

POD VOLUME 3:
ATTACHMENT W:
HERITAGE
INTERPRETATION
STRATEGY

PREPARED BY: URBIS PTY LTD



QUEEN'S
WHARF
BRISBANE

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1. INTRODUCTION

Urbis has been engaged by Destination Brisbane Consortium (DBC) to prepare a suite of reports to manage the heritage aspects of the Queens Wharf Brisbane (QWB) Priority Development Area (PDA). This Heritage Interpretation Strategy (HIS) is being prepared as part of this requirement and encourages the implementation of heritage trails within the QWB PDA, to recognise and promote the significant heritage values of the QWB PDA including historic heritage, archaeology (including maritime archaeology) and Aboriginal heritage.

This HIS is considered to be a 'first phase' in the process to establish heritage trails in the QWB. This document intends to 'set the scene' for interpretive opportunities within the QWB PDA including types of interpretive media and potential content. This document will require update and revision as the QWB redevelopment progresses.

Potential layouts for the two trails have been proposed (refer Section 6). The historic heritage trail is currently named "Queen's Walk" and the Aboriginal heritage trail named "Mangrove Walk".¹

1.1. BACKGROUND

The QWB PDA is considered the birthplace of the city of Brisbane, as it was the primary point of disembarkation for those immigrating to the newly proclaimed free colony of Queensland between 1848 and 1897.

Much evidence of that history still survives in the precinct; in the streets, the various buildings and places (many of which are State-heritage listed), in the archaeological record and the collective memory of generations of Queenslanders.

Underlying this built heritage is thousands of years of occupation by the Aboriginal inhabitants of the Brisbane area, today recognised as the Turrbal and Jagera peoples.

1.2. QUEENS WHARF BRISBANE

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.

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).

1.2.1. Heritage Significance

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 precinct contains a range of fine buildings which date from the early 19th Century to present day.

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);

¹ DBC 2016 <http://www.destinationbrisbaneconsortium.com.au/masterplan-features.php>

- Queen’s 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).

The QWB PDA also includes five places that are listed on the Brisbane City Council (BCC) Local heritage register, including:

- Gas lamp stands, at 124 and 142 George Street;
- Former Victoria Bridge abutment; and
- City Electric Light Co junction boxes (c1913) at 19 and 125 George Street.

The QWB PDA also contains areas of archaeological potential associated with the early European settlement of Brisbane. This is reflected in individual heritage listings for places such as the Commissariat Store and Miller Park, and also in the heritage listing for the Early Streets of Brisbane which incorporates sections of George, William, Elizabeth and Margaret Streets and Queen’s Wharf Road within the redevelopment area.

1.3. PURPOSE

An interpretation strategy/plan, as defined by the New South Wales Heritage Office (2005:3) is:

“a document that provides the policies, strategies and detailed advice for interpreting a heritage item. It is based on research and analysis and plans to communicate the significance of the item, both during a conservation project and in the ongoing life of the item. The plan identifies key themes, storylines and audiences and provides recommendations about interpretation media. It includes practical and specific advice about how to implement the plan.”

This HIS is being developed as a first stage response to the QWB PDA Development Scheme Section 5.4, action 4 *engage with Indigenous communities and other key heritage stakeholders where appropriate to deliver a colonial and Indigenous heritage walking trail with interpretive signage that highlights the heritage of the QWB PDA, noting integration opportunities with the existing City Centre Heritage Trail.*

A number of other requirements have been stipulated in the QWB PDA Development scheme, which are being used to guide the content of this HIS. These include:

- Support the conservation and adaptive reuse of heritage places, to enhance and celebrate the rich heritage aspects in and around the PDA;
- Activate the riverfront for tourism;
- Retain and embellish the existing parks in the PDA;
- Improve the pedestrian experience of George and William Streets, and Queen’s Wharf Road;
- Integrate public art which is appropriate to the origin and history of Brisbane.

1.3.1. Heritage Interpretation

Heritage interpretation is a means of sharing culture and history within a community, with other communities, new citizens, visitors and people overseas (NSW Heritage Office 2005:4). It is a means of passing on knowledge and appreciation of a place’s cultural values to future generations so this is not lost.

This HIS aims to:

- Provide an historical summary of the QWB Precinct, including key buildings and landscape elements to provide context for potential interpretive themes and content;
- Understand the audience who will interact with the interpretive trail, in order to determine the most effective placement and type of media;
- Identify themes for interpretation, arising from the historical context;
- Provide a list of sources that could be explored for content development; and
- Provide recommendations for media that could be considered for inclusion in the heritage trail

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- Provide a list of sources that could be explored for content development; and
- Provide recommendations for media that could be considered for inclusion in the heritage trail.

1.3.2. Heritage Trail

Given the size of the new development and the number of heritage assets included, a heritage trail is recommended, to encapsulate and link the heritage values of the QWB PDA within a cohesive route (NSW Heritage Office 1995:1).

The NSW Heritage Office (1995a:2) identifies that the benefits of heritage trails include:

- Ability to increase awareness of the local heritage of an area and stimulate an interest in conservation;
- Promote the history of a local area to visitors and tourists;
- Publicly acknowledge significant conservation activity; and
- Provide a ready-made recreational or educational excursion.

1.4. STUDY LOCATION

The QWB PDA is state-owned land, generally located between the Brisbane River and George Street and between Alice and Queen Streets. The area contains significant heritage buildings, a number of under-utilised government buildings as well as neglected riverfront land under the Riverside Expressway. The study location is shown in red outline in **Picture 1**.

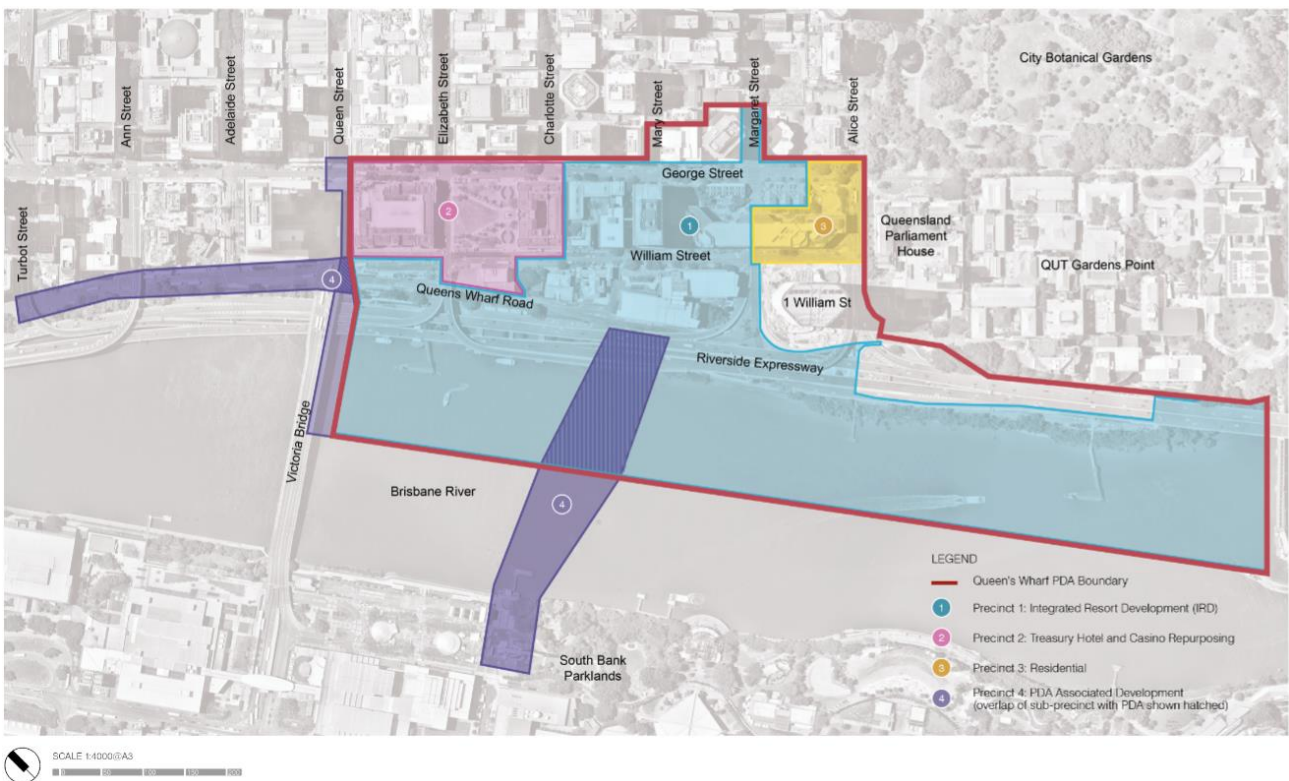
State-listed places within the QWB PDA are shown in **Picture 2**, and local-listed places are shown in **Picture 3**.

1.5. METHODOLOGY

The preparation of this HIS has involved the following:

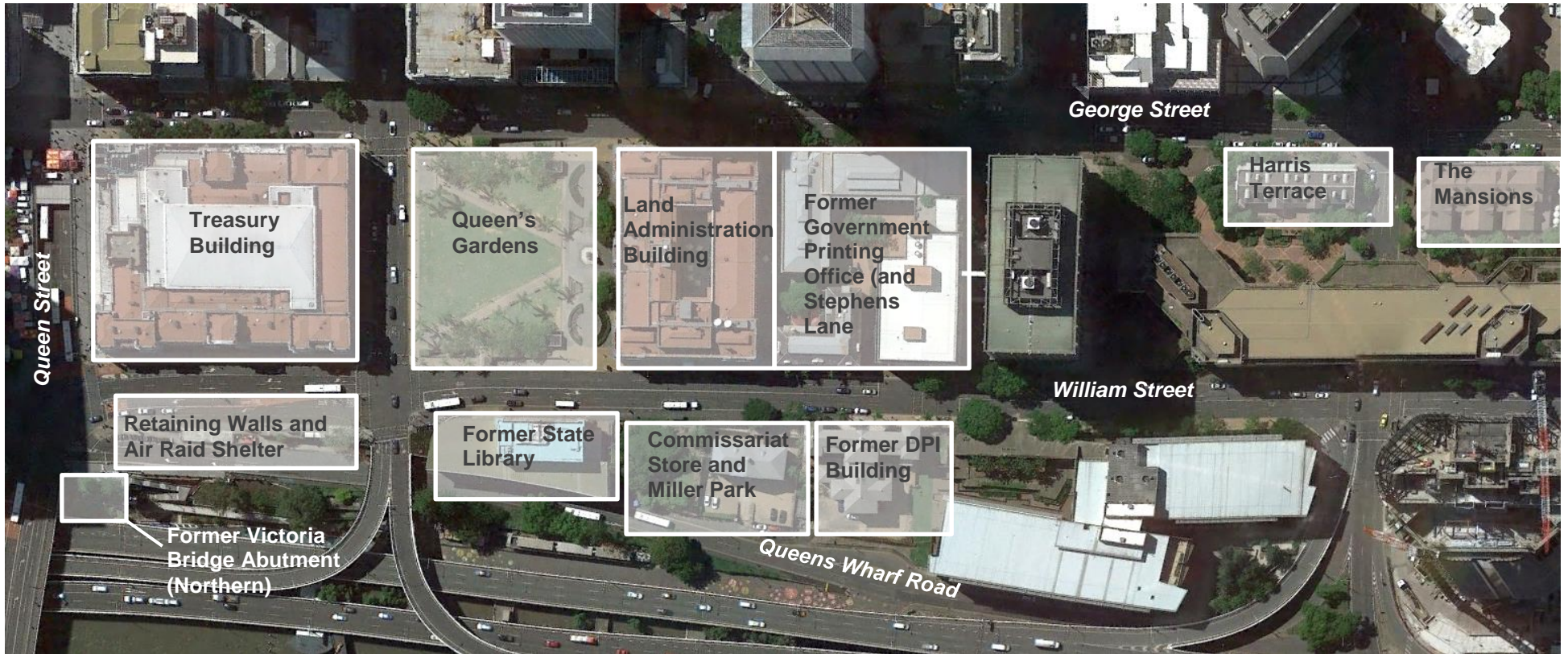
- Research into the history and development of the significant heritage places, primarily restricted at this time to information already included in the Conservation Management Plans (CMPs) being prepared for the QWB PDA (refer Urbis 2016). In order to provide broader stories about each of the heritage places beyond their history and development, additional research will be undertaken to develop additional content suitable for interpretation, as the PDA design and the design of the heritage trail evolves;
- Preliminary consultation with DBC, National Trust of Australia (Queensland) (NTAQ), and BCC for the historic heritage trail. This consultation is to be an ongoing process, through the life of the QWB redevelopment project;

- Identification of the Aboriginal Parties for the QWB PDA, and ongoing consultation times are to be scheduled with the Aboriginal stakeholders. Ongoing consultation with the Aboriginal Parties will be an essential component of the planning for the Aboriginal heritage trail;
- Preparation of this HIS and plan for a heritage trail, informed by professional organisations and industry best practice guidelines including:
 - Tilden, F. (2007) *Interpreting Our Heritage*;
 - Interpretation Australia member resources and case studies;
 - NSW Heritage Office (1995a) *Heritage Information Series: Guidelines for Heritage Trails*;
 - NSW Heritage Office (1995b) *Interpreting Heritage Places and Items*;
 - T. Blake Queensland Thematic Framework.



Picture 1 – Queen’s Wharf Brisbane Precinct Plan

Source: *Urbis 2017*



Picture 2 – State-Listed Heritage Place Locations Within PDA

Source: Urbis 2017; Google Earth Aerial Imagery



Picture 3 – Local-Listed Heritage Place Locations Within PDA

Source: Urbis 2017; Google Earth Aerial Imagery

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2. HISTORICAL CONTEXT

This section provides a brief historical overview of the QWB PDA, followed by a brief summary of the places and areas of significance within the Precinct that could be interpreted in the heritage trail.

2.1. ABORIGINAL HISTORY

Prior to European settlement at Moreton Bay there was a well-established Aboriginal presence in Brisbane numbering some 5000 individuals (Evans 1992). The Turrbal group inhabited the area along the Brisbane River from the source to the mouth, and the Jagera occupied the area south of the Brisbane River.

The Brisbane River and its creeks and tributaries provided a bountiful and lush environment, with the site of the future Brisbane settlement containing thick scrub. According to the accounts of Thomas Petrie in the 1830s, the area encompassed by the Botanical Gardens back to Creek Street was known as Meeannahjin (Mi-an-Jin), the “place of the blue water lilies” (Evans 1992).

Rather than describing the Aboriginal people as nomadic wanderers, early European explorer and settler accounts suggested the Aboriginal people of Moreton Bay lived a reasonably sedentary life. Huts and ceremonial grounds were sited along the River’s banks, reported by cedar-getter John Finnegan c1824 as ‘forming a sort of village’ (Evans 1992). The people would enjoy the resources of the littoral zone such as fish, shellfish and oysters, often through the use of elaborate equipment such as weirs and water craft (UQCHU 2010; Evans 1992).

These accounts also noted that the Aboriginal people were socially organised into groups or tribes, who generally kept within their own distinctly defined territories, rarely wandering uninvited into each other’s land (UQCHU 2010; Evans in Fisher 1992). However, despite this apparent distinctness (Smith 2003 in UQCHU 2010), the groups actively participated in inter-group trade, ceremony and marriage.

Initial encounters between the Aboriginal people of the Brisbane CBD area and explorers were generally genial, and throughout the decades, the positive exploits of many of the traditional inhabitants were proclaimed in Colonial reports and newspapers. These included rescuing immigrating settlers from sinking ships, guiding lost settlers back to town, and sporting victories (Fisher 1992).

However, much of this contact history is marred with negative, violent encounters. Following the closure of the Moreton Bay Penal Settlement in 1842, there was a rapid influx of settlers to the free colony of Brisbane Town. Soon, the Aboriginal people were reported as having replaced ‘meanjin’ with ‘umpie korumba’ – place of many buildings.

Consequently, more land was required for built purposes, and in many cases this was achieved by removing Aboriginal people from their traditional land (Fisher 1992). By the 1850s, “fringe camps” became common on the periphery of town, as the Aboriginal people were ‘encouraged’ out of town by mounted troops at sundown (UQCHU 2010).

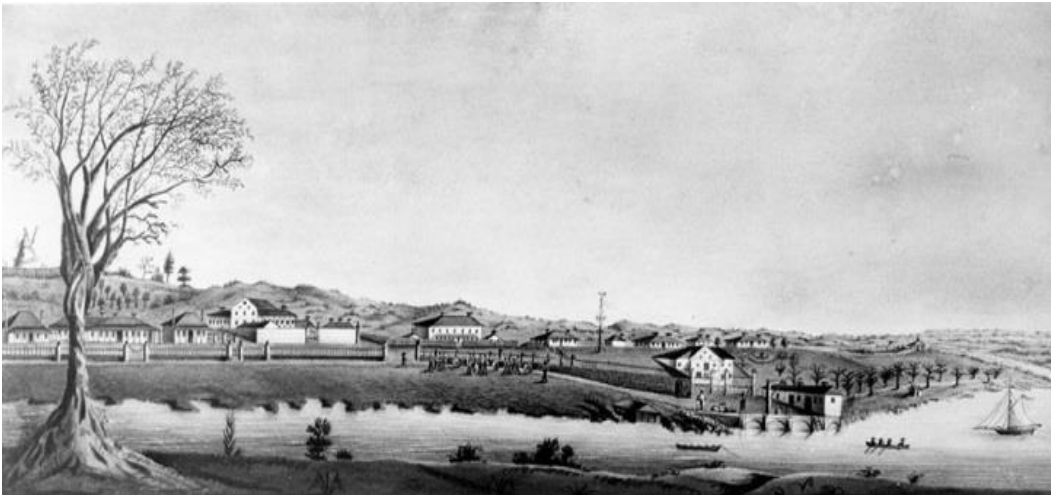
The 1850s were an era of significant racial tension, also recognised for the creation of the infamous Native Police in 1852 (Steele 1975). Stephen Simpson, Moreton Bay Commissioner of Crown Lands 1842, reported during this era that the Aboriginal people were quickly succumbing to the influences of civilisation such as drink, rapid dietary changes, usurpation of land, loss of hunting grounds, and most significantly the introduction of serious infections like smallpox, tuberculosis and venereal disease (Steele 1975; Fisher 1992; Cryle 1992).

Many Aboriginal people were also removed from their traditional homes to Reserves and Missions established around the State. The apparent decline of the population led many Europeans to believe that the Aboriginal people in the area were ‘extinct’. However, whilst the traditional ways of life were disrupted by the arrival of the white population, many Aboriginal people resisted relocation and adapted to the changes, most likely due to necessity for survival. Today, the descendants of those original populations are recognised as the Aboriginal Parties for Brisbane, the Turrbal and Jagera peoples.

2.2. CONVICT ERA

The site of the future city of Brisbane was originally named “Edinglassie” by Chief Justice Sir Francis Forbes in 1824. However this name was changed to Brisbane by the early 1830s, named after Sir Thomas Mackdougall Brisbane.

In 1825, “Edinglassie” was selected for the siting of the Moreton Bay penal settlement, a place of secondary punishment for Britain’s hardened criminals and recidivist prisoners (Sinnamon 2014). A number of buildings were soon constructed along the north bank of the Brisbane River for the penal settlement and included prisoners’ barracks, soldiers’ barracks, Commandant’s residence, hospital, stores, gardens, wharves and a lumber yard (**Picture 4**).



Picture 4 - Penal Settlement and Commandant’s Gardens 1835

Source: SLQ Image 3944

The location of buildings within the settlement, with the official buildings along the ridge line running parallel to the Brisbane River, and the prisoners’ barracks perpendicular to this along present day Queen street, was the genesis of the later city form.

The selection and placement of the penal settlement buildings at North Quay had long reaching consequences, which are still felt today. The official buildings of the penal settlement, of control and authority – the commandant’s cottage, the hospital and houses for officials – were constructed along the ridge line parallel to the Brisbane River. The prisoners’ barracks was constructed at right angles to these, a short distance away on the lower ground to the north-east. The prisoners’ barracks was the largest of the buildings at the penal settlement. The military barracks was located at the junction of these two alignments.

There were soon too many convicts for the capacity of the prisoners barracks, and many were housed in ships known as ‘hulks’, such as the *Julia Percy* and *Proserpine*, moored in the Brisbane River.

In 1827 a wharf was constructed at North Quay at which stores were unloaded from ships to the settlement. It was initially called the King’s Wharf, and then the Queen’s Wharf after Queen Victoria ascended the throne in the 1830s. In 1829 a two storey warehouse, later known as the Commissariat Store, was constructed near this wharf. A track was formed leading to the wharf, which was made into a road which was called initially Kings Wharf Road, and then later Queens Wharf Road. Therefore Queens Wharf Road is probably the earliest surviving street in the centre of Brisbane.

In 1828 the New South Wales Colonial Botanist Charles Fraser surveyed a ‘Government Garden’ to the south-east of the main settlement, at the bend in the river known as Gardens Point. During the convict period, the Government Garden was used for growing food crops for the penal settlement such as fruit, vegetables, spices and the like.

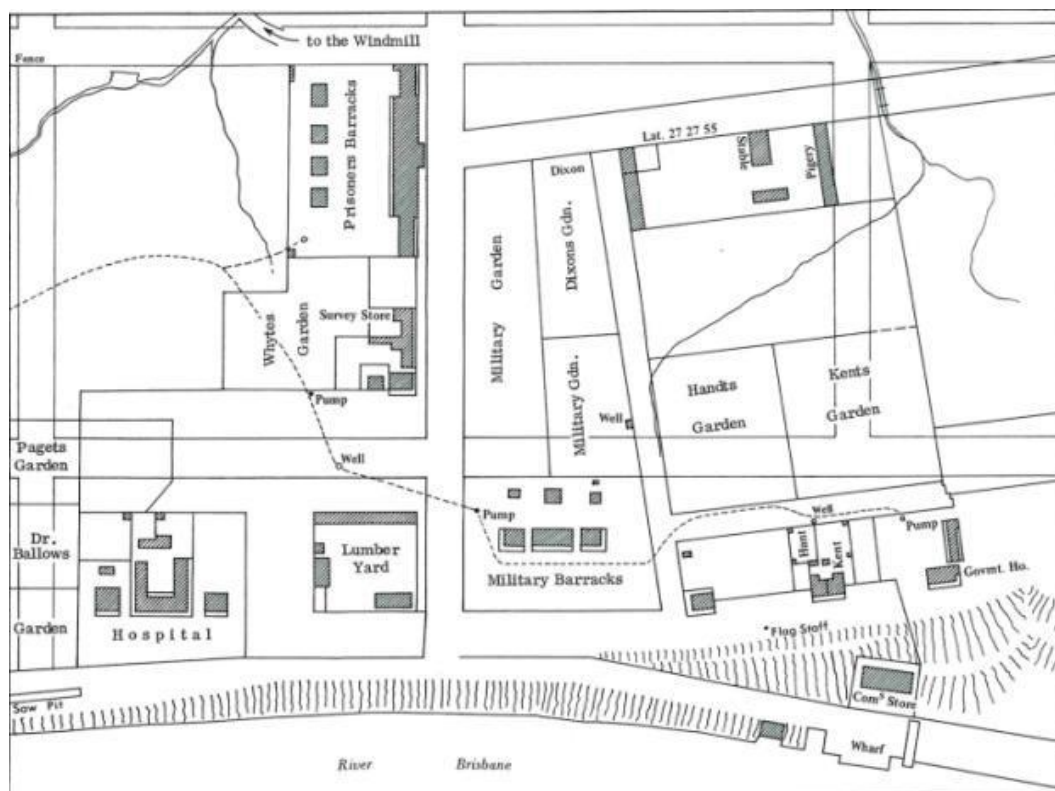
In the early 1830s the convict population was just over 1,000, which were the highest numbers recorded. Most of the convicts in the settlement were men, with only a small number of women (Steele 1975). By 1839 no new convicts were received at the Moreton Bay settlement, in expectation of its closure. The penal settlement closed, finally, in 1842.

2.2.1. The First Surveys

With the closure of the penal settlement, the government retained some of the existing buildings along William and George Streets. Land was surveyed into allotments and sold, and the town of Brisbane slowly developed.

The penal settlement at North Quay gave way to the town of Brisbane, which had been named after the then Governor of New South Wales, Sir Thomas Brisbane. Part of these processes was a town survey, which was carried out in 1840 by the government surveyor Robert Dixon.

The grid of streets that Dixon surveyed was generated by the placement and location of the existing penal settlement buildings (**Picture 5** and **6**). William and George Streets were surveyed parallel to the river, while Queen Street was surveyed at right angles to these. The Prisoners Barracks had a major frontage to Queen Street, while the Military Barracks was bounded by Queen, George and William Streets.



Picture 5 - A Plan of Brisbane Town Circa 1830s

Source: Steele 1975

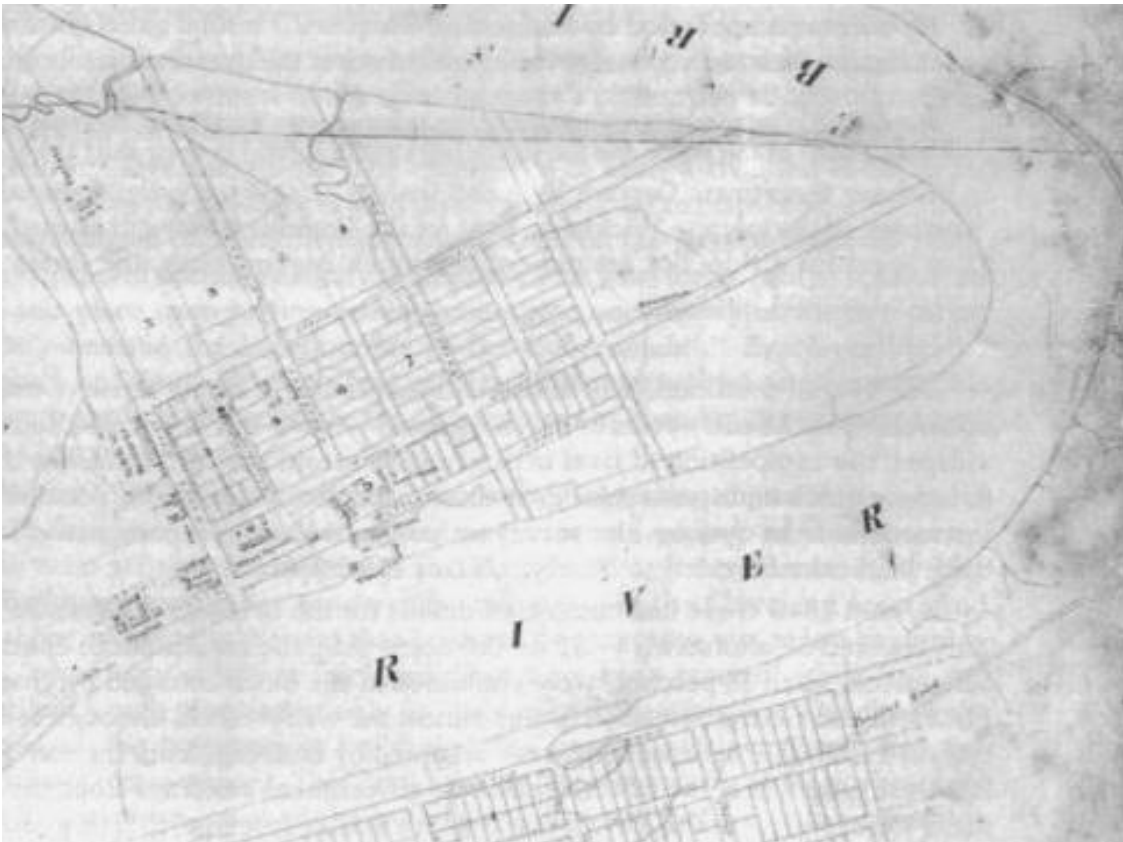
In 1842 and 1844 Henry Wade carried out further surveys of central Brisbane, and of South Brisbane. The 1842 Wade survey (**Picture 7**) followed the Dixon survey quite closely, and surveyed individual allotments within these streets. George Street was extended to the south-east to the Brisbane River, at what is now Gardens Point.

In these earliest surveys the streets parallel to Queen Street, such as Adelaide Street did not continue through to North Quay/William Street, but stopped at George Street. The reason for this may have been the strong government presence and official buildings in this location that remained from the penal settlement. While most of these cross streets have since been extended through to William Street/North Quay; Charlotte Street still has not.



Picture 6 - The Robert Dixon Survey of 1840

Source: Steele 1975



Picture 7 - The Henry Wade Survey of 1842

Source: SLQ ID 21124856340002061

This same year the penal settlement finally closed, and the first sales of land in the town took place. The first allotment to be sold, reputedly, was an allotment at the corner of Queen and George Streets and opposite the Military Barracks. The series of official buildings along the ridge line, by this time fronting onto William and George Streets, was retained by the government. It is thought that the commandant's residence, which overlooked William Street, was used as the Police Magistrate's residence. Land was sold privately in Queen and Elizabeth Streets among others. From that time on the precedent established by the penal settlement was reinforced – the government/official buildings in William and George Streets, while Queen Street, once free settlement was allowed, became the commercial centre of the town. The town of Brisbane slowly emerged and houses, shops and stores were constructed in these surveyed streets. However the George and William Street spine did not exclusively feature government buildings – other uses and owners were present over the years, as will be seen.

After the closure of the penal settlement in 1842 the Government Garden was no longer needed for this purpose and it apparently was abandoned. But the demand for some form of a government reserve or garden in this part of the city remained. Wade's 1844 survey plan showed proposed squares in the south-east and north-west corners of the city area – the south-eastern square was to the south-east of Alice Street. However this square, and its counterpart in the north-west of the city, were never created. By the mid 1850s a group of concerned citizens had created a Moreton Bay Horticultural Society and petitioned the NSW Governor Fitzroy to grant a portion of the former Government Garden to the city for the purposes of a Botanic Garden.

As a result, in 1855 a portion of several acres of the former garden area was declared a Botanic Reserve. This area was to the north-east of George Street as it continued to the Brisbane River. The same year Walter Hill was appointed the Curator of the Botanic Reserve, and began an active planting and experimental program in the reserve, growing commercial crops and others in the gardens area.

At about this same time an area of land along Alice Street was set aside as a reserve called Queens Park. The area of this park largely coincided with the city block formed by the street surveyed parallel and to the south-east of Alice Street in the 1840s. Queens Park became an early park and sporting field for the city of Brisbane.

In the 1840s and 1850s Brisbane was administered from Sydney, as it was still part of the colony of New South Wales. It was not until 1859 that the separate colony of Queensland was declared. Brisbane was made the capital of the new colony, and as a seat of government it required a series of official buildings and spaces. But all the convict buildings remained, and as the prisoners barracks was the largest building in the town it proved to be a useful building and was adapted for use for official and government purposes. This same year the Brisbane Municipal Corporation (the forerunner to the Brisbane City Council) was created, and it too was accommodated in the former prisoners' barracks. The first Brisbane Town Hall was constructed in the mid 1860s, not far from the prisoners' barracks in Queen Street.

2.2.2. Separation, and a New Queensland Government

In 1859 a separate colony of Queensland was declared. Brisbane was declared the capital, and a series of official buildings and spaces were required for this purpose. Government House and Parliament House were constructed in the 1860s at the end of George Street. An immigration barracks was built in the 1860s in William Street, a printing office and a Museum (later Library) in the 1870s in William Street, the Treasury Building in the 1880s in Queen Street, and the Land Administration Building and Queen's Gardens in George and William Streets in the early 1900s.

The first to be built was Government House, the home for the Governor of the colony, Sir George Bowen. The Government Domain, a large area of land at the end of George Street to the south-west had been set aside for this purpose, was the chosen site, and Government House was constructed amid these large grounds between 1860 and 1862. The architect responsible for the design of Government House was Charles Tiffin, the first Colonial Architect in Queensland. Government House remained the official vice-regal residence for the next 50 years.

With the creation of the new colony of Queensland the encouragement of land settlement and population growth was a major responsibility of the government. As land was vested in the Crown it was also a major resource and revenue-earner. To reflect this importance, a new building for the Public Lands Office was constructed in 1863-65 in a site on George Street, north-west of the former Military Barracks and within the convict era lumber yard. A two storey building constructed of sandstone like Government House, the building was also designed by Colonial Architect Charles Tiffin. It was in all probability the first government office building to be constructed in Queensland by the Queensland government.

In its first few years the Queensland Parliament sat in the former Prisoners Barracks, along with other officials. In a demonstration of mid nineteenth century priorities, the new Queensland Governor had been given his new premises prior to the new Queensland Parliament being given its new premises. To rectify this, Parliament House was the next major construction for the colonial government. A site in Queens Park at the lower end of George Street was chosen as the location for this major work. While a design competition was held among private architects in Brisbane, the winning entry was that of Colonial Architect Charles Tiffin, who had prepared a grand design for a four stage Parliament House of French Renaissance/Second Empire style. The Houses of Parliament would be at the end of George Street, not far from the Governor of Queensland, which allowed both to keep an eye on the other.

The layout of Brisbane CBD in 1863 is shown in **Picture 8**.



Picture 8 - Street Layout of Brisbane c. 1863

Source: SLQ ID 21123680550002061

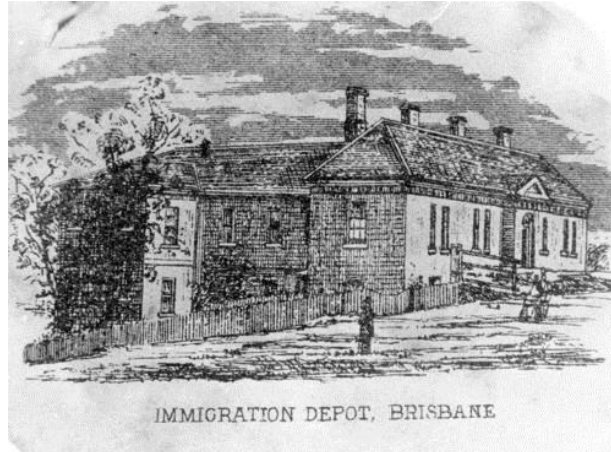
The foundation stone of the first stage of Parliament House was laid in July 1865 by Governor Bowen, and work commenced shortly after. Construction of Parliament House continued until 1868, but was interrupted by a major economic recession and remained incomplete for some years. The building was adjacent to the Government Domain and Government House, and looked out over Queens Park, which by that time was all but considered part of the Botanic Gardens. The next stage of Parliament House, along Alice Street, was not constructed until the 1890s. The building is shown in **Picture 9**.

Tiffin was a busy architect with a large work book and a small staff. In this early post-Separation period many buildings were constructed across the colony as well as in Brisbane. Tiffin's next major work in the city was the Migrant Barracks in William Street (**Picture 10**). The Queen's Wharf was the point of disembarkation of immigrants to Queensland for a period of 50 years. Successive colonial governments actively pursued immigration programs after the penal settlement had closed, as a means to encourage settlement and create a viable population.



Picture 9 – Tiffin's 1860s Government Buildings – Parliament House, n.d

Source: SLQ ID 424990



Picture 10 – Migrant Barracks, Drawing, c. 1868

Source: SLQ ID 67634

The first immigrants to come direct from overseas arrived December 1848. They were accommodated for short time in the former Military Barracks on Queen Street, but were then housed in a purpose-built facility in William Street only a short distance from Queen's Wharf. Construction of the building began in 1865 and completed the following year. The building was constructed within part of the former commandant's garden – the commandant's house had been located roughly opposite this building in the convict period.

As noted above the building was designed by Tiffin, and it was originally single-storeyed with a basement to William Street and a three-storeyed wing at the rear to Queens Wharf Road. The building had a hipped slate roof, unpainted brick walls, and footings of porphyry on weathered rock. The rear wing contained three large separate wards for migrants.

Immigration was a popular program for Queensland in this mid to late nineteenth century period. While the building was extended to accommodate growth in migrant numbers, a new immigration depot was constructed at Kangaroo Point in 1887 (Yungaba), and the William Street barracks acted as a back-up facility for a time, and then was later adapted for other government departments. Further extensions were made to this building over time.

2.2.3. The 1870s

In the 1870s, further major government buildings were constructed in the city, both inside and outside the George and William Street spine. By this stage Tiffin had retired from his position as Colonial Architect and his former Clerk of Works and chief assistant, FDG Stanley, assumed the position. Stanley proved to be as busy over the 1870s as Tiffin was the previous decade. His first major design was the first stage of the General Post Office, which was constructed from 1871 and 1872 on its current site in Queen Street. Before this time the post office had also been accommodated in one of the former convict-era buildings at the top end of Queen Street. The post and telegraph offices were two separate but related government sections, which were later amalgamated. Stanley also designed a separate telegraph office which was adjacent to the post office and connected to it by a central space surmounted by a clock tower, which has to this day remained unfinished.

The location of the Post and Telegraph Office (or General Post Office) outside the George and William Street spine is an interesting one. It was located on the site of the former "female factory" from the penal settlement period of Brisbane. The "female factory" was a small facility within the wider penal settlement at North Quay where the few women prisoners at Moreton Bay were held, which was located on elevated land a short distance away from the rest of the penal settlement for clear and obvious reasons. This prison within the prison was relocated to another site at Eagle Farm where a separate female prison was established together with a convict farm. The site was a good one, and was centrally located within the town of Brisbane as it was surveyed and grew, and was retained by the government after free settlement and into the separation period. The decision to construct the building outside the George and William Street spine may have been a purely pragmatic one, based on an available site. It was a logical move in a land use sense as the post office was a government *service*, rather than a government *office*, and did not need to be located in the George and William Street spine as much as other sectors of government.

The next major commission of Stanley's was the Government Printery Building on William Street, which was constructed between 1872 and 1874. A distinctive Gothic design, the building was constructed of masonry with a facebrick finish and on part of the site of the commandant's residence from the convict period. The William Street Government Printery building was enlarged with two further additions which were constructed in 1885, and 1910, to George Street and Stephens Lane.

At this same early 1870s period Stanley also designed the Registrar-General's office in Brisbane. This office, a small single storey building, was located at the corner of Queen and George Streets and on the site of the former military barracks, which were still extant in the early 1870s and used as offices for the Treasury Department. The curved façade of the Registrar-General's Office addressed both the Queen and George Street frontages equally, and anticipated a government re-development of the site which had become known as Treasury Square. The buildings along the River's edge in the 1870s are shown in **Picture 11**.



Picture 11 – A View of The City from The Brisbane River in the 1870s Showing the Commissariat Store, the Immigration Barracks, The Government Printery Building and Parliament House Among Others

Source: John Oxley Library

The George Street spine was further reinforced shortly afterwards with the construction of the Supreme Court building (**Picture 12**). This impressive building, perhaps Stanley's major commission for the government in his position as Colonial Architect, was located adjacent to Tiffin's Lands Office of the 1860s and on the site of the former convict hospital. A two storey sandstone edifice, the Supreme Court Building was set within landscaped grounds and was a building to be seen in the round, located on a large central block with frontages to George and Ann Streets and North Quay and overlooking the Brisbane River.

The next government building to be constructed was constructed for the Queensland Museum in William Street in 1876 (**Picture 13**), but unlike the previous few buildings just discussed was not designed by Stanley himself. An architect called George Curtis Walker reputedly won a small internal competition within the staff of the Colonial Architect's office, which was constructed under Stanley's supervision. A three-storeyed building facing William Street was constructed between 1876 and 1879, as the purpose-built home for the Queensland Museum which had been established in 1855. The building was erected as stage one of a complex which was to incorporate two flanking wings housing the main staircases, and an arcade and colonnade fronting the river. These extensions would have supplied more space for the Museum, but they were never built, and it was not long until it was discovered that the 1876 building was too small for a Museum. By the mid 1880s the Queensland government had decided to fund a new museum building, but this did not eventuate and the Museum remained here. In 1899 the Museum was relocated to the former Exhibition Building at Gregory Terrace, and in 1900 the former Museum was adapted for use as the free Public Library of Queensland. The library remained here until the 1980s.



Picture 12 – The Supreme Court Building on North Quay, circa 1910.

Source: SLQ ID 415252



Picture 13 – The Queensland Museum and later State Library Building

Source: John Oxley Library

Despite the range of work undertaken by Stanley as Colonial Architect Treasury both in Brisbane and throughout Queensland he continued to undertake private commissions during his employment by the government to supplement what he described as an inadequate public service salary (Watson and McKay 1994). Things came to a head in 1880 and Stanley resigned his position the following year and began a successful private practice. He was replaced as Colonial Architect by JJ Clark, who designed the major government building of the late nineteenth century period – the Treasury Building, on the site of the former Military Barracks.

2.2.4. The Treasury and Executive Buildings

The Treasury Building (**Picture 14**) was constructed in three stages: the first William Street wing from 1886 to 1889, the Elizabeth and George Street wing, from 1890 to 1893, and then the George to Queen Streets wing from 1922 to 1928. As noted earlier the site of the former Military Barracks was retained by the government after free settlement, and then after separation. In 1864 the military moved from the site to Victoria Barracks at Petrie Terrace and the existing convict era buildings were occupied by the Registrar-General, Treasury and Engineer of Harbours.

In 1883 the colonial government decided to construct new public offices on Treasury Square. Clark, the newly appointed Colonial Architect, suggested a four-storey complex with major elevations to each street frontage of the site, which could be erected in stages. The building was constructed to the street alignment, with a major internal space or court which provided light and ventilation to the offices. Clark was significant architect of the period, and designed major public buildings in Victoria and Western Australia before arriving in Queensland. Documentation was carried out for the first stage of the building in 1885, construction commenced in 1886 and the building was completed by 1889. This first stage fronted William Street, with small returns to both Queen and George Streets. When completed, the new building became the centre of government administration in Queensland, being occupied by the Premier of Queensland, the Cabinet, and the offices of the Registrar-General, Treasury, Mines, Works, Police and Auditor-General. The Cabinet and the Executive Council met in special meeting rooms in the building from late 1889 to 1905.

Stage two of the building, which completed the Elizabeth Street section and continued two-thirds of the way along the George Street frontage, began almost immediately. This second stage of the Treasury Building was completed in 1893, and was occupied by the Registrar of Titles, Justice, Works, Public Instruction and the State Savings Bank, for whom a purpose-built banking chamber was provided in the design of the building to George Street.

As the largest and most important government building at the end of the nineteenth century and the location of government itself, the Treasury Building was a major symbol of government and the focal point of state and civic celebrations and commemoration. Federation was celebrated outside the building in William Street, as the proclamation of the Australian Commonwealth was read from the William Street balcony of the building on 1 January 1901. The death of Queen Victoria shortly afterwards was mourned by the state and by the Treasury Building itself, the building being swathed in black as a mark of respect.



Picture 14 - The First and Second Stages of the Treasury Building (south view), circa 1904.

Source: SLQ ID 99392

At the completion of the second stage of the Treasury Building in 1893 the country was caught in the grip of a major economic depression. Any ideas that the building would be completed quickly were abandoned. Work on the third stage did not commence until 1922, at which time the 1872-3 Registrar-General's Office was demolished – the third stage of the building was finally completed in 1928. The building was completed to Clark's original design from the early 1880s, although internally the building was a 1920s building.

By the time the Treasury Building was completed in 1928 it had lost its status as the pre-eminent Queensland government building in central Brisbane. This mantle was assumed by the Executive Building (**Picture 15**), a similar building in bulk and scale (but not design) to the Treasury Building, which was constructed in George and William Streets, to the south-east of the Treasury Building, between 1899 and 1905. Originally commissioned and designed as offices for the Lands and Survey Departments, the building was constructed from 1901 as the colony was emerging from a serious drought and the economic difficulties of the preceding decade. Designed by Thomas Pye, the First Assistant Architect in the Public Works Department (beneath Colonial and then Government Architect AB Brady), the building was a major accomplishment in its design, technical achievement and its internal finishes and materials such that the Queensland politicians who had been housed in the Treasury Building preferred this newer building over their existing premises. On its completion in 1905 it was named the Executive Building, and accommodated the Lands and Survey Departments, as well as the offices of the Premier and Executive Council. With the inclusion of offices for the Executive Council and Cabinet, a 'secret' entrance (and exit) in George Street was designed for ministerial access.



Picture 15 - The Executive Building from George Street, Prior to Queen's Gardens Being Formed

Source: John Oxley Library

An early and fine example of the Edwardian Baroque style of the Federation period, the building was a showcase for Queensland materials, which were extensively used in its construction. The use of expanded metal lathing as a re-enforcement to the concrete floors and ceilings was amongst the earliest application of such technology in Australia, and was a first in Queensland. The granite base course and plinth was obtained from Enoggera and Mount Crosby, while freestone from Helidon was used to face the outer walls, and freestone from Yangan near Warwick on the colonnade walls. The decorative carving to the facades, completed during 1903-04, included in the north-western elevation an allegorical group representing Queensland mining and agriculture, which were also designed by Thomas Pye. The mantelpieces were constructed of a variety of Queensland timbers (maple, cedar, black bean and silky oak) representing the state's timber resources. Allegorical stained glass highlighted the rural nature of the Queensland economy.

