance)	Government Printing Office (former)	Registered Site ID 8362
<b>National Trust of Australia (Queensland)</b>  (items of local, state or national significance)	Public Service Club	BNE 1/58

### 5.2. STATUTORY OBLIGATIONS

#### 5.2.1. Economic Development Act 2012

The Queen's Wharf Brisbane PDA 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 2013a), and the guiding principles of the Burra Charter. Operational Work to these buildings will be exempt

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

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

### **5.2.2. Queensland Heritage Act 1992**

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

A place may be entered in the Heritage Register if it is of cultural heritage significance and satisfies one or more of the following criteria:

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

The QHA is administered by DEHP.

### **5.2.3. Building Code of Australia**

The *Building Code of Australia* (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 Government Printing Office 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).

## **5.3. 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 NTAQ is a community based organisation that promotes and seeks to protect important natural and cultural Heritage Places across the state.



The NTAQ maintains two heritage registers:

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

## 5.4. CURRENT PROPOSAL

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

## 5.5. MANAGEMENT FRAMEWORK

The former Government Printing Office buildings have been owned by the Queensland Government for many years.

They are currently used as office accommodation for government departments, and as a food and beverage outlet for public servants and members of the public.

### 5.5.1. Management Plans and Guidelines

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

A Conservation Management Plan (CMP) was prepared for this site and buildings for the Department of Public Works in 2010.

The CMP is not a statutory document. It would appear that only some of the recommendations in that CMP have been followed.

### 5.5.2. External Stakeholders

The following key stakeholders have an interest in the former Government Printing Office and should be consulted about any changes in the future:

- Queensland Heritage Council;
- DEHP; and
- NTAQ.

## 5.6. OPPORTUNITIES

The former Government Printing Office buildings are used currently for government offices, and as a bar and restaurant.

The public can access the buildings. The ground floor of the Printery is well patronised by the public in their dealings with the Births, Deaths and Marriages section of the public service. The second floor of the Public Service Club is underutilised and largely vacant.

The QWB Integrated Resort Development (QWBIRD) allows a good opportunity for conservation works to both buildings and their adaptive reuse. The Public Service Club is a relatively early government building in Brisbane and is well located overlooking the Brisbane River. The upper floors are not well used and the current project will allow these areas to be better utilised as part of the heritage fabric of the Brisbane CBD.

## 5.7. VISITOR AND PUBLIC ACCESS

Neither building currently provides compliant non-discriminatory access from William or George Streets. Equitable access is available from the courtyard elevations of both buildings, which have become the de facto front doors to both buildings.

The ground floor level of each of the buildings is well above the level of the street at the respective front doors. Also, both buildings feature intact and highly significant fabric at their front elevations. The provision of equitable access from the George and William Street frontages with ramps and stairs removed or modified would result in the loss of significant fabric.

The provision of DDA access will need to be carried out in a manner that minimises impact on the cultural significance of the buildings and significant fabric of the buildings.

## **5.8. THREATS**

### **5.8.1. Condition**

The buildings are generally in good condition, with no major structural issues noted.

Proposed changes to the surroundings of the buildings, particularly adjacent to the south-east and south-west, may impact on the settings of the buildings and the streetscape values.

The specific redevelopment proposals may be considered a threat to the buildings, in terms of impacts on the cultural heritage significance of the former Government Printing Office. Proposals that require works to be carried out that damage or compromise significant fabric will not be favourably considered.

### **5.8.2. Adjacent Development**

The QWBIRD includes the construction of new high-rise buildings of various proposed uses. This construction will take place to the south-west and south-east of the former Government Printing Office site, where the Executive Building Annex and Executive Building are currently located.

There is potential for the construction of these new buildings to impact on the physical fabric of both the Printery and the Public Service Club through the proximity of excavation and potential for vibrational impacts. The large scale of the proposed buildings also means the settings of these buildings may be impacted on

## 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 Government Printing Office buildings.

### 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 conservation management plan is a part of this overall process, and is a component in the understanding, investigation and intervention that may be proposed as part of any future use and development of the former Government Printing Office.

The Burra Charter contains a number of terms that are used in conservation that are pertinent to this report, and the conservation of the former Government Printing Office. 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 Government Printing Office ~~site~~ 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 work.*

## 6.2. UNDERSTANDING SIGNIFICANCE

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

The cultural significance of former Government Printing Office site is based on the age of the buildings, their specific use as printing facilities for the government, the overall design and external qualities of the building fabric, and the surviving internal fabric that demonstrates these former uses.

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 Government Printing Office must be understood prior to proposing works which will alter the key heritage values of the place. The significance schedules at Sections 4.5 and 4.6 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.



Like most Heritage Places, the external appearance and visibility of the two buildings are components of their heritage significance. While the buildings are visible from the public realm and the street frontages of George Street, William Street and Stephens Lane, and will remain so, the wider setting of the building and views to the rear elevations of both buildings from the courtyard space are also important.

New construction in close proximity to the rear elevations of the buildings and in the wider courtyard space should be located such that an appreciation of the rear elevations of both buildings remains, and the space of the courtyard remains accessible and functional.

Significant views to the place are shown in **Figure 15**.

*Policy 6. Any new work within the curtilage of the former Government Printing Office site should respect the existing setting of the buildings, and the significant spaces of Stephens Lane and the internal courtyard. New development, particularly at the rear of the buildings, should not prejudice significant views of the buildings from Stephens Lane, William Street and the internal courtyard, and should retain views from these spaces to the Lands Administration Building and the DPI Building. New development should achieve sufficient setbacks to allow public access around the buildings, and an appreciation of the buildings' form and scale from the rear.*

*Policy 7. New development in close proximity to the former Government Printing office should be sufficiently set back to enable the heritage buildings to remain a prominent built form when viewed from George and William Streets.*

*Policy 8. The open courtyard space at the rear of the buildings should be retained to allow the retention of views, and public access and visitation to the buildings.*

*Policy 9. The area within the courtyard occupied by the former Commandant's cottage must be retained as open space. Any redevelopment of this part of the site should continue to emphasise and identify the location of these buildings. The specific material indicating the footprint of these elements does not need to be retained. The significance of these elements should be interpreted for the general public and be linked to the Heritage Interpretation Strategy provided at PoD Volume 3, Attachment W.*

*Policy 10. The important contribution the former Government Printing Office makes to the precinct of former government building and the historic streetscapes of George Street, William Street and Stephens Lane, must be recognised and maintained.*

## **6.4. CONSERVATION OF BUILDING FABRIC**

The following sections provide detailed advice on conservation of the building fabric at the former Government Printing Office site, 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 retention and conservation of the following building elements needs to be undertaken.

*Policy 11. 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.*

<sup>13</sup>  
~~12~~ *Policy 12. The overall external form and architectural details of both buildings should be retained, unless otherwise mentioned in other conservation policies. Changes to the significant roof forms or external footprints of the buildings to William Street, George Street, Stephens Lane and the internal courtyard that have a detrimental impact on these forms should be avoided.*

<sup>14</sup>  
~~13~~ *Policy 13. Exterior details of the former Government Printing Office which contribute to its significance as a landmark government building should be retained and conserved, including the Gothic detailing to the front elevation of the Public Service Club (arches, stone work, dressings, etc.) and the stonework detailing and decorative features to the front elevation to George Street of the Printery.*

*Add new Policy 12. Elements of moderate significance as presented in Section 4.5 of this CMP contribute to the significance of the place and should be retained and conserved. Some adaptation of these elements may be acceptable as long as it does not adversely affect the place's overall heritage significance.*

*update policy numbers*

- Policy 14. Original entrances to the buildings to William and George Streets should be retained and conserved.*
- Policy 15. The timber entrance doors to George Street of the Printery should be retained and conserved.*
- Policy 16. The cast iron balconies to the courtyard elevation of the George Street wing of the Printery should be retained.*
- Policy 17. The stone wall in Stephens Lane between the Public Service Club and the Stephens Lane wing of the Printery should be retained. Minimal removal of parts of this stone wall for the installation of services and the provision of equitable access may be acceptable but should preferably occur in areas where alteration has previously occurred. The stone work constructed in the 1980s for the return walls may be removed if required.*
- Policy 18. While many of the existing windows to both buildings appear to be reconstructions from the 1980s, these elements should be retained. New windows may be constructed matching the existing if required. New window styles or materials (such as aluminium) should not be contemplated.*
- Policy 19. The timber French doors to the rear elevation of the George Street wing of the Printery should be retained and conserved. If replacement doors are required, new doors should match the existing material, profile, finish and form. New door styles or materials (such as aluminium) should not be contemplated.*
- Policy 20. External stone and brick walls where unpainted should remain unpainted and unfinished.*

Existing internal features of cultural significance, including those areas and elements identified in the previous chapter should be retained. As printing buildings, heavy machinery was housed within both buildings for many years with internal columns of timber or iron, timber headstocks and beams provided for support for the floors above and for the machinery contained within. The Public Service Club contains cast iron columns, the Stephens Lane wing of the Printery contains cast iron columns, and the George Street wing of the Printery contains timber columns.