2.2.5. Queen's Gardens

The Treasury and Executive Buildings were close neighbours in George and William Streets. With the completion of the Executive Building in 1905, the area between them was designed and constructed as a major public space in the city – known as the Executive Gardens (and later Queens Gardens, and also Queens Park).

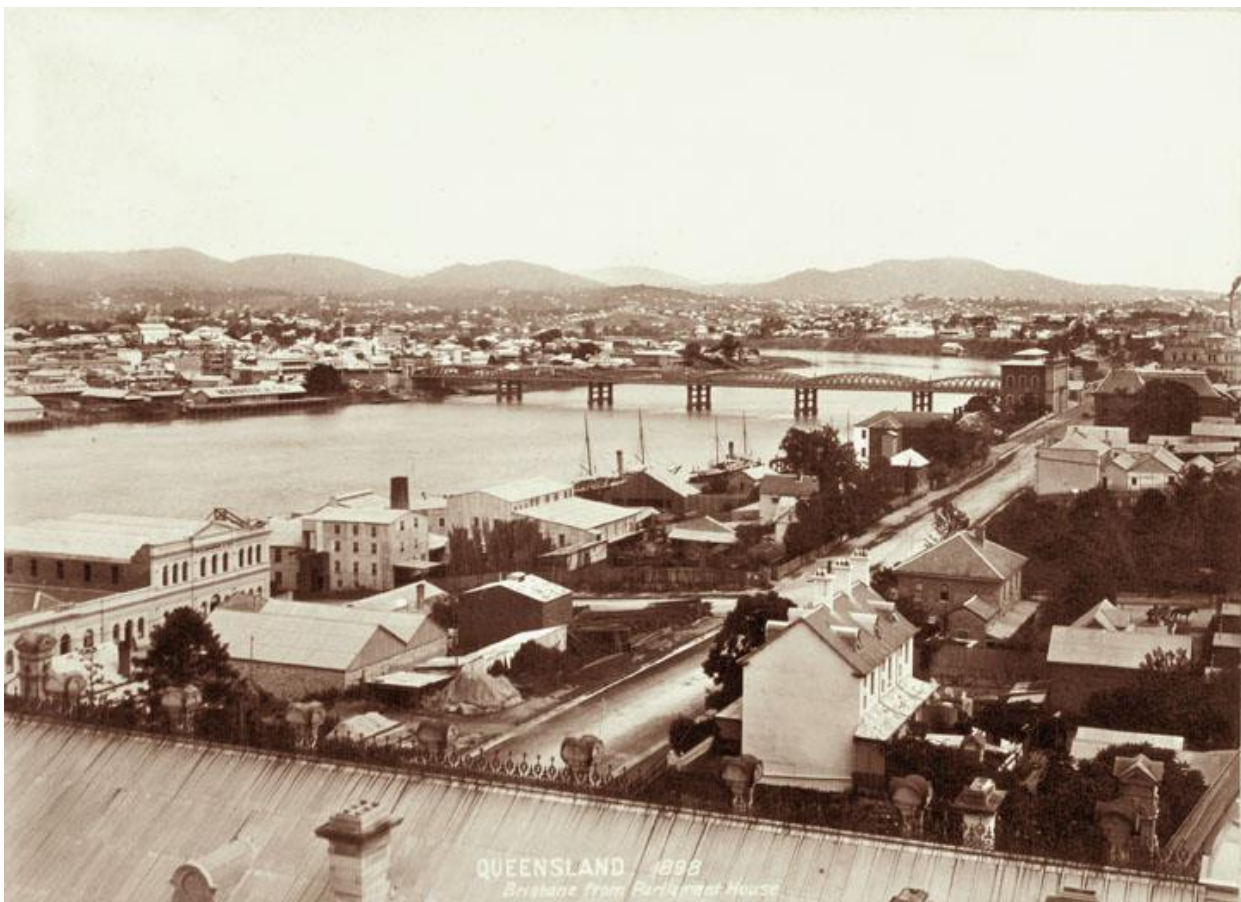
The site, roughly square in shape, had previously been the site of the St John's Anglican Church, which had been originally constructed in 1848-54 to a design by the Sydney architect Edmund Blacket. A parsonage was also built at the corner of William and Elizabeth Streets in 1850-51, while the church itself was extended in 1867-68. A bell tower was constructed in 1877, and in 1897 a new Church Institute and Synod Hall was built at the corner of George and Elizabeth Streets. In the 1880s the Anglican Church announced its plans to construct a major Cathedral at this site, but by the 1890s had come no closer to realising this goal. When the government announced its own plans in the late 1890s to construct the Lands and Survey Office building next door to St John's, the church protested initially. The government then offered to buy the church site, and assist them in finding another site for a cathedral. It was apparently Pye's idea to create a park adjacent to the building from the church site. Pye designed the park as well; therefore the design of the Executive Building reflected the design of the park and vice versa.

The government bought the church site in 1899, and the church later acquired a large site in Ann Street on which was built the St John's Cathedral. In 1904 the church, the belltower, church school and parsonage were demolished and a 30 metre wide strip between William and George Streets, adjacent to the new

Executive Building, was designed as the Executive Gardens. As it was only a few years old, the Church Institute building at the corner of George and Elizabeth Streets was retained by the government and occupied by the Police Department for many years. A bronze statue of Queen Victoria was placed in the park in 1906, after which time it became known as Queens Gardens.

While this government activity described above was concentrated at the end of George Street, and around Queen, Adelaide, and Elizabeth Streets, the area in between was developed primarily by the private sector. The lower end of George Street around Alice and Margaret Streets was a fashionable residential address, with the construction of Hodgson's Terrace at the corner of George and Margaret Streets in the early 1860s, Harris Terrace on the opposite side of George Street in the mid 1860s, and Mansions in the 1890s. Some of these were commissioned by parliamentarians and rented out as city rooms for country politicians. Also in this location were the Queensland Club and the Bellevue Hotel. There were also major industries present in this location, particularly in the lower end of William Street, such as William Pettigrew's timber saw mill and the City Electric Light powerhouse. In the 1920s Queensland Newspapers constructed a warehouse/distribution centre at the corner of William and Margaret Streets.

The area in the early 20th Century is shown in **Picture 16**.



Picture 16 - Lower William Street in the Early Twentieth Century was a Mix of Uses, from Residential to Industrial

Source: *Queensland State Archives ID 1108370*

The next major government office building, and the last for some time in the George/William Streets spine, was the Family Services Building. A high rise government office building, it was constructed on the corner of George and Elizabeth Streets as the headquarters for the State Savings Bank Building, from 1913. By the time the building was finished however, in 1922, the government had sold its state savings bank to the Commonwealth Bank. The building opened as the Queensland Government Insurance Office, with the major ground floor banking chamber all but redundant with the change in use, and was renamed the Queensland Government Insurance Building. The building overlooked Queens Park towards the State Library Building, with the Treasury and Executive Buildings forming the other two main government 'edges' of this space.

2.2.6. The Interwar Period

The administration of government consolidated in the early twentieth century in this government precinct along George and William Streets.

From the 1920s and into the 1960s, the government looked elsewhere from the George and William Streets spines. The previous 60 years had seen substantial government office buildings and government services provided across the city.

In the interwar period the government developed the Anzac Square buildings, in conjunction with the Commonwealth government and the Brisbane City Council. After World War I a block of land between Ann, Adelaide, Edward and Creek Streets was developed as a joint exercise by the three levels of government as a major civic space – Anzac Square – with complementary government offices on either side. While a large memorial park and monument in the centre of the city commemorating those who had participated and died in World War I was first discussed in 1916, the idea did not take shape for another decade. The original plan to use the whole city block described above was too ambitious, negotiations with Federal, State and local governments decided on a smaller site, with buildings to be developed on either side: one side state government and the other Commonwealth.

A committee was formed in 1919 to lobby for the creation of a commemorative square that would occupy the entire city block. In 1921 the Commonwealth Standing Committee on Public Works decided to erect a National War Memorial as part of the redevelopment of this part of the city. In 1923 the Commonwealth Government Architect John Smith Murdoch proposed a layout for the block which included a central square flanked by rectangular office blocks of similar appearance. Murdoch subsequently sent three alternative designs to the Brisbane City Council and the State Public Works Department. One of these was adopted to coordinate the design of the block.



Picture 17 - The Extent of Development by the 1920's from Left to Right the Treasury Building, Family Services Building, State Library of Queensland, The Executive Building, the Commissariat Store, the Government Printery Building and the Former Immigration Depot

Source: *John Oxley Library*

Design guidelines were established allowing for the construction of seven storeyed buildings consisting of a two storeyed base faced in granite and sandstone and upper walls of brick or concrete rendered. Detailed design and documentation of the Queensland Government Offices was carried out by the Architectural Branch of the Queensland Public Works Department, in accordance with the guidelines, under the supervision of AB Leven. Elevations were designed to match the proposed Commonwealth Government Offices. By 1928 land in the centre of the block, with frontages to Ann and Adelaide Streets of 228 feet, was dedicated for the purpose of a public park under the control of Brisbane City Council. A national competition was held in 1928 to design the Anzac memorial and square, which was won by the Sydney architects Buchanan and Cowper. By 1929 the designs of Anzac Square and the Queensland Government Offices had been finalised – Anzac Square opened the following year.

The Queensland Government Offices were built as six separate stages commencing in 1931 and completed by 1960, and were located on the Edward Street side of the block. The Commonwealth offices (of which only two of the proposed six stages were completed), were on the Creek Street side of the block, and were constructed from the late 1930s. No more work was done on their part of the project. In the middle was

Anzac Square, which formed an axis both conceptually and visually with the Central Railway Station to the north and the General Post Office to the south.

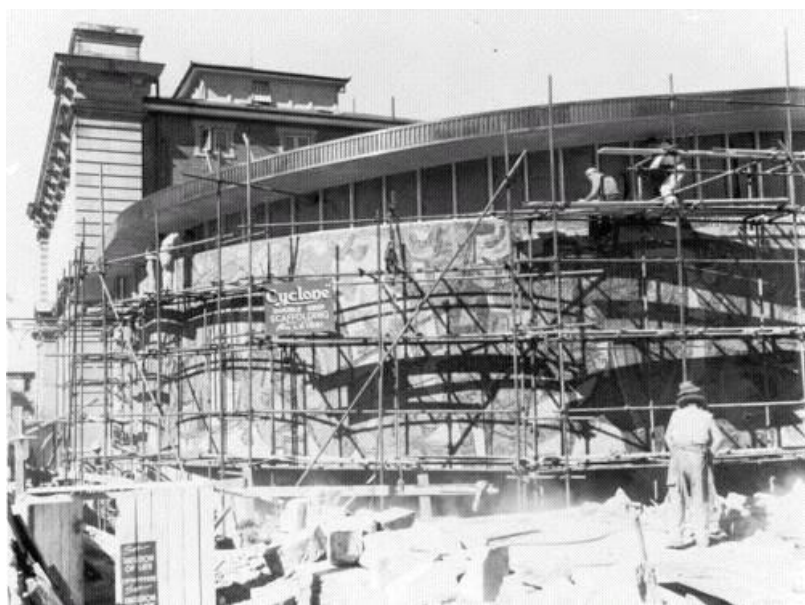
In 1968 at the request of the Commonwealth government both the State Government and the Brisbane City Council, as trustee of the square, agreed to abandon the design covenants governing the block and a fifteen storey office building was constructed on the corner of Creek and Ann Streets. During the 1970s a number of redevelopment schemes were proposed by the Brisbane City Council for Anzac Square but were not built.

2.2.7. Mid-Century and Further Expansion

As noted above the construction of the Anzac Square buildings continued through to the late 1950s. Once these were completed the attention of the government reverted to the George and William Street spines. Despite the large areas of office space provided by the six buildings at Anzac Square the administration of government continued to grow in the post-war period, fuelling demand for more office space and new government buildings. The state government became a major land buyer in the central city, buying sites along George and William Streets for future development. Slowly but surely the sites and areas between Parliament House at the bottom end of George Street, and the Government Printery around Charlotte Street, were acquired by the government.

Extant private buildings on these sites, such as the Belle Vue Hotel at the corner of George and Alice Streets, were retained and used by the government for office accommodation primarily. The Belle Vue Hotel was used for the accommodation of country politicians. In 1954 the government bought the Mansions, while in 1958 it acquired Harris Terrace. Both were adapted for use as office accommodation for government departments.

In 1959 the state of Queensland celebrated its centenary. The major centennial building project undertaken by the Queensland government was the extension of the State Library at William Street (**Picture 18**). The additions were designed under the supervision of the Government Architect EJA Weller, and included an exhibition hall on the western side and reading rooms on the river elevation. In 1958 national competitions were held for designs for a wall mural and sculpture to embellish the exterior of the new Centennial Hall. The extensions were opened officially in August 1959 by Princess Alexandra.



Picture 18 – Renovation Work on the State Library building in William Street, 1959.

Source: SLQ ID 204724

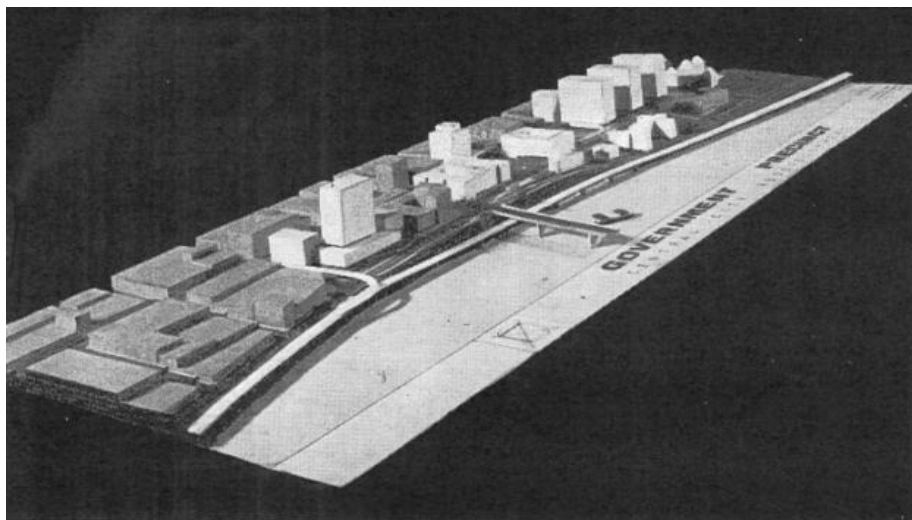
2.2.8. Master Planning for the Government Precinct

After many years of acquiring land along George and William Streets, in 1966 the Department of Works of the Queensland government announced the concept of a Government Precinct:

This proposal, developed by the Department of Works, ultimately will create a mall development extending from the Treasury Building to Parliament House with all new buildings

set in park surroundings... This huge development will combine with the very fine existing Treasury and Executive Buildings in George Street to create an overall Government Precinct worthy of the city of Brisbane. (Report of the Department of Public Works for the year ended 30 June 1966).

The Executive Building in George Street was constructed in 1970 following this precinct plan. This was the major and only feature of this 1966 plan. A contemporary scheme to redevelop the Supreme Courts was announced by the government, to consist of three inter-related buildings. However only one building, the District Court, was constructed in accordance with this master plan (**Picture 19**), which was finished in the late 1960s.



Picture 19 - A View of the Model Prepared for the 1966 Master Plan

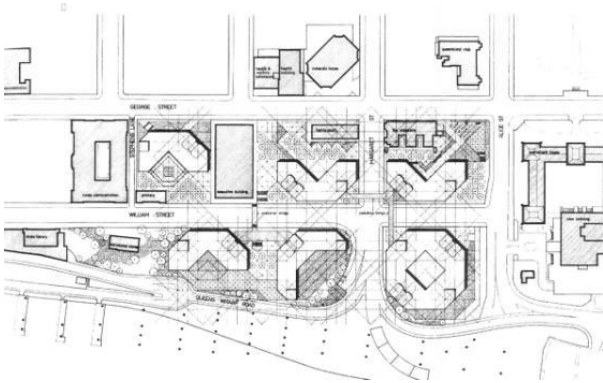
Source: John Oxley Library

In the 1970s the 1966 master plan for the Government Precinct was shelved and a new precinct development master plan prepared (**Picture 20**). In accordance with this new master plan, Mineral House at the corner of George and Margaret Streets was constructed in the mid-1970s, while in 1975-78 the Parliamentary Annexe was constructed. Further, low rise buildings along George Street were proposed in accordance with this plan and in 1986 Block 1 – the State Works Centre – was completed:

The lower end of George Street is at present in the throes of an ambitious transformation into the most inviting public precinct in the city. Construction work is well underway on Stage 1 of the Government Precinct Development which includes the renovation of the historic Mansions and Harris Court townhouses, and the erection of a new Government Office building, Block 1.

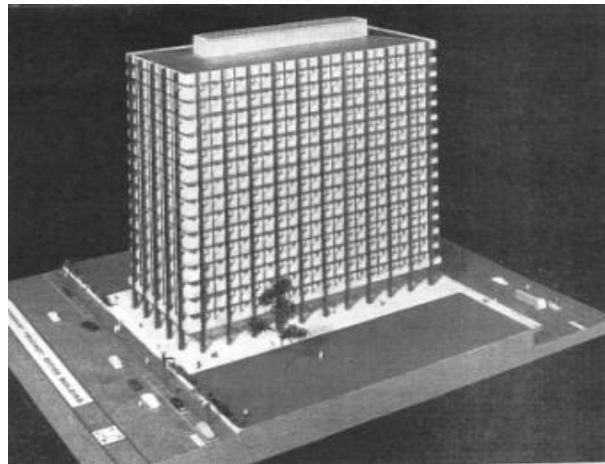
Block 1 is a total departure from the sheer glass towers that have erupted all over the city. Though more than a city block long and spanning Margaret Street so as to be a mere six storeys high, the plan form has been carefully designed and configured to maintain the human scale of the older buildings, further emphasised by the facades, which will be deeply recessed and shaded to echo the verandahs and balconies of the adjoining historic buildings... The extensively landscaped public plazas and courts included in the development will link the new and old buildings together... and are expected to encourage public usage of the area. (Department of Works Annual Report 1986.

This 'Block 1' Building opened in 1986 as the State Works Centre. Harris Terrace and the Mansions were retained and accommodated quasi-government 'shopfront' offices, professional chambers and specialist retail facilities.



Picture 20 - The 1974 Master Plan for the Government Precinct

Source: John Oxley Library

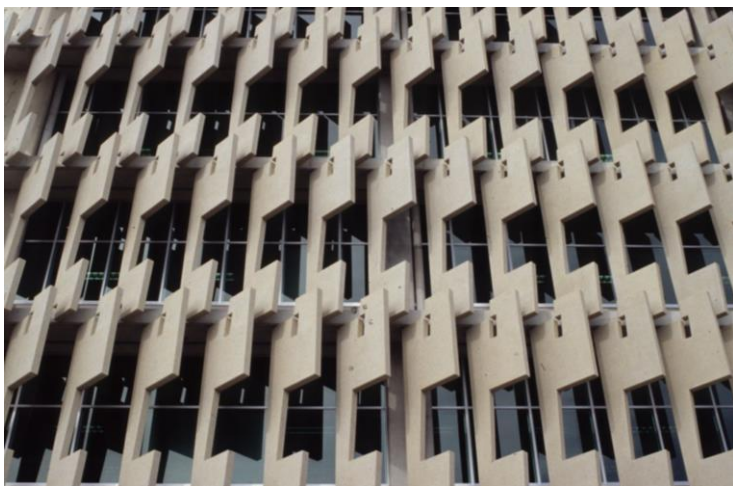


Picture 21 - The Executive Building of the Late 1960s

Source: John Oxley Library

In the 1980s and 1990s changes in technology and other workplace improvements made many of these early government buildings redundant. In the 1980s the Government Printery relocated from the central city as did the State Library of Queensland. The Treasury and Land Administration Buildings were adapted for use as a casino and hotel respectively, while the Printery buildings were adapted for use as a Science museum and public service club. The Commissariat Store, a very early and significant building, was adapted for use as a museum, while in more recent times the former Immigration Barracks in William Street was adapted for use as offices for the National Trust of Queensland and for niche and specialist government offices.

However the need for new office accommodation continued. In the 1990s the Neville Bonner building was constructed in William Street, a low rise building which referenced the bladed expression (**Picture 22**) of the State Library extension for sun shading.



Picture 22 – Detail of Bladed Articulation, Neville Bonner Building

Source: Donovan Hill, from UQ Library – 61UQ eSpace

2.3. HERITAGE PLACES

The extant historic buildings from the early development of Brisbane which are sited in the QWB PDA are presented below.

2.3.1. Commissariat Store – 1828

The two-storey Commissariat Store (**Picture 23**) was constructed between 1828 and 1829, with the third storey added in 1913. The building replaced an earlier slab construction Store at the corner of Elizabeth and Albert Streets.

The building was used for the storage and distribution of goods for the penal settlement and early town, and also served as bank and customs house. In the late 1850s through to the 1880s, the second storey of the building was used to house immigrants when there was no space in the official immigrants' barracks, sited where the Treasury Building now stands.

Known by a number of names through its history - the Colonial Store (1860), the Government Stores (1878), State Stores Building (1920s) - the building has had myriad occupants and is now tenanted by the Royal Historical Society of Queensland.

The Commissariat Store is one of only two extant convict constructed structures in Brisbane. This building is State heritage listed (QHR 600176).



Picture 23 - Commissariat Store

Source: National Trust of Queensland

2.3.2. Department of Primary Industries Building (Former) - 1865

Now known as National Trust House, the former Department of Primary Industries (DPI) Building (**Picture 24**) was constructed as Brisbane's Immigration Depot. It was the second such building in Brisbane.

Following the closure of the Moreton Bay Penal Settlement, the Colonial Government embarked on an ambitious immigration program, encouraging settlement in the newly proclaimed free colony of Queensland. Those immigrating to Queensland were originally housed in a military barracks, which was on the land where the Treasury Building now stands.

When that accommodation proved unsatisfactory, the former DPI building was constructed. The building was used as housing for immigrants until c1890, when a new Immigration Depot was opened at Kangaroo Point (Yungaba), and the building was then adapted to be the offices of the newly established Department of Agriculture.

The building underwent successive extensions and internal modifications to house a number of governmental departments, and was primarily used by entomologists, plant pathologists and the agricultural chemical laboratory. The DPI vacated the building in 1989 and post-1899 extensions were demolished.

This building is State heritage listed (QHR 601093).



Picture 24 - Former DPI Building

Source: *Urbis 2016*

2.3.3. Harris Terrace – 1865

The row of six houses forming Harris Terrace (Picture 25) was constructed between 1865 and 1866 by its namesake, George Harris. George and his brother John became well-known merchants and shipping agents in Brisbane from the 1850s, and had a prominent warehousing precinct and wharf at the current site of 1 William Street.

On account of George Harris' business knowledge and impact on the mercantile development of the current QWB PDA, he was appointed a member of Queensland's first Legislative Council in 1878 (QHR 600121). By the late 1860s, the Terrace had acquired the reputation as being the best private residences in the city (QHR 600121).



Picture 25 - Harris Terrace

Source: *Urbis 2016*

When George Harris declared insolvency in 1876, the property was handed over to other members of Parliament who subsequently commissioned the development of The Mansions in 1888. The building was used as accommodation into the 20th Century, until it was acquired by the Government during its phase of broad scale property acquisitions in the 1940s. From the 1960s Harris Terrace has been used as offices.

This building is State heritage listed (QHR 600121).

2.3.4. Government Printing Offices (Former) – 1872

The Government Printing Offices (**Picture 26**) (incorporating the George Street Printing Office building and the William Street Printing Office building) were the first purpose-built printing offices in Queensland; constructed as a result of Queensland's separation from New South Wales in order for the Queensland Government to print government publications such as Hansard and the Queensland Government Gazette.

The original Government Printing Offices was a timber building constructed in 1862, replaced by the current buildings constructed between 1872 and 1912. The buildings were constructed on the site of the former penal settlement Commandants Cottage (1825) and kitchen (1826), and a later church (1851). The original siting of the Commandant's buildings is interpreted in the Printing Offices complex through the use of brickwork.



Picture 26 - William Street Frontage, Former Government Printing Offices

Source: *Urbis 2016*

The site has had a complex history of development, expansion, and demolition, with each activity reflecting changes in technology and needs of the former printery. The printing operations were relocated to Woolloongabba in 1983 and the building has had a variety of uses since.

These buildings are State heritage listed (QHR 600114).

2.3.5. State Library - 1876

The former State Library building (**Picture 26**) was actually purposefully constructed as the first home for the Queensland Museum (QHR Entry 600177). The siting of the building at the 'southern entrance' to the city proper was a decision to reflect the importance of the Museum in the cultural and scientific life of Brisbane (QHR 600177).

When the building proved inadequate for museum purposes, it was refurbished to be used as the Public Library of Queensland in 1902, with the name changing to the State Library of Queensland in 1971.

An extension was added to the western end of the structure in 1959. The extension is decorated with a wall mural and sculpture added following a national competition, commemorating the centenary of Queensland's proclamation as a separate colony.

This building is State heritage listed (QHR 600177).



Picture 27 - The Former State Library

Source: Urbis 2016

2.3.6. Treasury Building -1886

The site at the north-eastern corner of William and Elizabeth Streets has multiple layers of history. An engineer's cottage, with stores and a workshop was originally constructed on the site during the convict era; which was replaced by a Military Barracks in 1831 (**Picture 28**). This structure was, in turn, replaced in order to provide for the development of the site which had by the 1870s been deemed Treasury Square (QHR 600143). The building currently houses the Treasury Casino (QHR 600143).

The Treasury Building (**Picture 29**) was constructed in three stages, between 1886 and 1928 (QHR 600143). The building was the site of the significant reading of the proclamation of the Australian Commonwealth by Lord Lamington in 1901, from the William Street elevation.



Picture 28 - Brisbane Town in 1860, showing Military Barracks Where Treasury Now Stands

Source: BCC Image 1847



Picture 29 - The Treasury Building

Source: Urbis 2016

2.3.7. The Mansions – 1889

The 1880s was a significant period of development in Brisbane, as the Queensland Government was asserting its presence and developing the State following separation from New South Wales in 1859. The population of Brisbane grew by around 50,000 people during the 1880s.

Following the construction of Parliament House there was increased interest in accommodation facilities for visiting parliamentarians at the Alice Street end of the city. The Mansions (**Picture 30**) was constructed as an investment by three Queensland politicians of the time, B.D. Morehead (Premier), W Pattison (Treasurer) and J. Stevenson (Member for Clermont).

The finely constructed building attracted 'well to do' tenants, including Queensland's first female doctor Dr Lilian Cooper. However the depression of the early 1890s significantly affected Brisbane and the Mansions became used as boarding houses from 1896 to 1954. Post 1970s the building has been refurbished to serve a variety of uses including offices, retail and a restaurant.

This building is State heritage listed (QHR 600119).



Picture 30 - The Mansions

Source: Urbis 2016

2.3.8. Land Administration Building - 1905

Also known as the former Executive Building, this building was constructed between 1901 and 1905 (QHR 600123) (**Picture 31**).

The building was occupied in 1905 by the Lands and Survey Department and the offices of the Premier and Executive Council. The Executive Council and Cabinet met at this building until relocating to new offices at 100 George Street in 1971.

This building is State heritage listed (QHR 600123).



Picture 31 - Land Administration Building

Source: *Urbis 2015*

2.4. THE LATER GOVERNMENT PRECINCT

The Queensland Government began to concentrate many of their activities in the Brisbane CBD in the 1940s. The Government began purchasing a number of properties in the CBD area in order to accommodate a large number of public servants. Particularly targeted was the area between George and William Streets up towards Parliament House.

This led to the creation of a number of master plans in the 1960s and 1970s, intending to form a 'Government Precinct' in this area. The Government Precinct Development was opened in April 1986, and included the newly constructed State Works Centre, and the refurbished Harris Terrace and The Mansions.

The design concepts throughout the 1960s to 1980s proposed varying levels of demolition of heritage structures, or retention and adaptive reuse. The retention of many of the heritage structures extant in the QWB PDA is in a large part the result of growing community support and pressure on the Government to preserve the historically important buildings. The unannounced demolition of the Bellevue Hotel (sometimes recorded as Belle Vue Hotel) in 1974 was a notoriously significant event in Brisbane's heritage conservation history and resulted in significant criticisms of the Government of the time.

The key buildings of the later Government precinct are shown below.

2.4.1. Executive Building – 1971

This building is Brisbane's second Executive Building (**Picture 32**); the first is now known as the Land Administration Building.

Constructed by 1971 for the use of Queensland's parliamentarians and public servants, this building was constructed over several layers of history, including:

- Commandants cottage and kitchen (1825-1826);

- Government printer lithographic office and engine room (c1884);
- Storage buildings associated with the Government Printers offices (1916).

Archaeological investigations undertaken prior to the construction of the building yielded remains of the buildings listed above, and a number of domestic artefacts that were donated to the Queensland Museum.



Picture 32 - Executive Building and Annexe

Source: Google Street View

2.4.2. Neville Bonner Building - 1997

This building (**Picture 33**) is named after Neville Bonner AO, who was the first Aboriginal Australian to become a member of the Parliament of Australia.



Picture 33 - Neville Bonner Building

Source: Google Street View

The building was constructed in 1997, on a site which has historically been used for a number of purposes, including:

- Moreton Bay Penal Settlement Commandant's Gardens, c1820s;
- Pettigrew's Sawmill 1853, owned by William Pettigrew, and featuring Brisbane's first steam driven sawmill;
- City Electric Light Company powerhouse c1910, a power company founded by electrical engineer Edward Barton and which supplied power to Brisbane city until a larger facility was constructed at Bulimba.

Archaeological excavation undertaken as part of the construction of the Neville Bonner building yielded around 12,000 artefacts dating back to c1870.

2.4.3. 1 William Street

1 William Street was completed in late 2016, and serves as centralised office accommodation for public servants. The building was constructed over numerous layers of history, and archaeological excavation (2012) revealed in-situ archaeological expression of:

- Harris Warehouse (1850s);
- Boyland's Building (1860s);
- Short Street (1860s), which formerly ran between Alice and Margaret Streets;
- DL Brown Warehouse (1880s);
- Courier Mail Store (1900s);
- Thomason Chater Ltd Chemist Warehouse (1900s);
 - City Electric Light Co powerhouse (1910s);
 - College of Pharmacy (1920s); and
 - School of Physiology (1930s).

Excavated artefacts and structural remains were retained by the developer for inclusion in interpretation; or accepted by the University of Queensland as teaching aids for archaeology students.

This building is sited outside the QWB PDA.

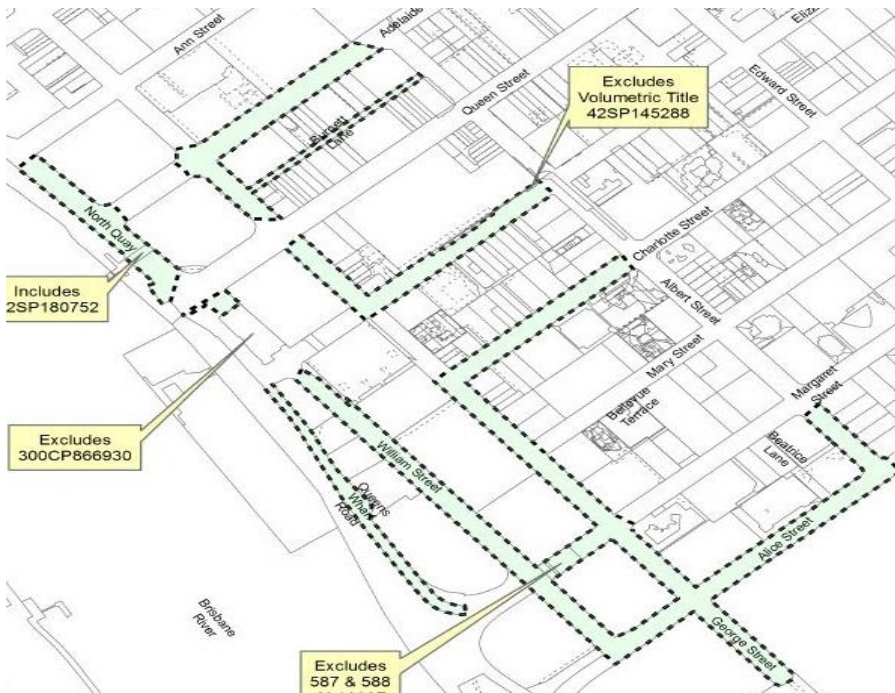
2.5. LANDSCAPE ELEMENTS

In addition to the heritage buildings within the QWB PDA, there are a number of heritage landscape features. These are presented below.

2.5.1. Early Streets of Brisbane – 1820s to Present

This place includes the majority of the road reserves within the QWB PDA including William, Margaret, George and Elizabeth Streets and Queen's Wharf Road (**Picture 34**). The place also extends into southern parts of the CBD area, including Burnett Lane.

This archaeological place is listed on the QHR (645611) and recognises the tradition of constructing Brisbane's streets by building on top of existing layers, thereby preserving the earlier deposits. The streets included in the citation date to the era of the Moreton Bay Penal Settlement, when the genesis of the later city of Brisbane was formed. The accumulation of cultural layers within those streets is considered to have potential to reveal information about the development of Brisbane as a city since the 1920s.



Picture 34 - Early Streets of Brisbane

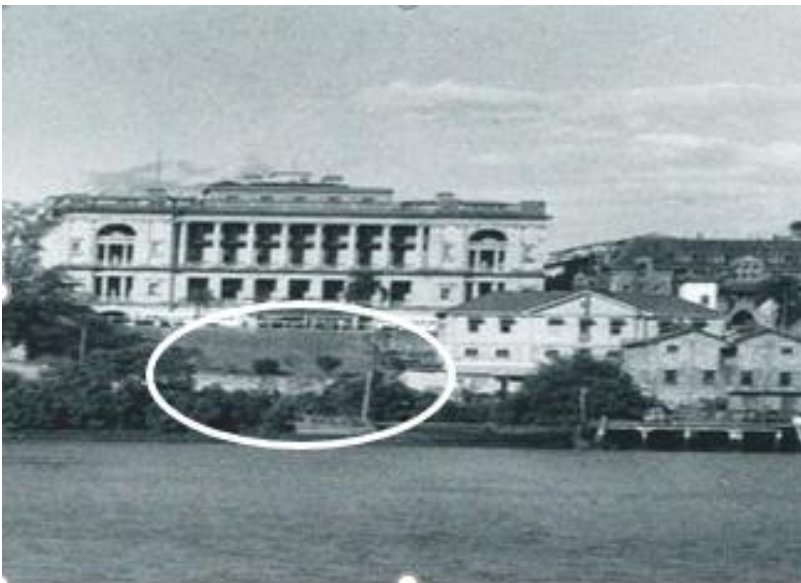
Source: QHR Entry 645611

2.5.2. Miller Park – 1820S

Named after Lieutenant Henry Miller, the first Commandant of the Moreton Bay Penal Settlement, the site of Miller Park has always been undeveloped. It originally served as a thoroughfare for settlers between William Street and Queen's Wharf Road (Picture 34) – a function which continues today. The Park also served to access a side entrance of the Commissariat Store from the 1850s.

During restoration of the adjacent Commissariat Store c1980, the Park was landscaped and a flag pole dedicated to the Queensland Girl Guides erected in 1986 (RHSQ 2016).

Miller Park forms part of the Commissariat Store State listing (QHR 600176).



Picture 35 - Miller Park, with Former Government Printing Office Behind and Commissariat Store at Right

Source: State Library of Queensland

2.5.3. Stephens Lane - 1860S

The United Evangelical Church (**Picture 36**) was constructed (1851) on part of the block now occupied by the Government Printers Office, which in 1861 was converted to an electric telegraph office. The laneway adjacent to this office was named "Telegraph Lane". The name changed to Stephen's Lane c1902.

Stephen's Lane (**Picture 37**) Forms Part of the Government Printing Offices State Listing (QHR 600114).



Picture 36 - United Evangelical Church 1901, With Former Government Printery Office at Right and Stephens Lane Between

Source: SLQ 41685



Picture 37 - Stephen's Lane 2016

Source: Google Street View

2.5.4. Site of Former Bellevue Hotel – 1885

The Bellevue Hotel (**Picture 38**) was the second hotel to be constructed on the site, the first being the Hanson's Family Hotel in the 1860s. The Hotel became a boarding house known as Bellevue House before being demolished to make way for a new building. Constructed between 1885 and 1886 the three storey Bellevue Hotel was demolished in 1979, and this action sparked widespread outrage across the Brisbane community. The demolition of the Bellevue is considered to have been a catalyst in changing the way Queenslanders valued their heritage, and contributed greatly to the introduction of the QHA (Department of Environment and Heritage Protection (DEHP) 2007).



Picture 38 - Bellevue Hotel, 1903

Source: SLQ Image Number 79175

2.5.5. William Street and Queen's Wharf Road retaining wall -1888 and Air Raid Shelter - 1941

William Street and Queen's Wharf Road retaining wall - 1888; and air raid shelter - 1941

The retaining wall is constructed in stone known as Brisbane Tuff. The material was chosen as it was readily available and also complementary to the Treasury Building erected on the opposite side of William Street (QHR 600135).

A unique extant feature at the wall is the public air raid shelter on Queens Wharf Road (**Picture 39**). The air raid shelter abuts the retaining wall, and has been excavated into Queens Wharf Road, with its roof at William Street level. Constructed in 1941 in accordance with *Regulation 35a of the National Security (General) Regulations of the National Security Act 1939-1941*, the air raid shelter still stands as a tangible reminder of the precautions put in place by the Government for the safety of the public during World War II.



Picture 39 - Partial View of Air Raid Shelter, Western Elevation

Source: Urbis 2016

2.5.6. Queen's Gardens – 1850s to Present

At the time of the penal settlement, present-day Queen's Gardens was part of a paddock, with the weatherboard house of the settlement's engineer, Lieutenant Bainbrigge, sited at the corner of William and Elizabeth Streets and a lumber yard over much of the balance of the site. Following closure of the penal settlement, the site was acquired by the Church of England, and a church, parsonage, bell tower and school were constructed in the 1850s (**Picture 40**).

The site was later acquired by the government in association with the construction of the adjacent Lands Administration Building in the early 1900s. Known as the Executive Gardens, the site was landscaped according to a design by architect Thomas Pye. The name Queen's Gardens was adopted following unveiling of the statue of Queen Victoria in 1906 (**Picture 41**).

The church buildings were demolished in the 1960s and the area re-landscaped to a design by BCC landscape architect Harry Oakman.

The place is State heritage listed (QHR 600112).



Picture 40 - St John's Pro-Cathedral from Corner of Elizabeth And George Streets C1890s; now Queen's Gardens (From Urbis 2014).



Picture 41 - Crowds at Queen's Gardens In 1925 For Unveiling of Statue of Former Premier TJ Ryan


Source:SLQ 197666

2.6. FORMER BUILDINGS

Ongoing development of the QWB PDA has resulted in the loss of a number of old buildings, some with interesting stories that should be considered for inclusion in any heritage trail.

2.6.1. Pettigrew's Sawmill – 1853

William Pettigrew arrived in the free colony of Brisbane Town in 1849. In 1853 he acquired Queensland's first steam driven saw mill, and over the next 40-50 years was one of Brisbane's most successful entrepreneurs (**Picture 42**) until he was forced to declare bankruptcy in 1898 (Australian Dictionary of Biography 2005).



**BRISBANE SAW MILLS,
WILLIAM STREET, BRISBANE.**

THE following are the prices of Pine and Hardwood Timber at this mill:—
Pine flooring, weather, and lining boards, scantling, and battens, at 16s. 8d. per 100 feet. Boards 12 in. x 1 in. at 17s. 6d. Boards wider charged extra, at the rate of 1d. per foot for every four inches.
Hardwood scantling, at 22s. per 100 feet, for lengths not above 14 feet; 14 to 18 feet, at 23s.; 18 to 22 feet, at 24s.
Hardwood Boards, at 24s. per 100 feet.
Flooring and lining, planed, 21s. 9d.
Ditto and ditto, planed, tongued, and grooved, 22s.
Boards, 12 inches x 1 inch, chamfered, rab., and planed, 23s. 6d.

CROOK BOARDS.

1-inch at 3d. per foot	1-inch at 4d. per foot	1½ inch at 6½d. per foot
2-inch at 3½d. ditto	1½-inch at 4½d. ditto	2-inch at 7d. ditto
3-inch at 3¾d. ditto	1¾-inch at 5½d. ditto	

BROAD BOARDS charged extra.

14 inches to 16 inches at 1d. per foot	24 inches to 28 inches at 1d. per foot
16 inches to 20 inches at 1d. ditto	28 inches to 32 inches at 1½d. ditto
20 inches to 24 inches at 1d. ditto	32 inches to 36 inches at 1½d. ditto

Inferior and damaged timber, at from 10s. per 100 feet and upwards, according to quality.

GUTTERS, cut out of pine, 4 inches x 4 inches, at 2½d. per lineal foot, under 20 feet in length; above that length 2½d.

HARDWOOD DRAINS made to order from 4 inches to 2 feet square—outside measure. This is the cheapest way of making a bridge over a small water-course. Price, from 6d. to 4s. per lineal foot.

HARDWOOD PALLIS, 6 feet long, at 11s. per 100.

VINE tresselling, 1½-inch by ½-inch or thereby, at 22s. per 1000 lineal feet.

GATES made any practicable size and pattern to order.

CUT firewood, delivered within three quarters of a mile, at 6s. per load.

COALS, at 20s. per ton; delivered, 24s.

WM. PETTIGREW.
Brisbane, 1st December, 1851.

Picture 42 - Advertisement for Pettigrew's Sawmill, 1861

Source: SLQ 64896

2.6.2. Morgue and Sanitation Depot - 1879

For over a century (1879-1992) a morgue was sited at Brisbane's north bank. Floods and landslips necessitated the reconstruction and relocation of the morgue five times over its history before finally being demolished and the operations relocated to Cooper's Plains.

Adjacent to the morgue was a sanitation depot (1890-1929) (**Picture 43**), which dealt with Brisbane residents' 'nightsoil' in the days before the city had a sewerage system. To reduce illness arising from the unhygienic methods of managing nightsoil, it would be collected by contractors and delivered to the sanitation depot, where it was then loaded onto a barge and shipped out for disposal into Moreton Bay (National Trust n.d).

This area was likely avoided by most of the population, owing to the smell of 'night soil', unrefrigerated decomposing bodies, and the presence of rats that would feed on the corpses (Watson in Queensland Heritage Council 2009).



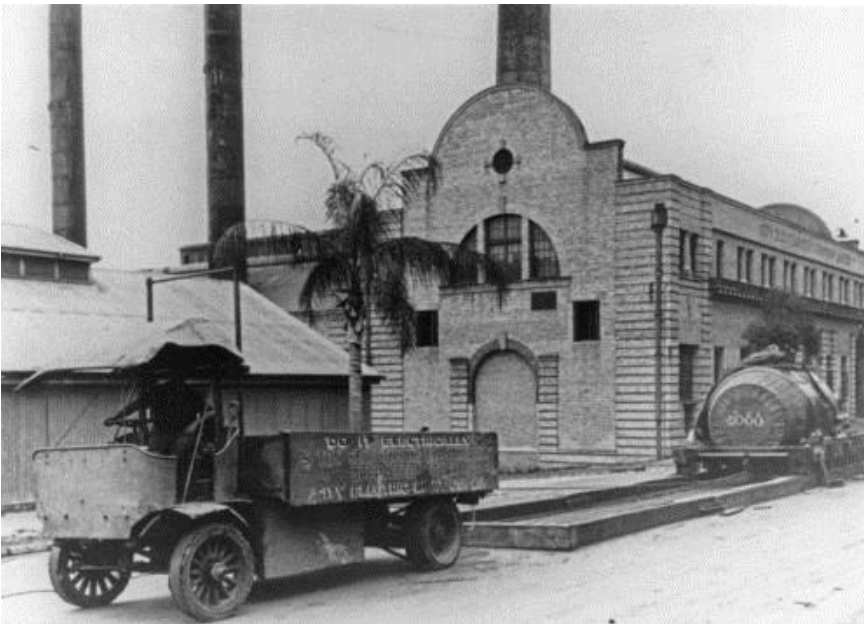
Picture 43 - Sanitation Depot, Projecting into Brisbane River

Source: National Trust n.d

2.6.3. City Electric Light Company – 1904

The City Electric Light Co (1904) was originally founded as Barton, White & Co in 1888 by prominent Australian electrical engineer Edward Barton. The company was the first public electricity supply company in Australia, and supplied Brisbane with electricity from 1883. A large power house was formerly sited on the corner of Margaret and William Streets (**Picture 44**).

The company later attained fame in Queensland as being the first company in the State to install air conditioning in an office (The Courier Mail 5 February 1935).



Picture 44 - City Electric Light Co Powerhouse at Corner of William And Margaret Street c1914

Source: SLQ 184732

2.7. HERITAGE SIGNIFICANCE

According to NSW OEH (2005) *the aim of interpretation is to convey significance* – to impart an understanding of those values that make a place important but that are not necessarily obvious. An understanding of significance helps to identify appropriate interpretive themes and guides research during content development. The QHR citations for each of the heritage places are provided in **Appendix A**.

3. EXISTING INTERPRETTION

There are presently a number of heritage trails within the Brisbane CBD, each with a unique focus and area of coverage. It is recommended that any heritage trail formed as part of the QWB PDA development complements, not competes with the existing trails, and also seamlessly integrates with the existing trails where possible.

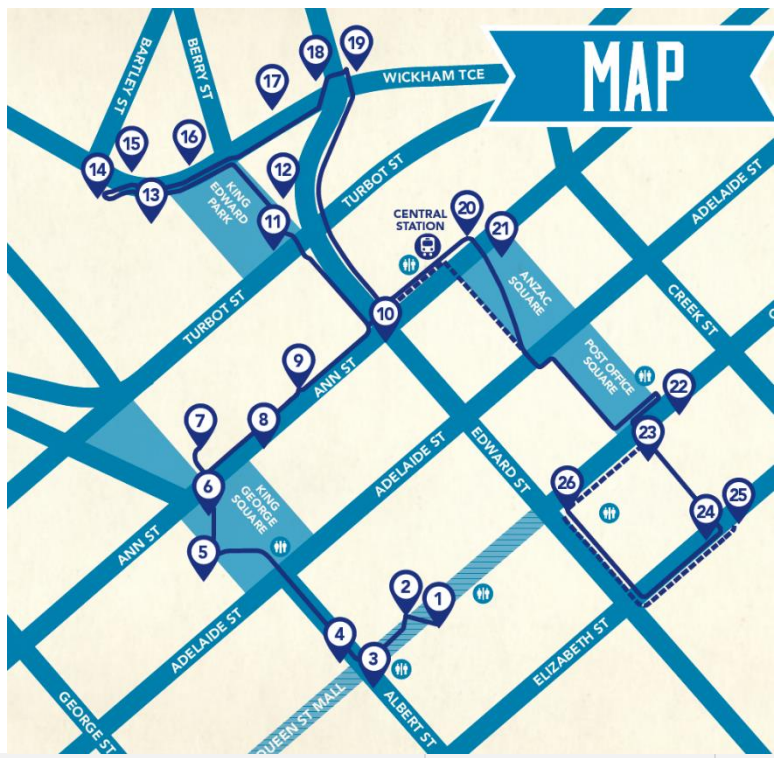
Some heritage trails cover portions of the QWB PDA but not the entire area. It is recommended that a QWB PDA-specific heritage trail be prepared, which draws on and expands any information in existing trails, and communicates stories that are not currently interpreted.

Relevant other heritage trails or interpretive elements are presented below.

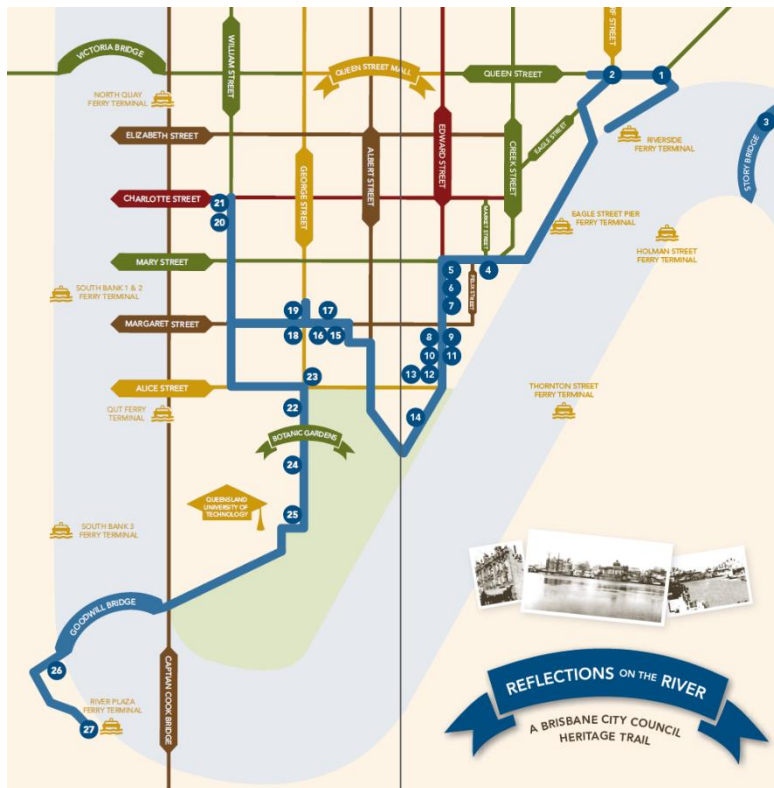
Title	Organisation	Coverage/ Concepts
Brisbane CBD Historic Precinct	BCC/ RHSQ	Queen’s Wharf
<p>There is no official map for this precinct. It comprises explanatory signage installed adjacent to six heritage places/areas:</p> <ul style="list-style-type: none"> • Botanic Gardens, Old Government House and Parliament House; • Miller Park; • Queen’s Wharf and North Quay; • The Commissariat Store; • The Mansions; • The Treasury Building. 		
Queen’s Wharf Heritage Precinct	National Trust Queensland	Commissariat Store – immigration; flood stories.



Title	Organisation	Coverage/ Concepts
City Centre Classic Heritage Trail	Brisbane City Council	CBD: Spring Hill to Treasury Building.



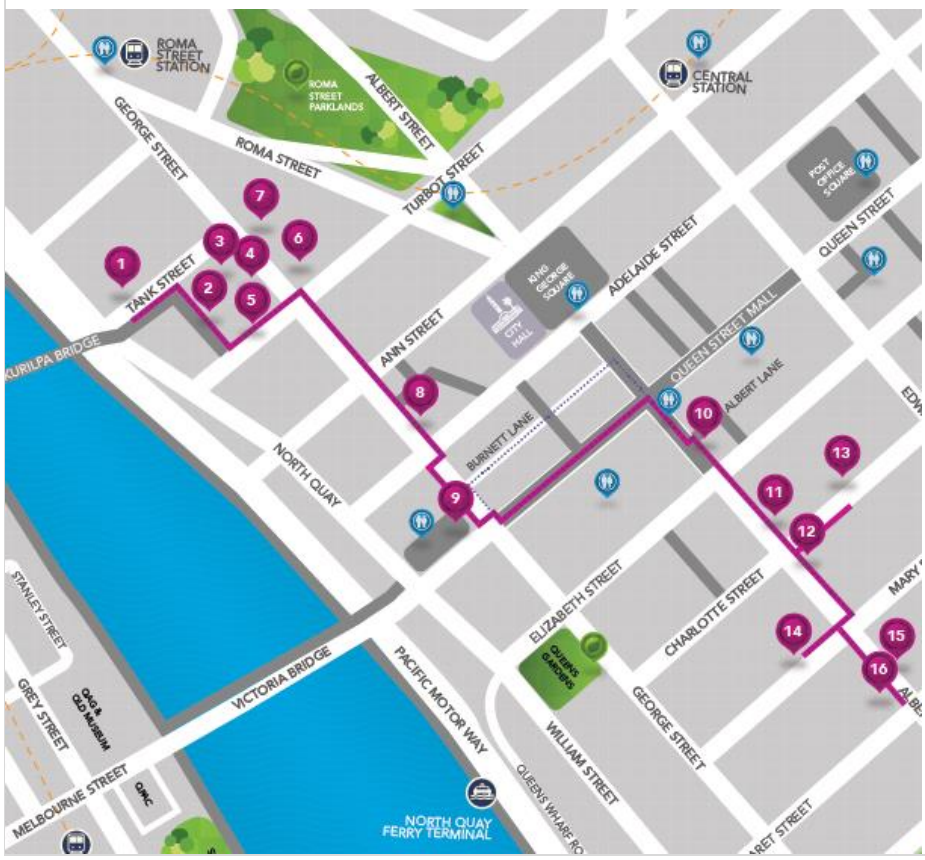
Reflections on the River	Brisbane City Council	Riverside – Customs House to South Bank
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Title	Organisation	Coverage/ Concepts
Cultural Heritage Public Art Trail	Brisbane City Council	King George Square to St Stephen's Cathedral



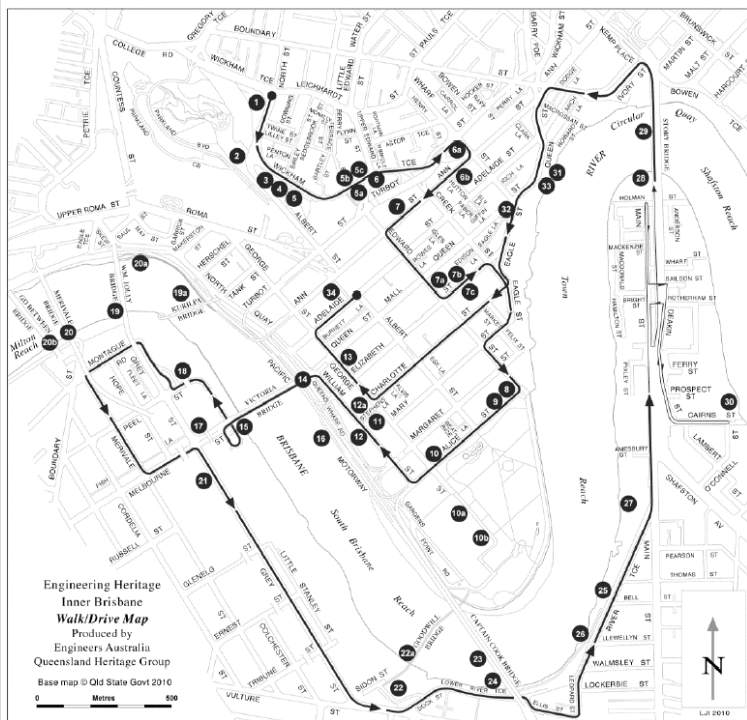
Contemporary Art and Architecture	Brisbane City Council	Brisbane CBD: Tank Street to Albert Street
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Title	Organisation	Coverage/ Concepts
Art and the River – Public Art Trail	Brisbane City Council	Southern river bank, Kangaroo Point to Queensland Maritime Museum



Engineering Heritage Inner Brisbane (2011)	Engineers Australia	Brisbane CBD-wide: Spring Hill to Story Bridge/Kangaroo Point.
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The QWB development scheme requires *integration with the Brisbane Council Classic Heritage Trail*. The Classic City Centre Trail is presented in the table directly above and commences at the Regent Theatre in the Queen Street Mall, and takes a loop north to Wickham Terrace at Spring Hill, before returning to the CBD to terminate at Macarthur Central.

3.1. CONSULTATION

To comply with the development scheme, ongoing consultation will be undertaken with BCC and NTQ throughout the development of the QWB heritage trail, to ascertain views on interpretive content to be presented in the QWB heritage trail and how to best integrate the relevant existing heritage trails.

Preliminary consultation has occurred with BCC and NTQ, to introduce both parties to the project, discuss existing trails, and the preliminary ideas presented in this HIS. Future consultation with the RHSQ is also anticipated to occur, and will be ongoing during the delivery of the heritage trail.

3.1.1. BCC Consultation

A meeting was held with BCC representatives on 29 June 2016, to discuss ideas for the trail and in particular formulate a strategy for linking the BCC City Centre trail and the proposed Queen's Walk. An overview of the key discussion points is below:

- The plaques inlaid into the paving around the CBD indicating 'heritage trail' date to the 1980s and are now redundant. BCC is undertaking an ongoing program of their removal, therefore they are not part of the City Centre trail;
- Due to budgetary constraints, BCC provides the information and maps for its heritage trails digitally via the BCC website, with some printed options provided to the city information centre and hotels. No physical wayfinders are erected although BCC indicated that wayfinding signage would be ideal, and support the idea of signage within the Queen's Walk trail;
- A colour scheme should be adopted for interpretive elements, to tie them together under a consistent label and make them clearly identifiable as part of the trail;
- The interpretation of the location of the Commandant's Cottage and kitchen could be made more prominent, such as creating three-dimensional elements such as seating (or similar) reflecting the layout of the former buildings;
- BCC supports the notion to re-design the currently proposed 'Queen's Walk' heritage trail to more adequately reflect the heritage significance of the place and the places within (refer Section 6);
- BCC supports the idea of using public art as wayfinding media, in addition to signage;
- BCC acknowledges that extending the heritage trail into QUT (refer Section 6) will require additional consultation with QUT and the State Government, which will require additional time for preparation of content and additional budget for creation of interpretive media. BCC supports the potential for restricting the eastern extent of the trail to Alice Street however also acknowledges that Parliament House ties into the history of QWB and could be included in the heritage trail as desired;
- Where linkage of the City Centre trail is required, Burnett Lane is likely the best option for creating the link. Burnett Lane crosses through the centre of what was formerly the convict barracks (**Picture 45**), and accesses George Street at its south-western end. This would afford some linkage between elements of the City Centre Trail, and the Treasury Building and QWB (**Picture 45 and 46**);



Picture 45 - Showing 3-D Overlay of Convict Barracks, With Burnett Lane Indicated at Right, and Treasury Building Indicated at Top Left of Picture

Source: *House Histories* www.househistories.org



Picture 46 - Burnett Lane (Indicated by Arrow) Accessing George Street, With Treasury at Right

Source: *Urbis 2017*; Google Earth

BCC also expressed interest in online links between the QWB heritage trails and BCC heritage trails, perhaps at cross-website links or similar, to be discussed as the project develops.

3.1.2. National Trust of Australia (Queensland)

The NTAQ in conjunction with the BCC maintains a website dedicated to *Historic Queens Wharf*. The website (www.queenswharf.org) contains stories and information about several buildings (and former buildings) within the QWB PDA, including:

- Commissariat Store;
- Former United Evangelical Church and Commandants Cottage;
- State Library;
- Former DPI Building;
- Miller Park;
- Queen Victoria statue (Queen's Gardens);
- Pettigrew's Sawmill (former); and
- City Electric Light Co (former).

An accompanying brochure has been created and is available for online download.

Consultation with NTQ (June 2016) indicates that the website is an ongoing work-in-progress, with new information added on a regular basis. Additional discussion points during consultation included:

- The use of public art as wayfinding signage offers the opportunity for eye-catching, potentially humorous, unique interpretation that may encourage visitors to take photographs and share on social media;
- Many opportunities exist for augmented reality and other types of digital interpretation;
- Re-design of the heritage trail to focus more attention on the Commissariat Store and wharf area is supported;
- Expansion into QUT for the historic heritage trail will likely raise additional requirements for consultation and costs; and add additional walking distance which may be unsuitable for elderly persons.

Ongoing consultation with the NTQ and BCC will occur during the preparation of the QWB heritage trail and design phases of the QWB project, in order to expand on existing information, and ensure QWB-specific interpretation complements the existing initiatives.

4. AUDIENCE AND THEMES

4.1. AUDIENCE

It is a generally accepted assertion that participants in heritage trails are diverse. However, some general assumptions can be made about the interests, demographics and motivators of potential visitors to a particular place, based on what type of place it is.

The Brisbane CBD is a popular place for tourists to visit. The QWB PDA, located at the southern reaches of the CBD and within a transitional route to South Bank, is located in an ideal area for accessing the tourist market.

The anticipated audience most likely comprises:

- 1) Tourists generally visiting Brisbane – this group comprises those seeking leisure time in Brisbane, seeking unique experiences across the city, including the CBD and South Bank. This includes domestic and international visitors, incorporating tourists with children, and those from a non-English speaking background;
- 2) QWB PDA-specific tourists – this group comprises those future tourists who will plan a holiday with the purpose of visiting/staying at the QWB PDA. This group may appreciate a QWB-specific heritage trail, enabling them to appreciate Brisbane's history without having to venture beyond the Precinct;
- 3) Local Residents 1 – this group comprises locals with an interest in history, who will choose to visit the QWB PDA in order to participate in the heritage trail. This includes residents with children;
- 4) Local Residents 2 – this group comprises locals who will visit the newly-constructed QWB PDA out of curiosity, and may inadvertently interact with the interpretive trail. This includes residents with children;
- 5) Local Residents 3 – this group incorporates residents of the new development who will interact with the trail on a daily basis. This includes both inadvertent interaction while passing through the QWB precinct, and purposeful interaction – choosing to participate in the heritage trail;
- 6) Students – the proximity of QUT to QWB suggests that students, both local and international, may be interested in the heritage trail; and may choose to learn about the precinct before or after classes, or during breaks;
- 7) Business visitors – those travelling to Brisbane to conduct business either in the CBD or in the QWB Precinct more specifically. It is likely that these visitors will inadvertently interact with the interpretive trail, as their time within the precinct is likely to be driven by business interests rather than leisure interests;
- 8) QWB Precinct staff and/or operational contractors – staff working within the QWB Precinct are likely to inadvertently interact with the heritage trail, most likely on their way to or from work, or during leisure time such as lunch breaks. Similarly, individuals such as couriers or transport operators within the Precinct may inadvertently interact with interpretive media.

4.2. THEMES AND TOPICS

Topics/themes and story opportunities which could be communicated in the heritage trail are presented in the table over page.

They are not an exhaustive list, and should be developed in more detail as the development of the heritage trail progresses.

The potential themes are presented with reference to the *Queensland Thematic Framework* (Blake 2005 in DEHP 2013).

Queensland Historic Theme	Sub-Theme	Stories/Concepts	Potential Location
1. Peopling Places	1.1 The first inhabitants	Stories of the Aboriginal occupants of Brisbane prior to European settlement. “Meeannahjin” and early Aboriginal names for Brisbane.	Site-wide applicable, but closer to the river to emphasise the importance of the river to Aboriginal people. Preferably specific cultural centre.
	1.2 Migration from outside	Free settlement of Brisbane 1842, British immigration, Immigration depot at Commissariat Store. Opportunities to link to contemporary ‘multicultural’ reputation of Australia. The growth of QWB from the original convict-era settlement. Arriving in Australia by ship. Names and stories of the ships transporting the immigrants, and names of early settlers.	Commissariat Store area.
	1.3 Encounters between Indigenous and non-Indigenous people	Arrival of British settlers and the encounters with the Aboriginal occupants of the Brisbane area.	Site-wide.
2 Exploring, utilising and transforming the land	2.1 Exploring, surveying and mapping the land	Setting out Brisbane Town/Edinglassie based on existing convict-era buildings.	Site-wide.
	2.5 Managing water	Construction of King’s/Queen’s Wharf and modifications to the river over time to afford larger ships bringing goods to the settlement.	Around Commissariat Store, at former site of wharf.
	2.7 Experimenting, developing technologies and innovation	City Electric Light Company bringing electricity to Brisbane – Edward Barton. Government Printing Office – first printing office in Queensland. Drivers behind its creation.	Corner William and Margaret Streets. William Street frontage, Stephen’s Lane.
3 Developing secondary and tertiary industries	3.3 Developing engineering and construction industries	Stories of construction of early buildings – from being convict-built to the development of industries. Quarries for acquisition of Brisbane Tuff and sandstone for the buildings in the Precinct.	Site-wide.
	3.4 Informing Queenslanders	Government Printing Offices and story of publications. Night-time raids in 1917 and 1918 by Australian military to stop issues of Hansard which included official debates about the military and issues of conscription.	Government Printing Offices (former).
	3.6 Lodging people	Multiple phases of construction of lodgings in QWB Precinct – convicts and officers, immigrants, free settlers, politicians.	Treasury Building (former Military Barracks then Immigration Depot), Commissariat Store (as immigration depot), Harris Terrace, The Mansions, Bellevue Hotel.

4	Working	4.3 Organising workers and workplaces	<p>General stories of the development of the key Government buildings, and development of smaller industries which gradually became established in the Precinct.</p> <p>City Electric Light Company – prime position in the CBD, then pressure to move as the population grew and the people did not like the pollution and noise.</p> <p>Pettigrew’s Sawmill and operations.</p>	<p>Site-wide.</p> <p>Margaret and William Street block.</p> <p>Margaret and William Street block.</p>
		4.3 Working in offices	<p>Government precinct and development of key buildings.</p> <p>City Electric Light Company – first company to install air conditioning in offices.</p>	<p>Site-wide.</p> <p>Margaret and William Street block.</p>
		4.4 Unpaid labour	<p>Stories about the convict era.</p>	<p>Queen Street end of Precinct – early site of Prison Hulks, barracks, Commissariat Store.</p>
		4.6 Surviving as Indigenous people in a white-dominated economy	<p>The rapid growth of Brisbane Town, government initiatives to have migration from Britain to populate the colony, and consequent impact on the Aboriginal population.</p> <p>Stories of conflict, fringe camps, Aboriginal people working as servants for the white population.</p>	<p>Site-wide.</p>
5	Moving goods, people and information	5.3 Using shipping	<p>The role of the Brisbane River in bringing people and goods to the penal colony and later free settlement.</p> <p>Maritime archaeology – wrecks such as the <i>Pearl</i> steamer.</p>	<p>Along River’s edge.</p>
		5.6 Telecommunications	<p>Creation of the telegraph network, later telephone network.</p>	<p>Stephen’s Lane – former Telegraph Lane.</p>
6	Building settlements, towns and cities	6.1 Establishing settlements	<p>Construction of the heritage buildings - architectural styles/era’s and associated architects.</p> <p>Architectural influences from ‘motherland’; local vernacular architecture and use of local materials.</p>	<p>All areas.</p>
		6.2 Planning and forming settlements	<p>Passing of the <i>Undue Subdivision of Land Prevention Act 1885</i>, effectively stopping the building of terraced housing in Queensland and therefore why Queensland’s capital has so few terrace houses when compared to other capital cities (Sydney, Melbourne).</p> <p>Aim was to “prevent ‘slum’ conditions in areas of medium density dwellings.”</p> <p>Layout of Brisbane reflecting the original penal settlement.</p>	<p>Harris Terrace and The Mansions.</p> <p>Queen Street end of the Precinct.</p>

		Land Administration Building – the historic division of the land in Queensland, and role of Government departments.	Former Land Administration Building.
	6.3 Developing urban services and amenities	Sanitation depot and barge; outhouses; development of the sewerage system in Brisbane.	River's edge, Commissariat Store at early site of wharf.
	6.4 Dwellings	City Electric Light Company – first electricity supply to colony First houses in Brisbane – parsonage, engineer's cottage. Economic boom of 1880s and construction of terrace houses.	Margaret and William Street block. Site-wide.
7	Maintaining order	7.2 Government and public administration 7.3 Customs and quarantine services 7.4 Local government 7.6 Defending the country	Government buildings and the prominence of the QWB Precinct as Government precinct for the early colony. Role of the commissariat store in receiving goods and people in the early settlement. Development of the Government precinct over time – from early colonial government to the 1980s and beyond Government Precinct. WWII precautions for public safety.
			Site-wide. Commissariat Store. Site-wide. Air raid shelter – Queens Wharf Road.
8	Creating social and cultural institutions	8.1 Worshipping and religious institutions 8.3 Organisations and societies 8.6 Commemorating significant events	Religions in the early settlement – Dr Lang's Chapel. Establishment of Government organisations and departments – Queensland Museum, State Library, National Trust. Reading of the proclamation of the Australian Commonwealth in 1901. "Commemoration"/commiseration - the public outrage at the demolition of Bellevue hotel in 1979. The resultant push for protection of heritage places and the <i>Queensland Heritage Act 1992</i> .
			Former United Evangelical Church (Land Administration Building). Site-wide but particularly the buildings at William and Elizabeth Street. Treasury Building – William Street elevation. Former site of Bellevue Hotel.

5. INTERPRETIVE MEDIA OPTIONS

It is understood that signage is the preferred media for the heritage trails in QWB. However there is a variety of additional media that could be either incorporated into signage, or be included as stand-alone items.

This section presents types of interpretive media that are considered appropriate for potential inclusion in the heritage trail. The use of a uniform suite of media (such as signage) offers consistency; however, a combination of interpretive media has the advantage of appealing to a broader visitor base and may help reduce monotony (Kuh 2001) across the trail.

5.1. EXISTING HERITAGE TRAILS: MEDIA

Existing wayfinding media used in the heritage trails described in Section 3 is generally comprised of traditional forms including signage and/or booklets or maps, used to conduct self-guided tours of each trail. The NTAQ Queen's Wharf tour is the only that has a complementary website.

The following sections present options which are consistent with existing media (for example, signage); and also offer alternatives to the traditional options, in an attempt to incorporate contemporary 'smart' technology (such as smart phones or tablets).

5.2. SIGNAGE

Signage can be an inexpensive and easy option for interpretive media. Signage generally includes some form of panel with text and images about a particular topic. They are not interactive, but can be designed in a way to be eye-catching and encourage visitors to read the information.

Signage in the QWB heritage trail should ideally be in the form of 'wayfinders', a form of directional signage that provides interpretive information about a given place and also situates the viewer within the context of the overall trail.

An example of a wayfinder is presented at **Picture 47**, and features a glazed ceramic tile inset into a piece of weathered timber. A similar approach could be adopted, using sandstone (or similar) as a mount, reflecting the historic building fabric of the place; and/or timber, representing the historic Queens Wharf.



Picture 47 - Example of Wayfinder

Source: Nutshell - <http://nutshell.com.au/projects/winchelsea-heritage-trail-signage/>

Archaeological excavations at 1 William Street (ERM 2014) revealed timber bearers from a former warehouse, and Brisbane tuff structural remains on the site. If archaeological excavation is undertaken at the QWB Precinct and similar materials are discovered, consideration should be given to their adaptive reuse as wayfinding mounts. Alternatively, where material from 1 William Street is extant and not currently in use, these materials could be used at QWB.

Signage could also be installed inside the heritage buildings, encouraging people to appreciate the interiors of the building as well as the exterior.

Interior signage could be affixed to interior walls using removable laminate (Picture 31), which would result in minimal impacts to heritage fabric. However, installation of signage such as this may require preparation of appropriate documentation such as Heritage Impact Statements to confirm the level of impact. The CMP for the relevant building should be consulted in the first instance.

Alternatively, free-standing signage could be used in building interiors, which would not impact on building fabric. To reduce potential visual intrusion of signage, transparent alternatives could be considered (Picture 32).

The inclusion of internal interpretation would be dependent on site-specific security requirements or public access restrictions.



Picture 48 - -- Example of Interior Laminate Signage

Source: Synthetic Creative Services
<http://www.synthetic.com.au>



Picture 49 - Example of Free Standing Sign

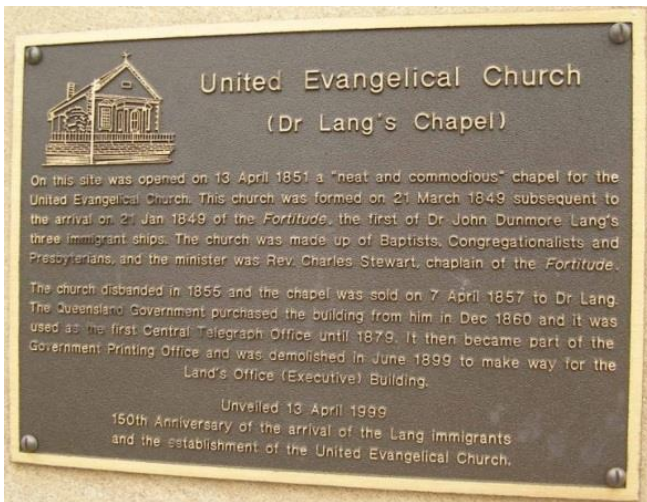
Source: Centre for the Aesthetic Revolution
<http://centrefortheaestheticrevolution.blogspot.com.au/2011/01/lina-bo-bardi-didactic-room-and-lina-bo.html>

5.3. PLAQUES

Plaques (example at **Picture 50**) are inexpensive and easy to create, and can interpret basic key information about a site given that they generally do not take much time to read. However they are easily missable by an audience, particularly those people not directly seeking them as part of a heritage trail.

If plaques are a preferred media option, the NSW Heritage Office (2005) recommends that plaques be simple, elegant and permanent. The amount of information included requires careful consideration; and prior to creating plaques a determination should be made as to whether or not to adopt a standard style for multiple plaques.

Plaques could also be used to designate the former siting of heritage places, such as the United Evangelical Church or the Bellevue Hotel. Existing plaques could be reused as desired.



Picture 50 - Plaque at Former Location of Evangelical Church

Source: *Urbis 2017 – affixed to Treasury Building*

5.4. AUGMENTED REALITY

Augmented Reality (AR) uses digital technology to capture a real life environment or item, then enhances or alters it through use of another image or other digital information. The prevalence of smart phones and digital technology in contemporary society suggests the use of AR is an attractive option for the heritage trail.

5.4.1. Historic Streetscapes

This technology could be employed in a QWB PDA heritage trail to view historical streetscapes or heritage buildings through the camera of smart devices (**Picture 51**).



Picture 51 - Example of Use of Augmented Reality Superimposing an Historic Streetscape

Source: *Future Past* <http://www.futurepast.info>

A current DBC render of (future) William Street (view east towards Parliament House) is presented below at **Picture 52**. The image at **Picture 53** shows a perspective from almost the same viewpoint, looking east down William Street in 1898. This is an example of a streetscape that could be digitally rendered in an interpretive element using AR.

Technology such as this has been used in Christchurch, to experience a virtual city, in lieu of buildings lost in the 2011 earthquake.²

² Human Interface Technology Lab NZ <http://www.hitlabnz.org/index.php/products/cityviewer/>



Picture 52 - William Street Looking East, C2020, With Treasury at Left, And Printery and Former DPI Building Further Along Streetscape

Source: DBC 2016



Picture 53 - William Street Looking East, 1898, With Former DPI Building and Printery, Before Construction of Treasury Building

Source: SLQ 233659

5.4.2. Marker Based AR

An alternative application of this technology could be the use of marker-based AR. This enables smart phone users to point their device's camera at a given image or marker, to reveal three-dimensional imagery (Picture 54 and 55). This technology could be used for interpretation of buildings which are no longer extant, such as the Bellevue Hotel, to afford appreciation of the former place beyond what two-dimensional historical imagery can provide. Frame markers could be incorporated into the design of wayfinding signage.



Picture 54 - Use of Augmented Reality to Create a Building Model

Source: Vuframe <https://www.vuframe.com/>

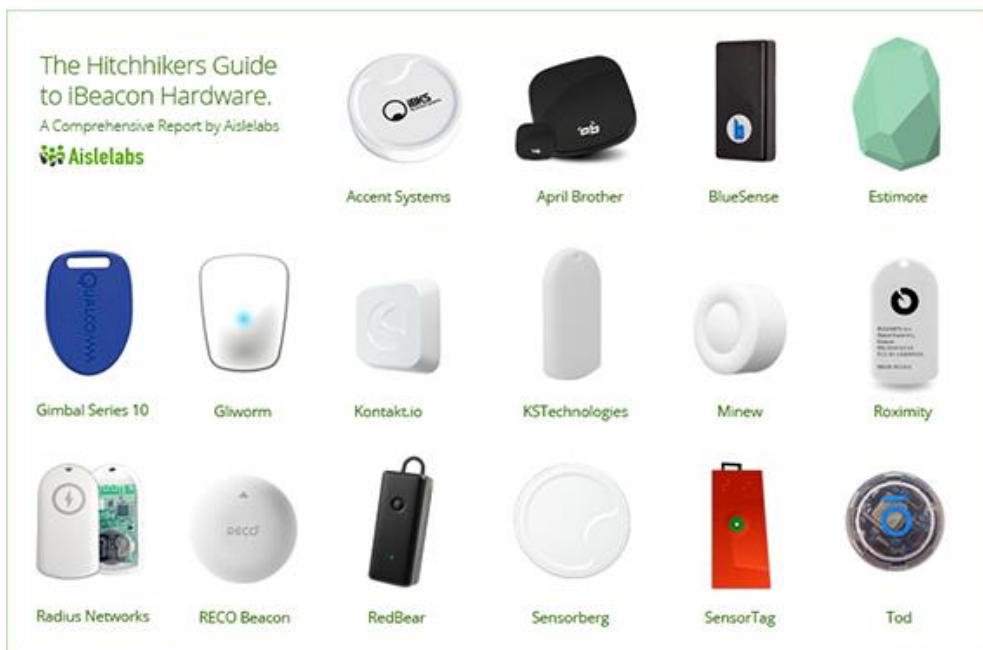


Picture 55 - Use of Frame Markers to Create 3-D Imagery of Dinosaurs for Museum Exhibition

Source: Western Australian Museum
<http://museum.wa.gov.au/museums/perth/dinosaur-discovery-perth/app-support>

5.5. IBEACON, OR BLUETOOTH LOW ENERGY (BLE) DEVICES

BLE utilises small wireless devices (**Picture 56 and 57**) that can be placed in a discrete location in a given space, to send information alerts to Bluetooth-enabled smart devices (mobile phones or tablets) that information about a place or object is available, when that smart device is within a given proximity to the BLE device.



Picture 56 - Example of BLE Devices

Source: Aislelabs <http://www.aislelabs.com/reports/beacon-guide/#chipssets>



Picture 57 - Example of Notification Sent to Smart Phone When in Proximity to Ble Device

Source: *Cubeacon* <http://blog.cubeacon.com/ibeacon-technology-and-the-enrichment-in-art-experiences.html>

In the context of a heritage trail, these BLE devices could be located in association with wayfinding objects, enabling interested visitors to access digital information beyond what is available on the wayfinder (**Picture 57**).

Given the small size of these objects, they should ideally be designed into a wayfinding object, to minimise risk of it being damaged or stolen. However, the method of enclosing the BLE device would require some careful design, as the Bluetooth signal could be disrupted; and access to the object would be required for recharging or modification of content as required.

BLE devices could also be placed in strategic locations around the public domain in the QWB Precinct, to notify people they are in or near to a place of heritage significance. This would target individuals who may not actively seek a heritage trail, but may request information about a given place if they receive a phone notification offering such information.

5.6. QR CODES

“Quick Response” Codes (QR Codes) are a type of barcode that is able to be scanned by an appropriately equipped smart device (such as a mobile phone), and offers the opportunity to link to a website or other form of digital data.

QR Codes could be incorporated into the heritage trail (Picture 57) as a means of offering additional digital data to supplement information presented on signage.



Picture 58 - Example of QR Code in Heritage Trail

Source: *Transplan* www.transplan.com.au

5.7. PUBLIC ART AND LANDSCAPING

The heritage trail does not necessarily need to use traditional forms of signage to communicate stories of the QWB precinct. Consideration could be given to interpreting the stories and themes of QWB through artwork or landscaping elements. Artists commissioned to produce artworks would be responsible for determining their preferred artform, and which stories they feel they are most confident communicating.

5.8. OBJECT DISPLAY

Object display should be considered if archaeological excavations or monitoring during construction yields any artefactual material (**Picture 59 to 61**).

Displays of objects could be considered for the heritage trail. Ideally, object display would best positioned at a building such as the Commissariat Store, prepared in conjunction with the RHSQ.

Objects could alternatively be incorporated into the design of wayfinding devices, but would require design of each element on a case-by-case basis, depending on the object and its size, condition, conservation and security needs. Where objects are determined to be too fragile for display, or display would result in a poor conservation outcome, replica items should be used.



Picture 59 - Interpretive Signage at Cathedral Saint-Joseph, Noumea, Incorporating Historic Rosary Beads

Source: Report author



Picture 60 - Excavated Archaeological Material Incorporated into Landscaping (Sydney)

Source: Taken by report author; interpretive elements prepared by GML Heritage <http://www.gml.com.au/project/200-george-street-heritage-interpretation/>



Picture 61 - Archaeological Finds on Display. Glazing Incorporates Story Snippet and QR Code to Access Further Information.

Source: Taken by report author, interpretive elements GML Heritage <http://www.gml.com.au/project/200-george-street-heritage-interpretation/>

5.9. BROCHURES

Consideration could be given to the preparation of a brochure to complement the trail. Portable options include pocket- or postcard-size items, generally also double-sided and folded (**Picture 62** and **63**). Size would depend on the amount of information included.



Picture 62 - Example of concertina style brochure

Source: Behance www.behance.net



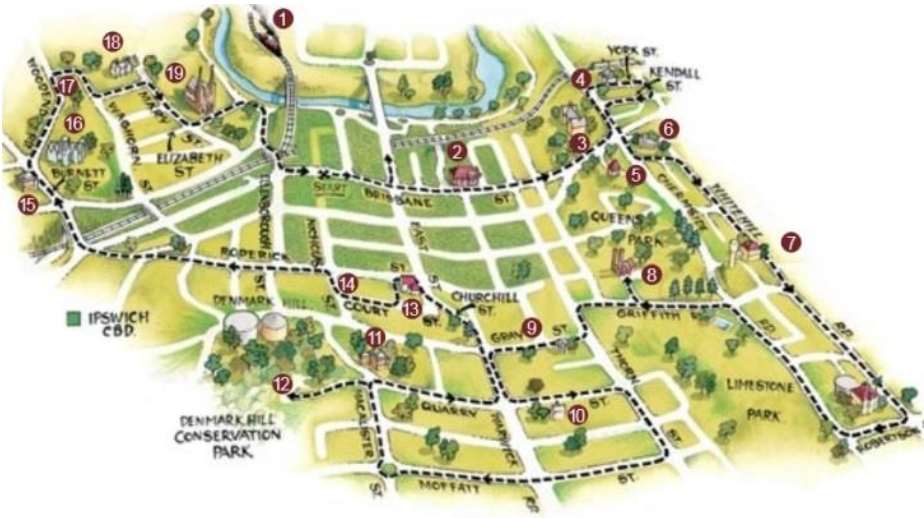
Picture 63 - A) And B) BCC City Centre Trail Postcard-Size Brochure, Showing Folded and Unfolded

Source: BCC

Brochures could provide minimal information with imagery, and/or internet links or AR/QR options, to find more information about each place.

They should also include a map of the heritage trail, so that people can orientate themselves within the trail. **Picture 64** shows a 'perspective view' map, of a style which could be used at the QWB Precinct.

Brochures could be placed with tourism offices in the CBD, and within the foyers/tourist information areas of the proposed new hotels of the IRD.



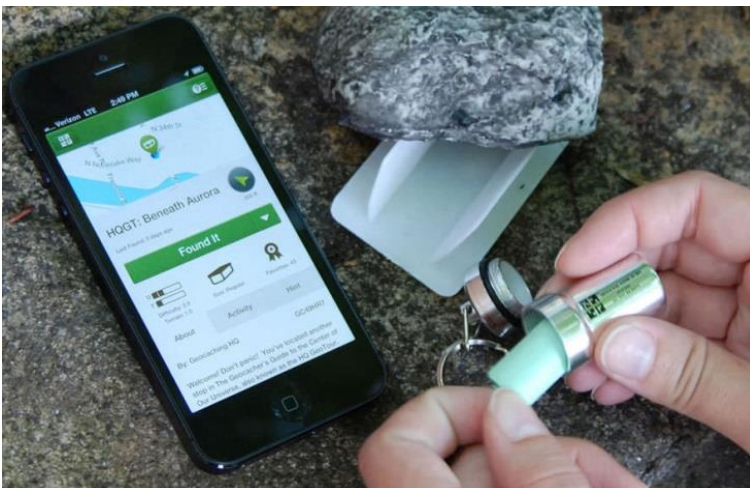
Picture 64 - Perspective View Map

Source: City of Ipswich 2016

5.10. GEOCACHING OR STORY-STYLE TRAILS

Geocaching is essentially an outdoor treasure-hunt, where GPS enabled devices are used to find items within a landscape. Generally the GPS data will lead the seeker to a box or similar, which has a ‘treasure’ inside (**Picture 65**), and is traded for another item held by the person.

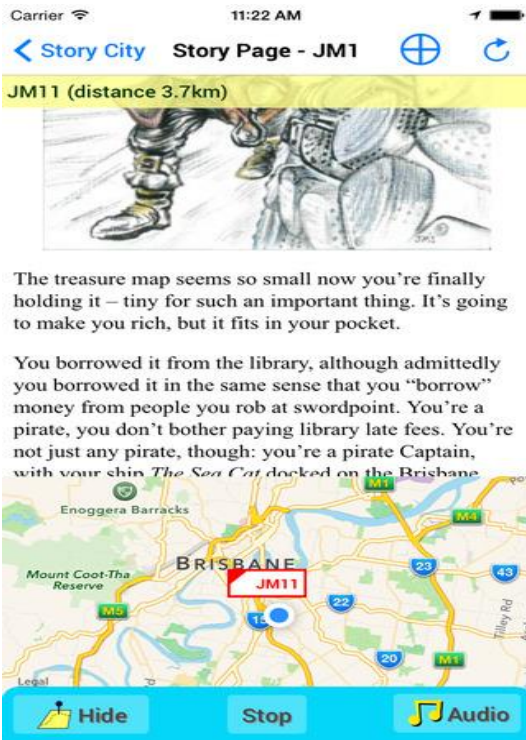
Whilst providing physical materials for collection or trade is unlikely to be suitable for the Queen’s Wharf Interpretation, a geocache style of trail could be used, and may be an ideal platform for children, which requires the visitor to seek out a given item or element at or on a building and enter information into their smart device to get a new ‘clue’ for the next point on the trail.



Picture 65 - Use Of Smart Device To Locate Geocache

Source: Geocaching www.geocaching.com

A similar option is to create a platform similar to, or linked to the “Story City” initiative (www.storycity.com.au). Created in 2014 under the Brisbane City Council Innovation Award, Story City offers participants a digital ‘choose-your-own-adventure’ type of experience (**Picture 66**), whereby the participant becomes the protagonist in their own adventure within a given area, finding and unlocking new clues until they reach the ‘end’ of their tale.



Picture 66 - Story City Screenshot

Source: Story City 2016

As of mid-2016, the “Pokémon Go” smart phone application (**Picture 67** and **68**) had become a world-wide phenomenon. Using an augmented reality-style platform, participants use a virtual map of their local area to locate and ‘capture’ Pokémon (animalistic creatures), learn about their traits and progress through a massive online gaming experience. This application has emphasised the integral role that technology plays in the lives of many people today.

This technology has potential application in heritage trails, where the participants themselves become the trigger for enacting and creating their own heritage experience (Park and Peng 2016).

These options offer an alternative to the ‘traditional’ styles of heritage trail; encouraging the visitor to be a more active participant in their heritage experience, and enabling communication of the complex layers of history a site may possess.



Picture 67 – Online Pokémon Map
(www.pokemongo.com)



Picture 68 – Accessing Pokémon Traits Information
(www.pokemongo.com)

5.11. ONLINE PHOTOGRAPH SHARING

Community-driven photo sharing sites such as “History Pin” (www.historypin.org) could be promoted in the QWB Precinct. This website encourages community members to share their own photographs of a given area, to promote and enhance the local history of that area. A QWB-specific page could be set up, and visitors / residents encouraged to share their experiences and historical information about the area.

5.12. INTERPRETATION DURING CONSTRUCTION

Signage could be installed during construction on building hoarding or similar (**Picture 69**); and/or on the DBC website in the form of ongoing updates of the progress of works and archaeological excavation.



Picture 69 - Signage Included on Hoarding During Excavation

Source: GML Heritage 200 George St <http://www.gml.com.au/200-george-st-hoarding-brochure/>

6. INTERPRETIVE CONTENT

This section incorporates potential content and media locations for the Aboriginal heritage trail and the historic heritage trail. Despite the distinction, it is noted that the two not necessarily be mutually exclusive, and blending of the stories within the trail is likely to occur during later design and content finalisation.

It is further noted that all plans and documents referred to in this section (regarding signage) are **indicative** only and will be subject to compliance assessment as the project design and implementation continues.

6.1. ABORIGINAL HERITAGE – MANGROVE WALK

6.1.1. Signage

Initial consultation with the Aboriginal parties for the area, the Bonner family and representatives from the Jagera and Turrbal groups, indicates interest in the creation of a cultural precinct at the QWB PDA. This is currently being recognised in the form of the *Mangrove Walk*.

The walk intends to be in the form of a pedestrian boardwalk over the Brisbane River (refer Picture 71 over page). It extends from the riverbank near the Goodwill Bridge, runs parallel to the Bicentennial Bikeway (Botanic Gardens reach) and connects to the shoreline pathways at the 'Waterline Park' precinct. Pedestrian pathways from this area continue to the North Quay precinct, adjacent to the Victoria Bridge.

Pictures 72 and 73 over page show current proposals for locations of signage along the Mangrove Walk (Diadem 2016). Six signs are currently identified along the Mangrove Walk, with an additional four extending into 'The Landing' precinct. There is opportunity for including Aboriginal heritage content on these signs, or including additional signage, (indicated on Picture 72), should this be considered by the Aboriginal Parties to be a suitable medium for story communication.

If signage is selected, it is recommended that consideration be given to the inclusion of features such as QR codes in association with any signage installed in the pedestrian pathways, to afford the ability to include additional content to that able to be presented on signage.

Consideration should also be given to the potential for inclusion of public art in the Mangrove Walk. This would ideally involve commissioning of sculptures/other art pieces by Aboriginal artists, to allow the potential for presentation of Aboriginal heritage in an alternative medium.

With the imminent demolition of the Neville Bonner Building, artworks from the building, such as the large fish trap sculpture on the building exterior, could be re-sited in the trail. Relocation of artworks would depend on the materials used, type of art and appropriateness for outdoor siting.