All these elements are part of the story of the place, and help demonstrate its use and cultural significance. These elements should be retained and featured as parts of the new uses of the buildings.

The former Government Printer's office in the south-west corner of the Public Service Club represents intact planning and layout, helps demonstrate the historical use of the building and its cultural significance, and needs to be retained.

- Policy 21. Cast iron columns to the ground and first floors of both buildings should be retained and conserved.*
- Policy 22. Timber columns, headstocks and beams to the George Street wing of the Printery should be retained and conserved.*
- Policy 23. The room layout and office spaces of the ground floor of the Public Service Club (William Street wing) should be retained.*
- Policy 24. The fireplaces and timber joinery on the ground floor office of the Public Service Club should be retained.*

The general arrangement of the entrance vestibule in the Printery and the built fabric to this space should be retained. The evidence of the administrative rooms with their timber walls and pressed metal ceilings, names of offices in etched glass in doorways, and the evidence of large unobstructed production areas need to be retained. The internal staircases throughout the Printery and all timber joinery in these areas should be retained.

- Policy 25. The intact room layout of the ground floor of the George Street wing of the Printery should be retained. This includes timber joinery, doors, stained glass and other elements.*
- Policy 26. Pressed metal ceilings to the ground floor of the George Street wing of the Printery should be retained and remain visible. New partitions must not connect to the ceilings.*

Policy 27. *Ripple iron ceilings to the ground and first floor levels of the George Street wing of the Printery should be retained.*

Policy 28. *The two staircases and stairwells in the George Street wing of the Printery should be retained.*

Policy 29. *Existing significant floor levels should be retained. Later floors, such as false floors, may be removed or altered.*

The impressive volumes of the second floors of each printing building should be retained. The exposed roof framing should also remain exposed and new ceilings in these spaces avoided. While new construction within this space may not in itself be prohibited, the expressed building materials and elements, the qualities of the space and an appreciation of the volume should be retained in any redevelopment.

Policy 30. *The large volumes of the second floors to both buildings and the views of the roof framing should be retained.*

### Elements of Little Significance and

#### 6.4.2. Neutral Elements

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

Policy 31. *Neutral elements are generally modern works which may be removed or modified to suit new development proposals as long as it does not adversely affect the place's overall significance.*

*Renumber policies below*

#### 6.4.3. Intrusive Elements

Some intrusive elements may be removed in order to restore the external and internal building fabric to their known earlier states.

Policy 32. *Intrusive elements may be removed in order to restore the external and internal building fabric to their known earlier states, or modified to suit new development proposals as long as it does not adversely affect the place's overall heritage significance.*

Policy 33. *The glazed walls to the inside of the side courtyard elevation of the Stephens Lane wing of the Printery may be removed.*

Policy 34. *The recent basement barbecue area and the walls in the courtyard to the George Street wing may be removed.*

Policy 35. *The current air-conditioning plant to both buildings may be removed or rationalised. The provision of replacement air-conditioning needs to be carefully considered in terms of impacts to heritage fabric.*

## 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 Charter policy of 'do as much as is necessary, as little as possible'.

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

### 6.5.1. Maintenance Schedule

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

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

Policy 36. *A regular maintenance program such as that at Section 7.2 of this CMP should be implemented to retain and conserve the former Government Printing Office for the future.*

*Policy 37. If the building is to be vacant for an extended period of time, it should be secured to prevent unauthorised access, and additional monthly inspections undertaken to identify any additional maintenance and/or repair requirements.*

## **6.6. REPAIRS**

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

### **6.6.1. Repair Approach**

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

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

Maintenance and repairs conducted on historic buildings should be sympathetic to the existing architectural and aesthetic heritage values of the place. 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 impacts to the original structure, and records of all alterations should be made and retained for future reference.

*Policy 38. All repairs to the former Government Printing Office should be detailed to minimise impacts to the original structure. Records of the repairs should be retained by the owner or manager of the building for future reference.*

The building has minor cracking to the brickwork, and some fretting bricks and deteriorated mortar joints, particularly along the rear elevations of the Public Service Club. Internally there is some damage to ceiling and wall surfaces, primarily due to water penetration which is likely due to slipped and missing roof tiles, and corroded rainwater goods to the Public Service Club. Before repairs are made it is important to repair the source of the problem – it is important to undertake repairs to the roof and rainwater goods of the Public Service Club prior to making internal repairs.

A prioritised list of recommended conservation works is provided at **Section 7.1** detailing the order in which works should be undertaken.

*Policy 39. Repairs to the building should be undertaken in order of priority, ensuring that the source of the problem is fixed before making repairs. The Conservation Works Schedule at Section 7.1 of this CMP should be used as a guide.*

### **6.6.2. Repairing Significant Elements**

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

*Policy 40. 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 Place continues this will require changes to building fabric.



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

The former Government Printing Office buildings are no different. The buildings were originally constructed as printing factories, and have not been used for their original purpose for more than 30 years. This original industrial use will never be reinstated. The buildings were then used for a variety of purposes, and now the Printery is used as general office accommodation while the Public Service Club is a food and drink venue. While food retail is a likely future use for the Public Service Club, the office accommodation in the Printery is unlikely to continue.

The former Government Printing Office buildings need to have a compatible use in terms of the Burra Charter definition of this term. The future use of these buildings is to respect the cultural significance of the buildings and involve no, or minimal impact on cultural significance. Identified internal elements of cultural significance need to be retained, while existing room layouts should be respected and uses tailored to suit smaller rooms or larger rooms as necessary.

The former Government Printing Office buildings are not so unusual in their built form, floor plan or remaining significant fabric that adaptive reuse for a variety of purposes is not possible, or overly difficult. Reuse for a range of uses is considered to be more than possible within the overall retention of the cultural heritage significance of the place.

The critical aspect for consideration for the reuse of the building is whether the proposed use can be considered a 'compatible use' consistent with Burra Charter terminology.

*Policy 41. The future use of the former Government Printing Office 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 42. Adaptive reuse of the building is encouraged to facilitate the ongoing maintenance and utilisation of the building.*

*Policy 43. Modern bar joinery and fitouts to the William Street wing of the Public Service Club should be removed.*

*Policy 44. **If required,** The reconstructed balcony to the return wing of the Public Service Club may be removed and may again be reconstructed if required to match original detail.*

*Policy 45. **modern** The lifts, toilets and partitions at the George Street end of the Stephens Lane wing of the Printery may be replaced as required. Where possible these facilities should be relocated away from the George Street frontage to restore the volumes at this end of the building.*

*Policy 46. The compactus and raised floor to the first floor of the George Street wing of the Printery may be removed.*

### **6.7.2. New Development**

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

*Policy 47. New structures adjacent to the former Government Printing Office on the George and William Street frontages should reflect the street wall setback, scale and proportions of the former Government Printing Office in the podium design, and should respect the setting of the place.*

*Policy 48. New structures at the rear of the buildings should not encroach on the view of the rear elevations and their three-storey forms.*

### **6.7.3. Reinstating Significant Elements**

A number of windows to the Public Service Club and Stephens Lane wing of the Printery have been infilled. Similarly arched openings within the rear verandah of the latter have been partially enclosed.

A storage room in the basement of the Printery contains remnant doors, windows, lights and floor boards. This material presents an opportunity to provide valuable information on original and/or early finishes and profiles.

*Policy 49. Where opportunity exists in the future, original window and door openings may be reinstated.*

#### **6.7.4. Construction Management**

While both buildings appear to be in relatively good condition a dilapidation survey of the buildings should be undertaken to gauge the condition of external walls, internal columns, floors, brickwork and the like.

Any adjacent development that requires excavation has the potential to impact on the structural integrity of the former Government Printing Office buildings and the archaeological potential of the area. There is potential for vibration and other impacts associated with their construction.

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*Policy 50. Before any excavation works or earthworks are undertaken in close proximity to the former DPI 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 51. 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 52. All excavation works must be undertaken in accordance with an approved Construction Management Plan.*

#### **6.7.5. Heritage Curtilage**

The current heritage curtilage of the former Government Printing Office is large, and encompasses the built heritage and archaeological values of the site, but also the Executive Building Annex which was constructed in the mid-1980s. Opportunity exists for the curtilage to be revised to more accurately reflect the heritage fabric of this place.

*Policy 53. Consideration should be given to consulting with DEHP and the Queensland Heritage Council to reduce the heritage curtilage of the former Government Printing Office site. The footprint of the former Commandant's cottage and kitchen should remain within the curtilage.*

### **6.8. ALTERATIONS AND NEW WORKS**

New building work may be required to adapt the former Government Printing Office buildings 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 the 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.

A modern and consistent architectural 'language' should be developed and adopted for new work throughout.

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

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

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

*Policy 54. New work to the former Government Printing Office should be sympathetic to the place but readily identifiable. Where historic details are unknown, reproduction or period detailing should be avoided. Instead, new work to the place should be conceived and designed in a modern language and expression that is reflective of, and sensitive to, the cultural significance of the place but which does not mimic historical details.*

*Policy 55. New walls should not be fixed to existing exterior walls.*

*Policy 56. A new extension to the rear of the Printery (at the current location of the Executive Building Annex) may be acceptable. Any extension should be modest in scale, open and transparent, and constructed in high-quality modern materials.*

*Policy 57. Minor alterations to original walls for internal access and new tenancies may be acceptable but must be carefully planned and documented. Alterations should generally occur in areas where previous alterations have occurred.*

*Policy 58. New services (lifts, toilets, staircases, kitchens, etc.) may be installed if required in the return wing of the Public Service Club.*

### **6.8.1. Internal Layout**

The buildings have some modern fitouts which are able to be upgraded and modernised. Overall the buildings retain a high degree of original or early fabric which needs to be carefully considered where new fitouts are proposed.

*Policy 59. Where new fitouts are proposed, they should be reversible, and not conceal or damage historic building fabric. New internal partitions should not connect to significant fabric such as pressed metal ceilings, fireplaces and timber work.*

*Policy 60. Internal changes to the buildings should be conceived and designed in a modern language and expression, and not mimic historical details.*

*Policy 61. New lightweight partitions on the upper floors of both buildings may be acceptable but should enable the original volume of these spaces to be appreciated and should align with the bottom chords of the ceiling trusses, but not connect to them. Trusses are to remain highly visible.*

*Policy 62. The non-original internal walls which configure the modern offices may be removed.*

*Policy 63. The internal fabric of the return wing of the Public Service Club can be removed if required and replaced. New partitions can be full height in this area if desired.*

*Policy 64. Any new partitions made in the William Street wing of the Public Service Club (ground and first floors) should retain views of the iron columns.*

*Policy 65. The second floor volume of the William Street wing of the Public Service Club should be retained. Partitions in this area should be limited in height and not extend to or conceal the trusses.*

### **6.8.2. Surface Treatments**

The former Government Printing Office contains evidence of the original brick and stone construction in a number of places internally and externally.

*Policy 66. External walls should be cleaned carefully.*

- Policy 67. Cleaning of the building should be undertaken using non-abrasive methods such as low pressure water. Chemicals should not be used.*
- Policy 68. Exposed stone and brick walls to the basement level of the George Street wing of the Printery should be cleaned carefully and remain unfinished.*
- Policy 69. Unpainted surfaces internally such as the extant timber joinery to the George Street wing of the Printery should remain unpainted.*
- Policy 70. The rendered and/or painted finish to the brickwork to the rear elevations of the Public Service Club may be removed if required. This removal is to be done using non-abrasive techniques (not water or sand blasting) to avoid damage to brickwork. A new painted finish may be applied over existing paintwork.*
- Policy 71. Paint may be removed from internal brick walls to both buildings if required for the conservation of the brickwork or if there is evidence that there walls were not originally painted. Paint removal must be undertaken with care so as to not damage the brickwork. Non-abrasive techniques (not water or sand blasting) must be employed so as not to damage brickwork.*
- Policy 72. Projection of images onto exterior walls may be undertaken as desired.*
- Policy 73. Vegetation on, or in close proximity to, exterior surfaces is a conservation issue and should be avoided.*

The courtyard surface material dates from the 1980s work and is not early or significant fabric.

- Policy 74. The courtyard surface may be removed and replaced if required. Replacement hard and soft landscaping should respect and reflect the heritage place and should not negatively impact the heritage fabric, including through inadequate drainage.*

### **6.8.3. Colour Schemes**

The Public Service Club was constructed of face brickwork originally with stone dressings. Currently the front and side walls retain their face brick finish while the rear walls are painted with areas of render where later extensions have been demolished.

Internally the brick walls of the building have been painted.

The Printery is a three-storey masonry building on a stone base with a sandstone and rendered elevation to George Street, while the Stephens Lane elevation is painted brickwork and the courtyard elevation face brick. It would appear these elevations were previously painted and this later applied finish has been removed.

The Stephens Lane wing was constructed of masonry – a mixture of stone and painted and rendered brickwork to George Street, stonework and painted brick to Stephens Lane, and painted brickwork to the internal courtyard. The paint to the elevations of the internal courtyard has been removed.

Internally the brick walls of the Stephens Lane wing have been painted while the brick walls to the George Street wing have been rendered and painted.

Internal colour schemes are largely conjectural and do not distinguish between rooms or reflect room hierarchies. New colour schemes may be chosen or determined for these areas.

- Policy 75. Where external surfaces are rendered and painted, the existing colour scheme can be retained. Early colour schemes of the Printery can be ascertained using appropriate methods of investigating early schemes including paint scrapes. Wall surface preparation for new painting must not remove previous layers that are evidence of former colour schemes.*
- Policy 76. Face brickwork and stone finishes that are currently un-rendered and unpainted must not be painted or rendered.*
- Policy 77. The existing internal colour scheme of the painted brick walls can be retained if desired. New internal colour schemes may be considered. These should be based on investigations of the*



*building's early paint layers and historical colour schemes. Preparation for new colour schemes should retain where possible evidence of early colour schemes.*

#### **6.8.4. New Openings**

Existing openings should be utilised where possible in proposals to adapt the buildings for new uses. Where new openings are required they should be in areas that have been subject to previous alterations, such as along the southern elevation where the Printery was extended during the twentieth century.

*Policy 78. Where new openings are required, they should be in areas previously subject to alteration and aim to minimise loss of original fabric.*

~~*Policy 79. A small number of openings to the Printery courtyard are acceptable and should utilise existing spaces, such as converting windows into doors.*~~

#### **6.8.5. Floors**

Floors in both buildings are generally timber or concrete, and much of the floors are overlaid with modern coverings such as tiles or carpet.

*Renumber policies*

*Policy 80. New floor coverings are acceptable where they are reversible and do not damage original fabric.*

#### **6.8.6. Roof and Rainwater Goods**

The Public Service Club roof features a combination of slate, and rib and pan galvanised steel sheet; whilst the Printery roof is clad in modern corrugated steel sheeting.

*Policy 81. Early roof structure and roof framing should be retained.*

*Policy 82. The roofing material on both buildings is recent and may be replaced. If required, new roofing should match existing or an earlier form of the roofing material based on evidence.*

*Policy 83. The roof and rainwater goods should be inspected to identify any potential issues, and this should form part of the recommended Maintenance Schedule outlined at Section 7.2 of this CMP.*

*Policy 84. Where new roofing material, gutters, downpipes and rainwater heads are required, they should match existing profile and materials.*

#### **6.8.7. Services**

Building services are normally required to be upgraded to support the continued use of Heritage Places. Existing services may need to be replaced or new services installed.

The installation of services can impact on heritage buildings and care must be taken to ensure minimal impact on historic fabric when upgrading or installing new services such as the reticulation of power, water and communications cabling. The least damaging routes should be selected and should be discreetly located to avoid impairing the appearance, character and integrity of the former Government Printing Office.

While evidence of original services can contribute to the significance of a place, a number of modern redundant services were evident in and around the buildings which impact on the aesthetic and physical attributes of the place.