6.1.2. Interpretive Content

It is recommended that any interpretation of Aboriginal heritage communicates the long standing and ongoing presence of Aboriginal people in Brisbane, and Australia – to ensure Aboriginal history is interpreted in the present, not just the past. The Indigenous Walk could be in the form of a timeline along the river, commencing with the pre-contact era and transitioning to contemporary society.

The concept of "My Country"³ could be used as an underlying thematic narrative for interpretation of the Aboriginal heritage values of the area. This could include communication of the significance of the spiritual and enduring connection to land, water and air in Aboriginal society.

Thematic concepts could include:

- Ancestral connection to Country;
- The environment as life-giver and sustainer;
- The integral link between Country, kinship and community identity;
- Ownership vs custodianship of land;

³ (thematic concepts prepared by external consultant and provided to Urbis and DBC)

- The Dreaming and sacred sites;
- The role of rivers and water in communication and travel; and
- Natural features as 'boundaries' between Aboriginal groups.

Significant events in the history of Aboriginal Australia could be communicated, including but not limited to:

- Aboriginal presence in Moreton Bay, pre-Moreton Bay Penal Settlement;
- Contact history;
- *Aboriginal Protection and Restriction of the Sale of Opium Act 1897*;
- Designation of Aboriginal missions and reserves;
- Establishment of Federal Council for Aboriginal Advancement (FCAATSI) One People of Australia League (OPAL) and National Aborigines and Islanders Day of Observance Committee (NAIDOC);
- 1967 removal of provisions of the Constitution that discriminate against Aboriginal people;
- Neville Bonner, first Aboriginal person in Australian Parliament, 1971;
- Flying of the Aboriginal Flag 1971;
- *Native Title Act 1993*;
- Bringing Them Home – Stolen Generations Report 1997;
- National Apology Day 2008.

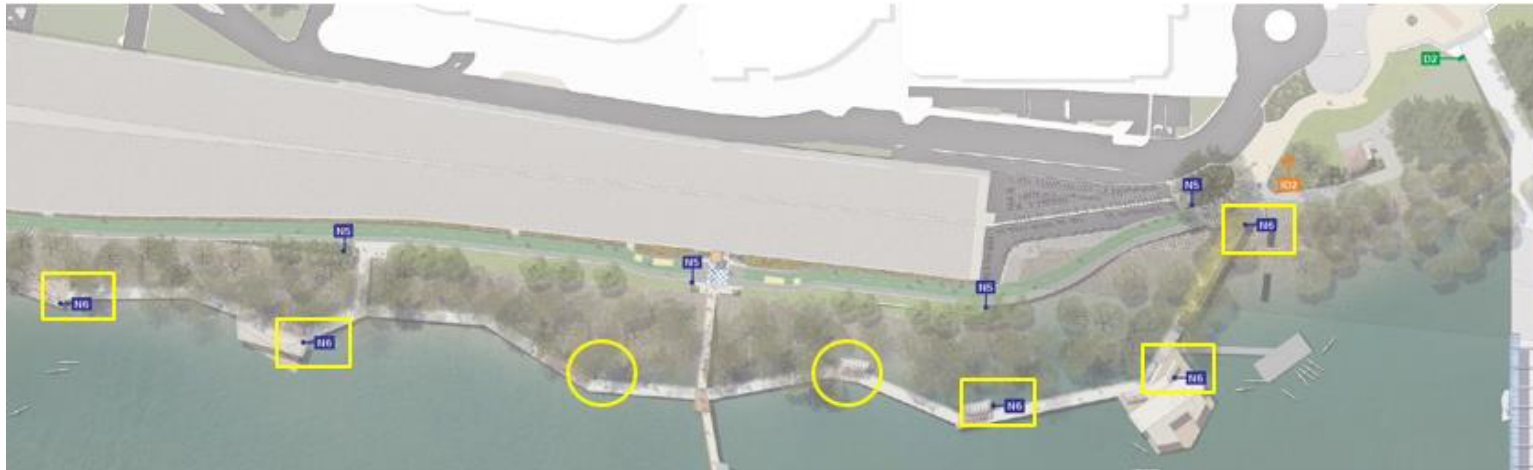
Consultation to date with the Bonner family indicates the following desires for the cultural interpretation:

- Potential cultural precinct, ideally near former State Library, with the opportunity for integrating commercial activity, cultural learning and performance, such as boomerang throwing. This should be an outside area that engages people through culture;
- Celebration of the lives and stories of Aboriginal men and women;
- Landscaping using native plants and potentially a garden with bush tucker plants, to be designed with input from Aboriginal parties to ensure appropriate species included;
- The opportunity for Aboriginal people to obtain paid work and training opportunities as part of a cultural precinct;
- Inclusion of stories on the journey and life of Aboriginal Australians;
- Particular interpretation of the story of Neville Bonner AO, his story, achievements, challenges and struggles to raise awareness of Aboriginal rights;
- A 'feature piece' - design or landscape element, such as a statue, plaque, park bench – for example statue of Neville Bonner with boomerang with interpretive text;
- "Bonnerang" story of Bonners' business of boomerang production.

Ongoing consultation is required to expand on the preferred form of the Aboriginal heritage interpretation. The specifics of the cultural precinct and interpretive content and elements within the Mangrove Walk should be determined in consultation with the Aboriginal parties on an ongoing basis.



Picture 70 - Mangrove Walk, Outlined in Yellow Box (indicative only)



Picture 71 – Potential Signage Locations Along Mangrove Walk Indicated in Yellow Boxes. ⁴ Potential Additional Sign Locations Indicated by Circles (**indicative only**)
 Source: Diadem 2016, Urbis 2017



Picture 72 – Extension of Signage into Precincts “Waterline Park” And “The Landing” (**indicative only**)
 Source: Diadem 2016, Urbis 2017

⁴ Note that signage locations and naming conventions may be subject to change pending future and ongoing designs.

6.2. NON-ABORIGINAL / EUROPEAN HERITAGE TRAIL

It is recommended that the layout of the non-Aboriginal (European) heritage trail be informed primarily by the significance of the key heritage places and landscape features within the QWB PDA. The layout of the trail should be consistent with the proposed signage locations and designs as outlined in *QWB Signage Location Plans* (Diadem 2016) and reflect key elements of the *QWB Wayfinding Strategy* (Diadem 2016b) including:

- Key user journey plans;
- Precinct arrival statements;
- The ridgeline ribbon; and
- Key thoroughfares.

It is noted that all documents and images used are **indicative only** and will be subject to change as the project continues. The trail and content suggestions are recommendations, and intend to provide a basis for future and ongoing evolution of the heritage trail/s.

In accordance with the QWB Development Scheme, the QWB heritage trail is required to connect to the existing BCC City Centre Heritage Trail (refer Section 3).

Where feasible, it is recommended that interpretive signage be free-standing rather than affixed to heritage facades and therefore impacting on heritage fabric.

It is accepted that many people may not want to follow an 'official' heritage trail. Rather, they may wish to wander through the precinct and discover the heritage places at their own leisure. The following section provides an outline for a heritage trail, however, recognises the opportunity for people to divert from the trail to create their own journey.

6.2.1. Proposed Heritage Trail

Figure 74 over page provides an overview of a potential concept for the heritage trail (**indicative only**). Potential indicative locations for signage are indicated numerically at Figure 74. It is noted that these are recommendations, ultimately only a selection of the locations may be chosen. This is followed by a summary of the proposed signage locations and potential content.

Elements of the *QWB Wayfinding Strategy* and the *QWB Signage Location Plans* (Diadem 2016) are referred to in the following sections. The relevant excerpts from these plans can be found in Appendix B. As noted in the preamble to this section, such documents will be subject to change pending ongoing design of the project. All signage locations, sign types and plans are therefore **indicative** and may be subject to change.

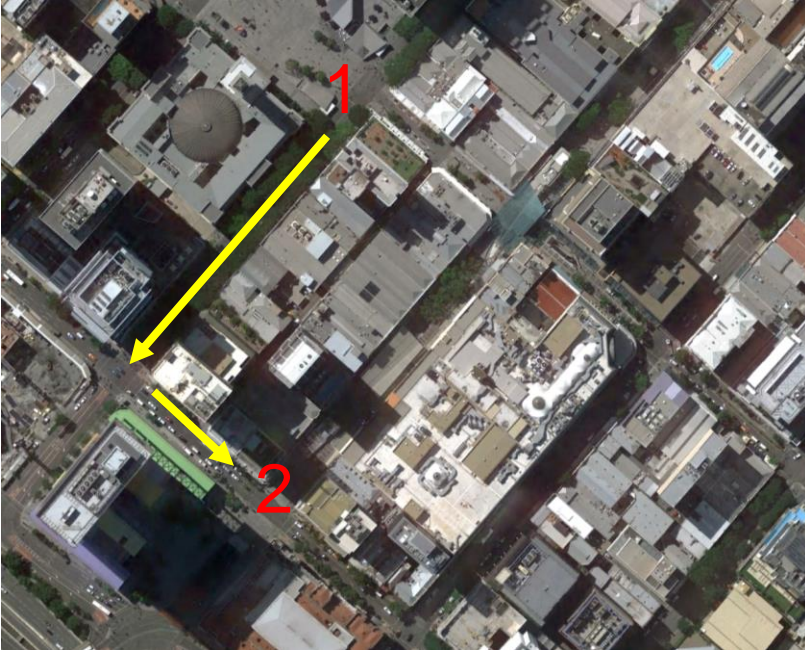


Picture 73 – Potential Heritage Trail, Outlined in Yellow (**indicative only**)

Source: Urbis 2017

6.2.2. Stop 1 and 2: Burnett Lane and George Street

Burnett Lane is outside the boundary of the QWB PDA. However, to comply with the Development Scheme requirement to incorporate the Brisbane City Centre Heritage Trail, it is recommended that the QWB heritage trail commence at Burnett Lane. Signage could be installed at the north-eastern end of the laneway ('1' in Picture 74). This laneway is an ideal connector between the two heritage trails due to their proximity, and the ability to interpret Brisbane's convict heritage including archaeological heritage and the Early Streets of Brisbane, and the connection between the convict and military barracks (refer section 3.1.1). Burnett Lane and its proximity to the Treasury Building is shown below in **Picture 74**.



Picture 74 - Stop 1-2: Burnett Lane and George Street

Source: Google Earth; Urbis 2017

The trail could follow Burnett Lane to George Street and continue towards the Treasury Building. George Street to the Treasury Building is identified as a key travel direction towards a precinct arrival statement (refer Appendix B).

At the T-section of the Queen Street Mall and George Street, signage could be installed interpreting the history of the City Electric Light Co (in reference to the local-heritage listed junction box at this T-section), the development of George Street and/or offer an augmented reality opportunity demonstrating the development of the Treasury Casino in its different stages.



Picture 75 - Treasury Building, 1889, Viewed from Queen and George Streets

Source: SLQ APO-010-0001-0014



Picture 76 - Treasury Building, 1928, Same Perspective

Source: QSA Image ID 40



Picture 77 - Treasury Building, Present Day, Same Perspective

Source: *Urbis 2017*

6.2.3. Stop 3: Treasury Building

Signage could be placed at the northern corner of the Treasury Building. This location is a key precinct arrival statement and decision point (refer Appendix B). Interpretive content at this location could include:

- Establishment of Treasury Building;
- Appreciation of the grand staircase;
- Three-phase construction;
- History and significance of the building;
- Symbolism of the building and its use;
- Former site of the Military Barracks;
- The development of George Street and the siting of the CBD, including the changing (lesser) importance of the river in early Brisbane.

Signage could incorporate historic images, QR codes and/or BLE devices.

The trail could continue along George Street to Queen's Gardens.

6.2.4. Stop 4 and 5: Queen's Gardens

Signage at the George Street entrance to Queen's Gardens could offer the opportunity to foster appreciation of the space surrounded by the heritage buildings. Signage could also be centrally positioned in the Gardens, highlighting the statue of Queen Victoria juxtaposed with the Land Administration Building behind. These two locations are identified as key decision points along a key pedestrian journey (refer Appendix B).

Additional content could include:

- History and development of Queen's Gardens, including the Pye and earlier landscape designs;
- The former Church buildings on site, and their adaptive reuse over time;
- Relationship to Land Administration Building;
- Use of land during penal settlement;
- Construction of the Land Administration Building and its functions over time;
- Federation and significance in society;
- Significance of the construction of the building in local materials;
- Queen Victoria and the monarchy in early Australian society.

Signage could incorporate historic images, QR codes and/or BLE devices. AR opportunities exist for interpretation of the buildings formerly on site.

The trail could continue through Queens Gardens to William Street. This is considered a key pedestrian journey (refer Appendix B).

6.2.5. Stop 7: Stephens Lane and the Government Printery

Signage could be included in Stephens Lane or the (former) Government Printing Office courtyard. Interpretive content in this location could include:

- “Telegraph Lane” – origin of name and change of name;
- The Stephens’ family and their prominent role in early Brisbane;
- The development of the Government precinct and its printing requirements;
- History, development and functions of the Printery;
- Architect FDG Stanley, and link to other Brisbane buildings;
- Former buildings in this area – in particular during the penal settlement, including the Commandant’s Cottage;
- Archaeological excavations in the area and artefacts found;
- “Raids” on the Printery during WWII due to planned publication of issues of conscription;
- Growth of the colony and publishing of newspapers, Hansard and other government documents;
- Early hotels and buildings on site prior to construction of the Printery buildings;
- Edison tubes and provision of electricity to Brisbane.

Signage could incorporate historic images, QR codes and/or BLE devices. Artefacts could be incorporated into displays or wayfinding devices if identified during excavations. Frame markers or AR could offer 3-D interpretation of the former Commandant’s Cottage location.

The trail could continue through the courtyard between the two Printery buildings to the George Street arrival plaza. This route is part of the retail ribbon, and leads to a primary circulation zone.

6.2.6. Stop 8: George Street Arrival Plaza

This location is a key decision point on a key pedestrian journey and is identified as a precinct gateway within a primary circulation zone.

Interpretation in this area should focus on the George Street ‘ridgeline’ and the historical development of the CBD. The historic streetscape of the George Street Printery Building, Harris Terrace and The Mansions should be emphasised. Additional content could include:

- Devils on the Printery Building – why are they there?
- Appreciation of the façade of the George Street printing building; and
- Early Streets of Brisbane archaeological heritage.

Signage could incorporate historic images, QR codes and/or BLE devices. The trail should continue along George Street towards Alice Street. This is identified as a key pedestrian journey.

6.2.7. Stop 9-11: Harris Terrace and The Mansions, and Bellevue Plaza

Interpretation in this area should focus on the buildings as rare examples of Terrace housing in Brisbane. The *Undue Subdivision of Land Act* should be interpreted.

It should also focus on the Bellevue Hotel and its demolition; and the significant role of this action in heritage conservation in Queensland and the establishment of the QHA.

Additional content could include:

- Dr Lillian Cooper – first female doctor in Queensland and former The Mansions resident;
- Why are there cats used as embellishments on The Mansions?
- The construction of the buildings and proximity to Parliament;
- The George Street masterplan during the 1960s and 1970s;
- The Government ridgeline; and
- History of the buildings and changes of use.

Signage could incorporate historic images, QR codes and/or BLE devices. Augmented Reality opportunities such as frame markers could be explored to afford 3-D recreations of the Bellevue Hotel. QR codes could also link to online historic footage of the demolition and the public backlash.

The trail could continue across Alice Street to Parliament House.

As mentioned previously, extending the interpretive trail beyond the boundary of the PDA and into the QUT grounds is likely to require additional consultation and approvals. Further, this extension may not be appropriate for an interpretive trail focussed on the ‘birthplace of Brisbane’. If it decided that extending into these other areas is not appropriate, the trail could include Parliament House as a feature along Alice Street, then continue to William Street to connect with the former DPI Building.

6.2.8. Stop 12: Parliament House

The relationship between the buildings in QWB PDA and Parliament House, and the establishment of the Government of Queensland could be interpreted in this location. The history and development of Parliament could be explored, and the impact of the construction of the place in encouraging the boom in development at the Alice Street end of the QWB PDA.

The trail could continue to Old Government House.

6.2.9. Stop 13-14: Old Government House to Mangrove Walk

The story of the Queensland Government should be continued in this location. Given that the House is a heritage experience in its own right, interpretation should be minimal, and people encouraged to enter and explore the House.

The trail should lead the visitor through QUT towards the Goodwill Bridge and the commencement of the Mangrove Walk. At this point the visitor would primarily experience the Aboriginal history of QWB.

6.2.10. Stop 15: The former DPI Building

The role of the former DPI Building as Brisbane’s first immigration depot should be interpreted at this location. The history of immigration could be linked to contemporary stories of migration to Australia. Individual stories could be explored as potential inclusions as QR codes if visitors wish to explore personal stories. Additional content could include:

- Queen’s Wharf Road as one of the earliest streets in Brisbane;
- Early wharves in the area;
- “King’s Wharf” and Queen’s Wharf;
- Early Streets of Brisbane and archaeological heritage – Queen’s Wharf Road;
- The penal settlement and the Commandant’s Gardens – early land use prior to establishment of the Former DPI Building; and
- The history and changes to the DPI Building, including the construction and demolition of additional wings;

Signage could incorporate QR codes and/or BLE devices, as there are a variety of topics which could be explored in this area.

The trail could continue to the Commissariat Store and Miller Park.

6.2.11. Stop 16: Commissariat Store and Miller Park

Interpretive media in this area is essential, to adequately explore the history of “Queen’s Wharf” and its role as the “birthplace of Brisbane”. Interpretive content should include:

- The convict era and Lt Miller, namesake of the park;
- The archaeological potential of Miller Park and Queens Wharf Road;
- Archaeological heritage – artefacts and excavation at the Commissariat Store;
- Captain Logan – the notorious Commandant and his impact on the built heritage of the convict era;
- The construction of King’s Wharf and subsequent name change to Queen’s Wharf;
- Maritime heritage – travelling to Australia by ship, the importance of the river as the primary means of accessing the penal settlement and Brisbane Town, shipwrecks and maritime archaeology, river flooding;
- Appreciation of the façade of the Commissariat Store, and an understanding of its construction as a two story structure, with a third storey later added;
- The establishment of the penal settlement and the role of the Commissariat;
- The significance of the building as one of Brisbane’s oldest structures;
- The architectural design – William Dumaesq; and
- The changing use of the building through time, and its enduring association with the RHSQ.

As a heritage tourism destination in its own right, visitors should be encouraged to experience the history and stories within the Commissariat Store.

As a key structure within QWB, a variety of interpretive media could be used, including signage, artworks and artefact display.

The trail could continue along Queen’s Wharf Road, which is identified as a key pedestrian journey, to the Former State Library Building.

6.2.12. Stop 17: Former State Library Building

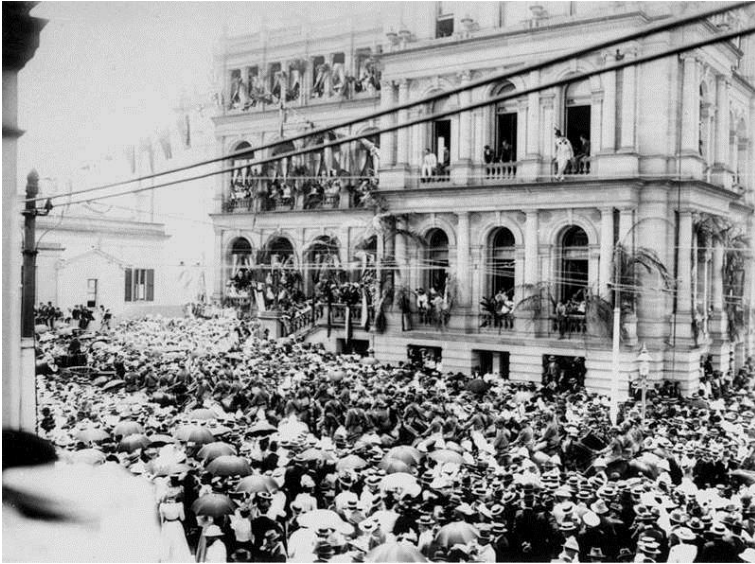
Interpretation at the Queen’s Wharf Road elevation of the Building should highlight the interface between the original heritage building and the 1950s extension. Concepts such as the adaptive reuse of heritage buildings could be introduced in addition to historical content about the building. The architecture of the later additions could be interpreted, including the sculptures and their reason for creation.

The trail could continue to the end of Queen’s Wharf Road at ‘Victoria Plaza’, a key arrival precinct.

6.2.13. Stop 18: Retaining Walls and Air Raid Shelter

The final stop includes the two retaining walls and the Air Raid Shelter. Visitors should be encouraged to relax in the converted Air Raid Shelter (anticipated to be adaptively reused as a café or similar), and enjoy views to South Bank. Augmented Reality opportunities exist, in particular recreation of earlier Victoria Bridges. Flooding stories could be linked to the destruction of the bridges.

Visitors should also be encouraged to view the William Street retaining wall, juxtaposed with the Treasury Building. Augmented Reality opportunities exist to interpret significant events such as the reading of the proclamation of Federation from the Treasury Building (**Picture 78**).



Picture 78 - Reading of The Proclamation of The Commonwealth by Lord Lamington, From Balcony of The Treasury Building

Source: *Qld Pics*

Additional content could include:

- Wartime stories, particularly WWII and the Government initiatives for construction of air raid shelters;
- Queen's Wharf Road and archaeological heritage – including content on excavations during construction of the QWBIRD;
- Flood stories and maritime heritage; and
- Marble plaque and gas light – Mayor Galloway, and the civic life of Brisbane.

7. FUTURE RECOMMENDATIONS

7.1. ONGOING CONSULTATION

To develop content and confirm siting of interpretive media, ongoing consultation should occur with Aboriginal stakeholders, BCC, NTQ and the RHSQ.

7.1.1. Aboriginal Heritage Interpretation

Consultation with Aboriginal Parties should discuss the ideas presented in this HIS and content should be amended as required to include:

- Preferences for interpretive media;
- Preferences for siting of interpretive content along the Mangrove Walk, or alternative layout;
- Preferred content;
- Ideas for the cultural precinct including location and content.

It is recommended that the results of this consultation form a separate report tailored to Aboriginal heritage interpretation.

7.1.2. Queen's Walk

Consultation with BCC and NTQ should occur to discuss the proposed content as presented in this HIS to determine which stories and information should be communicated in the Queen's Walk heritage trail that complements the NTQ *Historic Queens Wharf* initiative and the BCC *Reflections on the River* and *Classic City Centre* heritage trails.

Consultation with the RHSQ is also recommended, to determine the suitability of having an exhibit or display specifically about the history of Queen's Wharf, and the option for display of any archaeological features uncovered during construction works.

7.2. DESIGN

Following consultation and preliminary finalisation of content, discussions should occur with project designers as to preferred locations for the siting of interpretive media within the new development. This phase should also include the creation of concept designs for wayfinders, ideally in a format that finds a balance between the historic significance of the area, and the modern development.

Design should also consider whether the Mangrove Walk and Queen's Walk utilise the same designs for wayfinding signage, or have subtle variations.

It is anticipated that this process may be ongoing, in accordance with the ongoing evolution of the development.

Consideration should be given to creating a 'brand' or logo for the heritage trail. This should be in the form of a small graphic that links together the interpretive elements created specifically for the QWB PDA, and also offers the opportunity for the developer to promote its active conservation and promotion of the heritage values of the place.

For example, the National Trust has a presence in the QWB Precinct, and all publications or interpretation prepared by the Trust features the Trust logo, shown below (**Picture 79**).



Picture 79 - National Trust Brand

Source: National Trust

7.3. APPROVALS

Approvals may be needed from EDQ, BCC, QUT or other parties (for example building owners or tenants) for the installation of signage or interpretive elements. Approvals for installations should be granted following determination of the trail alignment and determination of preferred siting of elements, but before commencement of content development.

7.4. LANGUAGES OTHER THAN ENGLISH

It is highly likely that visitors who participate in a heritage trail will be from diverse language backgrounds. Consideration should be given to future roll-outs of interpretive content in languages other than English.

7.5. HIS UPDATES – LATER PHASES

In order to keep the HIS an up-to-date, useable document, it should be revised regularly to capture any changes to the project or the proposed heritage trail.

Later updates to the plan should include:

- Determination of content for communication in the Queen’s Walk trail;
- Preferred wayfinder design – layout of body copy and imagery, including elements designed for children; and also practical aspects such as size of wayfinders and height of interpretive content;
- Preferred wayfinder locations, with considerations including proximity to relevant heritage places, shelter for people interacting with the wayfinders, siting with respect to pedestrian traffic;
- Potential costings for interpretive media;
- Any amendments to the project design that impact on the flow of the heritage trail;
- Requirements for ongoing consultation and update of HIS;
- Consideration of evaluation of the heritage trail –could include front-end/formative evaluation involving market research into the interest in the trail and motivations for visiting, and summative to gauge the success of the trail.

It is also recommended that ongoing updates to this HIS provide identification of the individuals/organisations responsible (where known) for:

- Overall coordination of the heritage trail – including responsibility for review of updated HIS and subsequent content; approvals for selected media; decisions on alignment; management of installation of wayfinding media;
- Preparation of wayfinding signage – including preparation of content, design and reviews;
- Preparation of digital elements as desired;
- Creation of signage – including selection of appropriately skilled companies;
- Checking of wayfinder condition and maintenance of signage as needed, including repairs to damaged elements;
- Future management of digital elements such as fixing ‘bugs’ that may occur, or re-charging BLE devices as required;
- Update of content as required.

7.5.1. Preliminary Timeframes

Some preliminary timeframes are proposed below, and have been derived based on project timeframes currently proposed by the Queensland Department of State Development.⁵ These should be reviewed and updated in subsequent reviews of this HIS as required.

Item	Timeframe	Responsibility
Next update of HIS	By December 2017, to capture any approvals, design changes, consultation results or other project aspects which change over the next few months, and to assist in the design of the Mangrove Walk	Urbis, initiated by and with input from DBC; and incorporating input from other relevant stakeholders
Regular updates of HIS	Six-monthly, or in accordance with major project activities	Urbis, initiated by and with input from DBC; and incorporating input from other relevant stakeholders
Selection of preferred media types and locations	December 2017	DBC and Heritage Consultant
Completion of content	Indigenous heritage – late 2017, reflecting timing of the Mangrove Walk works; Historic heritage – end 2019, reflecting timing for commencement of heritage works	DBC and Heritage Consultant
Installation	Indigenous heritage – late 2017 to early 2018, pending finalisation of Mangrove Walk Historic heritage - Roll-out from 2020, in conjunction with the above-ground core development construction	DBC and Heritage Consultant

⁵ <http://www.statedevelopment.qld.gov.au/major-projects/queens-wharf-brisbane.html>

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ABBREVIATIONS

Common abbreviations and definitions used throughout the report are provided in the table below:

Abbreviation	Definition
AR	Augmented Reality
BCC	Brisbane City Council
BLE	Bluetooth Low Emission
CMP	Conservation Management Plan
DBC	Destination Brisbane Consortium
DPI	Department of Primary Industries (Building)
DEHP	Department of Environment and Heritage Protection
EDQ	Economic Development Queensland
HIS	Heritage Interpretation Strategy
IRD	Integrated Resort Development
NTAQ	National Trust of Australia Queensland
OGH	Old Government House
PDA	Priority Development Area
QHA	<i>Queensland Heritage Act 1992</i>
QHR	Queensland Heritage Register
QR Code	Quick Response Code
QSA	Queensland State Archives
QUT	Queensland University of Technology
QWB	Queens Wharf Brisbane
RHSQ	Royal Historical Society of Queensland
SLQ	State Library of Queensland

APPENDIX A HERITAGE CITATIONS

The Mansions

Place Details

Place ID	600119
Registration Type	State Heritage
Place Name	The Mansions
Place Classification	Built
Place Category	Residential
Place Type	Terrace house
Themes	6 Building settlements, towns, cities and dwellings / 6.4 Dwellings
Register Entry Date	21/08/1992

Location

Address	40 George Street
Town / Suburb	BRISBANE CITY
Post Code	4000
LGA	BRISBANE CITY COUNCIL

Cultural Significance

Principal Period of Significance 1880s onwards

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

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

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

- The survival of The Mansions, despite 1960s plans for its demolition, demonstrates how increased public concern about the preservation of heritage buildings influenced government redevelopment plans during the 1970s and 1980s.
- Criterion B The Mansions demonstrates nineteenth century terraced housing - a form of housing, which was uncommon and is now rare in Queensland. The building is a distinctive and exceptional example of prestigious, late nineteenth century terraced housing.
- Criterion C The Mansions has potential to contribute to a greater understanding of Queensland's history. Potential exists at the rear of The Mansions for archaeological materials including footings and foundations associated with the former servants' and kitchen wings, and objects and refuse commonly found within domestic contexts, particularly ceramic, glass and personal items.
- Criterion D The Mansions is important in demonstrating the principal characteristics of late nineteenth century, terraced housing. Defining elements of this style of housing include its shared dividing walls, repetition of form and linear house plan. Comprising six residences, the building is a fine and rare Queensland example of prestigious, late nineteenth century terrace housing and exemplifies the urban lifestyle experienced by affluent Queenslanders of this period.
- The Mansions are also an excellent example of the work of George Henry Male Addison, a designer who made an important contribution to Queensland's built environment. Stylistically these highly finished and ornate terrace houses are unlike any others in Queensland but are characteristic of Addison's work as an accomplished designer achieving maximum effect with roof form and face brickwork relieved with stone detailing.
- Criterion E The Mansions is important for its architectural attributes. The skilful and complex composition of face brickwork, stone detailing, shady arcaded verandahs, integrated gardens and fencing, and complex roof form are of aesthetic beauty and make a strong contribution to the George and Margaret Streets streetscape and to the government precinct in George and William Streets.
- Criterion G The Mansions has a strong association for its cultural heritage significance with Queenslanders concerned about heritage issues. It was the focus of the National Trust of Queensland's campaign to save the Belle Vue Hotel and The Mansions during the 1970s, which had wide public support and resulted in The Mansions not being demolished. Newspaper, film, magazine and journal articles from the period demonstrate this association.

History

History

The Mansions, built in 1889 and located near Parliament House [QHR 600069] on the George Street ridge at the corner of Margaret Street, was designed by architect George Henry Male Addison as six attached elite masonry houses. Constructed by RE Burton for £11,700, it was an investment for three Queensland politicians - Boyd Dunlop Morehead, then Premier; William Pattison, Treasurer; and John Stevenson, member for Clermont - during a decade of enormous population growth and land development in Brisbane.

Since the 1820s, the north bank and adjacent ridgeline of the Brisbane River, now containing William and George Streets, has always featured a concentration of government and associated activities and uses. Over the period of the Moreton Bay penal settlement, buildings constructed along this ridgeline, were utilised by government officials for 'accommodation, administration and control'. [1] When the settlement was closed in 1842, the remnant penal 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. [2]

While a range of buildings and activities occurred along George and William Streets from the 1840s, the government maintained its dominant presence in the area. At some sites (such as the Commissariat Store (former) [QHR 600176] and Brisbane Botanic Gardens [QHR 600067]) 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 [QHR 600118] and Parliament House [QHR 600069] along the eastern end of the George Street alignment in the 1860s firmly entrenched the physical reality of a government precinct in the area. [3] The siting of Parliament House had a pronounced effect on the built environment around lower George Street. Many of Queensland's early politicians were pastoralists, a reflection of their economic dominance in the colony. Together with a growing workforce of public servants, these politicians required accommodation when in Brisbane. From the 1860s to the 1880s, a range of buildings, many built by, or for politicians, were built to address these needs. [4] Throughout the 1880s Brisbane was transforming into a colonial city. Many of Queensland's immigrants remained in the capital, swelling the population from almost 40,000 in 1881 to well over 90,000 in 1891. This growth stimulated building, municipal organisation, amenities and services, and cultural and leisure outlets. The flourishing building activity caused Brisbane's practising architects to treble in number, and builders and contractors to rise from 16

in 1882 to 87 in 1887. Brisbane's centre sprouted a host of impressive new stone buildings including the Customs House [QHR 600156], additions to the Government Printing Office [QHR 600114], the first wing of the Treasury Building [QHR 600143] and the Alice Street facade of Parliament House. The number of inhabited dwellings in the capital almost doubled between 1881 and 1891 from 5,814 to 10,321, causing the town to overshoot its old boundaries. Consequently, land speculation was extensive and the capital value of metropolitan land rose towards its peak in 1890, a level not approximated again until 1925.[5] The land on which The Mansions was later erected, lots 1 and 2 of Portion 38, was originally purchased as Town Lot 56 in 1852 by land speculator James Gibbon.[6] By 1863 he had subdivided the land into three lots, but lots 1 and 2 remained vacant. The land was transferred in 1882 to William Williams, a successful Brisbane businessman associated with the Australian Steam Navigation Shipping Company. He in turn sold the vacant land in August 1888 to Pattison, Morehead and Stevenson who were members of parliament, business associates and friends.[7] BD Morehead (1843-1905) was a pastoralist, businessman and politician who served in both the Queensland Legislative Assembly and Legislative Council. With AB Buchanan he established BD Morehead and Co. in 1873 which comprised a mercantile and trading business and a stock and station agency. He experienced financial disaster in the 1893 economic crisis.[8] William Pattison (1830-96), a businessman, mine director and politician, served in the Queensland Legislative Assembly between 1886 and 1893. He was one of the original shareholders and later chairman of directors of the Mount Morgan Gold Mining Co but was damaged politically and economically by the 50 per cent collapse of this company's share price from mid-1888.[9] John Stevenson was a pastoralist who bought into the firm of BD Morehead and Co., managing the stock and station business until 1896 when he formed the business J Stevenson and Co. He was a member of the Queensland Legislative Assembly from 1875 to 1893.[10] These three men engaged architect George Henry Male Addison to design a row of houses for the George Street site. Addison had moved from Melbourne to Brisbane and established a branch of Oakden, Addison and Kemp, which in 1888 won the competition to build a new exhibition hall for the National Agricultural and Industrial Association on Gregory Terrace [QHR 600209, Old Museum Building, Brisbane]. Addison was an accomplished designer, his buildings stylistically eclectic and more ornately and highly finished than any previously seen in the city. The distinctive use of face brickwork relieved with stone or rendered detailing and steep, dominant roof forms are characteristics of his work.[11] Other Addison-designed buildings include the Albert Street Uniting Church, Brisbane [QHR 600066] and The Strand Theatre, Toowoomba [QHR 600849]. Addison's skills and distinctive style of domestic architecture were recognised and

attracted business from Queensland's leading professionals.[12] Noteworthy houses designed by him are Cliveden Mansions, Brisbane [QHR 602186], Kirkston, Brisbane [QHR 600351], Oonooraba, Maryborough [QHR 600707], Ralahyne, Brisbane [QHR 600182] and Cumbooquepa [Somerville House QHR 600305]. Addison called tenders for the construction of The Mansions viz 'city residences in George street' in the Brisbane Courier on 29 September 1888, closing on 15 October.[13] RE Burton's tender of £11,600 was accepted.[14] The Mansions was designed to be impressive and aesthetically pleasing, utilising high quality materials, generous use of ornamentation and careful composition of building forms, the six individual houses being unified by the overriding use of arcades and the arrangement, in alternating pairs, of entries and roof dormers. The design was well suited to the climate, the arcades providing shade without impeding ventilation. Soon after the residences were completed in late 1889 The Boomerang described them as 'unique in their way being built after the Queen Anne style of red brick with stone facing. They have been constructed to suit the climate. The mantelpieces are very rich and were specially imported. In fact, its as fine a terrace as any in Australia'.[15] Addison published a drawing of The Mansions in 1890 in the Building and Engineering Journal of Australia, describing them as 'convenient and roomy having three reception rooms and ten bedrooms, exclusive of servants' quarters. The front is of brick, relieved with Oomaroo [sic] stone, the total cost £11,700...'.[16] The Mansions as terraced houses were a type of land use that was uncommon in colonial Queensland due to the enactment of the Undue Subdivision of Land Prevention Act 1885. This legislation enforced a minimum lot size of 16 perches (404 m²) and a minimum frontage of 30 feet (10 metres) effectively stopping the building of terraced housing in Queensland except as a rental investment. [17] Early, pre-legislation versions of terraced housing in Brisbane included Harris Terrace [QHR 600121] and Hodgson's Terrace (demolished) in George Street; Athol Place, Spring Hill (1860s) [QHR 600167]; Princess Row, Petrie Terrace (1863) and a group of four houses (c1884-85) in Wellington Road, Petrie Terrace. Terraces built around 1885 or afterwards included Byrne Terrace on Wickham Terrace (1885-86, architects John Hall and Son, demolished), O'Keefe Terrace on Petrie Terrace (1886-87, architect Andrew Stombucco and Son), Cook Terrace (1889, possibly Taylor and Richer) [QHR 600250] on Coronation Drive, Cross Terrace, Red Hill (1886) [QHR 600285] and Petrie Mansions on Petrie Terrace (1887-8); Brighton Terrace, West End (1890 John B Nicholson) [QHR 600343]; and two terrace houses on Wellington Street, Petrie Terrace (1894/95). Of these, The Mansions were the grandest and most ambitious architecturally. [18] Elite tenants began to occupy the well-located residences from 1889 but the economic downturn which culminated in the 1893 depression denied full occupancy. Although the Queensland

economy experienced problems from the mid-1880s, the downturn only became apparent from 1889 after local confidence waned and British investment funds dried up. The building industry was affected first and most severely, then depression spread to other sectors of the economy. The severest years of the depression in Queensland were from 1891 to 1893.[19] Brisbane's economic experiences followed those of the Queensland economy overall but with different emphases. The phenomenal growth of the 1880s had culminated in widespread speculation in land and buildings, which created an excess capacity of offices and dwellings. Brisbane's descent into depression began with a crash in the construction and building materials industries and the collapse of building societies towards the end of 1891 after the climax of its land and building boom. Land and rent values began dropping in 1890, reaching their lowest level in 1893-4. Empty dwellings became a common sight in the city and suburbs - some deserted while other recently built ones had never been occupied.[20] All three investors in The Mansions suffered severe financial losses during this depression. By 30 November 1889 two of the villas were occupied by members of parliament, William Pattison and the Hon. Hume Black.[21] Advertisements in the Brisbane Courier for tenants to let both the 'George Street Mansions and Harris Terrace' on the opposite corner of Margaret Street appeared in the Brisbane Courier during December 1889. Other early residents were doctors - in 1890 Dr Fourness Simmons and a Dr Bennett.[22] The 1891 Post Office Directory listed four houses as unoccupied and two occupied by doctors, EM Owens and A Bennett.[23] In December 1891, Dr Lilian Cooper, Queensland's first woman doctor, established her consulting rooms in The Mansions and resided there for several years after the 1893 floods.[24] Pattison moved from The Mansions in July 1891 and a Mrs Prince, previously of Glencairn, Wickham Terrace advertised that she had leased 'the Hon. W Pattison's late residence, The Mansion, George Street' and would be 'pleased to receive applications for Accommodation. The buildings are situated close to Parliament House and are therefore highly suited to members'.[25] In 1892 The Mansion's housed a Mrs Probyn who resided in 'The Grange' (possibly a boarding house) and which was replaced the following year by Elizabeth Bird's boarding house.[26] Between 1896 and 1954 The Mansions were used primarily as boarding houses, which operated under various names. Guests included professional families such as barrister and later University of Queensland Registrar FWS Cumbræ Stewart and family from 1906, the Commissioner of Public Health Elkington and wife in 1912, District Court Judge McNaughton and Electrical Engineer Nelson.[27] Some doctors such as AB Carvosso continued to practice from The Mansions.[28] Despite ownership of The Mansions changing a number of times, this did not result in changes of use. The property was transferred to the Queensland

National Bank in August 1898 and was sold in 1912 to Gerard Ralph Gore and Christiana Gore, pastoralists on the Darling Downs, in order to recoup the loan for its construction.[29] In 1925 the property was sold again but due to the owner's death quickly transferred to the Queensland Trustees. In 1947 the property was sold to three new owners, two of whom ran three boarding houses using the property's six villas. The boarding houses (from the Alice Street end) were named Lonsdale (24-26 George), Glenmore (28-30) and Binna Burra (32-44).[30] In 1954 The Mansions were offered at public auction, but passed in when the reserve was not reached.[31] Subsequently, the Queensland Government purchased the property for use as government offices as part of its acquisition of buildings in George Street under what was then officially known as the 'George Street Plan'.[32] A shortage of accommodation for administrative offices in State-owned buildings had been identified immediately post-war when the Queensland government began to 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. Properties in William Street were purchased in 1946-47 and the expenditure in 1954 on properties for this purpose in George, William and Margaret Streets, including The Mansions, was £60,500.[33] Despite their varying condition and former uses, many of these newly acquired buildings were quickly adapted for government use.[34] At this time the Department of Public Works prepared measured drawings of The Mansions.[35] 'Lonsdale' and 'Glenmore' were described as 'a three storey double brick building...conducted as a residential and compris[ing] 32 rooms, 16 of which are let as flatettes and 16 as serviced rooms'.[36] Linings and ceilings were plaster except at the top floor where ceilings were beaded pine. Floors were mainly pine. There were 10 fireplaces of which two were marble and the remainder 'ornamental timber'. There was one 'set of 4' [1.2m] wide twin cedar staircases in excellent condition'. Four bathrooms, two shower rooms, two laundries and six sewerage units served the property. The condition of the properties was considered to be fair. At the rear of the land, there were two double storey brick dormitories and a garage, which were of much inferior construction and finish to the main building.[37] Conversion of The Mansions into government offices cost £45,054. Drawings prepared for the conversion show that the general configuration of the houses was changed. Walls were removed, new doorways made, fireplaces blocked, internal

partitions installed, concrete floors for toilets added and all stairs except one at the rear of no. 28-30 were removed or altered. Original details including dado panelling in the halls and dining rooms, and leadlight sidelights on the front doors were removed. Evidence of the original asymmetrical arrangement of bay windows at ground floor level was lost except in no. 24-26 and new load-bearing partitions were installed on the first and second floor levels above the dining rooms.[38] A range of government departments occupied The Mansions until the 1970s. The Government Statistician's Office was located on the ground floor from c1956 and by 1961 the Medical boards, Licensing Commission, Prices Branch, Department of Public Works and Probation Office occupied the first floor. Replanning of the Medical boards' offices took place in 1967 and remodelling of the ground floor for the Comptroller-General of Prisons occurred in 1972.[39] The consolidation of government ownership and usage along George and William streets led to a number of schemes in being investigated by the state to further the development of a 'government precinct'. By 1965, a masterplan had been developed involving the demolition of all buildings between the Executive Building (later Land Administration Building) [QHR 600123] and Parliament House, to enable the construction of three high-rise office buildings in a 'plaza setting'. In November 1965 the government announced the proposed demolition of its George Street office buildings. The present day Executive Building was completed in 1971 as part of this plan. However, by the early 1970s this plan for the precinct was considered no longer suitable and a number of other proposals for the area were explored.[40] A 1974 'George Street Masterplan' involved lower rise buildings spread out over greater areas and the demolition of the Belle Vue 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 within the government precinct. In 1973 the National Trust began a public campaign to save both The Mansions and its next-door neighbour in George Street, the Belle Vue Hotel, from demolition under the Queensland Government's 'George Street Masterplan'.[41] The campaign highlighted the government-related associations and links between buildings, their architectural qualities, and aesthetic contributions to the area in submissions to the government and in the public sphere. The unannounced June 1974 removal of the balconies of the Bellevue Hotel was a deliberate action by the State government to degrade the visual appearance of the area, and drew further attention to the conservation cause.[42] Ultimately the Belle Vue Hotel was demolished in April 1979 after Cabinet adopted a recommended schedule of demolition work to further the development of the government precinct. The Belle Vue Hotel was to be demolished, but The Mansions and the original section of Harris Terrace were to be retained, renovated and adapted. On 21 April, three days after this decision, the Belle

Vue Hotel was demolished in the early hours of the morning, a notorious event in the history of heritage conservation in Queensland causing a furore of public complaint. [43] The Mansions servants' wings and stables were demolished later in 1979 in accordance with the Cabinet decision.[44] However, this did not cause a complete loss of the area to the rear of The Mansions, which may still reveal archaeological information about foundations and material culture related to servants' occupation of this area of the site. Subsequently, several schemes were prepared for the reconstruction and conservation of The Mansions. Measured drawings of the remaining sections of the building were prepared and exteriors photographed. Plans for the renovations and alterations were prepared by Lund Hutton Ryan Architects in 1980 and in 1982 further plans for the restoration were prepared by Conrad and Gargett in association with the Department of Public Works. At this time it was reported that there were problems with rising damp; the existing roof framing was generally sound; none of the original staircases survived; all internal walls were plastered brick or plaster and lathe on timber framing; the few original ceilings on the ground and first floors were plaster and lathe while on the second floor they were tongue and groove pine; some original skirtings, architraves, cornices and ceiling roses remained; some original fire surrounds and grates survived; many original doors and windows survived but were in disrepair; and hardware had been changed.[45] A final renovation scheme was prepared then carried out in 1983-4. This development removed most of the 1950s fit-out as well as removing original material, reconstructing features and adding new features such as a lift and air conditioning plant. A transverse corridor was created by enclosing parts of the rear courtyards in glass requiring reconfiguration of the rear verandahs. Stairs and toilets were installed in the second reception room at the ground floor level. Walls which formed the small front room at the first floor level were removed. All the ceilings and the remaining evidence of the original off centre bay layout of no. 24-26 at ground floor level and the surviving dining room fireplace in no. 40 were removed. Castings of ceiling roses were installed throughout the rooms. Most of the wall plaster was removed. Most door and window joinery was reconstructed. New stairs were constructed using detail and parts from the original but in a new configuration. The roof sheeting was replaced, new finials constructed and the rear verandahs rebuilt. New dormer windows at roof level were constructed facing south-west over the new rear verandahs. Most of the ground floor and second floor ceiling framing and some of the roof framing was replaced. All floors were re-laid with plywood and hearths removed, concrete slabs were laid in wet areas, tie downs were installed and new ceramic tile paving was laid on verandah floors.[46] On 28 April 1986 Premier Bjelke Petersen officially opened the Government Precinct Development incorporating the State Works

Centre, the renovated Harris Terrace and The Mansions. After the redevelopment, The Mansions housed a variety of professional offices and exclusive specialist retail stores. A restaurant also operated in the building.[47] Since this refurbishment only minor alterations have occurred to the buildings, apart from updating of services and the provision of equitable access. A freestanding roof was constructed next to the south-east rear verandah of the house at the Alice Street end for the restaurant tenant in 1988. [48] In 2005 timber decking and ramps were added in Queen's Place for access at the Alice Street end.[49] In 1990 there was a proposal to sell The Mansions with the Port Office and Smellies building but this did not proceed.[50] The Mansions continues to be used as professional offices and a restaurant in 2012.