Replacement and new services required in heritage buildings such as ducting, cabling, plumbing, wiring and fire services should be installed using existing voids and cavities where possible.

New services including air-conditioning, bathrooms, kitchens and lighting may be introduced with new uses. This work should be carried out in such manner as to minimise their impact on the significant qualities of the building.

*Policy 85. Fire protection services and security systems can make an important contribution to the conservation of the place and should be maintained.*

- Policy 86. Replacement and installation of new services required in heritage buildings such as ducting, cabling, plumbing, wiring and fire services should be installed using existing voids and cavities where possible.*
- Policy 87. New air-conditioning plant and ducting (if required) should be located in discreet areas, and installed using methods that minimise impacts on the building fabric and the spatial volumes of the buildings.*
- Policy 88. If new light fittings are required a co-ordinated approach to these elements should be developed and adopted. Fittings should be contemporary rather than replicate earlier styles.*

While both buildings have lifts currently it is likely new lifts may be required in redevelopment proposals. The location of the lifts in the Public Service Club is appropriate for the significance of the building, while the lift in the Printery should be relocated away from the George Street frontage.

- Policy 89. Where installation of lifts is proposed, the work is to minimise impacts on significant building fabric and ideally be sited in existing locations or an area that has been altered already.*

### **6.8.8. Signage**

- Policy 90. 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 91. Installation of signage should not damage heritage fabric of high significance and must be readily reversible.*

## **6.9. STATUTORY REQUIREMENTS**

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

- Policy 85. All proposed development will require application to EDQ.*

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

### **6.9.1. Non-Discriminatory Access**

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

- Policy 92. Where heritage buildings are upgraded to comply with DDA requirements, the best practice guidelines outlined in Martin (1999) should be used as a guide.*

Neither building provides non-discriminatory access to the ground floor off William Street or George Street. The ground floors of each building are raised from the level of the footpath approximately 900 mm. While non-discriminatory access is currently possible from the rear of the buildings and from the internal courtyard, this access is not compliant with current requirements for non-discriminatory access with respect to ramp grades.

Alterations required to provide non-discriminatory access to the building from the street frontages should be avoided. This work would require major intervention of the front elevations of both buildings and difficult to achieve the required grade changes. Alternative access is possible and should be made compliant with modern requirements for access.

- Policy 93. Proposals to provide equitable access to the front elevations of both buildings should not be pursued as such proposals would have major impacts on significant fabric at these locations.*

Some part-removal of the stone retaining wall to Stephens Lane for the construction of compliant access ramps to provide appropriate access to the buildings off George and William Streets may be contemplated.

Only those elements required to be removed should be removed. The stone can be stored and reused later if required.

### 6.9.2. Building Code of Australia

There is no requirement for heritage structures to retrospectively meet BCA requirements. The Heritage Branch (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; and

For an existing building undergoing alterations and/or additions, the new work should 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 94. There is no requirement for the place to retrospectively meet BCA requirements; however any new structures or works should be BCA compliant.*

## 6.10. HISTORICAL ARCHAEOLOGY

The former Government Printing Office site has been assessed as having high archaeological potential in the courtyard between the two buildings, and low potential in the areas generally occupied by the two buildings.

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

*Policy 95. Where works are proposed that have potential to impact on the archaeological resource, the works should be preceded by appropriate archaeological assessment and the necessary approvals obtained. Work should be undertaken in accordance with the Archaeological Management Plan provided at PoD Volume 3, Attachment E.*

## 6.11. MOVEABLE HERITAGE

A number of items of moveable heritage have been identified at the Printery, including original or early skirting boards and doors which have been removed from their original locations. Many similar items were removed from the interior of the former Treasury Building during the adaptation of that building as a casino, and are being stored at a secure off-site facility managed by Star Entertainment Group.

*Policy 96. The moveable heritage items at the Printery should be catalogued and stored at a secure off-site storage facility, and their condition inspected annually, to allow for potential future reinstatement.*

## 6.12. INTERPRETATION

While the cultural significance of the former Government Printing Office buildings is not readily apparent, a number of initiatives can be employed in order to enhance the interpretation of the buildings as formerly industrial buildings carrying out an important government activity.

Already framed photographs of the building and site and interpretive signage are sited throughout the William Street building, and can continue to be used in the building in future.

Additional archival material relating to the history and development of the buildings may be collated and stored in a suitable location. Article 25 of the Burra Charter concerns interpretation and states as follows:

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

The purpose of interpretation of Heritage Places is to reveal and explain their significance and to enable the significance to be understood by the people that manage the place and the public that access it. A Heritage Interpretation Strategy has been developed for the broader QWB area.

*Policy 97. Existing interpretation of the site's history should continue to be used and built upon in the future.*

*Policy 98. Interpretation of the former Government Printing Office and the site of the former Commandant's cottage and kitchen is to be linked to the Heritage Interpretation Strategy (provided at PoD Volume 3, Attachment W) and aim to promote the historical importance of the site and the development of buildings.*

## **6.13. ARCHIVAL RECORDING**

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

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

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

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

- A location plan;
- A site plan (1:500 or 1:200);
- 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 99. Prior to substantial alterations to the building, archival recording must be carried out in accordance with DEHP guidelines.*

## **6.14. ENDORSEMENT AND REVIEW**

This CMP should be adopted by the Queensland Government and Destination Brisbane Consortium as 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 100. 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 101. The history of the place, the statement of significance and conservation policies in this document should be used as a basis for the preparation of future studies or reports about the former Government Printing Office.*

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



## 7. IMPLEMENTATION

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

### 7.1. CONSERVATION WORKS SCHEDULE

The following conservation works schedule outlines a list of recommended repairs to be undertaken (**Table 8**). This schedule has been based on observations while on-site on 4 May 2016 and best practice guidelines. Works should be documented by a suitably qualified heritage professional, in accordance with Burra Charter principles recommending keeping records of all works to Heritage Places.

Justification for prioritisation of works is as follows:

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

Table 8 – Schedule of Conservation Works

Heritage element or conservation issue	Conservation	Timing
Water penetration issues	Undertake repairs to roof and rainwater goods.	High
Leaking services	Investigate and repair leaking services in basement of George Street wing of the Printery.	High
Fretting bricks and decayed mortar joints	Engage suitably experienced and qualified tradesperson to undertake repairs.	Medium
Flaking and bubbling paint	Repaint areas affected by water damage after water penetration issues rectified.	Medium
Dirty surfaces	Cleaning of internal and external wall surfaces.	Medium
Cracking and movement	Monitor cracking and movement of posts in George Street wing of the Printery.	Medium
Later internal wall partitions	Remove later partitions to open up space.	Low
Air conditioning installation installed unsympathetically	Investigate removal and/or rationalisation of air conditioning units.	Low
Infilled and/or unused doors and windows	Reinstatement of historic openings.	Low
Remnant building material	Catalogue and retain in weatherproof and vermin proof location.	Low

## 7.2. MAINTENANCE WORKS SCHEDULE

**Table 9** provides a list of recommended maintenance works to be undertaken at the place to ensure its ongoing use and longevity.

Table 9 – Schedule of Ongoing Maintenance Works

Heritage Element	Inspection Frequency (Months)			Recommended Monitoring and Maintenance
	6	12	36	
General	✓			Check structure is clear of rodents and pests including termites.
External walls			✓	Remove build-up of dirt to external surfaces.
Roofing		✓		Remove any debris and plant growth. Check for any areas needing repairs.
Gutters		✓		Remove debris, leaves, plant growth and clear outlets.
Eaves gutters and downpipes	✓			Remove debris, leaves, plant growth and clear outlets.
Flashings		✓		Repair or replace as required.
Chimneys (viewed from ground)		✓		Check for signs of damage and cracking (use binoculars if needed).
Chimneys (close inspection)			✓	Remove plant growth, fix cracking, repoint if required. Inspect for moisture penetration and clear flues as needed.
Main masonry/brickwork including pointing		✓		Check for cracking, repoint mortar joints as needed. Clear vegetation growth.
Unpainted masonry surfaces		✓		Monitor existing cracking and clean
Painted masonry surfaces	✓			Monitor existing cracking and check for new. Repaint every 5-7 years.
Painted timber surfaces		✓		Check for signs of timber decay, re-paint every 5-7 years.
Windows and doors, including frames, fixtures and fittings (internal and external)		✓		Clean glass annually. Check for signs of timber decay, repaint every 5-7 years.