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Description

Description

The Mansions is a three-storeyed brick and stone terrace on the corner of Margaret and George Street, Brisbane. The building stands in an urban context, on a high ridge of land, with open landscaped space behind and beside it. The precinct is dominated by mid-to-late nineteenth and early twentieth century state government-related buildings including the nearby Parliament House [QHR 600069], Queensland Club [QHR 600113], Harris Terrace [QHR 600121], the former Government Printing Office [QHR 600114], former Land Administration Building [QHR 600123], and the former Treasury [QHR 600143]. It makes a strong contribution to the George and Margaret Streets streetscapes as a prominent, decorative and striking form. The Mansions is a face brick structure with limestone dressings and a painted, corrugated steel roof. It sits back slightly from the George Street alignment behind a brick pier fence with wrought iron panels. However, it is built to the Margaret Street alignment. The building is visibly separated into six houses unified by the façade - a deep arcade of arches on the ground and first floors along both street fronts. The second floor is partially incorporated within the roof space behind a decorative parapet. Each house has an octagonal bay projecting onto the arcade on both levels that is carried through onto the roof as a multi-faced hip perpendicular to the main roof. Although fully cohesive, the design is perceptibly five houses facing George Street that are mirrors of each other in plan with a sixth house, on the corner, primarily facing Margaret Street that is of an individual layout and superior scale. The sixth house has two octagonal bays and they are larger and project fully to the street alignment. The entrance to the sixth house is from Margaret Street. The building is designed in a Victorian style with Italianate influences. The arcade is decoratively treated. Short cast iron colonettes have Ionic order capitals incorporating garland swags, carved limestone panels, and

entrances accentuated by triangular pediments. Two sculpted limestone cats sit atop the parapet of the George Street facade. Wings with timber verandahs on their ground and first floors extend off the rear and are separated by courtyards. Rear walls feature cement render indicating the profile of demolished service wings. The interior of the building is considerably altered. Room layouts indicate original separate tenancies but openings in the party walls now connect them. Fittings, though ornate, are reproductions and lower ceilings conceal air-conditioning ducts. A lift and other modern facilities are also installed. Please refer to the 2009 Conservation Management Plan prepared by Jinx Miles of the Department of Public Works, Queensland, for further detail about the fabric.

Element

Element Name	The Mansions
Designer Name	Addison, George Henry Male
Design Period	1870s - 1890s Late 19th century
Construction Period	1889 - 1889
Place Components	Fence/Wall - perimeter Residential accommodation - terrace house/terrace

Images



Description View of The Mansions looking to the George Street elevation

from the east, 2009.

Media Author Kelli Ready (EPA Compliance)
Media Date 12/03/2009
Copyright Queensland Government



Description The Mansions elevation on Margaret Street, 2009.
Media Author Kelli Ready (EPA Compliance)
Media Date 12/03/2009
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Description	View of The Mansions from the intersection of George and Margaret streets, 2012.
Media Author	Hilary Davies
Media Date	29/08/2012
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Last updated: 15 March 2013

Harris Terrace

Place Details

Place ID	600121
Registration Type	State Heritage
Place Name	Harris Terrace
Alternative Name	Harris Court
Place Classification	Built
Place Category	Residential
Place Type	Terrace house
Themes	6 Building settlements, towns, cities and dwellings / 6.4 Dwellings
Register Entry Date	21/10/1992

Location

Address	68 George Street
Town / Suburb	BRISBANE CITY
Post Code	4000
LGA	BRISBANE CITY COUNCIL

Cultural Significance

Criterion A	<p>Harris Terrace, constructed as a row of six houses in 1865-66, is important in demonstrating the evolution of residential housing in Queensland. A rare example of 1860s terrace housing, the building illustrates the early use of this housing type in Brisbane.</p> <p>Harris Terrace is important in demonstrating the early residential nature of lower George Street, a pattern that largely occurred in response to the concentration of government and associated activities in this area of inner Brisbane.</p>
Criterion B	<p>As one of only three remaining 1860s terrace house buildings, Harris Terrace is important as a rare example of this type in Queensland. Beyond its rarity as terrace housing, Harris Terrace is one of few remaining 1860s buildings in Brisbane City.</p>
Criterion C	<p>Harris Terrace has potential to contribute to a greater</p>

understanding of Queensland's history. The area immediately behind the building may contain archaeological evidence including the foundations of the service wings and 1960s building additions. Artefacts within this area may include those commonly associated with domestic habitation such as glass, ceramics and bone, and some artefacts associated with commercial and office activity during the 20th century.

Criterion E

In its dignified front elevation, form and scale, Harris Terrace is an important element of lower George Street, a streetscape dominated by late nineteenth century buildings. More widely, the building makes an important contribution to the government precinct that exists between George Street and the Brisbane River.

History**History**

Harris Terrace is a two storey masonry building in George Street, Brisbane City. Formerly a residential terrace of six houses, it was constructed in the mid-1860s for George Harris and was designed by architect James Cowlshaw.

Since the 1820s, the north bank and adjacent ridgeline of the Brisbane River, now containing William and George streets, has featured a concentration of government and associated activities and uses. Over the period of the Moreton Bay penal settlement, buildings were constructed along this ridgeline, utilised by government officials for 'accommodation, administration and control'.^[1] When the area was opened for free settlement in 1842, the remnant penal 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.^[2]

While a range of buildings and activities occurred along George and William Streets and the north bank from the 1840s, the government maintained a dominant presence in the area. At some sites (such as the Commissariat Store (former) [QHR 600176] and Brisbane Botanic Gardens [QHR 600067]) 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 [QHR 600118] and Parliament House [QHR 600069] at the eastern end of George Street in the 1860s firmly entrenched the physical reality of a government precinct in the area.^[3]

The location of Parliament House had a pronounced effect on the built environment around lower George Street. Many of Queensland's early politicians were pastoralists, a reflection of their economic dominance in the colony. Together with a growing workforce of public servants, these politicians required accommodation when in Brisbane. From the 1860s to the 1880s, a range of buildings, many built by, or for politicians, were constructed to address these needs.[4]

Harris Terrace was erected as a speculative investment for George Harris. Harris (1831-1891) was born in London, migrated with his family to Sydney in 1833 and came to Brisbane in 1848 to work with his elder brother John. The partnership of John and George Harris, general merchants and shipping agents, was established in 1853, with the firm involved in importing goods and exporting wool and tallow. George Harris became a well-known business and society figure in Brisbane. Following Queensland's separation from New South Wales in 1859 he was appointed a member of the first Legislative Council, serving until August 1878.[5]

The first half of the 1860s was a period of strong growth for Brisbane. Immigration boosted the population dramatically (more than doubling between 1861 and 1864 to over 12,000) and many substantial public and private buildings were constructed during this time. The permanent nature of the buildings was also partly influenced by provisions in the Municipalities Act 1864, which required brick or stone construction and non-flammable roofing material in designated first class building areas.[6]

In 1865 Harris commissioned architect James Cowlshaw to design a terrace building of six self-contained residences on the south-west corner of George and Margaret streets. The property, originally surveyed as allotment 1 of section 9, had been previously owned by John Betts, a property speculator who bought the land at one of Brisbane's earliest land sales in Sydney in 1842. It is unclear if any improvements were made to the land prior to Harris purchasing the property in 1856. Cowlshaw, considered Brisbane's 'first successful private architect'[7] arrived in 1860 from Sydney and soon became highly regarded and in demand. Prior to designing the terrace, Cowlshaw undertook other design work for Harris and his firm, including improvements to J&G Harris' wharf and stores at nearby Short Street, a new Ipswich warehouse, and repairs and additions to his then residence, Newstead House [QHR 600265]. In 1861 Cowlshaw also designed a terrace building on the opposite corner of George and Margaret Streets for another politician, Arthur Hodgson.[8]

Terrace houses were an urban residential building type that came to Australia from England in the early nineteenth century. Essentially narrow fronted adjoining houses, terraces were built as dwellings for people across the classes, as was reflected in their respective forms, scales, materials and settings. While fairly common in mid-to-late 19th century suburbs of Sydney and Melbourne, terraces were always fewer in number in Brisbane. Those that were constructed were largely in the centre of Brisbane, or in nearby residential areas like Spring Hill and Petrie Terrace.[9]

The Undue Subdivision of Land Prevention Act 1885, introduced to avoid 'slum' conditions in areas of medium density dwellings, effectively limited the construction of terraces in Queensland. The limit of a minimum size of 16 perches (405 m²) for allotment subdivisions firmly established the detached house as the standard dwelling. While some terrace houses were built by property speculators as rentals in Brisbane after 1885 (most notably The Mansions [QHR 600119], see below) dwellings could not be sold individually. Other than Harris Terrace, only two other terrace houses constructed in the 1860s, Athol Place, Spring Hill [QHR 600167] and Princess Row, Petrie Terrace, survive in Brisbane.[10]

Cowlshaw first advertised for whole or separate tenders for the construction of Harris Terrace, described as 'six first class houses', in July 1865. He readvertised in February 1866, again requesting the erection of the six houses 'at the risk of the former contractor'. When the building was completed a Mr Clarke was identified as the contractor, with the cost of construction £8000. The building was advertised in December 1866 as ready for occupation from 1 January 1867. Shortly after, the building was described as, '...substantially built, possessing an imposing exterior presence, and the interior arrangements contain all the requisites of a well-finished dwelling house of the mother-country, combined with the protection required by a warm climate...'. [11]

When completed, Harris Terrace was a two storey brick building with an attic level in the roof space. In each of the six houses, the ground floor contained drawing and living rooms, with bedrooms on the first floor and in the attic. To the rear, two storey outbuildings housed the kitchen, bathroom and maid's room. A slate roof with dormer windows were partly concealed by a balustraded parapet, inscribed with 'Harris Terrace 1866' at its centre. A cast iron balustrade and full length venetian blinds featured on the upper balcony.[12]

Early tenants of Harris Terrace who were parliamentary politicians included Joshua Bell, William Yaldwyn and Kevin

O'Doherty. Other early tenants, Mrs Unsworth (no. 5) and Mrs and Miss de Villers (no. 3) ran girls schools in 1867, with the latter offering rooms for boarders.[13] By mid-1868 Harris Terrace was promoted as having 'already acquired the reputation of being the best private residences in the city'.[14] Along with politicians, medical professionals and senior public servants also numbered among early residents. The houses were individually numbered and some were given their own name.

Following insolvency in 1876, George Harris surrendered Harris Terrace to mortgagee James Taylor, a Darling Downs landholder and politician (The Queenslander 28 October 1876, p.18). In 1887 the property was acquired by two other members of Parliament, Boyd Morehead and William Pattison who both lived at Harris Terrace at this time. The following year Morehead and Pattison, with another politician John Stevenson, commissioned the building of 'The Mansions' - Brisbane's most elaborate terrace house, adjacent to Harris Terrace on the opposite corner of George and Margaret streets.[15]

The use of the houses in Harris Terrace for accommodation continued into the first decades of the twentieth century. From the mid-1880s some of the individual houses became boarding houses. By the 1920s all of the houses contained in Harris Terrace were being utilised for boarding, often called 'residential chambers'. In 1922 Frank, Jessie and Ethel Lingley bought the building and changed the name to 'Harris Court'. The Undue Subdivision of Land Prevention Act was repealed in 1923 and from this time individual titles were created for houses at Harris Court. The Lingleys retained the house on the Margaret Street corner adapting it into a café and building an extension to the footpath. The Royal Queensland Art Society acquired one of the houses in 1924. House no. 5 (fifth from the Margaret Street corner) had by the 1940s been altered with a two storey extension to the George street alignment, with an awning over the footpath.[16]

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 [QHR 600143] and Executive (later the Land Administration [QHR 600123]) Buildings in George Street and in offices in Anzac Square [QHR 600059]. 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 [QHR 600114] and Parliament House was a key focus, in addition to other acquisitions on Charlotte, Mary and Margaret

streets. Harris Court was purchased around this time. Despite their varying condition and former uses, the shortage of office space saw many of these newly acquired buildings quickly adapted for government use.[17]

Because Harris Court was bought with the existing leases, it was not until the mid-1950s that the last tenants left the building. In 1958, architect John Hitch, in association with architects from the Department of Public Works, prepared plans to adapt Harris Court for government use. The original service wings and outbuildings to the rear were demolished and a new steel framed, sawtooth annexe, connected to the earlier structure was constructed, containing open plan office spaces.[18]

Major alterations occurred to the original building in 1960-61, including the removal of the upper balconies and ground floor verandahs, construction of an enclosure on the street alignment linking the houses, and the replacement of the front doors of four of the six houses by windows, leaving entrances at either end of the building. Original windows were removed or replaced, barrel vaulted dormers replaced with gabled dormers, and chimney and fireplace openings were bricked in. The interiors of Harris Court were also substantially altered. Three of the original six staircases were removed, and whole walls and sections of party walls were removed for full length corridors on both floor levels. A range of government offices were accommodated in the old building and annexe following the completion of works. [19]

The consolidation of government ownership and usage along George and William streets led to the state investigating a number of schemes to further the development of a 'government precinct'. By 1965, a masterplan had been developed involving the demolition of all buildings between the old Executive Building and Parliament House, to enable the construction of three 15-storey office buildings in a 'plaza setting'. The present day Executive Building was completed in 1971 as part of this plan. By the early 1970s this plan for the precinct was considered no longer suitable and a number of other proposals for the area were explored.[20]

A 1974 'George Street Masterplan' involved lower rise buildings spread out over greater areas, some retention of existing buildings and the demolition of the Belle Vue Hotel (opposite Parliament House) and adjacent 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 within the government precinct, especially the Belle Vue 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. The unannounced June 1974 removal of the balconies of the Belle Vue Hotel was a deliberate action by the State government to degrade the visual appearance of the area, and drew further attention to the conservation cause.[21]

In April 1979 Cabinet adopted a recommendation for a schedule of demolition work to progress the development of the government precinct. The Belle Vue Hotel was to be demolished, but The Mansions and the original section of Harris Court were to be retained, renovated and adapted. On 21 April, three days after this decision, the Belle Vue Hotel was demolished in the early hours of the morning, a notorious event in the history of heritage conservation in Queensland.[22]

Harris Court (together with The Mansions) was retained in the forecourt of the State Works Centre (80 George Street), a seven level building on two George Street blocks (bridged across Margaret Street) completed in 1985. As part of this project, renovations and major reconstructions were undertaken at Harris Terrace involving architects from the Department of Public Works in association with Conrad and Gargett Architects. Work included the reconstruction of the ground floor verandah and upper floor balcony; new iron columns and balustrade on the balcony similar to the originals; a new slate roof, reinstatement of front entrance doors (not all operable) and vaulted dormers (made larger than the originals at the rear); installation of new doors, windows, architraves and skirtings of earlier forms and profiles; and new moulded ceilings on the ground and first floors. It was at this time the building reverted to its original name of 'Harris Terrace'.[23]

Since this time only minor alterations have occurred. In 2012 Harris Terrace provides offices spaces for a number of community organisations.

References

- [1] Allom Lovell Architects, Harris Terrace: A conservation plan for the Department of Public Works, 2002, p.3.
- [2] Allom Lovell Architects, p.3.
- [3] Allom Lovell Architects, p.8.
- [4] Allom Lovell Architects, p.8.
- [5] Allom Lovell Architects, p.4.
- [6] Allom Lovell Architects, p.5; Brisbane Courier 3 November 1864, p.1.
- [7] Donald Watson and Judith McKay, Queensland Architects of

- the 19th Century, Queensland Museum, Brisbane, 1994, p.44.
- [8] Allom Lovell Architects, pp.27-28.
- [9] Allom Lovell Architects, pp.23-24.
- [10] Allom Lovell Architects, pp.23-26.
- [11] Allom Lovell Architects, p.5; Brisbane Courier 22 February 1866, p.1.
- [12] Allom Lovell Architects, p.7.
- [13] Brisbane Courier 15 May 1867, p.2; Queenslander 14 September 1867, p.1; Queenslander, 22 February 1868, p.1; Brisbane Courier 29 December 1868, p.1; Brisbane Courier 20 July 1883, p.1;.Queenslander 9 October 1930, p.59; Allom Lovell p.7.
- [14] Brisbane Courier 26 May 1868, p.1
- [15] Allom Lovell Architects, p.10.
- [16] Allom Lovell Architects, p.7, pp.10-11; Brisbane Courier, 9 November 1933 p.33.
- [17] Allom Lovell Architects, p.12.
- [18] Allom Lovell Architects, p.12.
- [19] Allom Lovell Architects, pp.12-15.
- [20] Allom Lovell Architects, pp.15-16.
- [21] Allom Lovell Architects, p.16; for push to conserve historic buildings see, National Trust Journal, July-Aug 1976, p. 18, May 1977, pp. 19-20; National Trust of Queensland, Statement on The George Street Precinct, NTQ, Brisbane, c1974; NTQ file, The Mansions 1/72 correspondence to various ministers and MLAs, 1973-79; letter from Brendan Butler, Secretary, Culture, National Parks and Recreation Policy Committee, ALP to Director, NTQ, 26 June 1973; 'Plan to Save the Old Belle Vue', The Australian Women's Weekly, 23 Jan 1974, pp. 88-9.
- [22] Queensland State Archives Item ID406637, Minutes - Cabinet; Courier-Mail 21 April 1979, p.1,3; for development of Queensland heritage legislation see Rod Fisher, 'Nocturnal Demolitions: The Long March Towards Heritage Legislation in Queensland', in Packaging the Past - Public Histories, eds John Rickard & Peter Spearitt, Australian Historical Studies 24(96), April 1991, pp 55-69.
- [23] Allom Lovell Architects, p.17.

Description

Description

Harris Terrace is a row of six, brick, two storeyed attached former houses, located on the corner of George and Margaret streets within the government precinct.

The street facade features a double-storeyed verandah with cast iron balusters and posts. The verandah is separated into six sections reflecting the original six houses. Each section has three French doors on the first floor, and two sash windows and the front door on the ground floor.

The parapet incorporates a central plaque with the name of the building and date of construction. The tiled gable roof features six chimneys and dormers with barrel shaped roofs and the bull nose verandah roof is corrugated iron.

The rear elevation includes four short double-storeyed wings which form shallow courtyards. The first floor windows in the wings have round arches while the rear windows of the main building are flat arched. The roof dormers have barrel vaults and the wings are gabled.

The interior consists of modern offices opening onto a central hallway which runs the length of the building.

Note: refer to Allom Lovell Architects, Harris Terrace: A conservation plan for the Department of Public Works, 2002, pp.17-22, 30-31, for a more detailed description of the building and identification of significant features.

Element

Element Name	Harris Terrace
Designer Name	Cowlishaw, J & G
Style	Georgian
Design Period	1840s - 1860s Mid-19th century
Construction Period	1866c - 1867c
Construction Method	Load-bearing brick
Fabric (Exterior Structure)	Brick
Fabric (Roof)	Tiles
Roof Form	Gabled
Place Components	Residential accommodation - terrace house/terrace Attic Residential accommodation - servants' quarters

Images



Description	Part George Street elevation of Harris Terrace from across the road, 2009.
Media Author	Kelli Ready (EPA Compliance)
Media Date	12/03/2009
Copyright	Queensland Government



Description	View of George Street elevation of Harris Terrace from the east, 2009.
Media Author	Kelli Ready (EPA Compliance)
Media Date	12/03/2009
Copyright	Queensland Government



Description	View over the roof top of Harris Terrace from Parliament House, 2012.
Media Author	Sean O'Keefe
Media Date	24/04/2009
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Last updated: 15 March 2013

William Street and Queens Wharf Road retaining walls

Place Details

Place ID	600135
Registration Type	State Heritage
Place Name	William Street and Queens Wharf Road retaining walls
Alternative Name	North Quay porphyry wall
Place Classification	Built
Place Category	Transport - Road
Place Type	Embankment/Cutting
Themes	5 Moving goods, people and information / 5.5 Using motor vehicles 7 Maintaining order / 7.6 Defending the country 6 Building settlements, towns, cities and dwellings / 6.3 Developing urban services and amenities 5 Moving goods, people and information / 5.2 Using draught animals
Register Entry Date	21/10/1992

Location

Address	William Street
Town / Suburb	BRISBANE CITY
Post Code	4000
LGA	BRISBANE CITY COUNCIL

Cultural Significance

Principal Period of Significance	1880s, 1920s, 1930s, 1940s, 1970s (fabric)
Criterion A	The retaining walls are important in demonstrating the evolution and pattern of Queensland's history, in particular the William Street wall, railing, lamp stand, pissoir entry, interwar toilet block and 1940s air-raid shelter, provide evidence of the civic function of the site. The retaining walls also offer surviving

Criterion D	<p>evidence of the 1897 Victoria Bridge.</p> <p>The iron railings and lamp stand on the William Street retaining wall are important in demonstrating the principal characteristics of the decorative work of leading 19th century Brisbane ironmongers Smith Faulkner & Co.</p>
Criterion E	<p>The retaining walls exhibit particular aesthetic characteristics valued by the community, namely the contribution of both the William Street and Queens Wharf Road retaining walls to the definition of an important ceremonial and civic space associated with the river front and the Treasury Building. The textured surface of the stone, its varied colouration and the light and open effect of the railings endow both walls with special aesthetic appeal.</p>
Criterion G	<p>The site has had a strong and continuing association with Brisbane passenger transport since 1890.</p>
History	
History	<p>This retaining wall was planned in 1888 to endow William Street with some aesthetic distinction to compliment the new Treasury Building being erected opposite the site. The Victoria Bridge end of an old rubble wall along William Street was to be replaced by a porphyry and sandstone wall with an elaborate cast iron railing and a small pissoir built into the wall at the Elizabeth Street end.</p> <p>In November 1888 the contract was awarded to EJ O'Connor, who in the previous year had stabilised the large porphyry retaining wall at Queen Street, Petrie's Bight (QHR 600159). Within five months O'Connor was contracted to excavate and reform William Street and build the retaining wall for £1431. By the time Cabinet first meet the new Treasury Building in 1889, the wall, railing and gas lamp in William Street were completed.</p> <p>The marble end post was a gift to Mayor Galloway from the mayor of Adelaide, who had visited Brisbane whilst the wall was being completed. The railing and the elaborate gas lantern were made by local firm Smith Faulkner & Co (formerly Smith Forrester & Co), who also had provided the cast iron railing for the large retaining wall at Petrie's Bight.</p> <p>By 1890 a cab stand had been established at the Victoria Bridge end of the William Street wall. By the turn of the century the cabs had been supplanted by horse-drawn buses, and a small timber and iron shelter for the convenience of waiting passengers had been erected on the William Street pavement abutting the end railing. This was removed by about 1910.</p> <p>Until 1928 when the Queen Street frontage of the Treasury</p>

Building was completed, the William Street frontage was an important focus for official occasions. In January 1901 large crowds congregated in front of the wall to hear Lord Lamington proclaim the Commonwealth of Australia from a balcony of the Treasury Building opposite.

In the decades that followed, the wall served more practical purposes. In the twentieth century motorbuses replaced the horse-drawn vehicles lined along William Street, and by the early 1930s a large timber bus timetable sign had been erected against the railing of the retaining wall.

In the 1920s or early 1930s, fill under the William Street footpath was excavated to accommodate male toilets built into the wall at the Queens Wharf Road level. Apparently at the same time, a three metre section of the wall and railing was realigned to accommodate a stairway leading from William Street to the new public conveniences. Probably the entrance to the original pissoir was bricked over at this period also.

The decorative masonry and iron wall on the other side of Queens Wharf Road was erected in the 1930s. Plans were prepared in 1934, but the wall was not erected until 1936. It appears to have been intended to, and still does, demark the entrance to the ramp leading to Hayles Wharf, which is leased from the council. Sections of the retaining wall here were extant before this period.

As a wartime precaution, the Brisbane City Council erected an air-raid shelter on the Queens Wharf Road frontage of the William Street retaining wall, abutting the Victoria Bridge end, circa early 1940s. Above this a bus shelter, equipped with public telephones and a drinking fountain was erected on the William Street footpath in 1944. This remains a principal stop for buses servicing Brisbane's southern suburbs, but the telephones have been removed.

In the early 1970s female toilet accommodation was provided abutting the wall on Queens Wharf Road, and 20 metres of the wall was demolished to make way for the Elizabeth Street off-ramp for the Riverside Expressway.

Description

Description

The William Street wall is constructed of rough-coursed porphyry (Brisbane Tuff), with a parapet, sandstone coping and decorative cast-iron railing. It extends approximately 70 metres along William Street between Queen and Elizabeth Streets, and reaches a maximum height of 4.5 metres to the Queens Wharf

Road frontage. A marble pedestal terminating the wall at the Victoria Bridge end is inscribed WM Galloway Mayor 1889, and supports an elaborate gas lamp stand bearing the words Smith, Faulkner & Co. 1889.

Visually this wall forms a plinth to the Treasury Building when viewed from the direction of the river.

Original stonework and perhaps additional stones face both sides of an interwar stairwell, which has a contemporary metal railing. This leads to a men's toilet block that has been built into the wall, with windows and a door opening off Queens Wharf Road. The letters BCC are emblazoned in raised cement render in the arch above the central window. A Second World War concrete air-raid shelter is contiguous to the wall on the Queens Wharf Road level. Above this about 15 metres of the parapet has been removed to accommodate a 1944 bus shelter at William Street level. A further 30 metres of the parapet has been removed at the Elizabeth Street end for the building of a female toilet block so that the William Street footpath now extends onto its roof. Box steel railings have been used in this area. Another section of original wall remains between the female toilets and the Elizabeth Street freeway exit ramp. The entrance to the original pissoir, built into the wall in this section, is bricked over. Two lengths of stone kerbing adjacent to the wall survive on top of the cutting made when Queens Wharf Road was lowered in the 1950s. On the other side of Queens Wharf Road is a stone and cast-iron wall that sits on a base wall of rough laid pebbles set in concrete. It consists of a decorative cast-iron railing sitting on top of a porphyry dwarf wall between porphyry pillars. Ornamental capping stones on the pillars are cut at the corners so that they form gables in elevation. Two gateways in the wall are marked by taller pillars with flat capping stones and lead to concrete steps and bitumen surfaced ramps. These ramps give access down the steep slope to the wharves below. This slope is retained by porphyry walls, pebble and concrete walls and battered earth banks. Part of the northern abutment of the second permanent Victoria Bridge (1897) survives as the western end of the Queens Wharf Road retaining wall. Located below Queens Wharf Road and adjacent to the current Victoria Bridge, it is a substantial rock-faced porphyry structure with a smooth sloped sill stone at the junction between the base and the wall above. Adjoining the abutment is a curved battered wall, constructed of loose rough hewn porphyry blocks, that sits on a concrete base.

Element

Element Name

William Street and Queens Wharf Road retaining walls

Design Period	1870s - 1890s Late 19th century
Construction Period	1889 - 1970s
Place Components	Gate/s Gas lamp post Kerbing and channelling Toilet block/Earth closet/Water closet Steps/stairway Drinking fountain Air raid shelter Bus shelter Wall/s - retaining Abutments - road bridge Fencing Wall/s

Images



Description	William Street and Queens Wharf Road retaining walls
Media Author	
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Last updated: 15 March 2013

Department of Primary Industries Building (former)

Place Details

Place ID	601093
Registration Type	State Heritage
Place Name	Department of Primary Industries Building (former)
Alternative Name	Department of Agriculture Department of Agriculture and Stock Immigration Depot
Place Classification	Built
Place Category	Law/Order, Immigration, Customs, Quarantine
Place Type	Immigration reception depot
Themes	7 Maintaining order / 7.2 Government and public administration 1 Peopling places / 1.2 Migration from outside and within
Register Entry Date	04/07/1995

Location

Address	99 William Street
Town / Suburb	BRISBANE CITY
Post Code	4000
LGA	BRISBANE CITY COUNCIL

Cultural Significance

Principal Period of Significance	1865-1866, 1899 (fabric) 1865-1890, 1890-1989 (Historical)
Criterion A	The former Department of Primary Industries building, originally built as an immigration depot in 1865-66 and the interior of which substantially retains its original planning, is representative of early Queensland Colonial Government infrastructure, and the importance that was placed on immigration and its contribution to the colony's future.
Criterion B	Together with the adjacent former Commissariat Stores [600176], the building is a rare surviving riverside structure

once associated with Queen's Wharf, an important point of transport and commerce from the time of the establishment of the Penal Settlement, and reflects the pattern of development of the surrounding government precinct.

Criterion E The building makes a significant aesthetic contribution, through form, scale, and materials, to the Brisbane townscape, and is an important member of a group of early government buildings including the former Commissariat Stores [600176], former Government Printery [600178] and former Land Administration building [600123].

Criterion H The building is also illustrative of the growth of the Department of Agriculture; and the importance of its contribution to the growth and development of the Queensland economy.

History

History The former Department of Primary Industries building, finished in unpainted render and painted brickwork, is built on a steeply sloping site with two storeys and basement fronting William Street and a lower three-storeyed wing at the rear fronting Queen's Wharf Road. with a hipped rib and pan galvanised iron roof.

The building was originally built as an Immigration Depot, and construction began in 1865 and completed in 1866.

The building was constructed on part of the former Commandant's Garden. The garden was part of an attempt to establish some principles of behaviour at Penal Settlements throughout the Colony of New South Wales by the introduction of a Code of Regulations by Governor Darling in 1829 which, amongst other things, entitled the Commandant to four acres of garden to be tended by up to three gardeners.

A wharf had been constructed c.1825 in front of the adjacent Commissariat Stores [600176] and was originally known as King's Wharf, until 1837 when it became Queen's Wharf after the ascendancy of Queen Victoria. Queen's Wharf was the point of disembarkation of immigrants to the free colony from 1848 to 1897.

Successive colonial governments actively pursued a programme of immigration of free settlers after the Penal Settlement had closed down. The first immigrants to come direct from overseas arrived on 15 December 1848 on the barque Artemisia. The first immigrants were housed temporarily in the Old Military Barracks which were located where the former Treasury Building [600143] now stands. By the 1860s the barracks had

deteriorated to such an extent that they were described in the local press as wretched and dilapidated hovels... repugnant and harrowing and an abominable shed. The decision was made to erect a new facility, and the site was selected being a short distance from Queen's Wharf.

Construction began in 1865 and completed in 1866. Designed by the office of Queensland's first Colonial Architect, Charles Tiffin, the building was originally single-storeyed with basement to William Street with a three-storeyed wing at the rear. The rear wing contained three large separate wards, each 57 feet by 32 feet; one for single women at the William Street level, with married couples at the basement level and single men at the sub-basement level, which was also ground level at the rear. To each of these wards was attached a kitchen and bathroom, each on opposite sides. Earth closets were incorporated in a timber structure attached to the southwest of the building, and each ward had a separate entrance from the street. There were also residences for the matron and wardman, and two rooms for the use of clerks and the Immigration Board in the William Street section. The sanitary arrangements were extensive, with a 2,500 gallon tank supplying water to the whole of the building through lead pipes, with a condensing apparatus in operation at the river which pumped water to the building to supplement the supply of rain water. A luggage room was located on the nearby wharf, as immigrants were not allowed to take baggage into the depot.

The building had a hipped slate roof, unpainted brick walls, and footings of porphyry on weathered rock, and the rear section to Queen's Wharf had internal timber posts and beams supporting timber floor joists. The contractor was Mr J Petrie, and plumbers were Messrs Stewart and Watson. The original estimate was £3,800, but it was likely to have exceeded this estimate by several hundred pounds due to the construction of a substantial fence around the property, as well as a washing shed and luggage room.

In December 1887, a new Immigration Depot at Kangaroo Point opened, and the William Street depot acted as a back-up facility until 1889. The ground floor was still being used in January 1890 as a ward for old men.

In 1890 the building was adapted to form the first offices for the newly established Department of Agriculture. The Department was created in 1887, one of a number of steps taken in the expansion of the role of government during the late 1880s and 1890s, and in 1904 became the Department of Agriculture and Stock, and in 1963 became the Department of Primary Industries. From 1890 onwards the old Immigration Depot was

progressively altered and extended to accommodate offices and laboratories primarily for the Department of Agriculture and Stock, and subsequently for other government departments.

By December 1890 the Museum of Economic Botany was accommodated within the building. The following year the Minister of Agriculture was accommodated in the former Immigration Depot. The Minister appears to have been housed in the location previously occupied by the museum, at the rear of the building on the ground floor and the museum was relocated in 1893 to the basement (formerly single men's quarters). This area was partitioned, bunks were removed and a five foot high dado of vertically jointed pine was formed.

In 1897 the Stock Branch of the Colonial Secretary's Department was transferred to the Ministry of Agriculture. In 1898 tenders were called for extensions to the building, including two additional wings at either end and an extra storey to the William Street elevation. The extensions were designed by Thomas Pye, chief draftsman and assistant architect, and John Murdoch, draftsman and assistant architect, under Government Architect Alfred Brady. The form, scale and details of the alterations became the model for all subsequent additions. The tender by Caskie and Thompson was accepted. The extension was of load-bearing cavity brick set in lime-based mortar, with timber floors, and timber roof framing sheeted in galvanised iron rib and pan tiles. External walls were unpainted cement render, and internal walls plastered. The work included the installation of a central skylight in the rear section, and pressed metal ceilings and timber partitions were installed on the ground level of the rear section pre-1916. A toilet block containing earth closets with a nightman's stair was also constructed in 1899.

These extensions reflect the expansion of the Department at this time, particularly the growth in accommodation for entomologists and plant pathologists, as this area of plant science was to continue to expand in response to Queensland's growth in primary production.

In 1900 criticisms of plasterwork (specifically the external rendering over old brickwork to form quoins) led to a royal Commission of Inquiry. Remedial work was subsequently carried out in 1906. Prior to 1915, the southern doorway over the lightwell to William Street was enclosed and replaced with a sash window. In 1916 a new wing was constructed to the south (demolished 1994), consisting of foundation, basement, ground and first floor. This extension accommodated the Agricultural Chemical Laboratory, Entomology and Plant Pathology branches. It was built by day labour, and was intended to form

the northwest wing of a new building, with the intention being to demolish the earlier sections of the building. Further extensions to the building were carried out in 1923, 1929, 1935 and 1936.

In 1922 a new staircase was added between the front and rear sections of the building, and the toilet block was reworked in 1924 to replace the original earth closets with water closets.

In 1940 a connection was made between the old photographic studio and the storeroom, and in 1944 the photographic studio suffered major damage by fire. The vertically jointed timber boarding to the rear verandahs was removed C.1951 and replaced with fibrous cement sheeting. Due to the confined nature of the area, a gradual drift from the site began in the 1950s, with the Department of Primary Industries vacating the building in 1989. In 1994 the post-1899 extensions were demolished to make way for a proposed new government office complex.

Description

Description

The former Department of Primary Industries Building, an unpainted rendered and painted brickwork structure, consists of a two-storeyed with basement section fronting William Street with a lower three-storeyed wing at the rear fronting Queen's Wharf Road. The building, located adjacent to the former Commissariat Stores [600176], and across the road from the former Government Printery [600178] and adjacent former Land Administration building [600123], is built on a steeply sloping site, and has a hipped rib and pan galvanised iron roof.

The symmetrical William Street section has a central entrance with a projecting wing at either end. The ground floor has coursed render with quoining, the first floor has an expressed band at window sill height and the eaves are jettied.

The entrance consists of a two-storeyed gabled element which projects from the face of the building, and is composed of an arched doorway to the ground floor with unpainted rendered classical detailing above and to the first floor. The detailing includes coursed render to the ground floor expressing voussoirs, above which is located an open-crown pediment with relief mouldings which are described in the Brisbane Sculpture Guide (Judith McKay 1988) as The festoon of Queensland agricultural produce- including wheat, strawberries, macadamia nuts, bananas and pumpkins- (which) is given due status by the addition of classical acanthus leaves. Above this are paired columns either side of a shield, which originally housed the words DEPARTMENT OF AGRICULTURE, which support an

entablature with an urn at either end and a low arched window with expressed keystone to the first floor in the centre. The pediment above has a central shield with the date 1898 AD. The doorway has double panelled timber doors, with an arched fanlight with radiating mullions.

The William Street facade has paired tall, narrow, multi-paned timber sash windows, with the end facades having single sashes. The ground floor windows are surrounded by unpainted rendered mouldings with expressed sills and cornices above, and the first floor windows have similar details but with keystone-type heads. The northern end facade has a central chimney, with curved details at first floor height, which is surmounted by a large cornice with double arched flue covers. The southern end facade, the point of connection to the recently demolished post-1899 extensions, has been rendered to suggest floor levels and the position of the original chimney.

The William Street facade also has two lightwells to the basement, located either side of the central entry abutting the end wings, which consist of a curved porphyry retaining wall with sandstone capping and wrought iron balustrading. The lightwells are bridged by a concrete walkway where they abut the end wings, accessing a single panelled timber door with fanlight, and featuring an iron gate with the letters DA intertwined. The southern door, however, has been enclosed and replaced with a sash window, and a later sash window has been introduced to the first floor flanking wall of the southern wing. A retaining wall with sandstone capping, end pillar and wrought iron balustrade extends from the building along the William Street frontage to the south.

The rear of the William Street section has verandahs to all three floors either side of the central rear wing and abutting the end wings. Originally enclosed with vertically jointed boarding covering verandah stairs with open arched sections either end, the verandahs have all since been enclosed with fibrous cement sheeting and a variety of windows.

The rear wing is a three-storeyed painted masonry structure on a porphyry base, one level lower than the William Street section, with a crucifix plan and a number of additions which include a three-storeyed toilet block on the northwest, a two-storeyed enclosure on the southeast, and various stairs and single-storeyed sheds around the base. Floor levels are expressed with relief banding, windows are mostly multi-paned sashes, and timber and iron window hoods are located on most windows on the southwest.

The toilet block has arched sash windows to the base, with high

level hopper windows to the floors above. This block is linked to the main structure via cantilevered walkways on the ground and basement levels, which consist of curved iron brackets supporting a timber walkway with iron balustrade. The two-storeyed enclosure on the southeast has a skillion roof, with fixed glazing above chamferboard to the basement level and brick piers. A steel fire stair is located at the rear of the building.

Internally, the William Street section has a central entry vestibule, with rooms accessed via the rear verandah or through adjoining doorways. A concrete stair with an iron balustrade and timber handrail is located centrally in the linking section to the rear wing, and is accessed through an arch which has been enclosed to form a doorway. Timber staircases were originally located on the rear verandahs, but only one flight remains linking the basement and ground floor on the southern side. This staircase has chamfered newel posts with turned capitals, and a timber batten balustrade which has been mostly sheeted over with hardboard. Some original timber verandah balustrading and chamfered posts are visible, again with the majority being sheeted over. Doors are panelled timber with fanlights, walls are plastered, and ceilings are boarded, some of which have been sheeted over with hardboard. Evidence of the former corridor linking the now demolished post-1899 extensions is visible in the first floor at the southern end, with timber and glass partitions dividing the space. The basement level has exposed porphyry walls to the lightwell, and a later lean-to bathroom is located on the south corner accessed via the verandah. Timber fireplace surrounds have been removed, but evidence of their form survives.

Internally, the rear wing consists of a large former immigration ward flanked by former kitchen and bathroom to each floor, with timber post and beam internal construction. The ground floor level has been partitioned with a central corridor leading to a large room at the rear, and has a central skylight which consists of glazed roofing sections which light glazed ceiling panels to the hall and adjacent side rooms. Ceilings throughout this section have pressed metal sheeting of various designs. The basement level has a lower floor level than the William Street section and boarded timber ceilings. The sub-basement level is similar, but with a number of partitioned rooms along either side. The toilet block has concrete floors, plastered walls and timber partition cubicles.

Element

Element Name	Department of Primary Industries Building (former)
Designer Name	Tiffin, Charles

Design Period	1840s - 1860s Mid-19th century
Builder Name	Petrie, John
Construction Period	1865 - 1899
Construction Method	Load-bearing brick
Fabric (Exterior Structure)	Brick
Fabric (Roof)	Metal sheeting - rib and pan iron
Roof Form	Hipped
Place Components	Toilet block/Earth closet/Water closet Wall/s - retaining

Images



Description	Former Dept. of Primary Industries Building (1994)
Media Author	
Media Date	09/08/1994
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Description	Former Dept. of Primary Industries Building (1994)
Media Author	
Media Date	09/08/1994
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Last updated: 15 March 2013

Commissariat Store (former)

Place Details

Place ID	600176
Registration Type	State Heritage
Place Name	Commissariat Store (former)
Alternative Name	Colonial Store (1860-1898) Commissariat Stores (former) Government Stores (1898-1923) State Stores Building (1923-1960)
Place Classification	Built
Place Category	Government Administration
Place Type	Commissariat Store
Themes	6 Building settlements, towns, cities and dwellings / 6.1 Establishing settlements and towns 7 Maintaining order / 7.2 Government and public administration 1 Peopling places / 1.2 Migration from outside and within
Register Entry Date	21/10/1992

Location

Address	115-127 William Street
Town / Suburb	BRISBANE CITY
Post Code	4000
LGA	BRISBANE CITY COUNCIL

Cultural Significance

Principal Period of Significance	1828-29, 1890, 1912-13 (Fabric) 1829-1960 (Historical)
Criterion A	Completed in 1829, the former Commissariat Store demonstrates the evolution of European settlement in Queensland, being one of only two buildings surviving from the Moreton Bay penal colony, having become a government store when free settlement was established until the 1960s and accommodating a range of other government uses, including serving as an overflow point for immigrants from the 1850s until

	<p>1887 when the Yungaba depot opened [QHR 600245]. Changes to the fabric and orientation of the building over that time reflect the development of Brisbane. The adjacent area of land, now known as Miller Park, has been an open space since the earliest European settlement, and continues to provide a pedestrian thoroughfare linking the river and city.</p>
<p>Criterion B</p>	<p>As a key penal colony structure the former Commissariat Store is a very rare survivor in Queensland and, being one of only eight convict-built commissariat buildings remaining in Australia, at a national level. The stone retaining walls that remain around the store and that fronting Queens Wharf Road along part of Miller Park are the only examples remaining in Queensland that were built by convicts. All these structures provide rare evidence of the building methods, skills and materials available at that time.</p>
<p>Criterion C</p>	<p>Archaeological investigation of the Commissariat Store building and Miller Park, has the potential to reveal important information about the penal colony and the subsequent use of the site. This investigation may provide insight into official and unofficial uses of the space, the lifeways of convicts, arriving immigrants and other early residents, as well as the material culture of nineteenth century Brisbane.</p>
<p>Criterion D</p>	<p>This place is important in retaining the principal characteristics of a penal-era Commissariat Store that adapted to free settlement and transformation into a Government Store, through its simple form, robust construction, Georgian and Regency architectural influences - all of which help impart to the building a sense of the authority it represented - and its location between the river (from where goods and immigrants arrived) and the centre of the penal and later free settlement.</p>
<p>Criterion E</p>	<p>The Commissariat Store, the three retaining walls that carve its site out of the William Street ridge and the remaining section of wall on Queens Wharf Road are of great aesthetic value as landmarks, seen from William Street and from the Brisbane River. The place is an integral part of the most prominent and cohesive group of government buildings in Queensland, which includes the: former Treasury Building [QHR 600143], former State Library [QHR 600177], former Land Administration Building [QHR 600123], Queens Gardens [QHR 600112], and the former Government Printing Office [QHR 600114 & 600178].</p>
<p>Criterion H</p>	<p>The Commissariat Store has a special association with Commandant Patrick Logan, as one of the few remaining components of his penal-era building program, which made a major contribution to the development of the colony and state of Queensland.</p> <p>The building also has an enduring association with the Royal Historical Society of Queensland, its occupant since 1976 which</p>

has adopted the building's riverside elevation as the dominant feature of its logo.

History

History

The Commissariat Store was constructed of local stone in 1828-9 by Moreton Bay penal settlement convicts as a two-storey provisions store near the Brisbane River and what was to become Queen's Wharf. A third storey of rendered brick was added in 1913 to accommodate its continuing use as a government store and providing an address to William Street.

In 1823 Moreton Bay was chosen as a penal settlement for secondary offenders or those who had re-offended while serving their sentence of transportation in Australia. It was intended to better control these convicts and affect a reform in them through isolation, hard labour, strict discipline and harsh living conditions. In 1824 Lieutenant Miller arrived at Redcliffe with 30 convicts. As this location proved unsuitable, the settlement was moved in 1825 inland to a ridge overlooking and bounded on three sides by the Brisbane River, and simple buildings were constructed to serve it.[1]

Penal colonies were run on a military system and so a commissariat directed the procurement, supply and distribution of essential goods, as well as serving as a custom house and bank. The first building used for this purpose in what would become Brisbane Town at Moreton Bay was a slab structure in the vicinity of the current intersection of Albert and Elizabeth streets. There were two other store structures at Amity Point and Dunwich on Stradbroke Island. In 1826 Captain Logan arrived as Commandant and began a works program that replaced key buildings with more substantial structures made of stone and brick. One of these was the Commissariat Store.[2] Along with houses for the Commandant, Commissariat officer and chaplain, it was erected on the ridge running parallel to William and George Street that remains the focus of government to the present day.[3]

A position near the river bank was selected for the new store, following recommended procedure, to allow goods to be conveniently loaded and unloaded from a wharf. This also provided a single point for the entry and distribution of tools, weapons, clothing and food rations to permit secure control of such vital supplies. The design was by William John Dumaresq (1793-1868) whose plans arrived from Sydney in April 1828; work on the foundations commencing some months later.[4] Dumaresq was also responsible for the design of the store at Dunwich completed in 1828.[5]

The original river bank in this area was quite steep and the underlying rock was quarried to create a relatively level building platform.[6] The excavation work was heavy and carried out by the Gaol Gang of convicts as a specific punishment, but the masonry and other construction work required skilled labour and was most likely supervised by Lieutenant Thomas Bainbrigge, sent especially from Sydney with suitable workmen in 1827 and made Superintendent of Works for the colony the following year. [7] Some time after retaining walls were constructed around three sides of the store building; the one to William Street appearing in an 1838 cross-section and the two at each side in Petrie's front elevation of the building also dated to that year.[8]

In common with the settlement's other new buildings, the Commissariat Store followed a simple design suitable for everyday use in a penal colony and was well constructed from local materials.

The first outpost of the convict colony in Australia had been established in New South Wales in 1788, the settlement being almost immediately extended to Norfolk Island (abandoned in 1814 and re-established 1825), and then to Tasmania, to Newcastle (later to Port Macquarie), Moreton Bay and then to Western Australia (WA).[9] The only convict-built Commissariat Stores that survive today, aside from that in Brisbane, number seven. Two remain in WA in Fremantle (1852) and Guildford (1853-4) [both entered in the WA state Heritage Register]. Four remain in Tasmania and are listed in its state register: on Maria Island (1825, part of the Darlington Probation Station also nominated to the World Heritage List in 2008), in Hobart (1808-10), Launceston (1828, Commonwealth Heritage List as Paterson Barracks Commissariat Store) and Oatlands (1827). And one remains as part of the Kingston and Arthur's Vale Historic Area on Norfolk Island [1835, also nominated to the World Heritage List in 2008].

Two of the earliest store buildings in New South Wales, both at Sydney Cove (1812) and Parramatta, have been demolished. Only three of the surviving buildings, all of which have been quite changed over time, are older than the store in Brisbane. [10] All built during a similar period and for the same purpose, the surviving store buildings exhibit a number of similar characteristics, which include: proximity to both a point of entry for goods and the settlement served, robust and utilitarian form communicating authority, and incorporating aspects of Georgian and Regency architectural styles such as symmetrical elevations with windows decreasing in size from lower to upper levels, and restrained, classically inspired decoration.

The importance of the Brisbane store and its river frontage as a portal to the colony was emphasised by the addition of the royal cypher of King George IV and the date to the front, river-facing gable; features retained when the third storey was added later. The clear orientation towards the river (and what is now Queens Wharf Road) is also reflected in the stonework itself, which is evenly coursed at the front, but more random at the rear (William Street) and sides (Miller Park to the north-west). The Commissariat Store was built of Brisbane Tuff from the quarry at Kangaroo Point with sandstone from Oxley Creek used for footings, the base course, quoins, sills and lintels.[11] The windows were small, unglazed and barred for security and the roof was clad with ironbark shingles. It was completed in 1829.

The only entry point into the penal settlement was via the adjacent wharf on the Brisbane River. Initially known as the King's Wharf or Jetty, it was constructed by 1827 when the boat crew's hut and boat builder's shed were first occupied. A crane was constructed on the end of the wharf in order to transfer goods from the arriving ships to the shore.[12] The main roadway into the settlement was up along the steep river bank following the present day alignment of Queens Wharf Road.[13] A pedestrian path developed along the slope from the wharf to the ridge of present-day William Street passing to the north-west of the Commissariat Store, through what is now Miller Park. [14] A retaining wall along the Queens Wharf Road frontage of Miller Park had been constructed by convicts before 1831. A wall, with an opening leading to stairs in a position corresponding to this path, appears in an 1838 plan.[15] A pencil sketch by Henry Boucher Bowerman dated c1835 shows a wall here with an arched opening a few metres up the hill from the store yard wall.[16]

The penal colony closed in 1839 and Moreton Bay was declared open for free settlement in 1842. Other government buildings were soon sold or demolished but the Commissariat Store was retained for continued government use as a store. This did not require all the space available and allowed the upper floor to serve the government in a number of other capacities, being used for land sales in 1848 and intermittently to house immigrants during the 1850s.[17] During this time a door was cut through to the first floor on the north-western side of the building.[18] This enabled immigrants to enter the building through what is now Miller Park without the need to access the ground floor store. Proximity to the immigration barracks of the time (on the site of the Treasury Building [QHR 600143]), the former military barracks and guard house fitted out to receive immigrants in 1848, made the store a convenient place to accommodate overflow numbers. This use continued even after a purpose-built immigration barracks was constructed on land

immediately to the south-east of the store in 1865-66 (95 William Street) and is likely to have only stopped when the new depot opened at Kangaroo Point in 1887.[19]

In 1860, following the creation of the colony of Queensland, the store was renamed the Colonial Store. It was repaired and the upper floor was converted for use as police barracks. Eighteen new hardwood sash windows were added. Internally, six pine batten doors and a partition were constructed to provide married men's quarters and single men's barracks on the first floor. At this time a fireplace, new ironbark shingle roof, wall, window and door were added to the kitchen building in the yard (constructed there c1857). On the ground floor of the store, a raised timber floor was installed and the windows enlarged and glazed. [20]

The storekeeper and a staff of twelve handled everything from oil for lighthouses to blankets for distribution to the Aborigines. A cottage for the storekeeper was constructed in the southern corner of the yard between 1861 and 1872, with a gabled extension to it completed in 1873.[21] During the 'Bread and Blood' riots of 1866 an attempt was made to force entry to the store, possibly because it was seen as a symbol of government and its control of essentials.[22]

Further north-west along William Street, the first purpose-built home of the Queensland Museum was constructed between 1876 and 1879 to a design by Francis Drummond Grenville Stanley [State Library (former) QHR 600177]. Over three storeys, it was intended this building comprise later stages. It created an area of open ground between its south-eastern side and the store that continued to be used as a pathway from the wharf area on the river and centre of town, and to provide access to the store's side door.

The Colonial Store was repaired and added to as the colony grew. In 1886 a single-storey brick wing was added at right angles to the original building on its southern corner running out to the boundary of the yard to the Queens Wharf Road. The wing was used as a stationery annexe, and received an extra storey in 1900. It is unclear what changes to other structures in the yard were occasioned by the erection of this annexe. It is possible the c1857 kitchen building was moved to the adjacent land (now Miller Park) at this time and the storekeepers cottage moved or demolished.[23]

The yard also contained a number of ancillary buildings for storage and other purposes. The stables (and shed) which were said to have stood in the western corner of the yard were destroyed by fire in 1888 and then rebuilt.[24] The old saddlery

were destroyed in 1895 and replaced with a new building constructed between the store and the William Street retaining wall.[25]

In October 1886, the Colonial Storekeeper had written to the Under Secretary of Works drawing his attention to the bad state of the wooden fence erected in William Street to back up the footpath in front of the store.[26] A timber embankment was erected in 1887-89 (above and about 1.5 metres away from the earlier retaining wall) and fill was used to even out the land surface.[27] In 1890 the timber embankment was replaced by a concrete retaining wall that cut through the existing land fill.[28]

A strong room was built in the Commissariat Store for record books in 1888 and in 1889 William Street was lowered necessitating some underpinning of the existing retaining wall. [29] The roof shingles were replaced with corrugated iron about this time. In 1898, as Federation approached, the store building was renamed the Government Stores.[30]

In time, and as the city developed, the river location became less convenient. By 1907 it was deemed by the storekeeper to be too far from the steamer wharf and railway station. In 1911 he suggested that if relocation was not possible, the addition of a lightweight upper storey with access to William Street would be helpful, providing increased floor space and improving lighting and summer cooling conditions. This suggestion was adopted and the work was commenced by contractor William Kitchen at a cost of £2194 pounds in late 1912.

The new storey was constructed of rendered brick in a Georgian Revival style sympathetic to the existing building. To keep costs down, as many as possible of the old roof timbers were reused and clad with new corrugated iron. A ventilation fleche and dormer windows were inserted to allow the attic space to be used and timber columns were added to the lower floors to help support the extra weight. A gantry and new main entrance to William Street with a semicircular hood effectively changed the orientation of the building towards the city. A new concrete retaining wall was constructed along part of the Miller Park frontage on William Street. The timber paling fence extended the full width of both lots was refurbished. Work was completed in 1913 and an electric goods lift added the following year.[31]

In 1923, the State Stores Board was created as an initiative of the Labor government to facilitate efficient and economical purchase and distribution of goods used by government departments. This system ran with little change until the 1980s and it was administered from the former Commissariat Store, now renamed the States Stores Building. As storage needs

increased, some sections moved to other buildings and in 1960 Stores vacated the building. Queensland State Archives then occupied the ground floor until 1968 and various government departments used the upper floors. Some alterations were made to accommodate their use, including installation of a new lift, which necessitated the removal of the penthouse of the 1914 lift, and probable removal of the fleche.[32]

A plan from 1944 indicates that a number of ancillary buildings stood in the yard surrounding the Commissariat Store at that time, including: the two-story brick annexe in the southern corner (1886 and 1900); a packing case shed in the western corner; storage sheds along the northern part of the eastern elevation and the north and south-eastern walls of the building; a saddlery store along the entire north-eastern wall of the building (almost filling the gap between the building and the retaining wall to William Street); and a toilet block in the northern corner of the site.[33]

During World War II (WWII), occupants of the store utilised a stair and walkway constructed at the top of the William Street retaining wall to access an air raid shelter associated with the adjacent Agriculture and Stock Building (95 William Street).[34] It has been suggested that in 1945 an air raid trench constructed in the open land adjacent to the Commissariat Store (now Miller Park) was filled in.

One of the sheds in the yard was demolished and rebuilt in 1952-53. A few years later the timber fence running along the store and park lots on William Street was replaced in chain wire. In the 1960s the saddlery store and another timber shed were demolished. The pedestrian bridges leading into the store from William Street and the open ground to the north-east (now Miller Park) were rebuilt in concrete, with the original iron balustrades and gate being reused.[35]

The 1870s museum building on William Street had become the free Public Library of Queensland by 1902. Having housed the John Oxley Library from 1931, the building's name was changed to the State Library of Queensland in 1971. In 1958 major extensions were designed to commemorate the centenary of Queensland's creation as a separate colony from New South Wales. This work was complete by 1959 and involved the construction of a large loading dock in the north-western corner of the adjacent block (where Miller Park would be established in 1980). This dock stands within easement K/CP892185 (outside the heritage boundary) and destroyed part of the convict-built retaining wall along Queens Wharf Road and extinguished the archaeological potential of that area of land.

The heritage value of the Commissariat Store has long been recognised and in 1959 it was included on the first shortlist of places recommended for preservation by the Queensland government. Extensive repairs were carried out to the stonework over a number of years and in 1970 a mason's workshop was set up in the yard to facilitate this work. In 1976 the building was vacated and the Royal Historical Society of Queensland (RHSQ) was granted occupation. The two-storey brick annexe was demolished at this time. Extensive renovations were completed to the Commissariat Store building between 1978 and 1979 including removal of the staircase, lift and strongroom and replacement of the 1861 flooring on the ground floor with masonry. The roof was tiled over new steel framework.

An archaeological investigation of the ground floor and ceiling spaces of the Commissariat Store was also undertaken in 1978 as part of the restoration works.[36] An underfloor U-shaped brick drain was revealed during excavations (running under the centre of the building and appearing to drain from William Street toward the river).[37] A wide range of artefacts were recovered in deposits below the floorboards, in the drain and in the ceiling spaces dating from the entire period of occupation and use of the building.[38] The level of disturbance in the yard areas around the store – occasioned by the demolition of a range of yard buildings founded on concrete slabs - suggests it is unlikely that further archaeological evidence will be found under these areas. [39] There is some potential to find artefacts in the land now occupied by Miller Park.

The land adjacent to the north-west of the Commissariat Store was officially gazetted as a park reserve in 1980 and named Miller Park after Captain Henry Miller, the first Commandant of the Moreton Bay penal settlement.[40] The Store was officially opened as the headquarters of the RHSQ at this time. In 1982 in the Store's yard a paved driveway, grassed area and work shed for the stonemasons (later demolished in 1997) were installed. At this time a new stone wall and metal gates were also constructed to the Queens Wharf Road boundary of Miller Park, leaving a short section of convict-built stone wall. The park was also landscaped including construction of new ramps, staircases, retaining walls, rails and brick paths, the installation of lighting, seats, rubbish bins and new turf and plantings. None of these features are considered to be of cultural heritage significance.

A conservation plan was prepared for the Department of Public Works in 1998 and work began to reverse or modify inappropriate changes made during the renovations of the 1970s. The store's roof was re-sheeted in wide pan galvanised steel and the fleche reconstructed to recall its appearance in 1913. New pointing was completed both inside and out. The stair to the

walkway on Miller Park was rebuilt. A new plywood floor was installed on the ground level, as were new steel tension members to the adzed beams there. A new lift, toilets and services, glass partitions and balustrades, and suspended ceiling on the top level were also installed at this time. This work was completed in late 2000, after which the building also housed the collection and library of the RHSQ, which continues to occupy the building in 2012.

The store was damaged by a burst water main during the flood of January 2011. Half of the William Street retaining wall between Miller Park and the walkway into the Store collapsed, sending over 75 cubic metres of sediment and debris into the yard and ground floor areas.[41] A large concrete slab pierced the ground floor wall on the northern corner of the building. Emergency works were undertaken to stabilise the damaged section. The store's wall was repaired by Queensland Government stonemasons using original pieces of building stone salvaged from the debris.

An archaeological salvage project recovered 8579 artefacts from the debris. Artefacts included ceramic, glass and faunal materials dating from the 1850s through to the 1880s. The artefacts derive from a single depositional unit of land fill within the stratigraphy of the site that dates to the construction of the timber retaining wall in 1887.[42]

References

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- [5] Watson & McKay 1994, p. 57.
- [6] Prangnell, J., Warman, L. and Youngberry, A. 2011, Archaeological Salvage of Artefacts from the Collapse of the William Street Retaining Wall, unpublished report to Project Services, Department of Public Works, p.6.
- [7] Kennedy 1998, p. 11.
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- [9] Pearson and Marshall, 1995, pp. 21-23
- [10] Commonwealth of Australia, 2008. Australian Convict Sites World Heritage Nomination. Entries in the Western Australia and Tasmania Heritage Registers.
- [11] Kennedy et al 1998, p.13. Thomas, G. 1999. Porphyry, tuff

- and loose specifications. *Landscape Australia* 21(2):p. 124.
- [12] Steele, J.G. 1975, *Brisbane Town in Convict Days, 1824-1842*, University of Queensland Press, Brisbane, Illustration 36 and p. 118 where Steele reports on communication between the Storekeeper and Deputy Commissary-General (29 July 1827) where the new store is being erected near the wharf. This is at odds with Kennedy 1998, p. 14, which suggests that the wharf was established after the store.
- [13] Steele 1975, illustration 59.
- [14] Kennedy et al 1998, p.9.
- [15] Steele 1975, Illustration 68, after p.160. Some kind of wall is shown following the road leading from the wharf up to the Moreton Bay settlement in a pencil sketch dated 1832 held at the Mitchell Library. The wall in this sketch does not appear to feature a gateway or stairs, but a path is visible leading from the corner of the store yard up to William Street. Kennedy 1998, p. 14.
- [16] Held at John Oxley Library, Image No. 3943-1v000r001.
- [17] Holthouse, H. 1982, *Illustrated History of Brisbane*. A.H. and A.W. Reed, Frenchs Forest, Brisbane, pp.23-24; Kennedy 1998, pp.17-18.
- [18] Kennedy et al 1998, p.17.
- [19] *Ibid*, p. 17-18 & Yungaba Immigration Depot [QHR 600245].
- [20] *Ibid* pp. 18-19
- [21] *Ibid*, p. 17.
- [22] *Ibid*.
- [23] *Ibid*, p.20.
- [24] *Ibid*, p.71.
- [25] *Ibid*, pp.22 (1912 cross-section) & 72.
- [26] QSA 5587944; Watson 2011 Prangnell et al 2011, p. 8.
- [27] Kennedy et al 1998, p. 71.
- [28] Prangnell et al 2011, p. 8-10.
- [29] Kennedy et al 1998, p. 71.
- [30] Kennedy et al 1998, p.20.
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- [32] Kennedy et al 1998, pp.24-25.
- [33] *Ibid*, p.73.
- [34] *Ibid*, pp.24.
- [35] *Ibid*, pp.72-3. *State Archives Building, William Street - New walkway from William Street to second floor*, Department of Public Works, Drawing No. E56F-194 (barcode, 24377091).
- [36] *Ibid*, p.27-28.
- [37] Alan H Spry & Associates, 1999. *Commissariat Store: Conservation of Stonework*, p. 21 (plan).
- [38] *Ibid*.
- [39] This is supported by 2011-12 excavations overseen by Dr Jon Prangnell of the University of Queensland, which showed no

evidence of the continuation of the brick drain in the yard between the store and William Street retaining wall.

[40] Ibid, p.29.

[41] Prangnell et. al. 2011, p.2.

[42] Ibid, p.53.

[43] Spry & Associates 1999, p. 22.

Description

Description

The former Commissariat Store is a three-storey building set within an excavation in the ridge topped by William Street and facing the northern bank of the Brisbane River; the chief point of access to it being from William Street via a walkway connecting the top storey and footpath. The original path of entry from the river (and now demolished wharf) is from Queens Wharf Road through a paved yard, enclosed by a stone wall set with a central pair of iron gates (c1982).

The building is framed on the north-west and south-east by original retaining walls of roughly dressed and squared blocks of Brisbane Tuff brought to courses, and on the north-east by a combination of retaining wall types. The early arrangement featured lower and upper walls separated by a slim triangle of land opening to the south. The upper wall was concrete while the lower was stone and largely convict-built. The northern end of the upper concrete wall collapsed and destroyed half of the lower wall in 2011. The damaged part of lower wall has been rebuilt using salvaged stone (some Brisbane tuff dating from the original construction and some sandstone installed in the 1970s). The undamaged section of the lower wall features original Tuff blocks and upper sections of 1970s sandstone.[43]

The two lower levels of the building are built of stone - both sandstone and iron-stained Brisbane Tuff - and the upper storey is of rendered brick. The hipped roof is clad in corrugated galvanised steel sheeting and features a central fleche and gable centred on the Queens Wharf elevation, and two dormer windows facing William Street.

The south-western, river-facing elevation is divided into three bays by engaged piers at each building corner and the projection of the central section of wall; the widest bay being the central one under the gable. It features an arrangement of three openings (windows and doors) on each level, while the side bays feature two windows each level. The windows on the lower two storeys are casements, while those on the top storey are double-hung. An oeil-de-boeuf is centred under the gable in the same position as a small window in the 1829 structure. Below this on the upper storey is also the royal cypher of King

George IV and the date 1829 in a recessed panel. A large double door with fanlight opens into the yard from the centre of the ground level elevation, and above it is another door.

The arrangement of windows on the William Street elevation is similar to that on Queens Wharf Road, however there are no bays. An arched hood supported on twin corbels shelters the double entrance doors. Inside the curve of the hood are the words Government Stores. As the upper level corresponds to the footpath level of William Street, these entry doors are accessed via a concrete walkway with iron balustrades. A modern ramp has been installed to the south of the walkway. The side elevations feature three windows each level.

Windows on the lower two storeys have arched heads, while those on the top level to the north-west and south-west have hoods. Many of the former windows have bars, some of which are original. There is also a door to the first floor from Miller Park on the north-west side of the building.

Many changes have occurred on the interior, which comprises a series of temporary partitions to create office, exhibition and storage space for the RHSQ.

Miller Park (excluding easement K/CP892185 in the north-west corner) contains no buildings, stepping down from William Street to Queens Wharf Road by means of a large terrace and a series of ramps and stairs. The c1982 landscaping consists of open areas of grass and plantings of various trees and shrubs. Park infrastructure includes concrete pathways and ramps with galvanised metal railings, brick garden edging and steps, lighting, seating and rubbish bins. The ramps, pathways and steps enable public access between William Street and Queens Wharf Road. A path and gateway with glass security gate lead from Miller Park to the north-west entrance of the Commissariat Store. A stone retaining wall runs along the Queens Wharf boundary of Miller Park. The north-western half of the wall is the original convict-built construction predating 1838. The remainder is a c1982 replacement. None of the c1982 landscaping or infrastructure is considered of cultural heritage significance. Although there is no physical surface evidence of potential archaeological remains, the documented history and usage of the site, and previous archaeological investigations including those undertaken following the January 2011 flood, indicates the potential for artefacts to remain subsurface in some areas of Miller Park.

Element

Element Name	Commissariat Store (former) - perimeter fence
Design Period	1824 - 1841 Convict settlement

Builder Name	Convict labour
Construction Period	1890 - 1890
Construction Method	Coursed stone - rough dressed
Fabric (Exterior Structure)	Stone

Element

Element Name	Commissariat Store (Former) - retaining wall
Designer Name	Dumaresq, William John
Style	Georgian
Design Period	1824 - 1841 Convict settlement
Builder Name	Convict labour
Construction Period	c1828
Construction Method	Coursed stone - rough dressed
Fabric (Exterior Structure)	Stone

Element

Element Name	Commissariat Store (former)
Designer Name	Dumaresq, William John
Style	Georgian
Design Period	1824 - 1841 Convict settlement
Builder Name	Convict labour
Construction Period	1828 - 1913
Construction Method	Frame - timber Coursed stone - dressed
Fabric (Exterior Structure)	Brick Stone
Fabric (Roof)	Metal sheeting
Roof Form	Hipped
Place Components	Fence/Wall - perimeter Store/s / Storeroom / Storehouse Wall/s - retaining Yard

Images

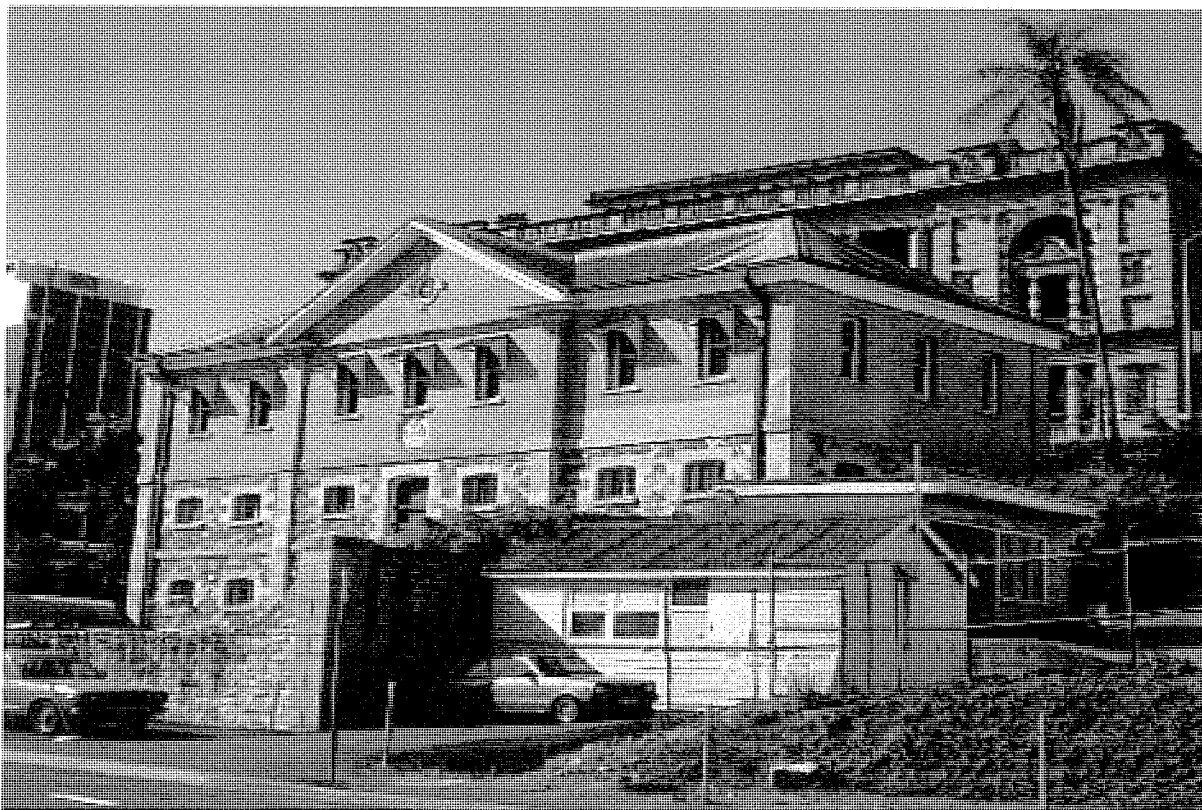


Description View of Queens Wharf Road elevation of the Commissariat Store (former), 1994.

Media Author

Media Date

Copyright Queensland Government



Description	View of Commissariat Store (former) from south-west looking north-east, 1994.
Media Author	
Media Date	
Copyright	Queensland Government



Description	View of Miller Park from Queens Wharf Road, 2009.
Media Author	Cameron Harvey
Media Date	05/11/2009
Copyright	Queensland Government

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Last updated: 15 March 2013

State Library (former)

Place Details

Place ID	600177
Registration Type	State Heritage
Place Name	State Library (former)
Alternative Name	Museum
Place Classification	Built
Place Category	Education, Research, Scientific Facility
Place Type	Library
Themes	8 Creating social and cultural institutions / 8.2 Cultural activities 8 Creating social and cultural institutions / 8.3 Organisations and societies
Register Entry Date	21/10/1992

Location

Address	159 William Street
Town / Suburb	BRISBANE CITY
Post Code	4000
LGA	BRISBANE CITY COUNCIL

Cultural Significance

Principal Period of Significance	1902 - 1988 (historical Library) 1876-1900 (fabric Museum) 1902 - 1964 (fabric Library) 1959 (fab
Criterion A	The former State Library provides evidence of the importance of the Queensland Museum as an institution in late nineteenth century Brisbane scientific and cultural life. The former State Library is significant for its historical association with the 1958-59 extension, the major centennial project by the Queensland Government and for its association with the State Library of Queensland since 1902.
Criterion B	(Criterion under review)
Criterion E	The building is significant as an example of an 1870s public building in central Brisbane and is an integral member of the

most prominent, important and cohesive group of government buildings in Queensland.

Criterion H As a fine classical facade by FDG Stanley, the building is significant for its architectural quality.

History

History

This building was constructed in two stages. The three-storeyed William Street section was erected by the colonial Queensland Government between 1876 and 1879, as the first purpose-built home for the Queensland Museum, which had been established in 1855. The four-storeyed extension was erected in 1958-59 as the Queensland Government's major centennial project.

In 1876 the design for the first section was completed under the supervision of colonial architect FDG Stanley, and a construction contract for £10,701 was let to W Macfarlane. The building was erected as stage one of a complex which was to incorporate two flanking wings housing the main staircases, and an arcade and colonnade fronting the river.

The choice of a classical style of architecture, modelled on 16th century Italian buildings and its central location close to the city's southern entrance, reflected the museum's importance in the scientific and cultural life of Brisbane.

The building was completed and occupied early in 1879, but proved inadequate for museum purposes. In 1881 the area below was levelled and the basement was extended. By 1884 the government was setting aside funds for a new museum building, but economic depression necessitated the museum remaining in the cramped William Street premises until removed to the former Exhibition Building at Gregory Terrace in 1899.

A £1,900 contract was let in September 1900 for conversion of the former museum building into premises for the free Public Library of Queensland, established in 1896. The library opened in the refurbished building in April 1902. The name was changed to the State Library of Queensland in 1971.

The John Oxley Library, established in 1926 as the principal centre for research material on Queensland history, was housed in the State Library building from 1931.

As a major centennial project, the library building was extended in 1958-59, at a cost of over £265,000. The additions, designed by government architects WG Thain, P Prystupa, U Stukoff, AJ Wheeler, D Davies and H de Jong, included an exhibition hall on the western side and reading rooms on the river elevation.

In 1958 national competitions were held for designs for a wall mural and sculpture to embellish the exterior of the new Centennial Hall. These were won by Victorian artist Lindsay Edward and Brisbane sculptor Leonard G Shillam. Shillam's aluminium sculpture was cast by the Non-Ferrous Foundry of Brisbane.

The extensions were opened officially in August 1959 by Princess Alexandra.

In 1964-65 the first section was gutted and renovated, including removal of the skylight, at a cost of over £227,000. The exterior brickwork may have been rendered at this time also. The William Street frontage remained largely intact, as one of the city's few surviving 1870s facades.

The State and John Oxley libraries removed to new premises in the Southbank Cultural Centre in 1988, since which time the William Street building has been utilised as a library store.

Description

Description

The former State Library is situated between William Street and the river, overlooking Queens Park (600112). It was the first of a major series of government buildings, the Treasury Building (600143), the Lands Administration Building (600123), and the Family Services Building (600111), which surround Queens Gardens (600112). It is adjacent to the William street retaining wall (600135).

The earliest part of the building was a three storeyed masonry structure with a sandstone facade. The facade is designed using classical elements, with a rusticated base and double-height columns rising from the piano nobile to support an entablature. The centre of the facade is marked by an aedicule containing an arched doorway, at ground level (the original entrance, now blocked in) and a small pediment above in the entablature. The large unfluted columns with lotus leaf capitals form a colonnade in front of the second and third storeys. Consoles rise through the entablature above each column. The top pediment is marked by stretches of balustrade. All the windows in this front facade are arched.

The interior of the first section was substantially remodelled in 1964-65, with the addition of a concrete frame structure, new floors, a mezzanine and air-conditioning.

The 1958-59 extension, to the west and south, is of four

storeys, only one of which appears above William Street. The William Street frontage features a random patterned wall at the main entrance under a low-pitched copper-sheathed roof. The western wall is decorated with a large glass mosaic mural, 20.7 metres by 4.4 metres, the design suggesting primitive organic forms indicative of growth and development. On the river side is an aluminium sculpture approximately 6 metres high. Entitled Enlightenment, it depicts three figures reaching towards the sun, symbolising the dissemination of enlightenment to mankind. To the south the extension was designed as a series of concrete fin walls providing views of the river, private work areas and shade from the sun.

Element

Element Name	State Library (former)
Design Period	1870s - 1890s Late 19th century
Construction Period	1876 - 1959
Place Components	Library - building Mural / Fresco Sculpture

Images



Description	State Library (Former)
Media Author	

Media Date

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Description

State Library (Former)

Media Author

Media Date

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Last updated: 15 March 2013

Land Administration Building

Place Details

Place ID	600123
Registration Type	State Heritage
Place Name	Land Administration Building
Alternative Name	Former Executive Building
Place Classification	Built
Place Category	Government Administration
Place Type	Government Offices
Themes	7 Maintaining order / 7.2 Government and public administration
Register Entry Date	21/10/1992

Location

Address	142 George Street
Town / Suburb	BRISBANE CITY
Post Code	4000
LGA	BRISBANE CITY COUNCIL

Cultural Significance

Principal Period of Significance	1900s early (fabric) 1900s-1970s (historical)
Criterion A	As the most important building constructed by the Queensland government during the economic recovery of the early 1900s, the Lands Administration Building is important in demonstrating the pattern of Queensland's history.
Criterion D	The highly intact Lands Administration Building is important in demonstrating the principal characteristics of Edwardian Baroque public architecture, and is the finest example of its type constructed in Queensland.
Criterion E	The building is important in exhibiting particular aesthetic characteristics valued by the community, and by architectural historians in particular, the accomplished design, detailing, materials and workmanship, its townscape contribution, particularly in relation to the adjacent buildings and sites and

- the aesthetic quality and connotations of the associated artworks and furnishings, including the stained glass and sculptural work.
- Criterion G The Lands Administration Building has a strong and special association with the role and prestige of government, being an integral member of the most prominent, important and cohesive group of government buildings in Queensland.
- Criterion H The Lands Administration Building has a strong and special association with the role and prestige of government, being an integral member of the most prominent, important and cohesive group of government buildings in Queensland.
- The building has a special association with Queensland Executive government for nearly seven decade and with important Queensland architect Thomas Pye, being one of his major works.

History

- History This four-storeyed masonry government office building was erected between 1901 and 1905. Initially intended as offices for the Lands and Survey Departments, it was finished and occupied in 1905 as the Executive Building, accommodating both the Lands and Survey Departments and offices of the Premier and Executive Council. It is the most prominent Brisbane example of state building activity associated with the economic recovery of the late 1890s, and with the colony's newly federated status.
- In 1898-99 plans were prepared under the supervision of chief architect Thomas Pye of the government architect's office. Special provisions for the Lands Department included Minister's offices, drafting rooms, photographic and heliographic rooms, and a Land Court. With the inclusion of offices for the Executive Council and Cabinet, a separate entrance in George Street was designed for ministerial access.
- A £2,900 contract for site preparation and foundations was commenced in 1899, and in 1901 the principal construction contract for £141,000 was let to Brisbane builder Arthur Midson.
- The use of expanded metal lathing as a re-enforcement to the concrete floors and ceilings was amongst the earliest application of such technology in Australia, and was a first in Queensland.
- The building was symbolic of state pride and achievement, and was seen as a showcase for Queensland materials. Granite used as the base course and plinth was obtained from Enoggera and Mount Crosby. Brown freestone from Helidon was used to face the outer walls, and freestone from Yangan near Warwick was

used on the colonnade walls. The decorative carving to the facades, completed during 1903-04, included in the northwestern elevation an allegorical group representing Queensland mining and agriculture, carved by New South Wales sculptor WP MacIntosh to a design by Thomas Pye. The mantelpieces were constructed of a variety of Queensland timbers (maple, cedar, black bean and silky oak) representing the state's timber resources. Allegorical stained glass highlighted the rural nature of the Queensland economy.

The Queensland National Art Gallery occupied a purpose-designed room the length of the third floor above George Street from 1905 until 1930.

Both Executive Council and Cabinet met in the building from 1905 until 1971, when new offices were constructed at 100 George Street. Since then the former Executive Building has been known as the Land Administration Building.

The gas lamps on the pavements at the William and George Street entrances were erected by about 1911. Those delineating the George Street entrance appear to have been moved further apart. They still function, lit by natural gas.

Description

Description

The Lands Administration Building is a four-storeyed government office building occupying a site bounded by George Street, Stephens Lane, William Street and Queens Gardens (600112). The form and scale of the building complement the Treasury Building (600143) and the former State Library (600177) located nearby. It forms the southeastern edge of the important group of government buildings surrounding Queens Gardens, which also includes the Family Services Building (600111) and the William Street retaining wall (600135).

The building is constructed of masonry, steel and concrete and faced with sandstone from Helidon and Warwick. It sits on a plinth faced with alternate courses of Enoggera and Mt Crosby granite. The principal elevation to Queens Gardens and the elevations to George and William Streets have banded rustication on the lower two storeys. This two-storeyed base supports a colonnade of giant order ionic columns.

The design of the facades is in the style of the Edwardian Baroque. At each corner and in the centre of the principal elevation, pavilions jut out terminating the colonnade. The pavilions are enriched with rusticated columns and pilasters. The central pavilion addressing Queens Park is surmounted by

an open segmental pediment. This pediment supports an allegorical sculpture depicting agriculture and mining.

The building has an entrance in the centre of both the George Street and William Street elevations. Each entrance is marked with a broken segmental pediment. Behind the upper colonnades there is a long recessed balcony. The use of fine wrought iron detail to balustrades, railings and gates compliments the masonry detail.

The stained glass in the entrance vestibules and elsewhere in the interior complements the use of sculpture externally. Depicted in stained glass in the William Street vestibule is a sower, a reaper, a pioneer and squatter. The glass in the George Street vestibule depicts a tiller and a herdsman. A marble tablet set into the wall of this entrance is inscribed with the message sent by King George V to the people of Australia on 25 April 1916, establishing the Anzac day tradition. An honour board commemorating Lands Department staff who served in the First World War is located in the corridor on the first floor [see appendix].

The basic form of the building echoes the layout of the Treasury building. It is a perimeter block building around a central courtyard. A wide hallway runs around most of the building with doorways on either side opening onto rooms that are lit via windows to the courtyard or to the street or garden. The hallway does not continue through the centre of that part of the building located on Stephens Lane. Rooms in this wing are accessed from an arcade on the northeastern edge of the courtyard. Cast-iron balconies also provide circulation around the courtyard. Vertical circulation is provided by fine staircases and lifts associated with the two street entrances. The design also echoes the Treasury building by providing colonnades on the three main elevations.

The construction demonstrates an early use of reinforced concrete floors in a large scale building. Steel framing was employed in the roofs over the photographic rooms on the top floor and over the fireproofed sections. Metal roller shutters were installed in the fireproof sections.

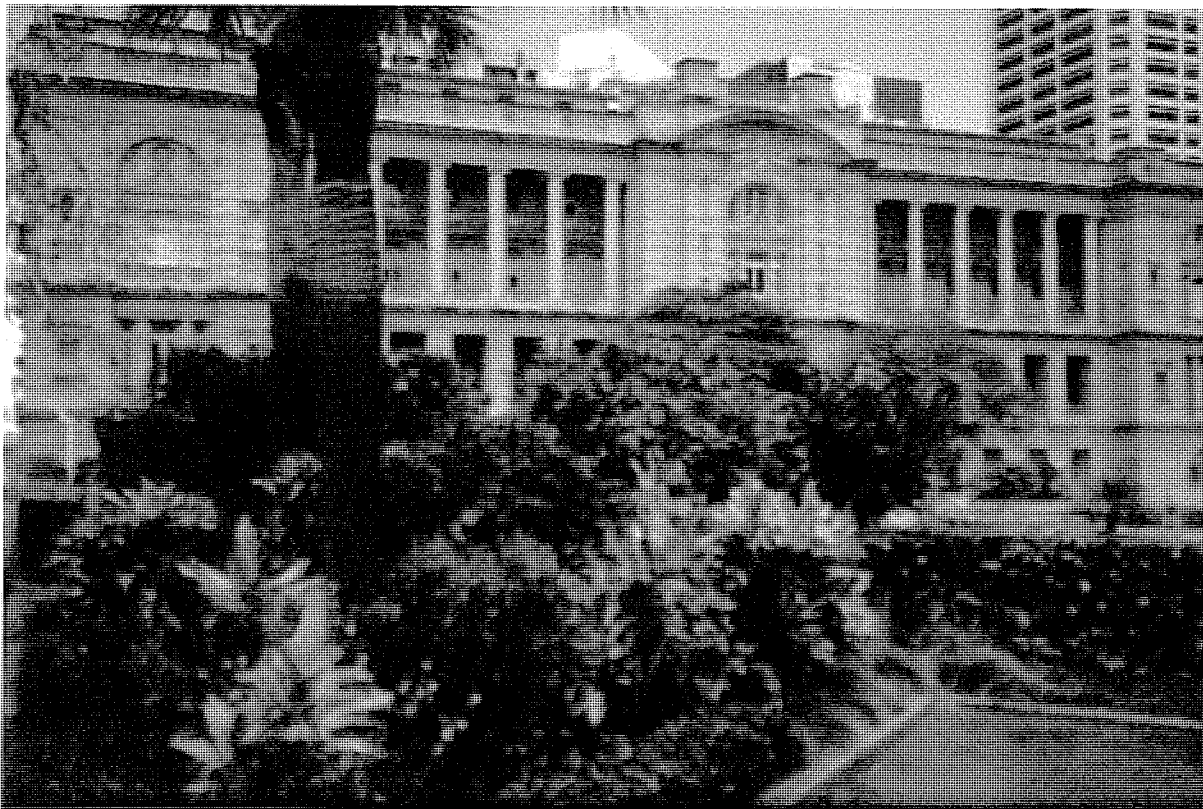
The principal architectural spaces include rooms formerly used for the Executive Council Chamber, the Land Court, and offices of the Premier and the Minister of Lands, which have a private stairway to George Street. These rooms have ornamental coffered plaster ceilings and timber panelling to dado height. The former Executive Council Chamber has three stained glass windows positioned above the dado which can also be seen from the hallway.

The building is very intact, internally and externally.