Heritage Element	Inspection Frequency (Months)		Recommended Monitoring and Maintenance
Vents	✓		Check for blockages and clear as required.
Underfloor spaces		✓	Remove vegetation growth, check for signs of destabilisation and termite activity.
Fire equipment and systems		✓	Check that equipment is up to date and in working order.
Internal paintwork	✓		Check for signs of water leaks, damage, cracking and peeling. Repaint to match existing paint type and colour as required or every 5-7 years.
Internal walls		✓	Check for damage annually, repaint every 5-7 years.
Ceilings and cornices	✓		Check for cracking and deteriorating plaster annually, repaint every 5-7 years.
Timber posts		✓	Monitor cracking and movement, and if worsens undertake necessary repairs.
Timber joinery		✓	Check for cracking, splitting and peeling varnish. Replace damaged timber if required.
Timber floors		✓	Check for moving/loose boards and signs of wear and termite activity. Re-fix or replace loose boards with matching timber.

### 7.3. IMPLEMENTATION STRATEGIES

**Table 10** provides an action plan for implementing the conservation policies for the former Government Printing Office.

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 10 – Action Plan for Implementing Strategies

<b>Strategy</b>	<b>Conservation Policy</b>	<b>Priority</b>
Ensure heritage considerations are covered in a Construction Management Plan.	Policy 52	High
Ensure earthworks are guided by the Archaeological Management Plan.	Policy 90	High
Implement Conservation Works Schedule.	Policy 34	High
Implement Maintenance Works Schedule.	Policy 30	High
Investigate heritage interpretation.	Policy 92, 93	Low
Endorsement of CMP.	Policy 95	High
Review of CMP.	Policy 97	Low



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*[Note: Some government departments have changed their names over time and the above publications state the name at the time of publication.]*

## 9. ABBREVIATIONS AND DEFINITIONS

Common abbreviations and definitions used throughout the report are provided in **Tables 11** and **12** below:

Table 11 – Abbreviations

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

Table 12 – Terms

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

<b>Term</b>	<b>Definition</b>
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

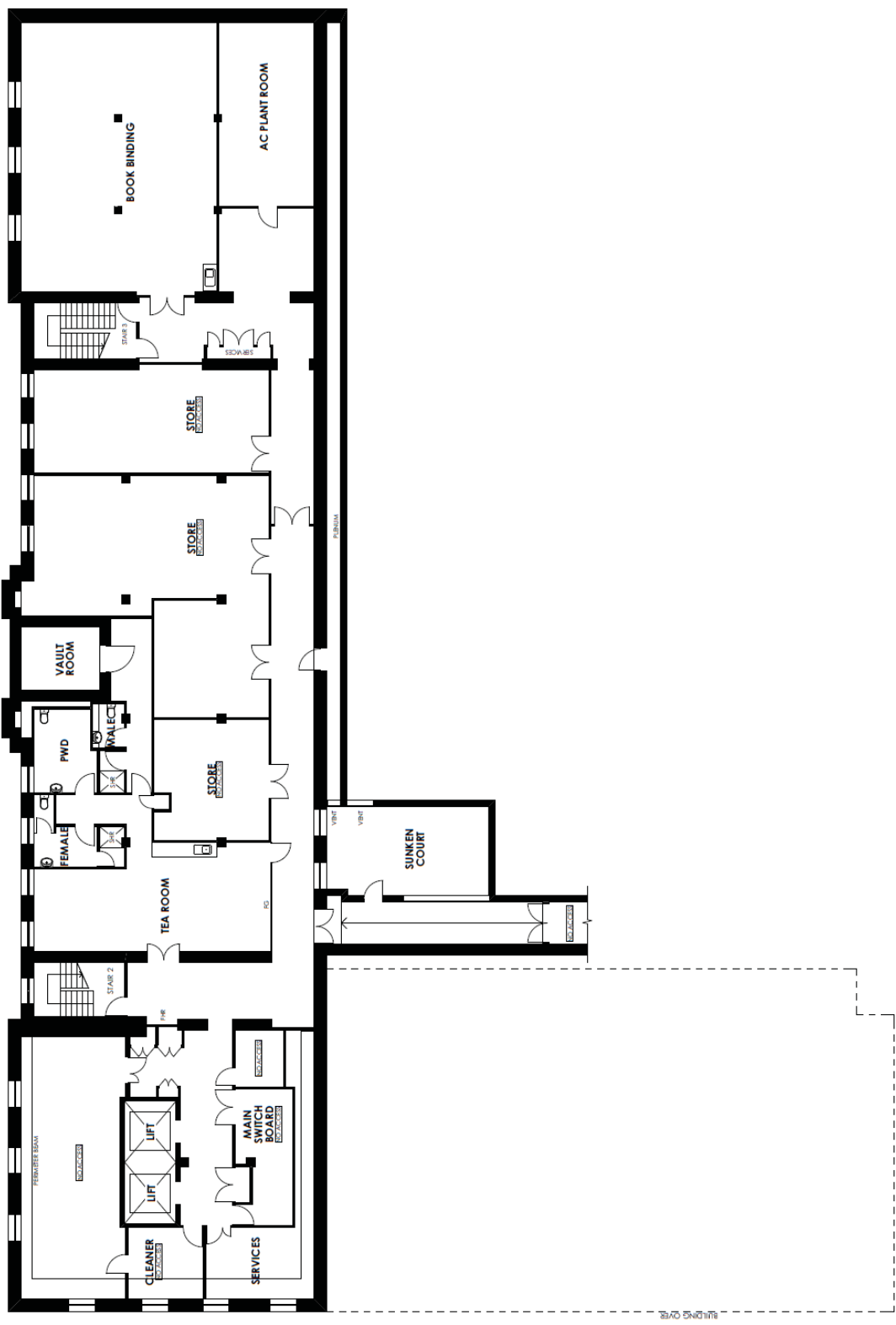


Figure 34 - The Printery, Basement

Source: ML Design 2016

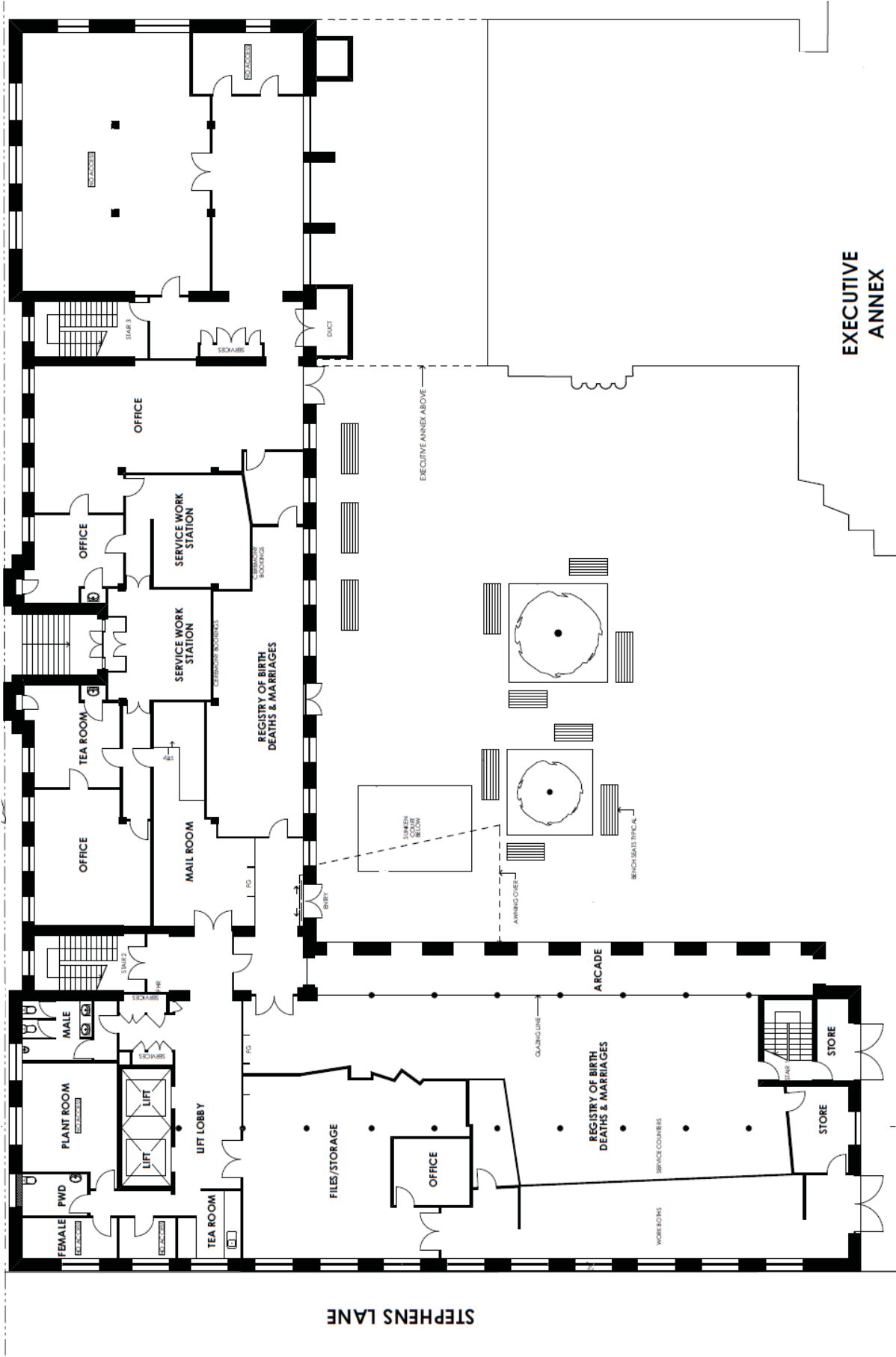


Figure 35 - The Printery, Ground Floor, including Courtyard

Source: *ML Design 2016*

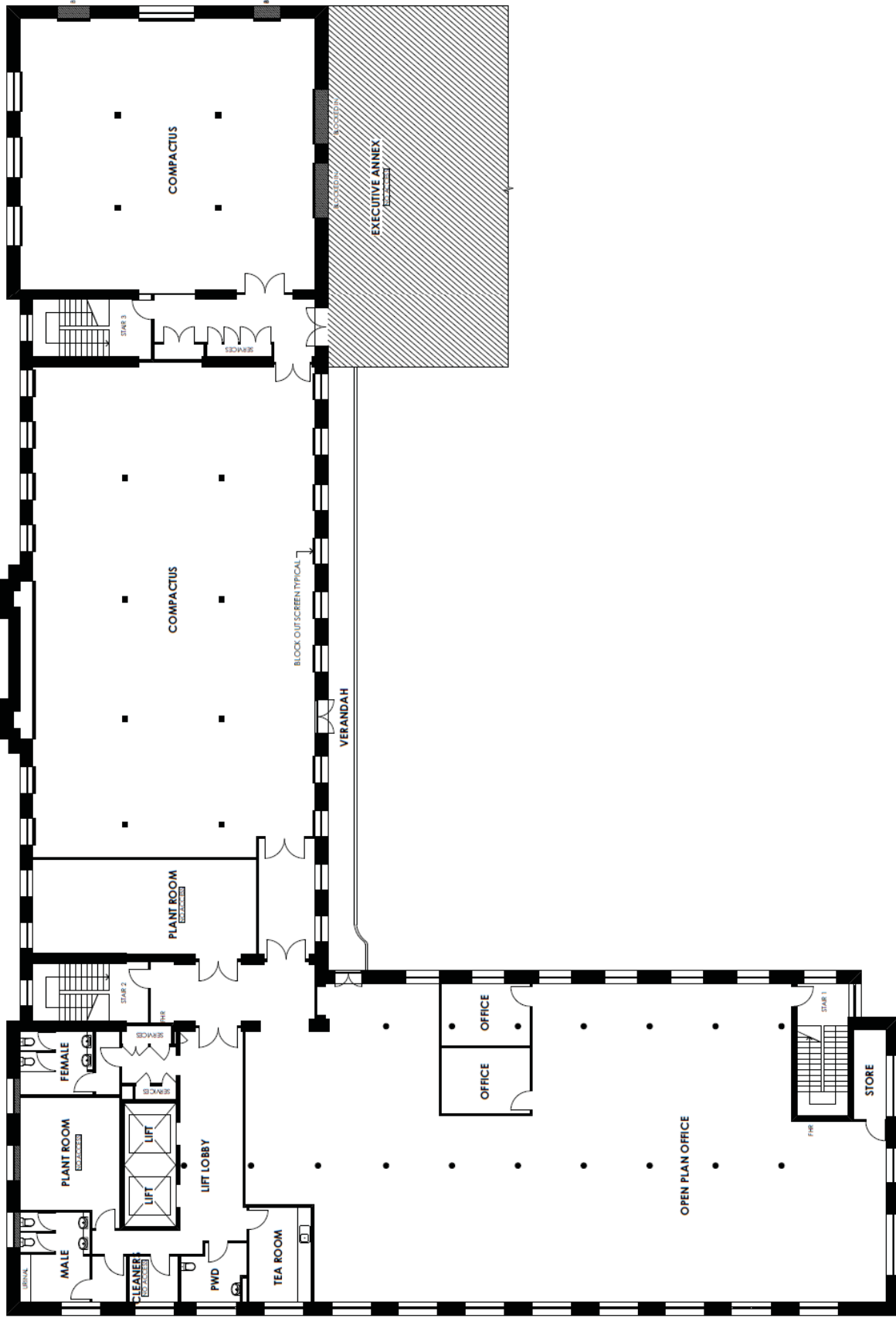


Figure 36 - The Printery, Level 1