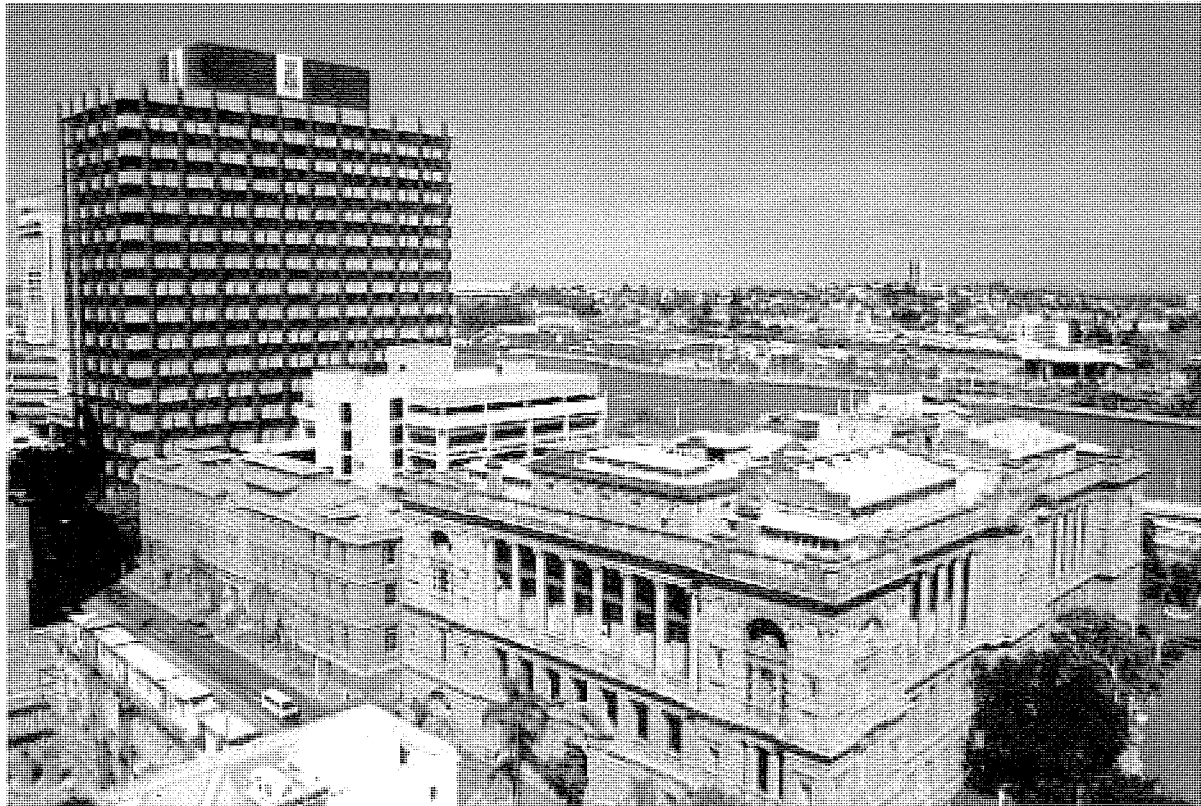
Element

Element Name	Land Administration Building
Designer Name	Pye, Thomas
Style	Classicism
Design Period	1900 - 1914 Early 20th century
Builder Name	Midson, Arthur
Construction Period	1899 - 1905
Construction Method	Load-bearing brick
Fabric (Exterior Structure)	Brick - faced with sandstone
Roof Form	Flat
Place Components	Memorial - honour board/ roll of honour

Images



Description	Facade of the Land Administration Building to Queens Gardens (600112).
Media Author	
Media Date	
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Description	Land Administration Building
Media Author	
Media Date	
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Last updated: 15 March 2013

Treasury Building

Place Details

Place ID	600143
Registration Type	State Heritage
Place Name	Treasury Building
Alternative Name	New Public Offices Treasury Casino
Place Classification	Built
Place Category	Government Administration
Place Type	Government Offices
Themes	7 Maintaining order / 7.2 Government and public administration
Register Entry Date	21/10/1992

Location

Address	21 Queen Street
Town / Suburb	BRISBANE CITY
Post Code	4000
LGA	BRISBANE CITY COUNCIL

Cultural Significance

Principal Period of Significance	1880s-1920s (fabric) 1880s-1980s (Historical)
Criterion A	The Treasury Building is important in demonstrating the evolution and pattern of Queensland's history being a visual expression of Queensland aspiration and pride in the rapid progress of the colony since 1859. The building is prominent physical evidence of Queensland's rapid economic growth and associated government confidence and enterprise in the 1880s. The physical intactness of the building, particularly in the interior spaces, demonstrates the working of Queensland executive and administration government in the late nineteenth century.
Criterion B	As an intact late nineteenth century building, whose continuity of design has been preserved over three stages, the Treasury

	Building demonstrates a rare aspect of Queensland's cultural heritage.
Criterion D	The Treasury Building is important in demonstrating the principal characteristics of Italian Renaissance style in late nineteenth century Australian public buildings, and is an outstanding example of its type.
Criterion E	The building is important in exhibiting particular aesthetic characteristics valued by the community, and by architectural historians in particular, namely the accomplished design, detailing, materials and workmanship and its landmark quality and townscape contribution, particularly in relation to the adjacent buildings and sites and to the river.
Criterion F	The Treasury Building is important in demonstrating a high degree of creative achievement, being a major work by foremost Australian architect JJ Clark.
Criterion G	The Treasury Building has a strong and special association with the role and prestige of government, being a popular symbol of accountable self-government in Queensland for over a century, and an integral member of the most prominent, important and cohesive group of government buildings in Queensland.
Criterion H	Both site and building have had a special association with authority, government and administration in Queensland since 1825.
History	
History	<p>The Treasury Building was erected in three stages between 1886 and 1928.</p> <p>The site at the junction of the George and Queen Street axes had been reserved for government purposes from 1825, and was associated with the Treasury from the 1860s. It was occupied initially by convict-built officers' quarters and military barracks. In 1864 the military moved from the site and the existing buildings were occupied by the Registrar-General, Treasury and Engineer of Harbours. In 1874 a single-storeyed building for the Registrar-General was erected on the corner of George and Queen Streets, anticipating a government re-development of what had become known as Treasury Square.</p> <p>In 1883 the colonial government decided to construct new public offices on Treasury Square. A design competition, for a two-storeyed perimeter block to occupy the entire square, was won by Melbourne architects Grainger and D'Ebro, but their design was never used. The newly appointed Queensland colonial architect, John James Clark, argued that the site warranted a four-storeyed complex, to be erected in stages as government</p>

accommodation was required. Clark's own design, entered in the competition prior to his appointment as Queensland colonial architect in September 1883, was used. Clark is significant in Australian architectural history. He received his training and experience in the architectural office of the Victorian Department of Public Works, and designed major public buildings in Victoria, Queensland and Western Australia. Documentation for the first stage of the Treasury Building, which fronted William Street and the Brisbane River and returned a short distance down Elizabeth and Queen Streets, was completed by mid-1885, and site preparation followed immediately. Tenders for the main contract were called in April 1886, and Sydney builders Phippard Bros & Co. were successful with a contract price of £94,697/10/-. The principal architect on site was Thomas Pye, who resigned from the colonial architect's office in February 1887 to supervise the construction as a Phippard Bros employee. When completed in September 1889, the new centre of government administration in Queensland was occupied by the Premier, Colonial Secretary, Registrar-General (in a purpose-built fire-proof section at the corner of William and Elizabeth Streets), Treasury, Mines, Works, Police and Auditor-General. It was home to the Cabinet and frequently to the Executive Council from late 1889 to 1905. Stage two, which completed the Elizabeth Street section and continued two-thirds of the way along the George Street frontage, was commenced almost immediately. The documentation and working drawings were prepared by Thomas Pye, re-employed by the colonial architect's office to supervise the project. Tenders were called in April 1890, and the principal contract was let to builder John Jude of Adelaide, with a contract price of £67,000. The contract was completed by February 1893 and the new wing was occupied in the middle of that year by the Registrar of Titles, Justice, Works, Public Instruction and the State Savings Bank, for whom a purpose-built banking chamber was included in the design which in all other details replicated stage one. Later in 1893 the courtyard was landscaped with a grass oval surrounded by a gravel carriageway, border planting, and trees. The site then consisted of stages one and two of the Treasury Building, and the 1874 office of the Registrar-General. In the 1890s and early 1900s the imposing Treasury Building served as a symbol of self-government and as a focus for celebratory and patriotic displays. In 1901 the proclamation of the Australian Commonwealth was read from a balcony on the William Street elevation. Owing to the construction around the turn of the century of new offices for the Department of Agriculture and the Executive Building (QHR 600123), which provided additional government accommodation, work on the third stage of the Treasury Building was not started until 1922. The Registrar-General's building was demolished late 1922/early 1923, and construction commenced in mid-1923, using day labour. This

was deliberate government encouragement of state enterprise, as was the government acquisition of Millers Quarries at Helidon to provide the stone. The front elevation of the third section differed only slightly from Clark's original concept, although structurally and in internal materials and fittings it was a 1920s building. It was completed, occupied and opened officially in 1928 at a final cost of £137,817, providing expanded accommodation for existing Treasury Building tenants. In the 1950s, demand for further accommodation led to the construction in 1961 of a five-storeyed annex in the courtyard. In 1971 the Treasury and Works Departments moved to the new Executive Building at 100 George Street, thus severing the Treasury Building's connection with these principal government departments. The annex was demolished in 1987, in anticipation of a major government refurbishment of the site. Since 1989 the Registrar-General has remained the sole occupant of the Treasury Building, but it continues to be the best known and identifiable government office building in Queensland.

Description

Description

The Treasury Building, a four-storeyed masonry perimeter block, occupies an entire city block bounded by Queen, George, Elizabeth and William Streets. It forms the northern edge of the group of important public buildings surrounding Queens Gardens (600112). These include the Lands Administration Building to the southeast of the park, the Family Services Building (600111) to the northeast, and on the southwestern edge, between the gardens and the Brisbane River, the former State Library (600177) and the William Street retaining wall (600135).

The view of the building from the river, interrupted only by the freeway, is enhanced by the elevated position of the site. The building consists of a partly sunken basement and an elevated ground floor or piano nobile above which are two additional floors. It is built to the property alignment around a large central courtyard.

The design is consistent with English practice of the late nineteenth century in employing a classical style drawn from sixteenth century Italian architecture. Arcades protect the northeast, northwest and southwest elevations. The arcaded facades are symmetrical with central towers of one additional storey surmounted by a pediment. The corners are emphasised with pavilions which step forward terminating the arcades. The basement walls are distinguished by smooth banded rustication. The southeast facade has no arcade and no central tower.

The building is faced with sandstone ashlar except for the inner

walls of the arcade. These brick walls are finished with lined and unpainted render imitating ashlar. Each phase of construction has used a different type of sandstone. A colour difference is discernible between the Highfields stone used for the first phase of construction, and the Helidon sandstones used for the later stages. The external walls sit on a porphyry plinth. A matching porphyry dwarf wall adjoins the building on some elevations surmounted by a wrought iron fence.

The first and second phases of construction employ a fire protection system in parts of the building. Vaulted coke concrete floors are supported on concrete encased wrought iron joists and bearers. Beams are supported at walls by engaged piers or on freestanding concrete encased cast iron columns. Steel roller shutters slide down to protect openings. The structure of the third phase of the building consists of reinforced concrete slabs supported on loadbearing masonry columns and steel girders. The roofs of the earlier sections are hipped corrugated iron, easily distinguished from the roof of the third stage which is a flat reinforced concrete slab protected by a bituminous membrane. The building has several entrances. The main entry is located centrally on the Queen Street facade where a wide flight of stairs leading to three sets of timber framed glass double doors in arched doorways gives access to a foyer on the ground floor level. The foyer has a coffered plaster ceiling and strongly patterned floor. A pair of ionic columns opposite the entrance frame the central flight of the symmetrically designed grand staircase. This staircase, part of the third phase of construction, is made of reinforced concrete rather than the cast iron stringers with slate treads that were used on the earlier staircases. The staircase is lit with Palladian motif windows opening onto the courtyard. Wide continuous hallways connect all rooms on each level while vertical circulation is via generous staircases located along the hallway. With the exception of the grand staircase, stairwells are top lit by delicate timber framed glass lanterns. All staircases feature timber handrails, ornamental cast iron balustrades and stair landings that are contrasted with the treads by the use of bold geometric patterning. Some of the original staircases have been removed. Rooms open off the hallways on both sides and are lit either from the street or via the courtyard. Cast-iron balconies run around the courtyard on every level. Rooms facing the courtyard have french doors opening onto these balconies. Two wings containing toilets and washrooms project into the courtyard space. The building has restrained rendered and painted interiors that feature cedar joinery and ornamental plasterwork. The level of ornateness varies according to the importance of the room. Rooms in the William Street wing have decorative cast-iron wall ventilators, marble fireplaces and plaster ceiling roses. The Cabinet room, positioned in the centre

of this wing on the piano nobile, is distinguished by a more embellished plaster ceiling and elaborate carved cedar panels over the doorways. Ministers suites, located in the corner pavilions, and rooms associated with the Cabinet overlook the street. These rooms have french doors opening onto arcades and connecting doors and private corridors so that circulation between ministerial spaces is possible without encountering the public. A contemporary 1920s interior was achieved in the third phase of the building by infilling between loadbearing columns with semi-demountable partitions. These partitions consist of a timber stud frame with asbestos cement panelling below head height and patterned glass above. The exterior of the building is highly intact while the interior has had only minor modifications.

Element

Element Name	Treasury Building
Design Period	1870s - 1890s Late 19th century
Construction Period	1886 - 1928
Place Components	Wall/s

Images



Description	Treasury Building from N (2009)
Media Author	Kelli Ready (EPA Compliance)

Media Date	12/03/2009
Copyright	Queensland Government



Description	Treasury Building front from NW (2009)
Media Author	Kelli Ready (EPA Compliance)
Media Date	12/03/2009
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You can also search the full Register for a fee to find out if a place or parcel of land is listed or otherwise affected by the Act.

Last updated: 15 March 2013

Early Streets of Brisbane

Place Details

Place ID	700011
Registration Type	Archaeological
Place Name	Early Streets of Brisbane
Place Classification	Archaeological
Place Category	Law/Order, Immigration, Customs, Quarantine Commercial/Financial/Professional Government Administration Social and Community Transport - Road
Place Type	Archaeological Potential
Themes	6 Building settlements, towns, cities and dwellings / 6.1 Establishing settlements and towns 7 Maintaining order / 7.1 Policing and maintaining law and order 4 Working / 4.6 Working as exploited/indentured labour
Register Entry Date	16/07/2010

Location

Address	Sections of Albert St, George St, William St, North Quay, Queen's Wharf Rd,
Town / Suburb	BRISBANE CITY
LGA	BRISBANE CITY COUNCIL

Cultural Significance

Principal Period of Significance	1825-current
Archaeological	The Early Streets of Brisbane have the potential to contain archaeological artefacts that are an important source of information about Queensland's history. Potential subsurface remains will demonstrate the establishment, evolution and pattern of settlement of early Brisbane as a penal colony. Evidence of this first European occupation of Brisbane is extremely rare given the substantial development into a modern city. Archaeological remains associated with the Moreton Bay

Penal Settlement will provide evidence and understanding of a particular type of place - that of colonial penal settlements - this being the first and only example of its type in Queensland.

Survey plans of the initial settlement overlaid with the proposed (and current) street plan exist, enabling the clear identification of locations of the early settlement structures. Although the current alignment of Queen Street remains substantially the same as its original, the current street plan alignment overlaps with allotments from the penal settlement period. This leads to a high potential for the remains of buildings being situated within the current street alignments. The construction of Brisbane's streets has seen a deposition and build-up of layers rather than being cut down and removed, thereby preserving earlier cultural deposits. This was evident during work undertaken for the construction of Queens Plaza on the corner of Queen and Edward Streets in 2003 which clearly demonstrated the build up of layers in the stratigraphic profile of Queen Street. The streets therefore are the least disturbed areas in the Brisbane Central Business District (CBD) with the most potential for the presence of the earliest remains of Queensland's European settlement.

The Streets have the potential for subsurface remains of the full range of activities occurring in the penal settlement related to the Prisoners Barracks, Commandant's House and Office, Commissariat Store and Office, Officer's Quarters, and Military Barracks, Military and Convict Hospitals, other dwellings, gardens, stores and barns. The archaeological investigation of the Early Streets of Brisbane has the potential to provide information about unmapped buildings and features, and to provide information about the use of mapped structures whose purpose is historically unknown. The remains of buildings, features and other artefacts have the potential to provide insight into the material culture and life ways of the convicts, soldiers and administrators of the penal settlement. They also have the potential to provide an insight into the social divisions between these groups, and the social development of early Queensland. This will contribute information to the collective understanding of convict sites around Australia and the place of Queensland in the system of forced migration and punishment of the 18th and 19th centuries.

Given the accumulation of material from the initial European settlement of Brisbane to the present day, there is also the potential for archaeological remains from subsequent periods to be recovered. This will contribute to the full history of development of Queensland's capital city of Brisbane.

The Early Streets of Brisbane have been assessed as part of the Brisbane City CBD Archaeological Plan (DERM 2009, UQCHU

2009) as being 'Exceedingly Rare' given their association with the penal settlement phase of Brisbane. The level of disturbance has been designated as 'Intact' given the minor subsurface works undertaken and the tendency for accumulation of deposits when constructing or renewing road surfaces. This combination of being designated 'exceedingly rare' and 'intact' leads to the categorisation of the Early Streets of Brisbane as having 'Exceptional Archaeological Research Potential'.

Being the least disturbed areas of the Brisbane City CBD with high potential for the earliest remains of the colony's establishment, archaeological investigation of the Early Streets of Brisbane has the potential to answer important research questions critical to Queensland's history. Such questions could focus on but are not limited to the identification of the locations and purposes of previously undocumented penal settlement buildings, questions of social status, individual and collective living conditions, and an understanding of the processes of forced migration and punishment.

History

History

In May 1825 Lieutenant Henry Miller moved the Moreton Bay Settlement from the Redcliffe Peninsula to its present site on the northern bank of the Brisbane River. This was an elevated location with water holes and cooling breezes. The southern bank was a cliff of rock, suitable for building material, and a fertile flood plain. The settlers faced hardship and privation and the paucity of resources combined with thick sub-tropical vegetation made settlement difficult (Evans 2007:35). Between 1826 and 1829, the number of prisoners in the settlement rose from 200 to 1000 and the plight of the convicts whose labour was to establish the settlement was dire.

The site of Brisbane Town was an on-going issue, with Commandant Logan proposing that the settlement be moved to Stradbroke Island. However, the difficulties of crossing the bay saw this plan abandoned. Logan continued to seek alternative sites, establishing a number of outstations including Eagle Farm and Oxley Creek (Johnston 1988:25). Despite the continued uncertainty about the future of Brisbane Town, building had continued under Commandant Logan, who is given credit for laying out the earliest permanent foundations. Logan was responsible for the building of Brisbane's only surviving convict-constructed buildings, the Commissariat Store and the Tower Mill (Johnston 1988:28).

Convict numbers fell 75 percent between 1831 and 1838 by which time the area under cultivation shrank from 200 hectares

to only 29 (Evans 2007:47). On 10 February 1842 Governor Gipps declared Moreton Bay open for Free Settlement (Evans 2007:48).

The Moreton Bay Penal Settlement during its 15 years of operation consisted of a range of buildings including barracks for convicts and troops, officers' quarters, dwellings for the Commandant, chaplain, Commissariat officer, surgeon, Commandant's clerk and engineer, a military and convict hospital, the Commissariat Store, and various stores, barns and sheds. The settlement also included a wharf, wells, a flagstaff, gardens and a lumber yard.

The Commandant's cottage was constructed in 1825 on the site of the present Old Government Printery building (Public Service Club) [QHR 600178] between William and George Streets. It was a wooden building with brick chimneys. In 1826 a detached brick building was built to the rear of the Commandant's house (Steele 1975:46-47). A line of buildings ran from the Commandant's house to the first military barracks along present-day William Street. These buildings included the Engineer's cottage on the corner of William and Elizabeth Streets in what is now known as Queen's Gardens [QHR 600112]. The cottage was associated with the first lumber yard on this block, which also contained engineer's stores and workshops (Steele 1975:47).

The first military barracks were constructed in 1825 as two slab huts for the sergeant, corporal and 12 privates, and separate huts for the married couples on the corner of Queen Street and North Quay, site of the present Brisbane Square. The barracks were later moved to the other side of Queen Street and replaced by the second lumber yard in 1831. The first prisoner accommodation also consisted of slab huts, probably at the intersection of Queen and Albert Streets; stone barracks were constructed in 1829. The first Commissariat Store was constructed as a long, low slab building near the corner of Elizabeth and Albert Streets and was later used as a barn, after the stone Commissariat Store [QHR 600176] was built in 1829 (Steele 1975:47-48). The first Commissariat Store appears to have been situated within the alignment of the present day Elizabeth Street.

The only entry point into the settlement was via the wharf on the Brisbane River. Initially known as the King's Wharf, or King's Jetty, it was constructed by 1827 when the boat crew's hut and boat builder's shed were first occupied. A crane was constructed on the end of the wharf in order to transfer goods from the arriving ships to the shore (Steele 1975, illustration 36). The wharf was situated on the river bank opposite the Commissariat Store on Queen's Wharf Road. The main thoroughfare into the

settlement was up the steep river bank following the present day alignment of Queen's Wharf Road (Steele 1975, illustration 59). Pedestrians were able to enter the settlement through the vacant land immediately northwest of the Commissariat Store, in what is today known as Miller Park (Kennedy 1998:19).

A hospital was completed in 1827, after much government bungling over plans and approvals, on the current site of the Queensland Supreme Court on the block bounded by North Quay, Adelaide, George and Ann Streets, with the buildings extending into the current alignment of Adelaide Street. The windmill tower [QHR 600173] which still stands on Wickham Terrace was likely completed in late 1828, with a treadmill added before September 1829.

The Prisoners' Barracks were constructed between 1827 and 1830 to house up to 1000 convicts and was the largest stone building in the settlement at the time. The barracks were situated with the frontage along present-day Queen Street, on the block surrounded by Albert, Adelaide, George and Queen Streets. The barracks consisted of a multi-storey stone building with a central archway and a large walled yard to the rear. Several smaller buildings were situated in the yard on the far side of what would become Burnett Lane (Steele 1975:87-88). The dominant archway of the Prisoners Barracks extended approximately 10 metres through the building from the Queen Street frontage towards Adelaide Street opening into the large walled yard. The yard was the site of Moreton Bay's first public execution in 1830. Within the archway itself, strategically situated for all incoming and existing convicts to see, was the flogging triangle. Records indicate that in the period between February and October 1828 alone, over 11,000 lashes were inflicted on 200 convicts; this included 128 sentences of 50 or more lashes. The average in New South Wales was 41 lashes per sentence. The barracks were used from 1860 to 1868 as the court house and for Queensland's first Parliament. The barracks were demolished in 1880 with commercial redevelopment of the area in the early to mid-1880s particularly the buildings along Queen Street backing onto Burnett Lane, many of which are still extant [QHR 600136, 600137, 600138, 600139, 600160, 600161, 600162] (Evans and Ferrier 2004; de Vries and de Vries 2003; Steele 1975:118). Beside the Prisoners' Barracks, along the Queen Street alignment towards the river, a row of single-story brick buildings were erected. The functions of the six apartments of these buildings changed over time including use as the Commissariat Officer's residence, school room, guard house, Superintendent of Convicts' residence, gaol room, solitary cells, married soldiers' residences, and a military school (Steele 1975:87-88). The Chaplain's house was constructed in 1828, halfway between the Commandant's house and the

Engineer's cottage, on the site now occupied by the former Lands Administration Building (now Conrad Hotel) [QHR 600123] between William and George Streets. Described in 1829 as a handsome brick house, it was later divided into two dwellings, and occupied at various times by the Assistant Surgeon and the Commissariat Officer (Steele 1975:96, 117). The Government Gardens were established in 1828 to the southwest of the settlement on the site of the present day City Botanic Gardens [QHR 600067] on Alice Street. The garden was under the charge of the Superintendent of Agriculture and produced a wide range of vegetables including cabbage, cauliflower, peas, beans, potatoes and pumpkins, as well as fruit trees and plants such as banana, pineapple, citrus, and apple. The Gardener's house, octagonal in shape and consisting of three rooms surrounded by verandahs, was also situated in the gardens (Steele 1975:112-113, 118). The route of the roadway along the western end of the settlement from the Prisoners' Barracks to the Government Gardens overlaps with the current Albert Street on the block between Margaret and Alice Streets (Steele 1975: illustration 129). The new Commissariat Store [QHR 600176] was constructed in 1828 and 1829, on its site between present day William Street and Queens Wharf Road. The two story utilitarian building was constructed of local porphyry and sandstone, with its ground and second floor doors opening towards the river and the wharf (Kennedy 1998:13). Used for various stores and government purposes over its history, it is one of only two extant structures from the convict period. One of the major thoroughfares of the settlement, taken by Allan Cunningham in his 1829 survey, ran along the rear of the Prisoners Barracks towards a pathway up to the windmill tower and to the Kangaroo Point Road. The alignment of this pathway follows the current alignment of Adelaide Street, from George Street to Albert Street, where the original pathway crossed Wheat Creek (Steele 1975:116, illustration 59). Additional hospital accommodation was erected in 1830-31 adjacent to the existing hospital, situated between present day North Quay and George Street. This included a cottage for the Medical Officer and a building to serve as the Military Hospital (Steele 1975:153). The new Military Barracks were also constructed in 1831. Designed for 100 rank and file, the barracks compound also included a guard house and a dwelling for two subaltern officers. The barracks were constructed on what is today the Treasury Building (Treasury Casino) [QHR 600143] while the former barracks site (situated at Brisbane Square) was converted to the lumber yard (Steele 1975:154). In 1839, in preparation for the opening of Moreton Bay to free settlement, surveyors were sent from Sydney to draw maps of the district and prepare town plans so the land could be put up for sale. The town plan undertaken by Robert Dixon (Plan MT3, DERM 1840) is based on an earlier 1839 plan but superimposes

the proposed street plan for the free town of Brisbane with square blocks of 10 chains (Steele 1975:264, illustration 118; Hadwen et al. 2005:5). Additional features depicted in these plans include a well situated in what is now George Street, near the intersection with Burnett Lane; a flagstaff in the centre of what is now William Street, close to the northwest boundary of Miller Park; and a range of gardens. The garden areas included military gardens and Dixon's garden behind the Military Barracks in the block bounded by Queen, George, Elizabeth and Albert Streets; Whyte's garden to the northwest of the Prisoners Barracks, through which Burnett Lane now runs; Handt's garden and Kent's garden to the rear of the Chaplain's house and Commandant's house, today overlain by parts of Elizabeth, George and Charlotte Streets; the Commandant's garden adjacent to the Commissariat Store along William Street and down towards Alice Street; and Paget's garden and Dr Ballard's garden adjacent to the Hospital, in the location of George and Ann Streets. Barns and a piggery indicated on Dixon's 1840 plan appear to have been situated within the current alignment of Charlotte Street. On 10 February 1842 Governor George Gipps declared the Moreton Bay Penal Settlement closed and the district open for free settlement (Steele 1975:303-304). A number of revised plans for the town were made, particularly after a visit by Governor Gipps, with the 1843 plan by surveyor Henry Wade (Plan MT8, DERM 1843) being the one adopted as the present day plan of the Brisbane CBD (Steele 1975:307-308, illustration 129). Only three other places within the Brisbane CBD dating to the penal settlement period are entered in the Queensland Heritage Register: - The Tower Mill (600173); - The Commissariat Store (600176); and - The Botanic Gardens (600067). Archaeological investigations at the Commissariat Store, Tower Mill and 40 Queen Street (Brisbane Square) have identified archaeological remains dating to the penal period. The original cemetery site at Skew Street is also well known as is the children's burial site at North Quay. The remnants of the original Commandant's House were also unearthed in the mid 1980s without any archaeological investigation. References: de Vries, S. and J. de Vries (2003) *Historic Brisbane: Convict Settlement to River City*. Pandanus Press, Brisbane. Department of Environment and Resource Management (2009) *Brisbane City Central Business District Archaeological Plan*, November 2009. Evans, R. (2007) *A History of Queensland*. Cambridge University Press, Melbourne. Evans, R. and C. Ferrier (eds) (2004) *Radical Brisbane: An Unruly History*. The Vulgar Press, Melbourne. Hadwen, I., J. Hogan and C. Nolan (2004) *Brisbane's Historic North Bank: 1825-2005*. Royal Historical Society of Queensland, Brisbane. Johnston, W. R. (1988) *Brisbane: The first thirty years*. Boolarong Publications, Brisbane. Kennedy, M. (1998) *Commissariat Store Conservation Plan*. Department of Public Works, Brisbane.

Steele, J. G. (1975) Brisbane Town in Convict Days, 1824-1842. University of Queensland Press, Brisbane. University of Queensland Cultural and Heritage Unit (2009) The Brisbane City CBD Archaeology Plan: Phases 2, 3 and 4, UQCHU Report No. 432b. Unpublished report to the Department of Environment and Resource Management.

Description

Description

The Early Streets of Brisbane includes Lot 1 on AP3481, Lot 12 on SP180752 and the following road reserves:

- Adelaide Street, between George and Albert Street, excluding Albert Street intersection
 - Albert Street, between Margaret and Alice Streets, excluding Margaret Street intersection
 - Alice Street, between William and Albert Streets including Albert Street intersection
 - Burnett Lane
 - Charlotte Street, between George and Albert Streets, excluding Albert Street intersection
 - Elizabeth Street, between George and Albert Streets, including George Street intersection
 - George Street, between Adelaide and Queen Streets, including Adelaide Street intersection - George Street, between Queen and Elizabeth Streets, including Elizabeth Street intersection - George Street, from Charlotte Street to end, at boundary with QUT campus, including all intersections - North Quay, between Ann and Queen Streets, including Adelaide Street intersection - Margaret Street, between William and George Streets, including intersections - Queen's Wharf Road, between Margaret and Elizabeth Street alignments - Part of Queen's Wharf Road, adjacent to Queen Street - Part of William Street, between Queen and Elizabeth Streets, excluding the extent of Lot 300 CP966930, the road surface situated directly above it, and intersections - William Street, between Elizabeth and Alice Streets, excluding Elizabeth Street intersection
- The Early Streets of Brisbane excludes the volumetric parcels, being Lot 42 SP145288, Lot 587 SL10897, and Lot 588 SL10897. All roads are modern bituminised surfaces with white and yellow line markings. All roads are kerbed and channelled with either concrete or porphyry stone blocks in the kerbing, and concreted gutters. The road reserves include the footpaths which consist of a range of surfacing materials including brick paving, concrete and bitumen.

Element

Element Name	Early Streets of Brisbane
Design Period	1824 - 1841 Convict settlement
Construction Period	1825-present
Place Components	Archaeological potential

Keywords

Keywords	In-situ preservation
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Images



Description	View southwest along Burnett Lane at intersection with Albert Street, location of Prisoners Barracks
Media Author	
Media Date	
Copyright	Queensland Government

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Entry in the Queensland Heritage Register

State Heritage Place



Figure 1: William Street and Queens Wharf Road retaining walls (EHP, 2016)

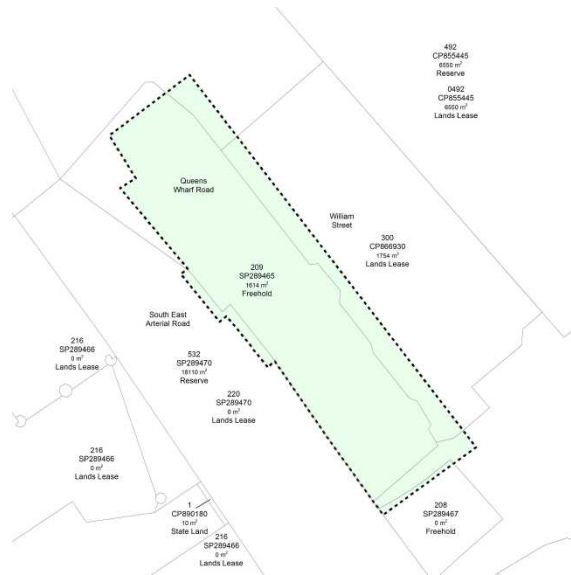


Figure 2: Heritage register boundary (EHP, 2017) (see attached map) (see attached map)

Place ID	600135		
Place name	William Street and Queens Wharf Road retaining walls		
Address	William Street, BRISBANE CITY, 4000		
LGA	BRISBANE CITY COUNCIL		
RPD	209 SP289465 532 SP289470	208 SP289467 1 ROAD0	220 SP289470
Boundary Description	The heritage register boundary for the William Street and Queens Wharf Road retaining walls contains part of 209 SP289465, 208 SP289467, 532 SP289470 and 220 SP289470, and part of the William Street road reserve (ROAD0, excluding 300 CP866930 below) as indicated in the attached boundary maps.		

Statement of Significance

William Street and Queens Wharf Road retaining walls is a place that satisfies one or more of the criteria specified in s.35(1) of the Queensland Heritage Act 1992 as evidenced by, but not exclusive to, the following statement of cultural heritage significance, based on criteria:

<p>Criterion A</p> <p>The place is important in demonstrating the evolution or pattern of Queensland's history</p>	<p>The William Street and Queens Wharf Road retaining walls are important in demonstrating the historical development of Queensland's civic infrastructure and urban facilities from the late 19th to the mid 20th century.</p> <p>Construction of the William Street wall (1889) was closely associated with the Treasury Building [QHR 600143], making a functional and aesthetic contribution to a site that was an expression of Queensland's economic aspirations and a focus for official occasions.</p> <p>The various sanitation elements incorporated into the William Street wall, from a simple closet recess to an interwar toilet block with ventilation shaft, illustrate the development of urban public health facilities.</p> <p>Designed to afford protection in the event of air raid attacks or other emergencies, the air raid shelter is important in demonstrating the impact of WWII on the civilian population of Brisbane and as part of the Air Raid Precaution activities that were implemented for the defence of Brisbane.</p> <p>The Queens Wharf Road wall (1936) is important in demonstrating interwar beautification initiatives undertaken along the north bank of the Brisbane River.</p>
<p>Criterion C</p> <p>The place has potential to yield information that will contribute to an understanding of Queensland's history</p>	<p>The place has the potential to contain archaeological artefacts that are an important source of information about Queensland's history. Despite disturbance in some areas, there is the potential for subsurface material to survive relating to the establishment, evolution and pattern of settlement of early Brisbane as a penal colony, as well as accumulated material from subsequent periods of development of Queensland's capital city.</p> <p>Archaeological investigation has the potential to answer important research questions critical to Queensland's history. Such questions could focus on but are not limited to the identification of the locations and purposes of previously undocumented buildings, evolution of road and other civic infrastructure, and individual and collective living conditions.</p>
<p>Criterion D</p> <p>The place is important in demonstrating the principal characteristics of a particular class of cultural places</p>	<p>The William Street wall is important in demonstrating the principal characteristics of a late 19th century stone retaining wall, and is a good example of its type. It retains its rough-course Brisbane Tuff construction, with sandstone coping and metal railings, which along with a lamp stand base at the western end are good examples of the decorative work of important 19th century Brisbane founders Smith Forrester & Co.</p>

	<p>The shelter's solid construction, rectangular shape, and siting near a population concentration, demonstrate the principal characteristics of a WWII public air raid shelter.</p>
<p>Criterion E The place is important because of its aesthetic significance</p>	<p>The William Street and Queens Wharf Road retaining walls are of aesthetic significance for their contribution to the definition of an important ceremonial and civic space associated with the river front and the Treasury Building. The textured surface of the stone, its varied colouration and the light and open effect of the railings endow both walls with an attractive streetscape presence.</p>

History

The William Street and Queens Wharf Road retaining walls were built in 1889 (southern side of William Street) and 1936 (southern side of Queens Wharf Road). Constructed of Brisbane Tuff (commonly referred to as porphyry), with sandstone coping and decorative metal railings, the walls extend approximately 70 metres, between Queen and Elizabeth Streets. The William Street wall retains original features including a decorative cast iron lamp base on a marble plinth, at the western end, and a former closet recess, at the eastern end. Subsequent additions include: an interwar stairwell and men's toilets with concrete ventilation shaft; and a World War Two (WWII) air raid shelter. Positioned above the north bank of the Brisbane River, the walls form a visual plinth at the base of the Treasury Building [QHR 600143] when viewed from the south.

The William Street retaining wall was planned in 1888 to endow William Street with some aesthetic distinction to compliment the new Treasury Building being erected opposite the site. Drawings from 1883 by architect John James Clark show the wall with a lamp stand at the western end, forming a visual plinth in the foreground of the William Street frontage of the Treasury Building.[1] The Victoria Bridge end of an old rubble wall along William Street was to be replaced by a Brisbane Tuff and sandstone wall with an elaborate cast iron railing and a small closet recess or pissoir built into the wall at the Elizabeth Street end.[2]

In November 1888 the contract was awarded by the Brisbane Municipal Council to EJ O'Connor, who in the previous year had stabilised the large Brisbane Tuff retaining wall at Queen Street, Petrie's Bight [QHR 600159]. Within five months O'Connor was contracted to excavate and reform William Street and build the retaining wall for £1431.[3] By the time Cabinet first met in the new Treasury Building in 1889, the wall, railing and gas lamp in William Street were completed.

The South Australian marble end post, set on a base of Enoggera granite, was a gift to Mayor Galloway from the mayor of Adelaide, who had visited Brisbane while the wall was being completed.[4] The railing and the elaborate gas lantern were made by local firm Smith Faulkner & Co (formerly Smith Forrester & Co), who also had provided the cast iron railing for the large retaining wall at Petrie's Bight.

By 1890 a cab stand had been established at the Victoria Bridge end of the William Street wall. By the turn of the century the cabs had been supplanted by horse-drawn buses, and a small timber and iron shelter for the convenience of waiting passengers had been erected on the William Street pavement abutting the end railing.[5] This was removed by about 1910.

Additional public toilet facilities were provided with the construction of a urinal on the southern side of Queens Wharf Road by the late 1890s, to the east of the northern abutment of the 1897 Victoria Bridge [QHR 600303].[6] In 1914 the early closet recess off Queens Wharf Road was closed for repairs and a new public toilet block for women and children was opened on the corner of William and Elizabeth Streets in 1915.[7] Built of brick, with a tiled roof, the women's toilet block remained in use until the early 1970s.

Until 1928 when the Queen Street frontage of the Treasury Building was completed, the William Street frontage was an important focus for official occasions. In January 1901 large crowds congregated in front of the wall to hear Lord Lamington proclaim the Commonwealth of Australia from a balcony of the Treasury Building opposite.

In the decades that followed, the wall served more practical purposes. In the twentieth century motorbuses replaced the horse-drawn vehicles lined along William Street, and by the early 1930s a large timber bus timetable sign had been erected against the railing of the retaining wall.

Attention shifted to the improvement of North Quay in the late 1920s, with the Works

Committee of the Brisbane City Council recommending a beautification scheme be prepared for the William Street side of the Victoria Bridge in July 1928. The development of a new dumping ground at Milton Road meant that the Sanitary Wharf, accessed via Queens Wharf Road, would no longer be used for the removal of night soil, presenting an opportunity for an area with unpleasant associations to be transformed.[8]

By May 1929 a full scheme for the William Street frontage of the Brisbane River had been prepared by the City Architect, with an estimated overall cost of £11,000.[9] While the cost for the entire scheme was seen as prohibitive, the inclusion of a lavatory block responded to public concerns about the small number of public conveniences available in the city at the time (eleven in the central area of the city and on the south side).[10] By June 1930 the Health Committee had approved plans for the 20ft 6in x 11ft (6.25m x 3.35m) structure to be built into the wall and accessed from William Street and Queens Wharf Road, at an estimated cost of £1,000.[11]

Construction commenced in the early 1930s, with fill under the William Street footpath excavated and a three metre section of the wall and railing was apparently realigned to accommodate a stairway leading from William Street to the new public conveniences. The entrance to the original closet recess was likely bricked over at this period also. By 1932 the William Street men's lavatories, along with those at Customs House, were being leased for £26 per annum.[12]

The new toilet block had a concrete ventilation shaft with a decorative metal lamp bracket, positioned along the parapet on William Street. It was similar in design (but of a smaller scale) to the Monier ventilator shafts [QHR 601995, 602067, 602068] that were erected in city streets in the early 20th century, to remove foul and unhealthy smells from the drainage systems.

The decorative masonry and iron wall on the other side of Queens Wharf Road was erected in the 1930s, replacing a dilapidated timber fence.[13] Plans were prepared in 1934, but the wall was not erected until 1936. It appears to have been intended to, demark the entrance to a ramp that led to Hayles Wharf below, which was leased from the council. Sections of the retaining wall here were extant before this period and stairs built to the west of the ramp possibly incorporated part of the former urinal structure.[14]

As a wartime precaution, the Brisbane City Council erected an air-raid shelter on the Queens Wharf Road frontage of the William Street retaining wall, abutting the Victoria Bridge end, circa early 1940s. Plans show the 58ft x 11ft 6inch (17.7m x 3.5m) shelter was constructed of reinforced concrete, including its slab roof and internal blast walls, and had a doorway at the eastern end and steps down to an entrance at the northwest end.[15] Above this a bus shelter, equipped with public telephones and a drinking fountain was erected on the William Street footpath in 1944, resulting in the removal of a section of the wall parapet and railing. This remained a principal stop for buses servicing Brisbane's southern suburbs until a major underground bus station was constructed in the 1980s that had a tunnel entrance at the southern end of Queen Street. The William Street bus shelter was demolished c2008 and a new metal fence was built around the top of the air raid shelter at that time.

With the completion of the new Victoria Bridge in 1969, the 1897 bridge was demolished, with the exception of the northern abutment adjacent to the Queens Wharf Road wall. In the early 1970s, female toilet accommodation was provided abutting the wall on Queens Wharf Road, with a section of the William Street wall parapet and railing removed to extend the footpath over the flat roof, and 20 metres of the wall and the 1915 women's toilet block was demolished to make way for the Elizabeth Street off-ramp for the Riverside Expressway.

In the mid 1990s the Treasury Building was redeveloped as the Treasury Casino, which involved the excavation of a large services basement under William Street. Part of Queens

Wharf Road was lowered, as evidenced by exposed rock at the base of the wall to the east of the men's toilet block, and the 1970s female toilets were demolished, to allow the formation of an underground driveway entrance through the William Street wall. A section of the stone parapet, coping and balustrade above were reconstructed, and the driveway entrance framed with a rendered finish. The interwar men's toilets were closed and metal louvres were installed in the window and door openings, along with the (previously bricked-in) opening to the former closet recess.

More recent works associated with the upgrade of the North Quay Ferry Terminal included landscaping of the embankment and the construction of a viewing platform, public lift, stairs and ramps to provide access from Queens Wharf Road. The ramp that led to Hayles Wharf was demolished and the western end of the Queens Wharf Road wall was reconstructed using original stone.

In 2016 the foundations of the 1915 women's toilet block were encountered during traffic signal works on the corner of William and Elizabeth Streets. The archaeological potential of Queens Wharf Road, once the main thoroughfare up the steep river bank to the early penal settlement, has been identified as 'exceptional' in the Brisbane City Central Business District Archaeological Plan (EHP, 2013).

Description

Aligned approximately northwest to southeast, the walls are located on the southern sides of William Street and adjacent Queens Wharf Road; between Queen Street and the former Victoria Bridge abutment to the northwest, and the Elizabeth Street exit-ramp of the Riverside Expressway to the southeast. The walls are set high on the north bank of the Brisbane River, and visually form a plinth to the Treasury Building when viewed from the south.

William Street retaining wall (1888-89)

The William Street retaining wall is constructed of rough-coursed Brisbane Tuff, with a parapet, sandstone coping and decorative cast iron railing. It extends approximately 70 metres along William Street and reaches a maximum height of approximately 7 metres to the Queens Wharf Road frontage. A marble pedestal terminating the wall at the Victoria Bridge end is inscribed WM Galloway Mayor 1889, and supports an elaborate gas lamp stand base bearing the words Smith, Faulkner & Co. 1889.

Various structures are incorporated into the wall, including (from northwest to southeast): a concrete WWII air raid shelter; an interwar stairwell and men's toilet block; a modern driveway entrance accessing an underground service area for the nearby Treasury Casino; and a modern entrance to the early closet recess.

The WWII concrete air-raid shelter is contiguous to the wall on the Queens Wharf Road level. Constructed of reinforced concrete, it has a flat slab roof and off-form walls. Boarded timber doors are located at either end, with the western doorway truncated by a modern concrete footpath (infilled former entrance stair). Four window openings, with metal mesh screens, have been formed on the southwestern wall and the slab roof is framed by a modern metal fence.

Original stonework and perhaps additional stones face both sides of the interwar stairwell, which has a decorative metal railing. This leads to the men's toilet block that has been built into the wall, with render-framed window and door openings facing Queens Wharf Road that have been filled with modern metal louvres. The letters BCC are emblazoned in raised cement render in the arch above the central window, and there are rendered panels

(signage painted over) above the doorway and on the southwest facing wall. A concrete ventilation shaft, octagonal in plan and approximately 3 metres high, is centred on the toilet block parapet. Decorative metal lamp brackets are fixed atop the vent and on the western corner of the toilet block.

A plinth of exposed rock at the base of the wall extends between the toilet block and the expressway exit-ramp abutments, punctuated by the modern Treasury Casino driveway entrance driveway and former closet recess. The parapet, coping and metal fence above the rendered driveway entrance has been reconstructed. The entrance to the original closet recess has a modern concrete render surround and louvred metal vent.

Queens Wharf Road wall (1936)

On the other side of Queens Wharf Road is a wall that extends approximately 40 metres and consists of a decorative wrought iron railing sitting on top of a Brisbane Tuff dwarf wall between stone pillars. A concrete base wall with a rough-laid pebble finish is visible in some sections. Ornamental sandstone capping stones on the pillars are cut at the corners so that they form gables in elevation. Two gateways in the wall are marked by taller pillars with flat capping stones. The western gateway leads to concrete steps that have a base of stone walls and are closed-off by a modern fence. The western end of the Queens Wharf Road wall has been reconstructed (incorporating original stone), and adjoins the northern abutment of the 1897 Victoria Bridge.

The embankment below is retained by Brisbane Tuff walls, pebble and concrete walls and battered earth banks. Modern steps, ramps and a public lift have been incorporated into recent landscaping works.

Archaeological Potential

There is the potential to encounter previously undisturbed archaeological deposits below the modern road surface along Queens Wharf Road, to the west of the men's toilet block; disturbance to the east associated with the Riverside Expressway and Treasury Casino development has reduced archaeological potential in that area. Potential finds may include historical artefacts or features relating to the early establishment and/or subsequent periods of development of the area.

Illustrations



Figure 3: William Street retaining wall, from west (EHP, 2016)

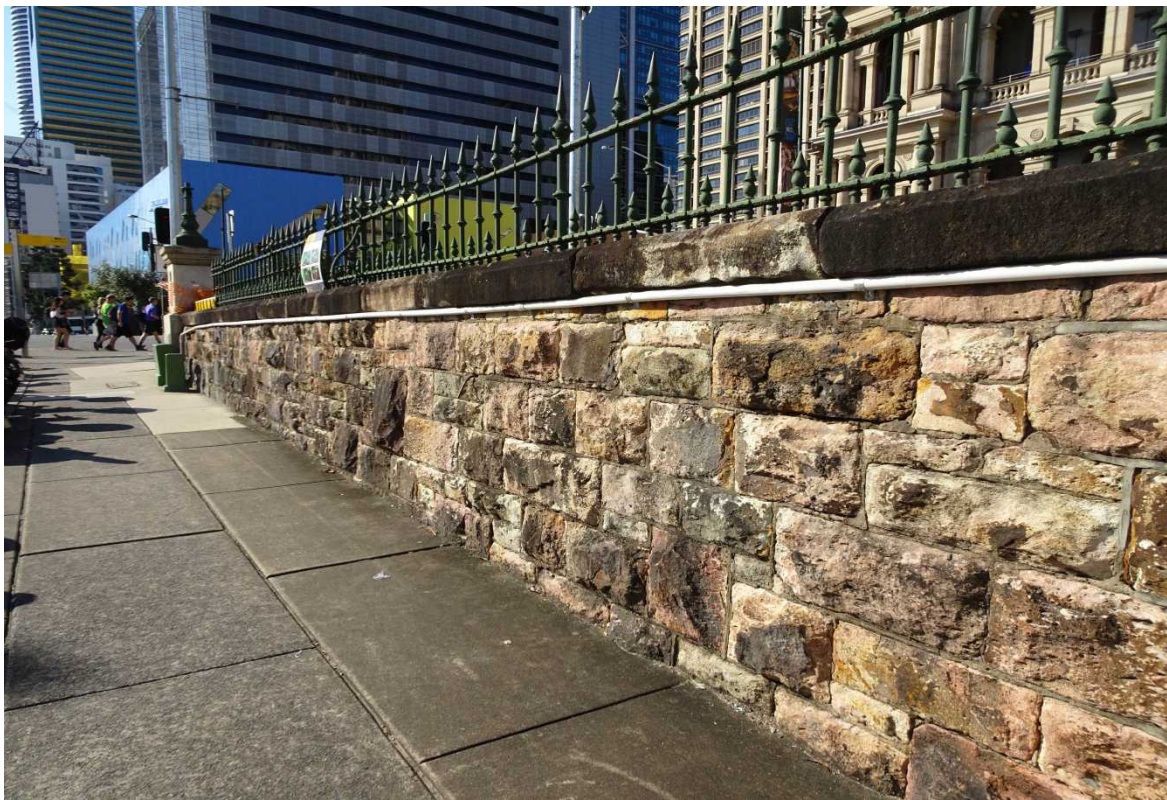


Figure 4: North-western end of William Street retaining wall, from south (EHP, 2016)



Figure 5: WWII air raid shelter, from west (EHP, 2016)

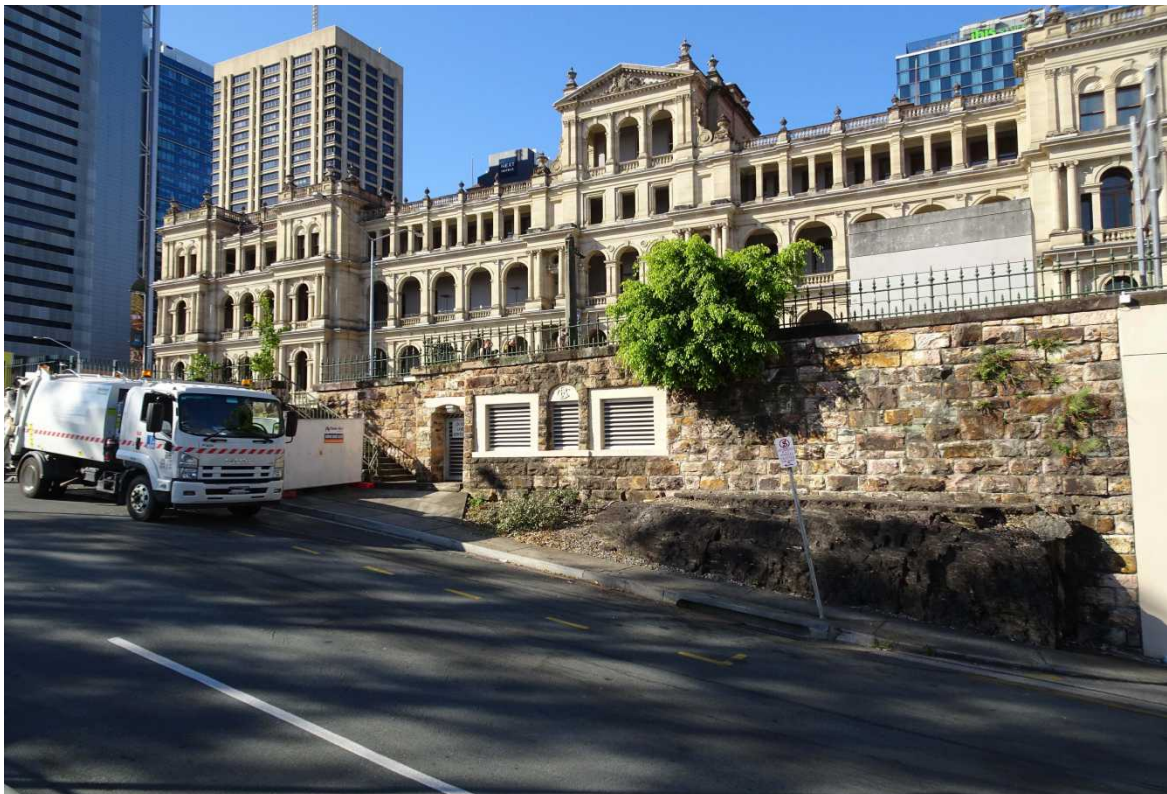


Figure 6: Interwar men's toilets and stairwell, from south (EHP, 2016)



Figure 7: Modern driveway and former closet recess, from west (EHP, 2016)



Figure 8: William Street parapet with interwar concrete ventilation shaft, from north (EHP, 2016)



Figure 9: Marble plinth and lamp stand base at western end of the wall, from north (EHP, 2016)



Figure 10: Queens Wharf Road wall, from north (EHP, 2016)



Figure 11: Gateway to former stairs, Queens Wharf Road wall, from north (EHP, 2016)

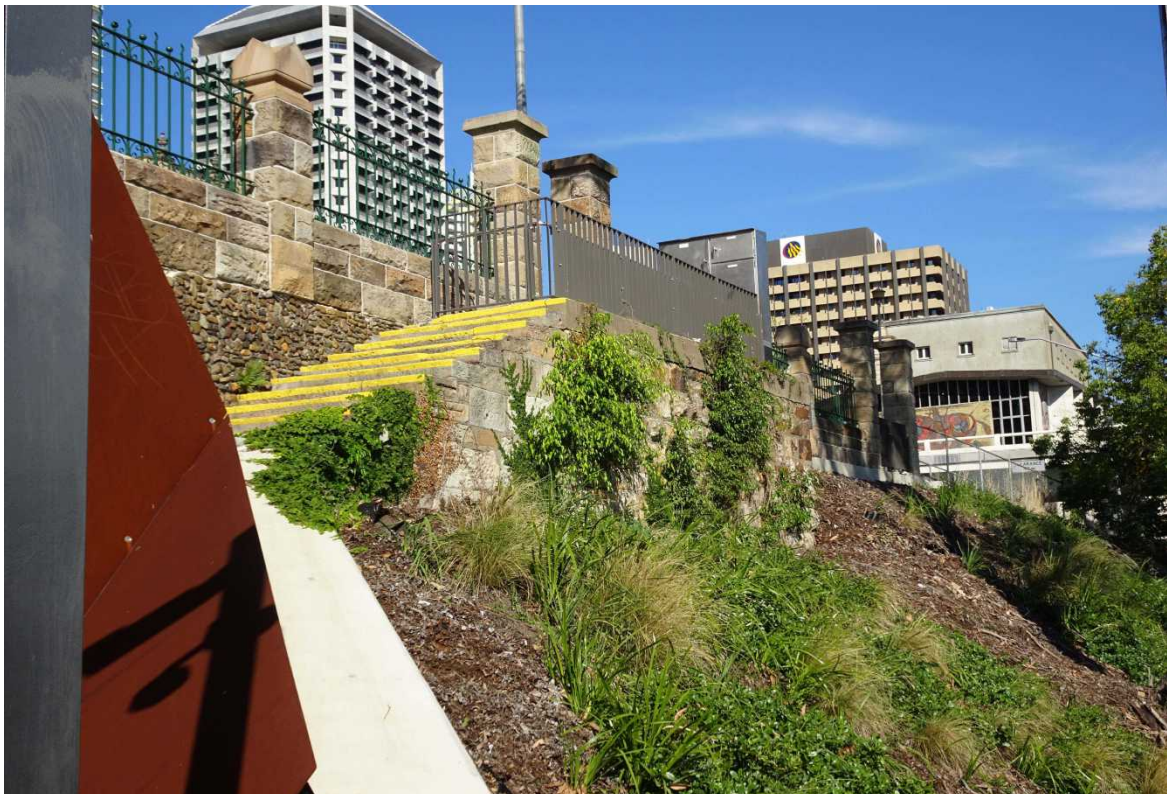


Figure 12: Former stairs, Queens Wharf Road wall, from west (EHP, 2016)

Plans

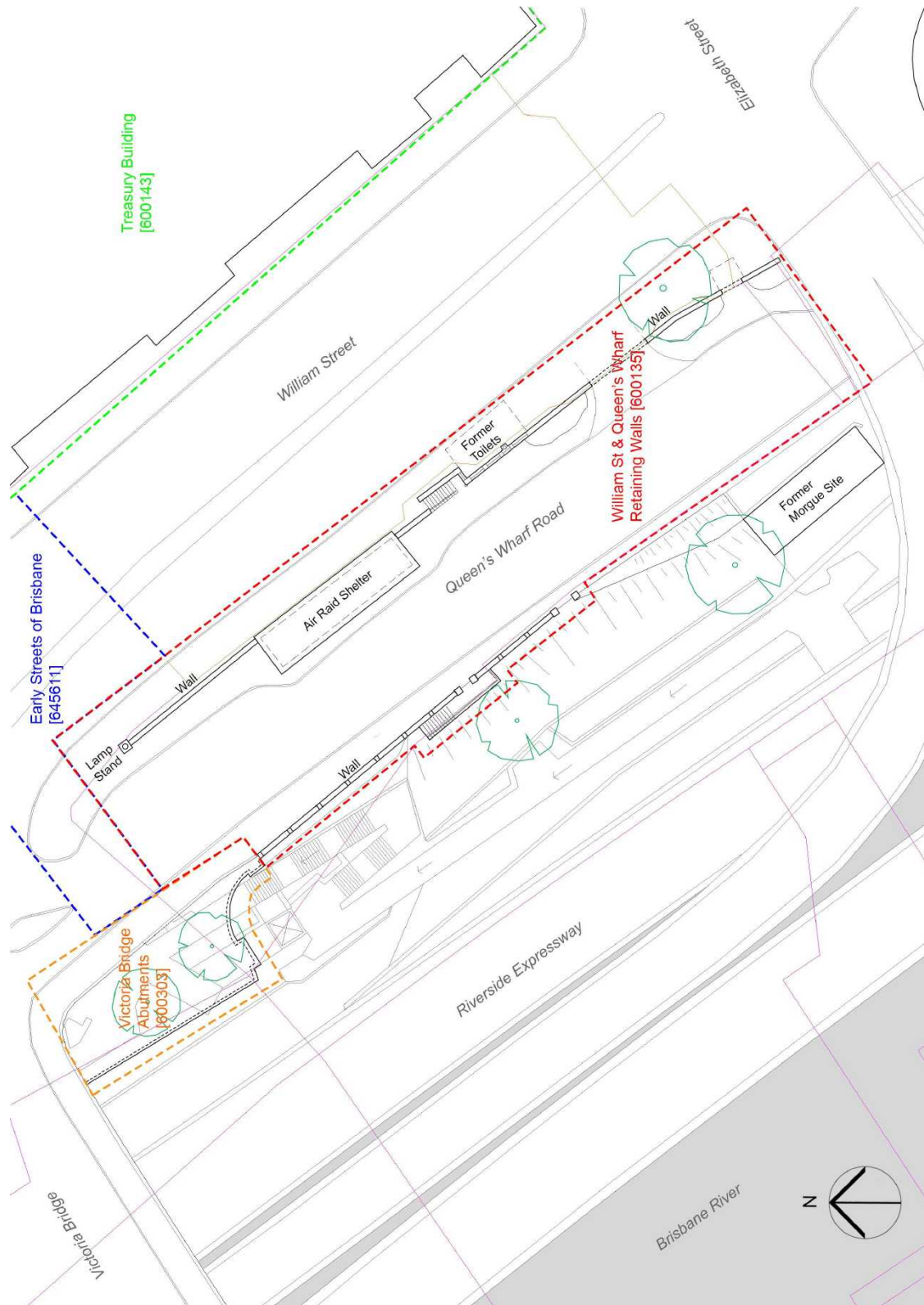
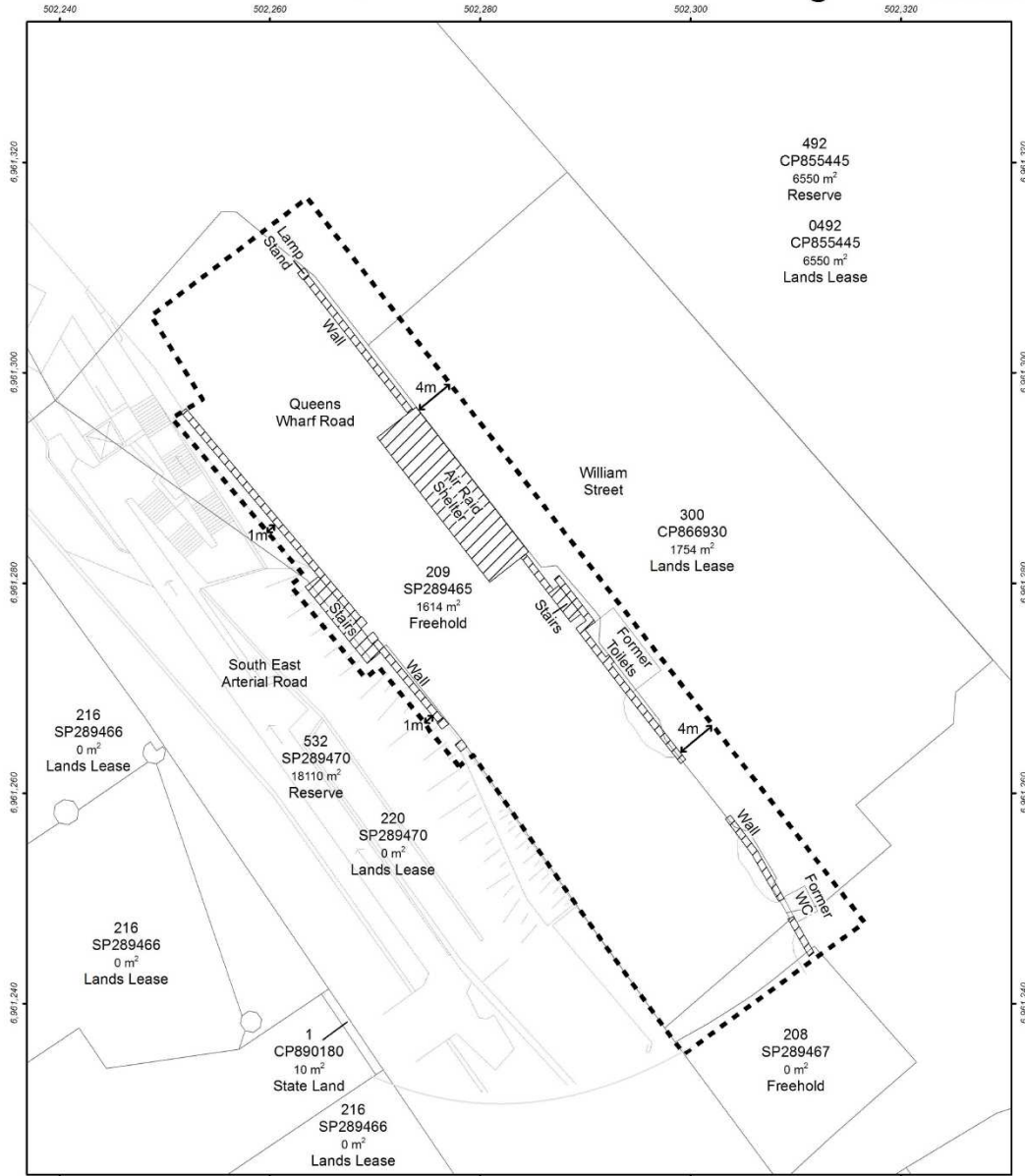


Figure 13: Site plan with adjacent heritage place boundaries (EHP, 2017)

Heritage register boundary

William Street and Queens Wharf Road retaining walls 600135



0 5 10 20 Meters 1:500

Map Projection: Transverse Mercator (MGA) zone 56
Horizontal datum: Geocentric Datum of Australia 1994 (GDA94)
Map Production: Heritage, Department of Environment and Heritage Protection 4 May 2017
Accuracy Statement: Due to varying source, accuracy or currency of data layers used in this map, the spatial locations of features may not coincide when overlaid.

Disclaimer: This map has been produced for the purposes of information and discussion. While the map has been prepared with care, neither the Queensland Government nor the Department of Environment and Heritage Protection or its officers or its staff, accept any liability for any decisions or actions taken by individuals or organisations on the basis of this map.



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Map 2 (with site plan)

Heritage boundary overview



Legend





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

Figure 14: 600135 - William Street and Queens Wharf Road retaining walls - Map 2 (2017)

William Street and Queens Wharf Road retaining walls 600135

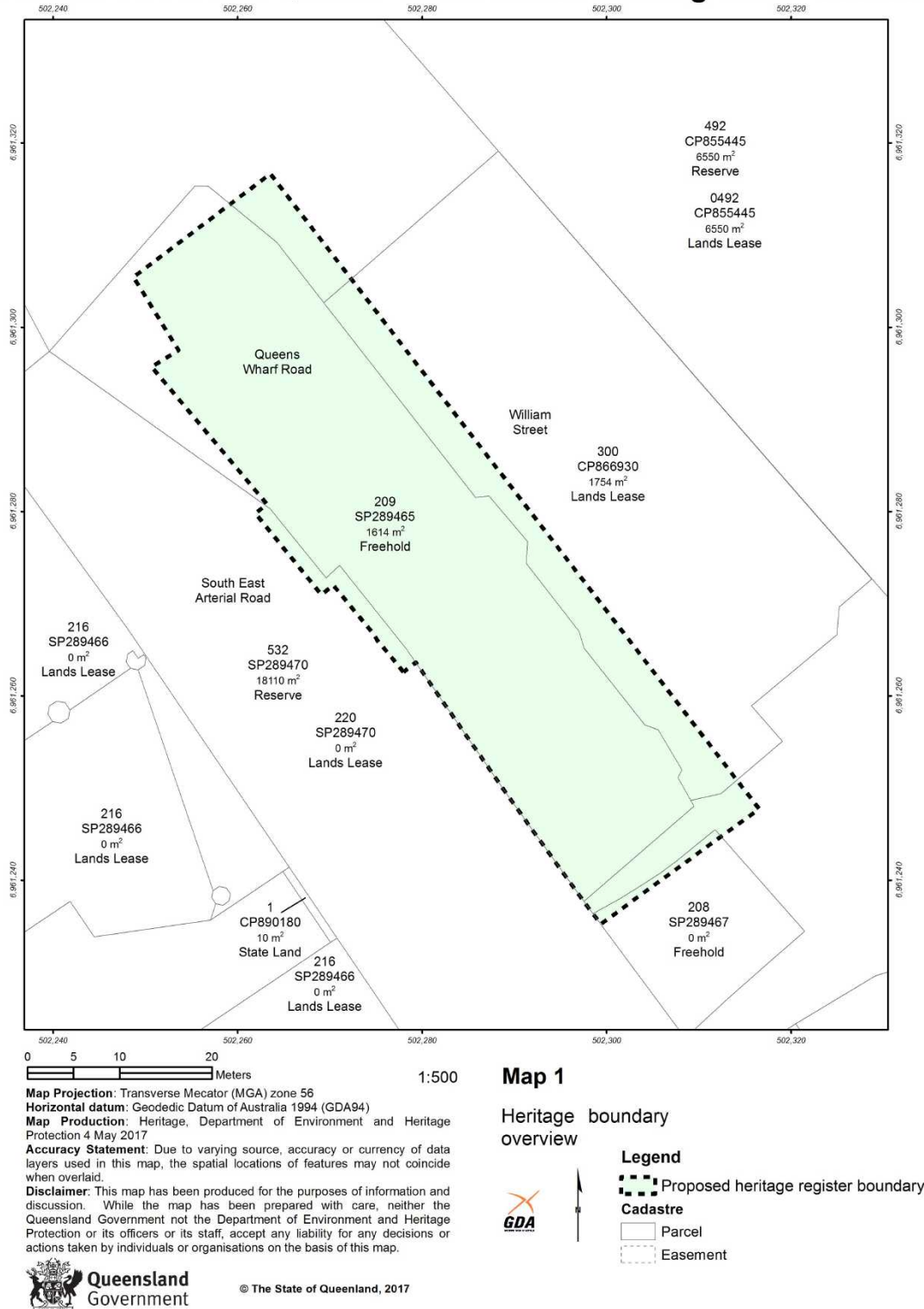


Figure 15: 600135 - William Street and Queens Wharf Road retaining walls - Map 1 (2017)

References

- [1] 'Public Offices Brisbane', JJ Clark, Architect, 1883, State Library of Victoria.
- [2] 'William Street Improvement', 1888, Drawings 4-BCC-E-13-3/1 and 4-BCC-E-13-4, BCC Heritage Unit; 'Proposed Wharf', c1898, Drawing 4-BCC-J-16-204, Brisbane City Archives.
- [3] Brisbane Municipal Council Minutes 6-8-1888 to 29-1-1894, p 55, 12 November 1888; 'Municipal Labours, Review of the Past Year', The Telegraph, 5 February 1889, p 3.
- [4] 'Current Events', The Week, 29 June 1889, p 11.
- [5] The shelter is visible in an image from 1897; 'Queensland 1897, Victoria Bridge, Brisbane', Image 2274, Queensland State Archives.
- [6] 'Proposed Wharfage Accommodation for Messrs WM Howard Smith and Sons, Queens Wharf Road', 15 December 1898, Drawing 4-BCC-J-16-198, Brisbane City Archives.
- [7] Survey plan C19-60, Queen's Lane Public E.Cs, 3 May 1912, updated 12 February 1914, BCC Archives; 'Municipal Improvement for Public Conveniences', The Telegraph, Thursday 11 February 1915, p3.
- [8] 'North Quay Beautifications Scheme, William Street Side', The Telegraph, 20 July 1928, p 3.
- [9] 'Improving River Bank', Brisbane Courier, 29 May 1929, p 12.
- [10] 'Would Cost £11,000. William Street Scheme', Daily Standard, 29 May 1929, p 5; 'Public Conveniences', Brisbane Courier, 12 August 1929, p 3.
- [11] 'North Quay Scheme', Brisbane Courier, 12 June 1930, p 14.
- [12] 'Leasing Public Lavatories', The Telegraph, 16 January 1932, p 2.
- [13] 'City Beautifications', Daily Standard, 24 November 1933, p 4.
- [14] 'Proposed Wharfage Accommodation for Messrs WM Howard Smith and Sons, Queens Wharf Road', 15 December 1898, Drawing 4-BCC-J-16-198, Brisbane City Archives; 'Treasury Buildings from the Museum', 1906, Image courtesy State Library Queensland.
- [15] 'Proposed Air Raid Shelter, William St, City', Drawing H 9 37, Brisbane City Council Department of Works, c1937, sourced from BCC Heritage Unit.

Process Statement:

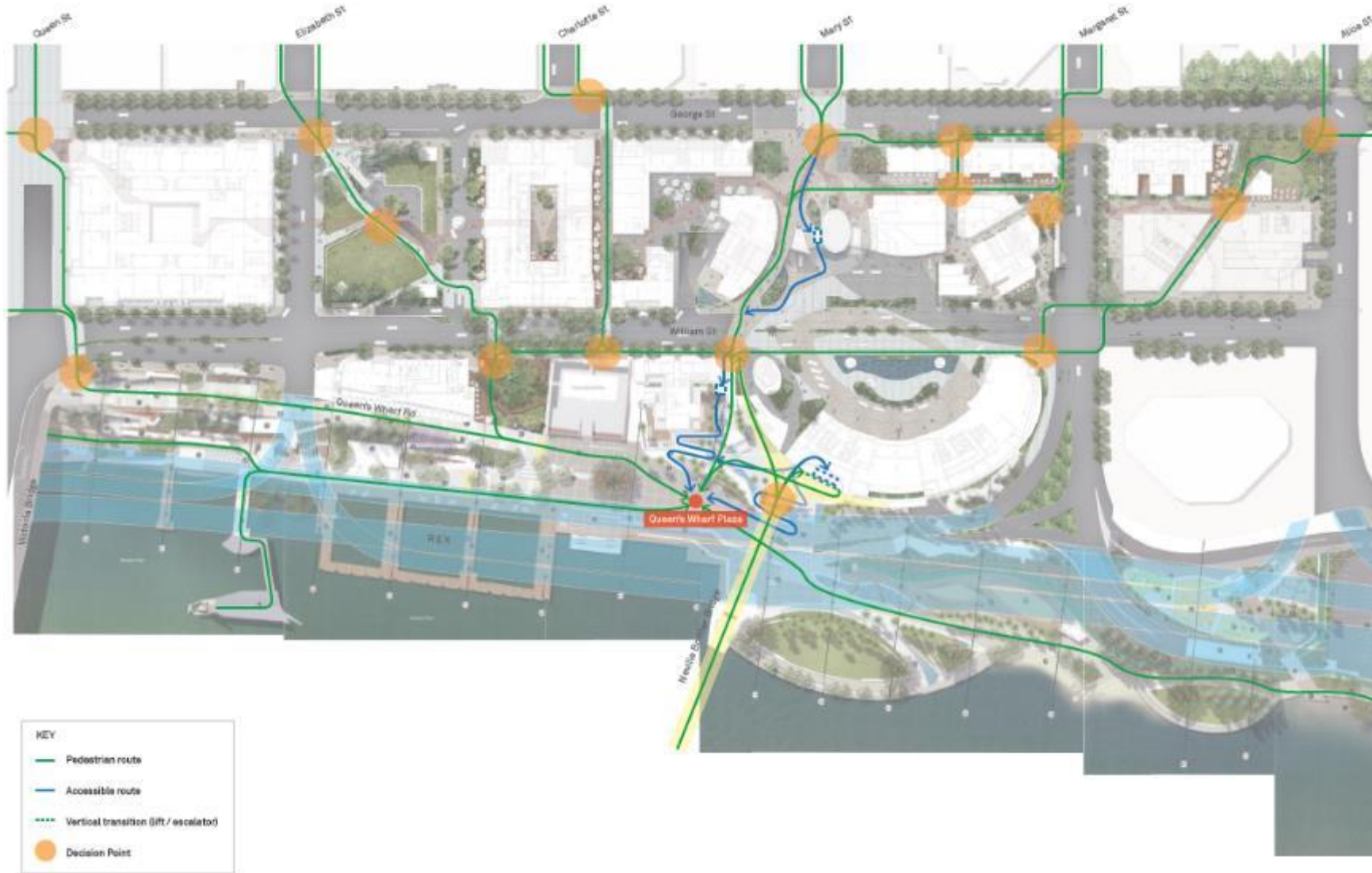
Pursuant to the transitional provisions of the Queensland Heritage Act 1992, all buildings listed in the Schedule to the Heritage Buildings Protection Act 1990 were taken to be places entered provisionally in the Heritage Register. This place was transferred as a provisional entry to the Heritage Register on the basis that it was listed in the schedule to the Heritage Buildings Protection Act 1990. This decision was effective as from 21 August 1992, the date of proclamation of the Queensland Heritage Act 1992.

Further to the transitional provisions of the Queensland Heritage Act 1992, this place is entered permanently in the Heritage Register as of 21 October 1992.

At its meeting of 28 April 2017, the Queensland Heritage Council with the written consent provided by the owners, resolved to change the significance statements and heritage boundary contained in the entry in the Queensland Heritage Register for the William Street and Queens Wharf Road retaining walls, William Street, Brisbane City.

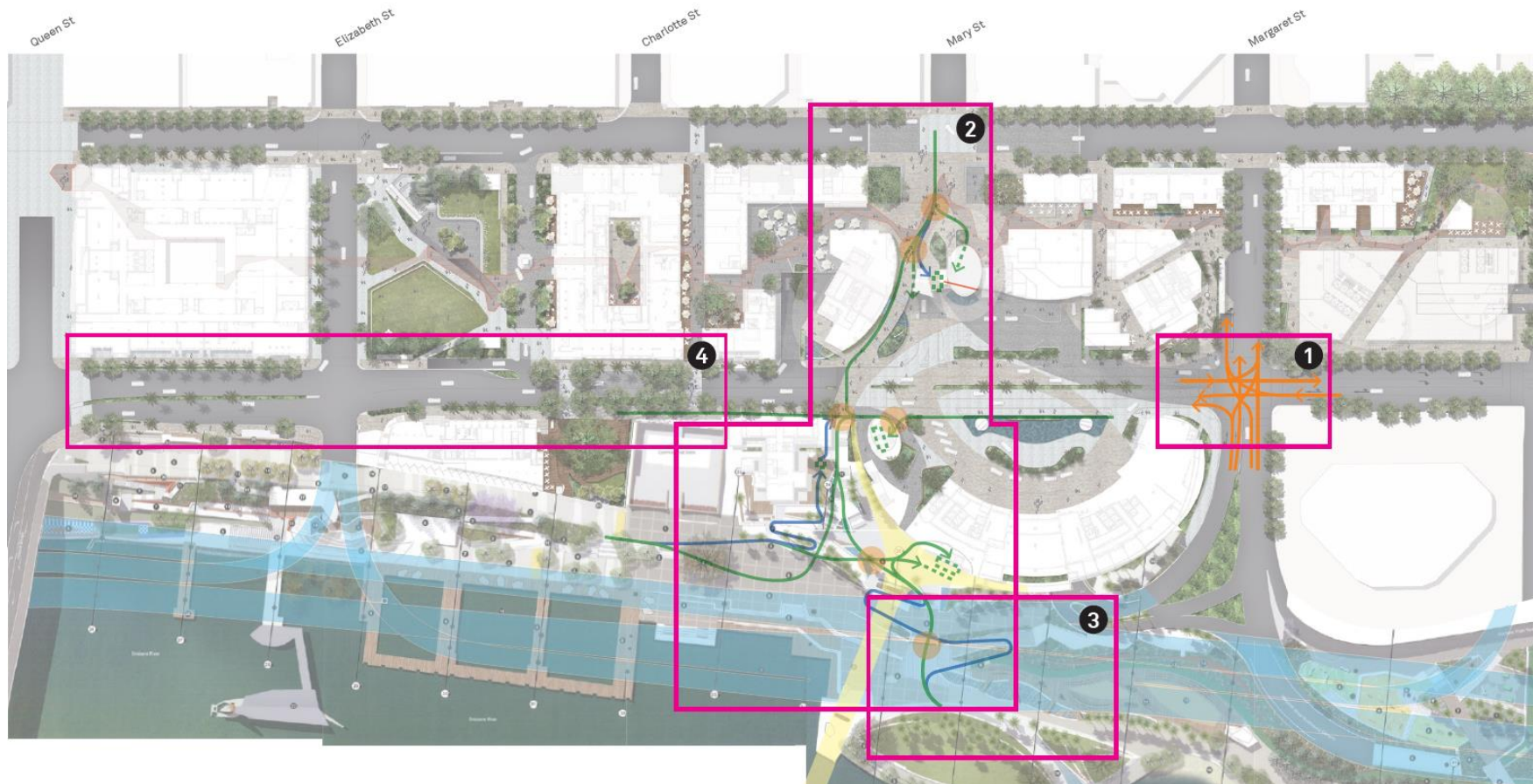
Note: This document has been prepared on the basis of current information, and assessed under the criteria in the Queensland Heritage Act. This document may be reassessed if further evidence becomes available. The statement of significance specifies the most important heritage values of the place. The purpose of this document is to provide an informed evaluation for heritage registration. This does not negate the need for a thorough conservation study by a qualified practitioner, or Cultural Heritage Branch consultation, before any action is taken which may affect the significance of the place.

**APPENDIX B WAYFINDING STRATEGY AND SIGN
LOCATION PLAN EXCERPTS**



Picture 80 – Pedestrian Journeys – Overview (Diadem 2016)

Note that plans are **indicative only** and will be subject to change pending future and ongoing designs.



Picture 81 – Primary Circulation Zones (Diadem 2016)

*Note that plans are **indicative only** and will be subject to change pending future and ongoing designs.*



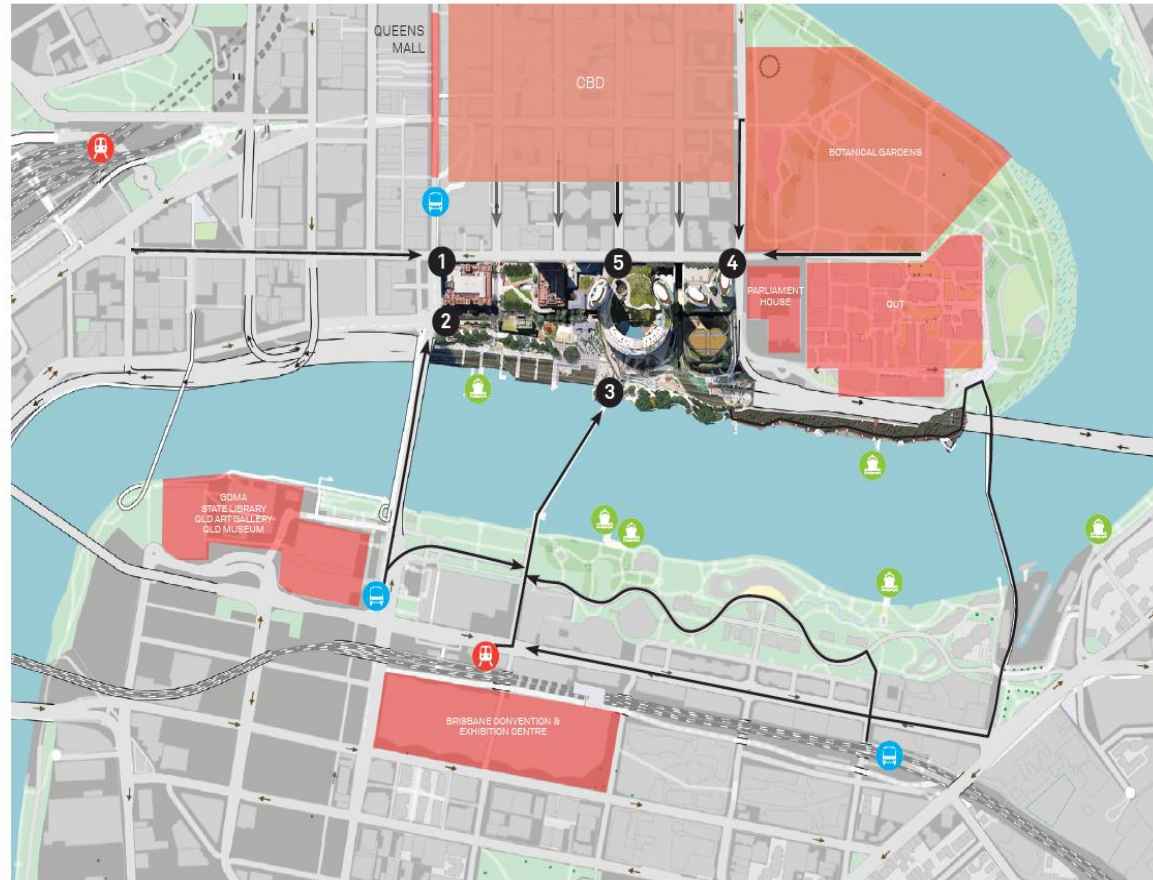
1 The Treasury Building



2 Victoria Plaza



3 Neville Bonner



4 Bellevue Park

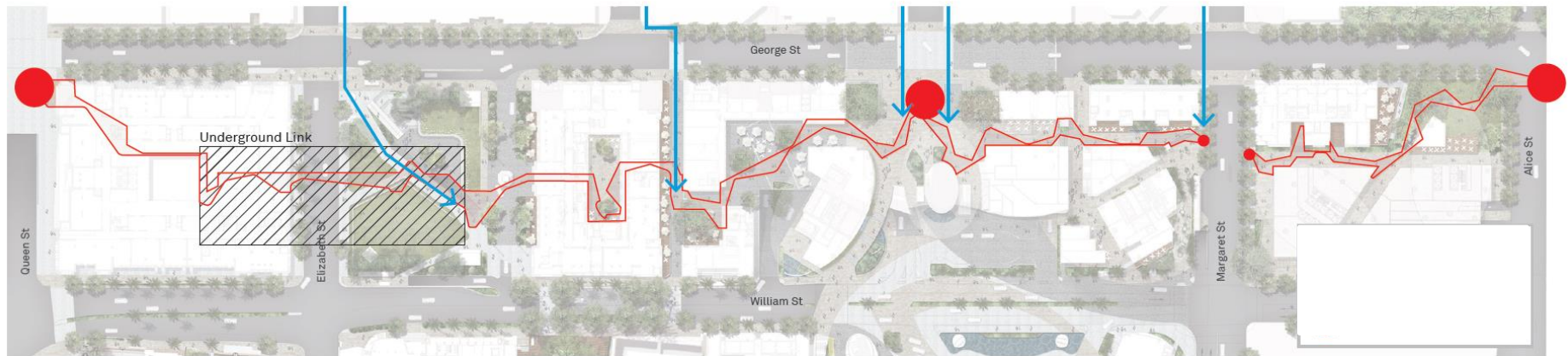


5 Atrium



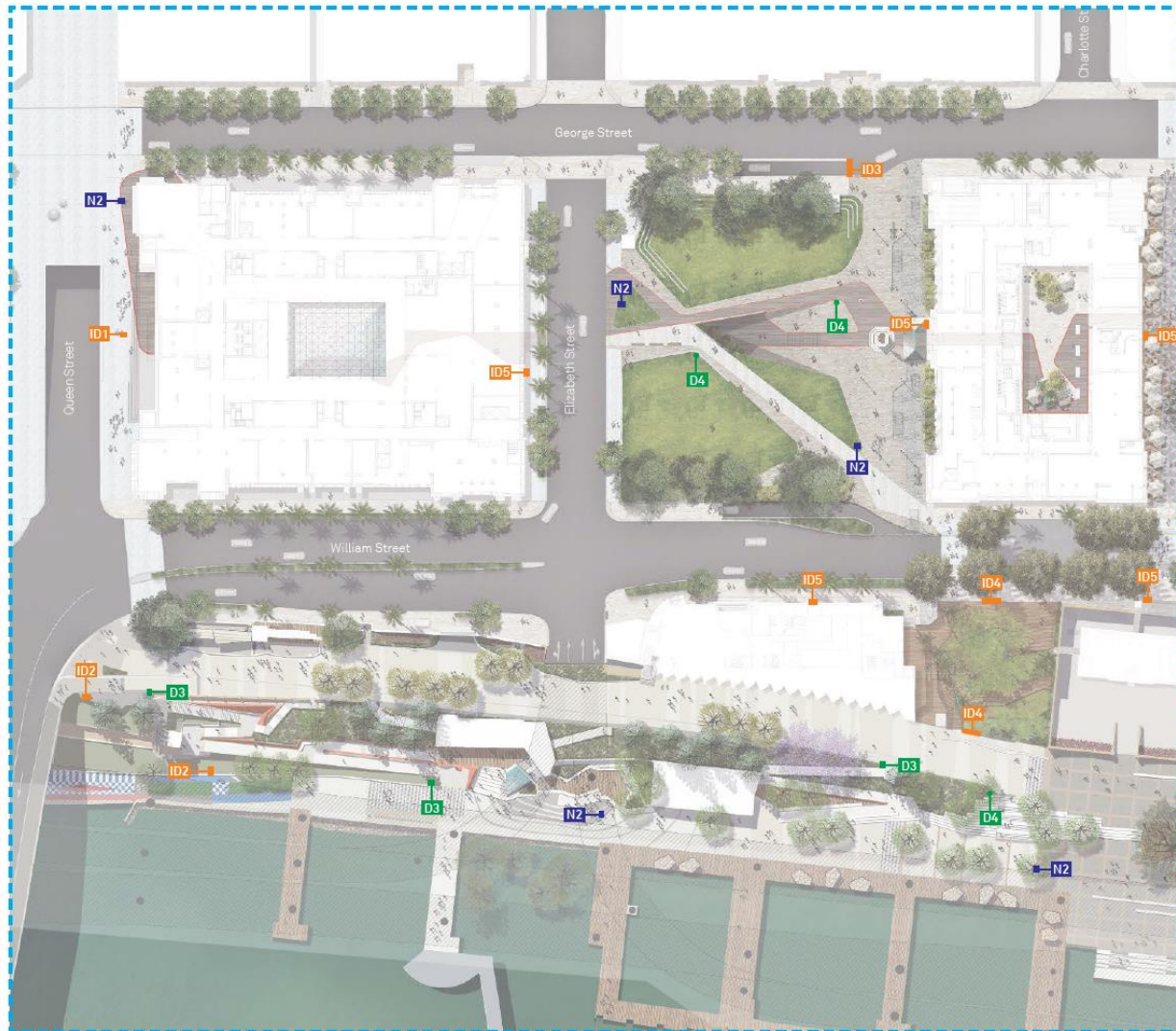
Picture 82 – Precinct Arrival Statements (Diadem 2016)

Note that plans are **indicative only** and will be subject to change pending future and ongoing designs.



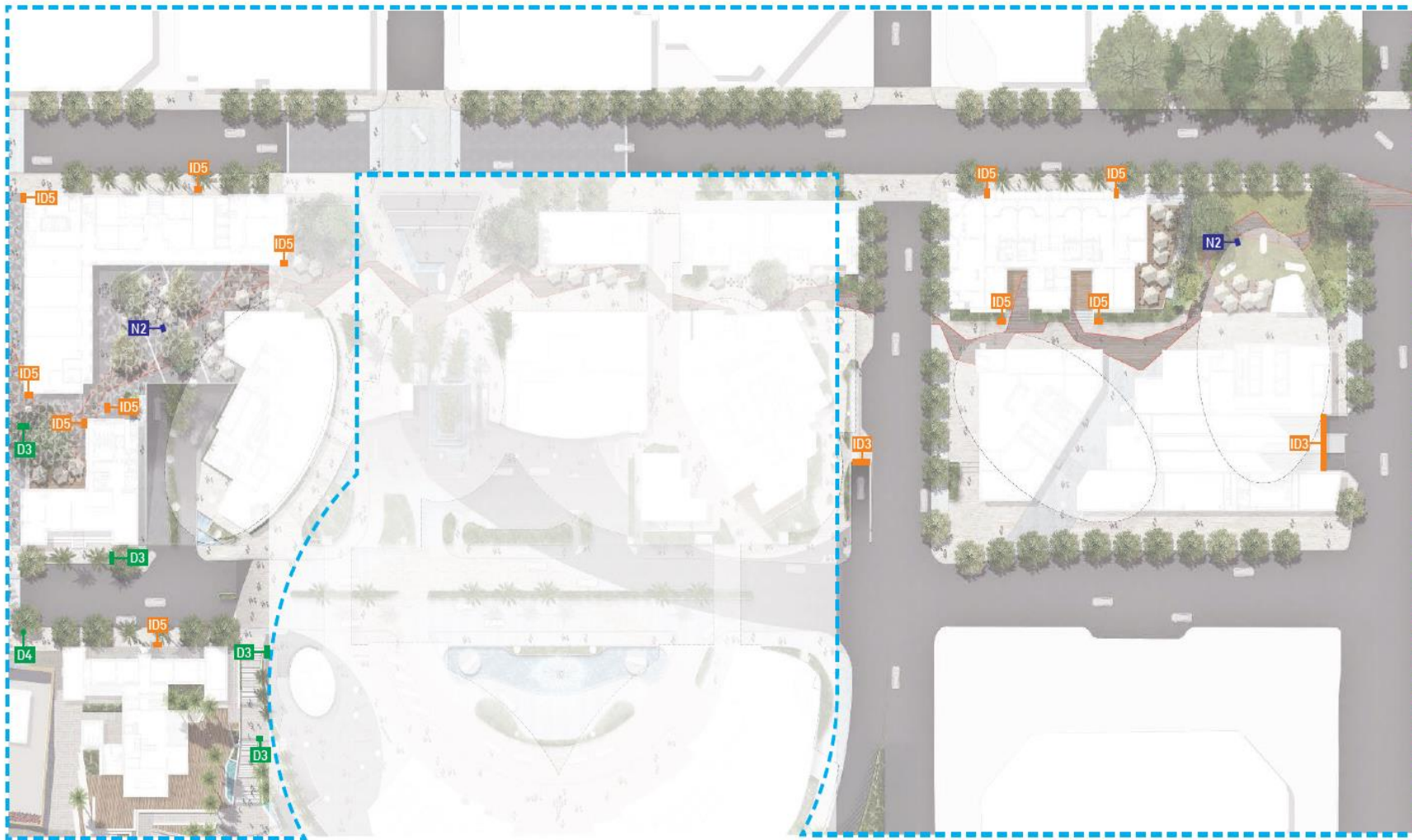
Picture 83 – Retail Ribbon (Diadem 2016)

*Note that plans are **indicative only** and will be subject to change pending future and ongoing designs.*



Picture 84 – Sign Location Plans – Part Plan Q (Diadem 2016)

*Note that plans are **indicative only** and will be subject to change pending future and ongoing designs.*



Picture 85 – Sign Location Plans – Part Plan W (Diadem 2016)

*Note that plans are **indicative only** and will be subject to change pending future and ongoing designs.*



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