Source: ML Design 2016



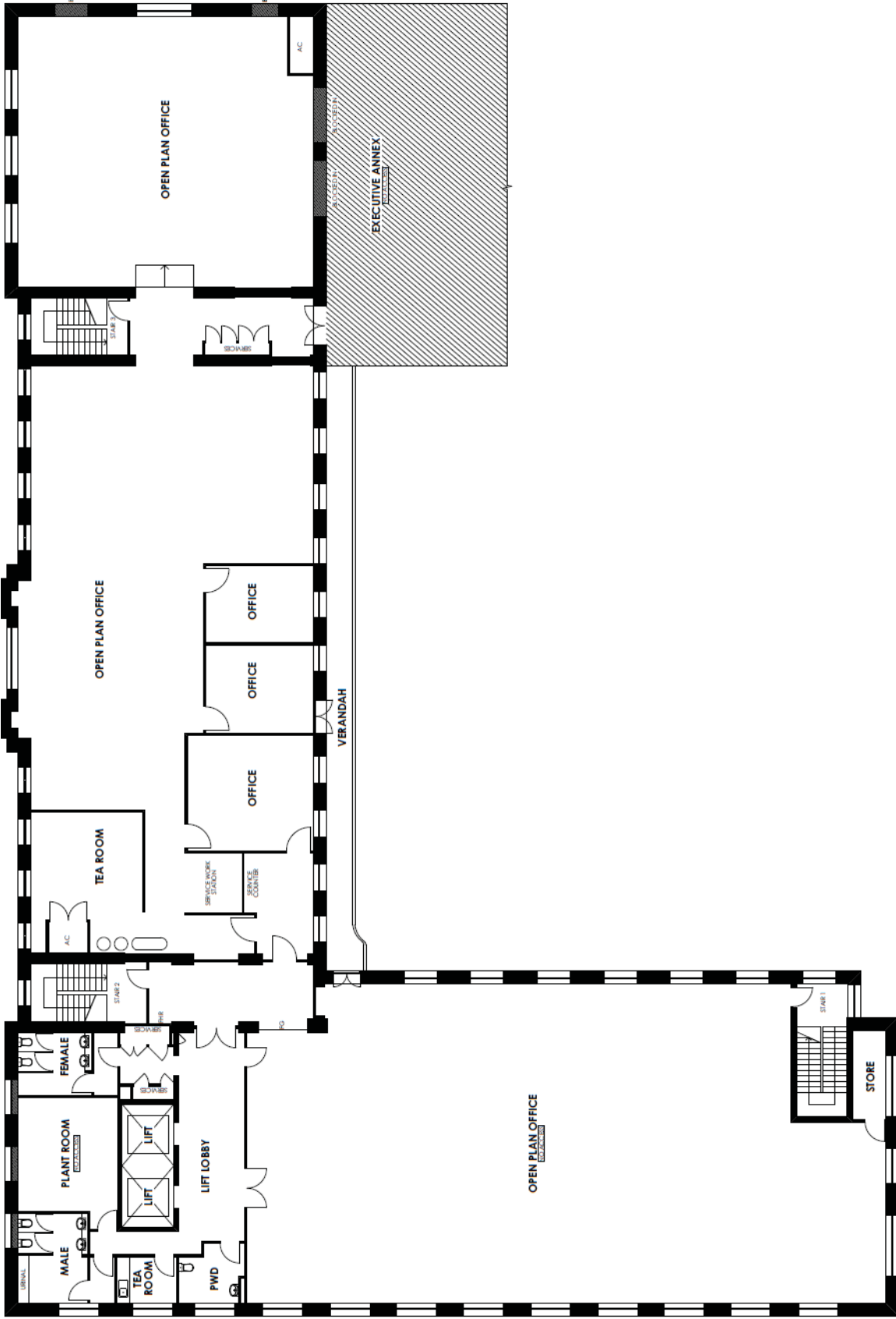


Figure 37 - The Printery, Level 2

Source: ML Design 2016

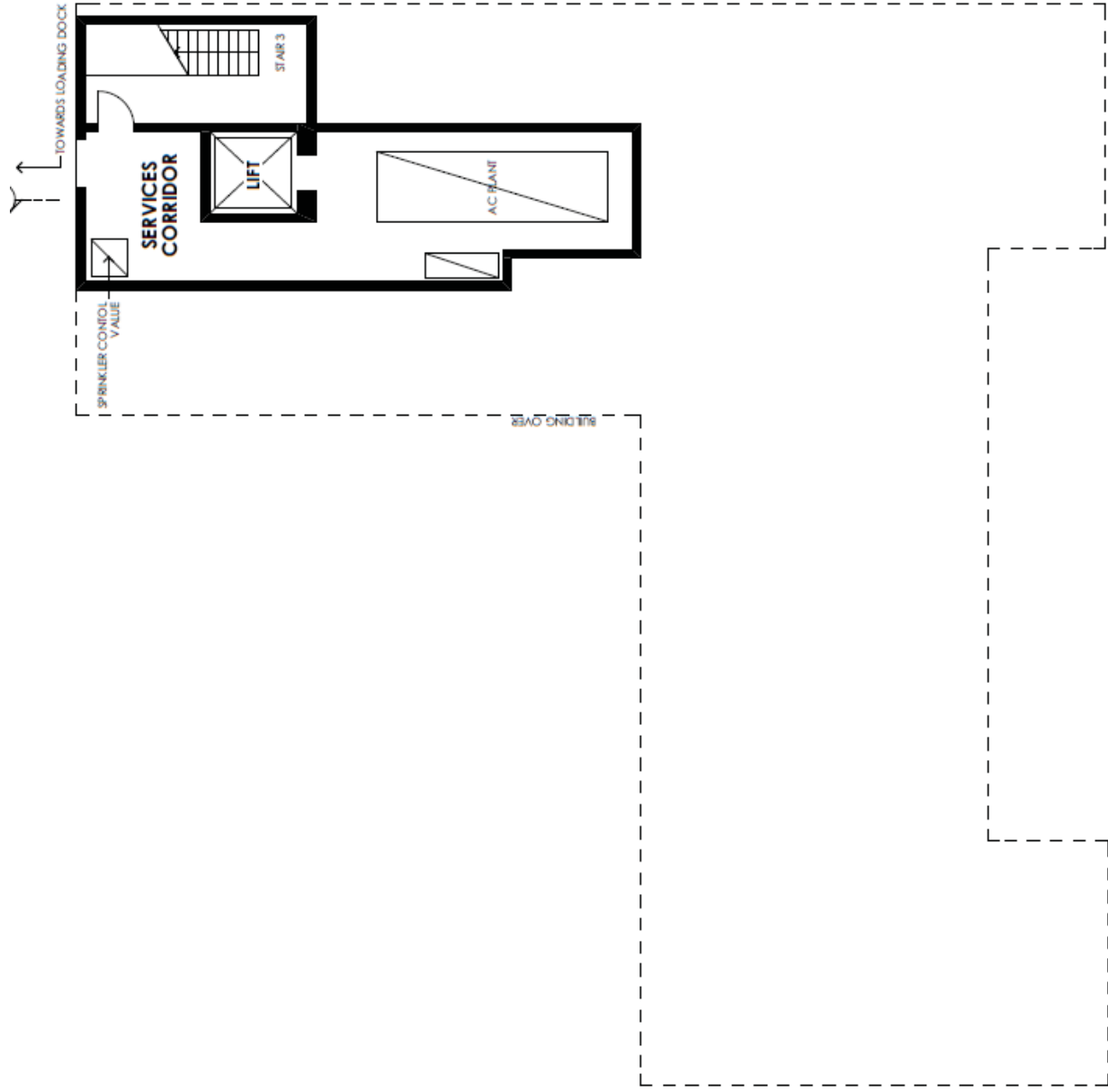


Figure 38 - Public Service Club, Basement

Source: *ML Design 2016*

STEPHENS LANE

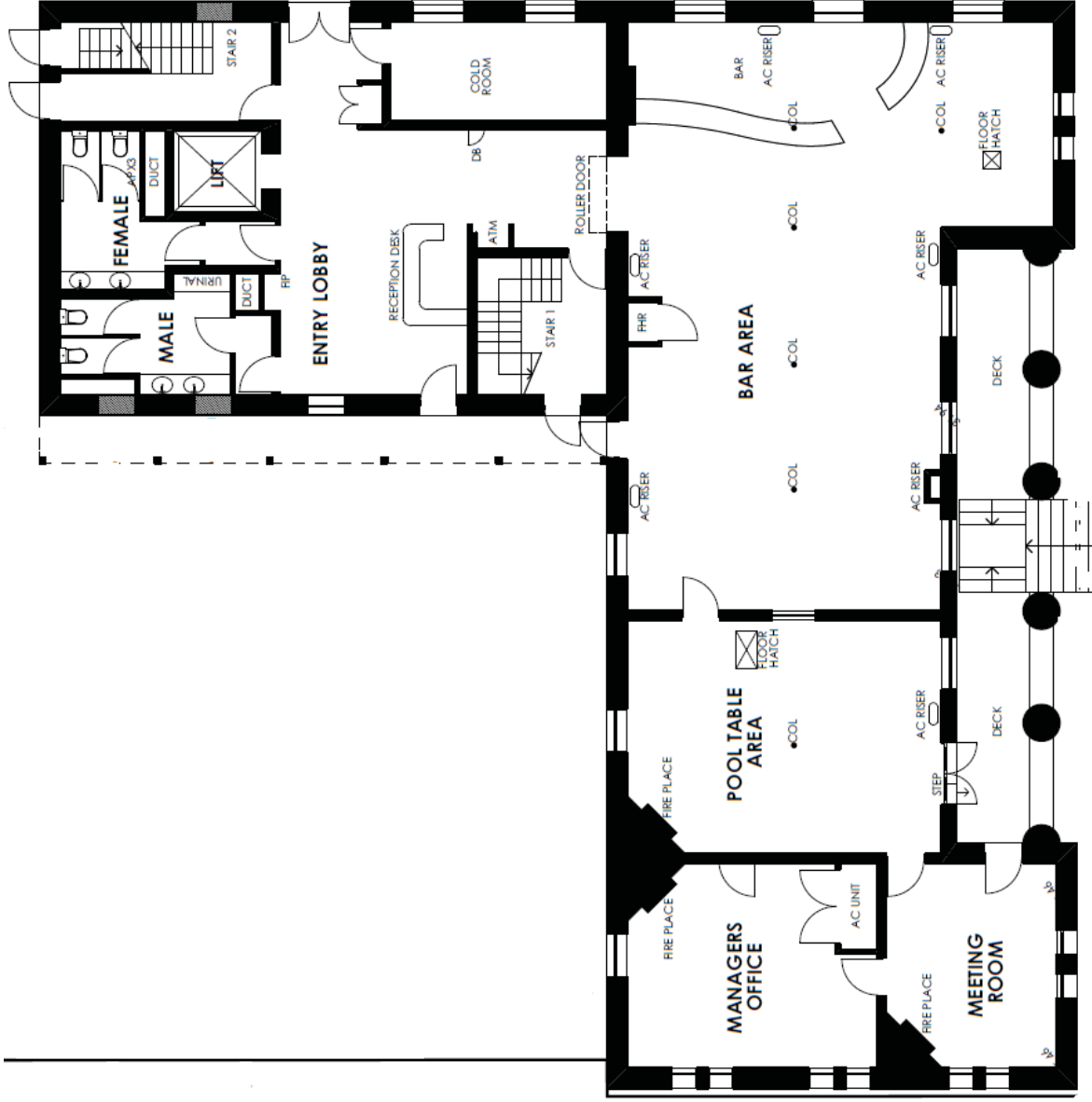


Figure 39 - Public Service Club, Ground Floor

Source: *ML Design 2016*

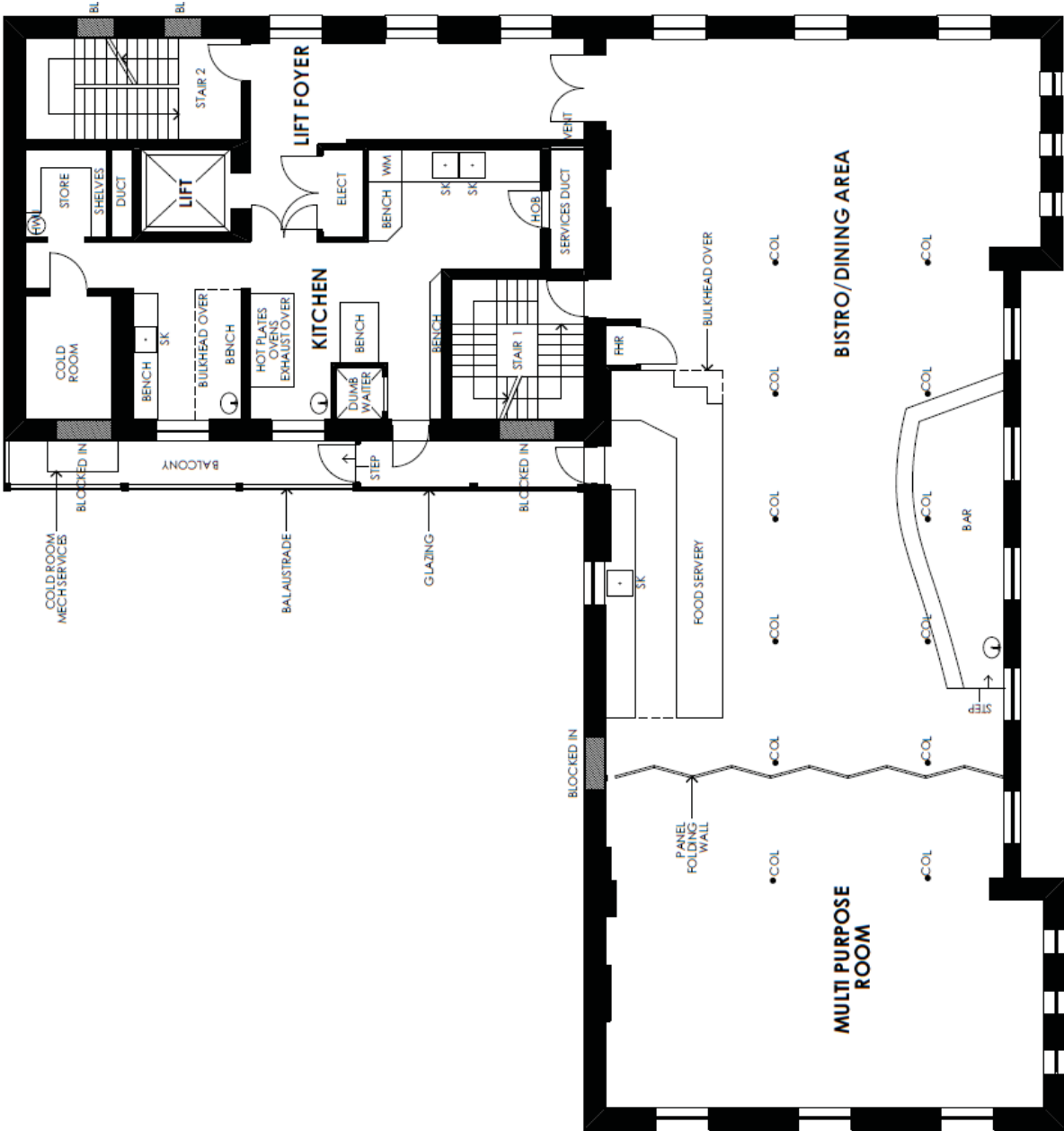


Figure 40 - Public Service Club, Level 1

Source: ML Design 2016



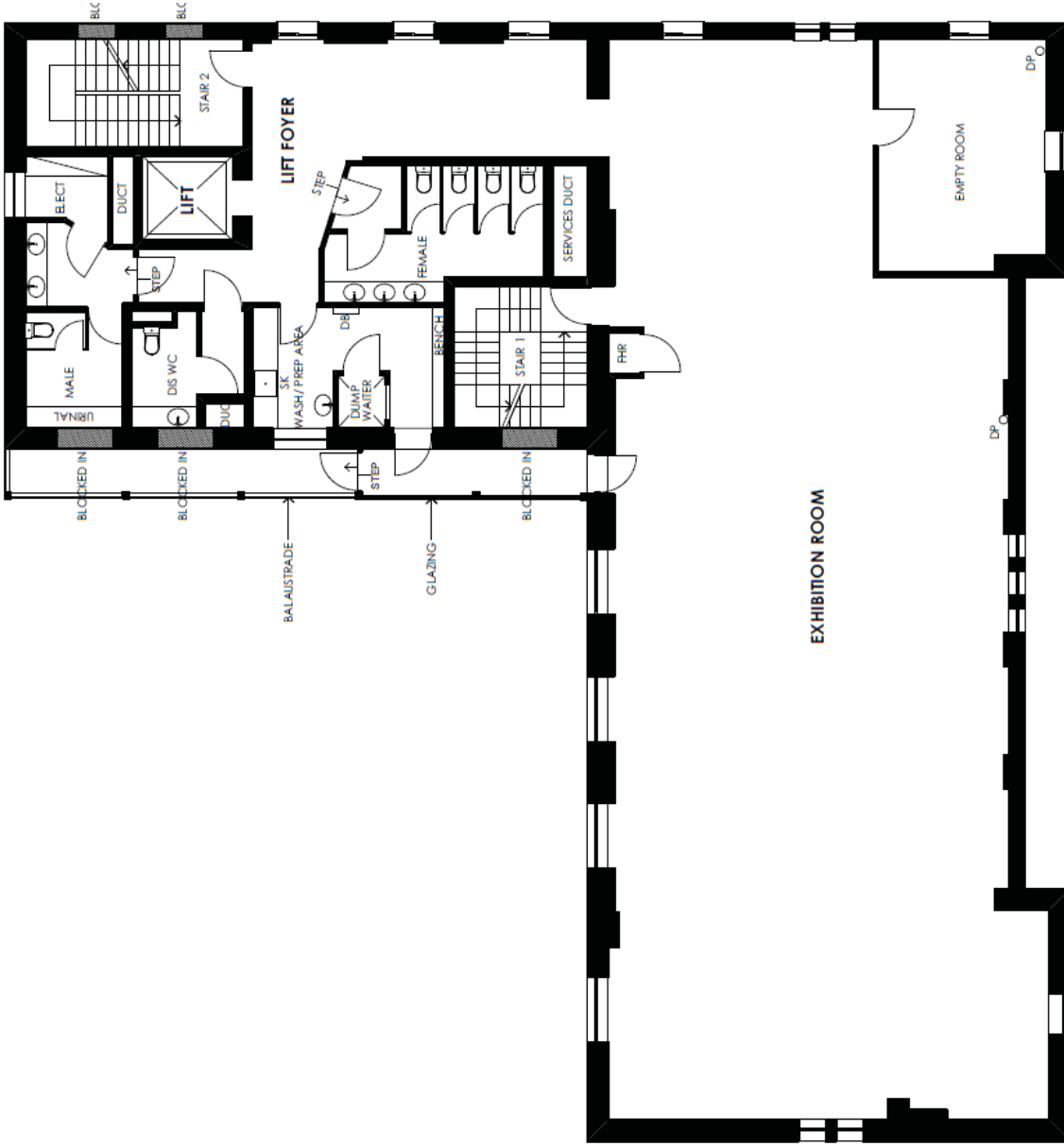


Figure 41 - Public Service Club, Level 2

Source: *ML Design 2016*

